

AGENDA

Regular Board Meeting

February 25, 2020 - 2:00 p.m.

380 St. Peter Street, Suite 850 | Saint Paul, MN 55102

Minutes

Approval of Minutes from the January 28, 2020 Regular Board Meeting

Conflicts of Interest

Conflicts with any Items on the Agenda

New Business

Credit Committee

Resolution No. 4671 - Public Hearing - Amendment to Expand the Boundaries of the Trout Brook Industrial Development District

General Matters

Such Other Business That May Come Before the Board

Closed Board Meeting

Minutes

Approval of the Minutes from the January 28, 2020 Closed Board Meeting

New Business

Update on President Review Process

**SAINT PAUL PORT AUTHORITY
MINUTES OF THE REGULAR BOARD MEETING
JANUARY 28, 2020**

The regular meeting of the Port Authority Board was held on January 28, 2020, at 2:01 p.m. in the Board Room of the Saint Paul Port Authority located at 380 St. Peter Street, Suite 850, Saint Paul, Minnesota 55102.

The following Board Members were present:

John Bennett
Don Mullin

Paul Williams
Dai Thao

John Marshall
Nneka Constantino

Also present were the following:

Lee Krueger

Todd Hurley

Monte Hilleman

Michael Linder

Andrea Novak

David Johnson

Dana Krueger

Tonya Bauer

Laurie Siever

Ava Langston-Kenney

Nelly Chick

George Hoene

Ann Kosel

Eric Larson, City of Saint Paul, General Counsel

Deb Newel, City of Saint Paul, General Counsel

APPROVAL OF MINUTES

Commissioner Mullin made a motion to approve the minutes of the November 26, 2019 Regular Board meeting. The motion was seconded by Commissioner Williams, submitted to a vote and carried unanimously.

CONFLICT OF INTEREST

There were no conflicts of interest with any items on the agenda.

NEW BUSINESS

CREDIT COMMITTEE

RESOLUTION NO. 4669

APPROVAL OF 2020 GRANT APPLICATION AND ACCEPTANCE AUTHORIZATION

Motion was made by Chair Mullin to approve Resolution No. 4669 which was reviewed by the Credit Committee and recommended for approval by the Board. The motion was submitted to a vote and carried unanimously.

RESOLUTION NO. 4670
PUBLIC HEARING – CONVEYANCE OF LAND TO
BEHOME COMMUNITIES, LLC – BEACON BLUFF BUSINESS CENTER

Motion was made by Chair Mullin to approve Resolution No. 4670 which was reviewed by the Credit Committee and recommended for approval by the Board.

Chair Bennett stated that in accordance with Minnesota Law, the Port Authority is required to hold a public hearing regarding Resolution No. 4670 and declared the Public Hearing open. He asked if anyone in attendance wished to address the Board. No one came forward and, therefore, Chair Bennett declared the Public Hearing closed and asked to take a roll call vote.

Chair Bennett stated that a roll call vote is required under Chapter 469 and the Commissioners voted as follows:

Commissioner Williams	- aye	Commissioner Thao	- aye
Commissioner Marshall	- aye	Commissioner Mullin	- aye
Chair Bennett	- aye		

The motion carried unanimously.

GENERAL MATTERS

There being no further business, the meeting was adjourned at 2:05 p.m.

Commissioner Constantino arrived.

By _____

Its _____

MEMORANDUM

To: BOARD OF COMMISSIONERS **Meeting Date:** February 25, 2020

From: Ava Langston-Kenney *ALK*

Subject: **PUBLIC HEARING - AMENDMENT TO EXPAND THE BOUNDARIES OF THE
TROUT BROOK INDUSTRIAL DEVELOPMENT DISTRICT
RESOLUTION NO. 4671**

Action Requested:

Approval of an amendment to expand the boundaries of the Trout Brook Industrial Development District (hereafter referred to as the "Trout Brook IDD"), to include the land proposed and described in Exhibit A and depicted on the maps in Exhibit B.

Background:

Minnesota Statutes Section 469.058 permits the Saint Paul Port Authority (the "Port Authority") to create, expand, and amend an Industrial Development District ("IDD") and engage in the redevelopment of marginal property in such districts.

The Trout Brook IDD was originally created on June 26, 1979, by Resolution No. 1511, to allow the Port Authority to add to the tax base and employment on real property that is now underutilized.

The existing Trout Brook IDD is adjacent to the Arlington-Jackson IDD. The Port Authority is authorized to conduct property transactions and use its other statutory powers only within a properly designated IDD. This action would simply extend the area of the existing Trout Brook IDD to include some additional industrial-zoned property, some of which has been vacant for some time and contains high quality wetlands that the Watershed District, the City, and the Port Authority are interested in preserving. Any future property transactions or other use of the Port Authority's statutory powers within this expanded Trout Brook IDD would have to be brought before the Board for consideration.

Minnesota statutes permit overlapping IDDs and the expansion of existing IDDs and IDDs with non-contiguous properties. Furthermore, a development district may be created or amended if the authority finds that a development district is proper and desirable to establish and develop a system of harbor and river improvements and industrial developments (including economic development) in its port district. The property within the proposed Trout Brook IDD, as amended, suffers from one or more of the conditions described in Section 469.048, Subdivision 5, entitled "Marginal Property", including but not limited to the following subparts:

- (1) faulty planning causing deterioration, disuse, or economic dislocation;
- (3) lots laid out without regard to their physical characteristics and surrounding conditions;
- (4) inadequate streets, open spaces, and utilities;

MEMORANDUM

- (5) areas that may flood;
- (7) lack of use or improper use of areas, resulting in stagnant or unproductive land that could contribute to the public health, safety and welfare; and
- (10) lands within an industrial area not used for industry but needed for industrial development of the area.

In support of these findings, see the City of Saint Paul 2040 Comprehensive Plan and the North End District Plan dated Sept 7, 2016, which overall vision is as follows:

“The North End area, with some of Saint Paul’s older neighborhoods, will be an attractive, welcoming community that has preserved and enhanced its historic character, natural environment, and civic amenities. Residents will have a diverse choice of housing through their lifetimes. The commercial and industrial bases will be strong, providing living-wage jobs for residents from the community and elsewhere in Saint Paul. Industrial areas and residential neighborhoods will be compatible with each other. Residents will have improved access to services and to parks, schools, jobs, and institutions they value. Publicly-owned land, including along Wheelock Bluff, in Trout Brook and the Trout Brook Nature Sanctuary, and Willow Reserve, will be preserved.”

Recommendation:

We recommend approval of the amendment to expand the boundaries of the Trout Brook Industrial Development District to include the land set forth in Exhibit A and depicted on the maps in Exhibit B.

Attachments: Exhibit A – Legal Description/Boundaries
 Exhibit B – Maps
 Resolution

EXHIBIT A

Description of Land

Current Trout Brook IDD

A tract of land located in Ramsey County, Minnesota described as follows:

That part of the Northeast quarter of the Southwest quarter, Section 19, Township 29, Range 22, lying Easterly of the Minneapolis, St. Paul and Sault Ste Marie Railway Company right-of-way, Northerly of the Northern Pacific Railway Company Right-of-way, South of Arlington Avenue and west of Jackson Street. Containing 19.95 acres, more or less.

Proposed Trout Brook IDD with Expansion

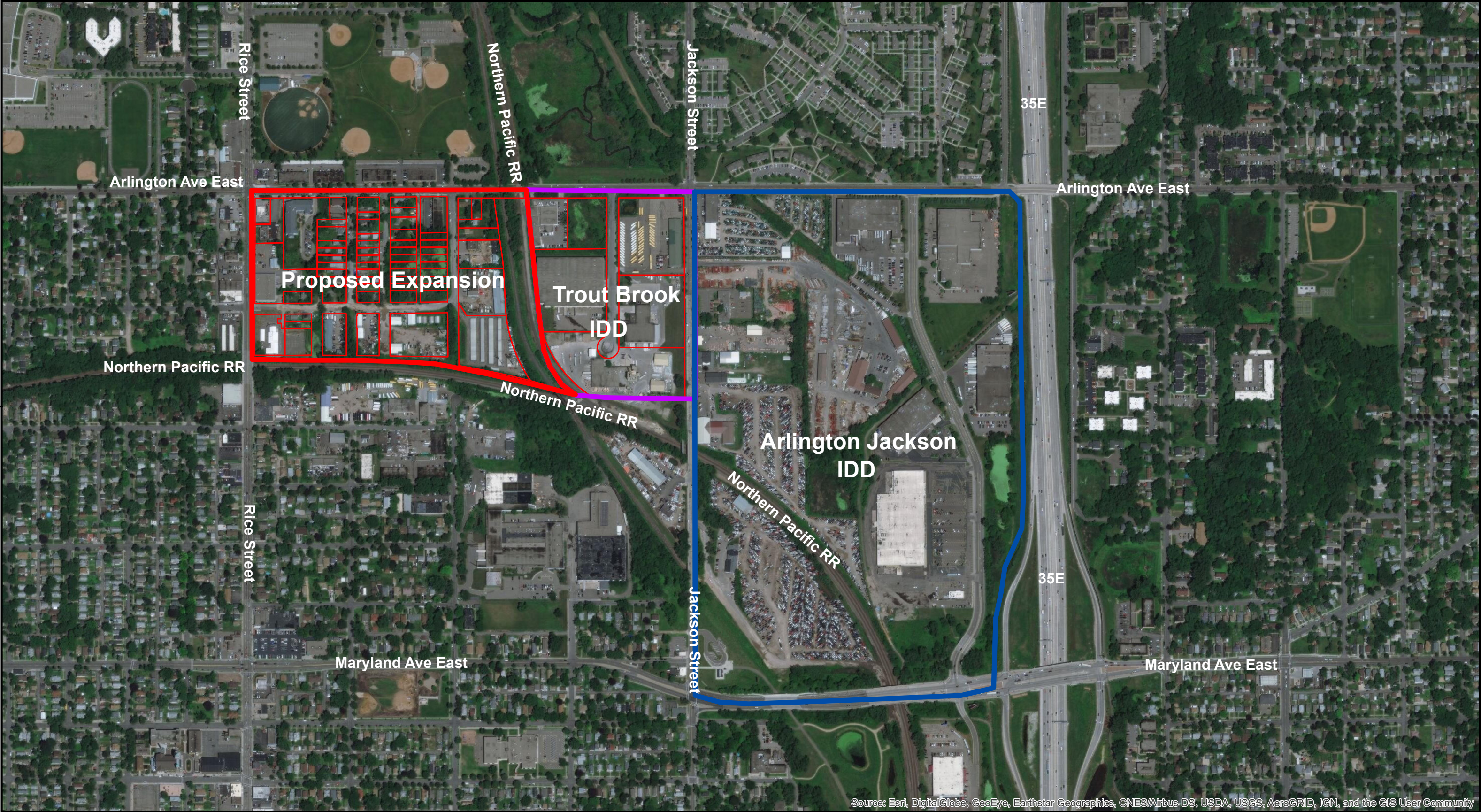
That part of the Northeast quarter of the Southwest quarter, Section 19, Township 29, Range 22, lying East of Rice Street, North of Northern Pacific Railway Company Right-of-way, South of Arlington Avenue East and west of Jackson Street. Containing 59 acres, more or less.

EXHIBIT B

Maps of Premises

{Attached}

Current and Proposed Trout Brook IDD Expansion

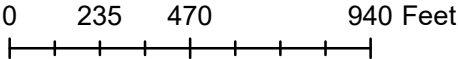


Document Path: K:\GIS\WORKING\XBDs\2020 02 10 IDD Trout Brook1.mxd

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Data contained on this map has not been field verified and should be used as reference only. It is the user's responsibility for field verifying elevations, locations, dimensions, etc. to conduct detail design.

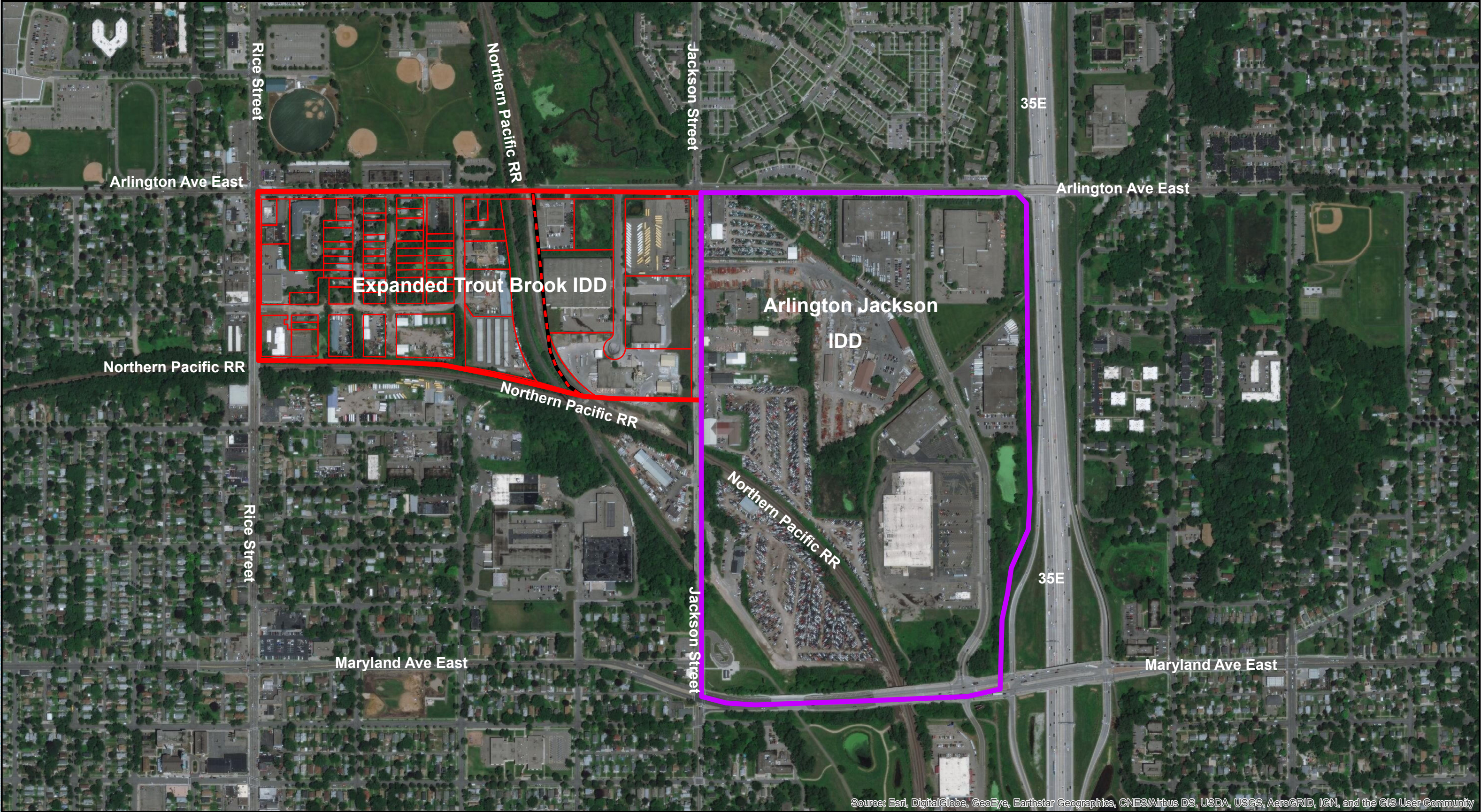
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IDD, Resolution  Proposed Expansion,  Trout Brook, 1511  Arlington Jackson, 3443



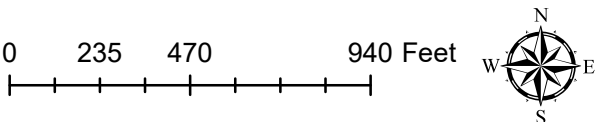
Proposed Trout Brook IDD Expansion



Description, Resolution  Arlington Jackson, 3443  Expanded Trout Brook IDD  Trout Brook Propsed

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**RESOLUTION OF THE
PORT AUTHORITY OF THE CITY OF SAINT PAUL**

**[PUBLIC HEARING – AMENDMENT TO EXPAND THE BOUNDARIES
OF THE TROUT BROOK INDUSTRIAL DEVELOPMENT DISTRICT]**

WHEREAS, the Port Authority of the City of Saint Paul (the "Port Authority"), pursuant to Minnesota Statutes, Section 469.065, did place a notice, a copy of which with proof of publication is on file in the office of the Port Authority, of a public hearing on the proposed amendment to expand the boundaries of the Trout Brook Industrial Development District ("Trout Brook IDD") in a legal newspaper, said hearing to be held to determine whether it is in the best interests of the port district of Saint Paul and the people thereof and in furtherance of the general plan of port improvement and industrial development to amend said boundaries of the Trout Brook IDD.

WHEREAS, the Trout Brook IDD was created by Resolution No. 1511, dated June 26, 1979, to allow the Port Authority to add to the tax base and employment on real property that is now underutilized. In furtherance of facilitating the development in the area, the Trout Brook IDD will be expanded to include some additional industrial-zoned property and high-quality wetlands, some of which have been vacant for some time. A description of the current and proposed expanded boundaries to the Trout Brook IDD is attached hereto as Exhibit A. Maps depicting the current and proposed expanded boundaries of the Trout Brook IDD are attached hereto as Exhibit B.

WHEREAS, the Port Authority did conduct a public hearing pursuant to said notice on February 25, 2020, at which hearing all taxpayers in the port district, both for and against the proposed expansion of the Trout Brook IDD, were allowed to state their views.

WHEREAS, the Port Authority finds that the lands within the expanded Trout Brook IDD are characterized by economic dislocation, deterioration and disuse resulting from faulty planning.

WHEREAS, the Port Authority finds that certain lots within the expanded Trout Brook IDD are laid out without regard to their physical characteristics and surrounding conditions.

WHEREAS, the Port Authority finds that certain areas within the expanded Trout Brook IDD are characterized by the existence of inadequate streets, open spaces and inadequate utilities.

WHEREAS, the Port Authority finds that certain areas within the expanded Trout Brook IDD are areas that may flood.

WHEREAS, the Port Authority finds that certain lands within the expanded Trout Brook IDD are characterized by a growing lack of proper utilization of areas, resulting in a stagnant and

unproductive condition of land potentially useful and valuable for contributions to the public health, safety, and welfare of the citizens of the port district of Saint Paul.

WHEREAS, the Port Authority finds that certain lands within the expanded Trout Brook IDD are not devoted to industrial and other economic uses but are necessary to industrial and economic development within the district.

WHEREAS, the Port Authority finds that the expansion of the boundaries of the Trout Brook IDD, as described above, is proper and desirable in establishing economic development for the benefit of the Port Authority's district and the citizens of Saint Paul.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE PORT AUTHORITY OF THE CITY OF SAINT PAUL:

1. That the Port Authority hereby finds, determines and declares that the property within the amended Trout Brook IDD is marginal land as defined in Minnesota Statutes Section 469.048, Subd. 5.
2. That the Port Authority hereby amends and expands the boundaries of the Trout Brook IDD to include the property described on Exhibit A attached hereto and depicted on the maps attached as Exhibit B hereto.

Adopted: February 25, 2020

PORT AUTHORITY OF THE
CITY OF SAINT PAUL

By _____
Its _____

Attest:

By _____
Its _____

**SAINT PAUL PORT AUTHORITY
MINUTES OF THE CLOSED BOARD MEETING
JANUARY 28, 2020**

The closed meeting of the Port Authority Board was held on January 28, 2020, at 2:05 p.m. in the Board Room of the Saint Paul Port Authority located at 380 St. Peter Street, Suite 850, Saint Paul, Minnesota 55102.

The following Board Members were present:

John Bennett

Paul Williams

Nneka Constantino

Don Mullin

John Marshall

Dai Thao

The Board of Commissioners of the Saint Paul Port Authority (SPPA) met in closed session to discuss the process for the upcoming annual performance evaluation of SPPA President Lee Krueger. The Board will carry out the process over the next two months and report at a future Board meeting accordingly.

The meeting adjourned at 3:00 p.m.

By _____

Its _____