



Regional Railroad Authority

Resolution

R2025-016

15 West Kellogg Blvd.
Saint Paul, MN 55102
651-266-9200

Sponsor: Public Works

Meeting Date: 11/25/2025

Title: Sale of Vacant Ramsey County Regional Railroad Authority
Parcels

File Number: 2025-483

Background and Rationale:

In 2024, the Ramsey County Regional Railroad Authority (RCRRA) approved the sale of two vacant parcels of land (Parcel IDs: 322922310002 and 322922310003) to Northern States Power Company (d/b/a Xcel Energy), located adjacent to the company's existing Dayton's Bluff substation at 325 Commercial Street, Saint Paul. The substation is at capacity and expansion is necessary to meet growing demand for reliable electric service in downtown Saint Paul and surrounding neighborhoods.

The sale was delayed and the purchase and sale agreement lapsed. The agreement must now be reinstated and amended to reflect new legal requirements including the subdivision of the parcels.

The parcels are part of the Northeast Corridor acquired by RCRRA in 1992 for future transit purposes. However, the section in question, located near the Bruce Vento Nature Sanctuary, exceeds the width needed for any anticipated transit use. RCRRA has no plans to develop the parcels for transit purposes, and the sale is consistent with public interest, as it will facilitate expansion of critical infrastructure.

Xcel Energy has been leasing this property and currently maintains transmission towers on it. Their planned substation rebuild and expansion is necessary to maintain system resiliency, meet clean energy goals, and support ongoing and future development in the city. This includes enhancements to redundancy and reliability through re-engineered feeder systems and underground cables.

To proceed with the sale, the Ramsey County Surveyor's Office has approved a subdivision plat that must now be approved by the Ramsey County Regional Railroad Authority prior to conveyance.

Recommendation:

The Ramsey County Regional Railroad Authority resolved to:

1. Approve the 2nd amendment and reinstatement of the purchase and sale agreement with Northern States Power Company, 414 Nicollet Mall, 6th floor, Minneapolis, MN 55401, for the disposition of parcels 322922310002 and 322922310003 in the amount of \$315,000.
2. Authorize the Ramsey County Regional Railroad Authority to approve, execute, and deliver the subdivision plat known as "DAYTONS BLUFF RR ADDITION", in a form approved by the Ramsey County Attorney's Office and the Ramsey County Surveyor's Office.
3. Authorize the Chair to approve and execute the reinstated and amended purchase and sale agreement, the sub-division plat and all other sub-division documents, deed and other conveyance and closing documents, and any other documents necessary to complete the transaction, in a form approved by the Ramsey County Attorney's Office.
4. Authorize the Chair to execute future amendments to the agreement that do not have a financial impact.
5. Authorize the County Manager to approve and execute the closing/settlement statement for the transaction, FIRPTA affidavit, seller's affidavit, certificate of real estate value, and other non-conveyance documents necessary to complete the transaction, in a form approved by the Ramsey County Attorney's Office.

A motion to approve was made by Commissioner Xiong, seconded by Commissioner Miller.

Motion passed.

Aye: - 7: Jebens-Singh, McGuire, McMurtrey, Miller, Moran, Ortega, and Xiong

By: 

Jason Yang, Chief Clerk - County Board