

**Regular Board Meeting**

January 25, 2022 - 2:00 p.m.

400 Wabasha Street No., Suite 240 | Saint Paul, MN 55102

Chair Bennett is calling a meeting of the Board of Commissioners for **Tuesday, January 25, 2022 at 2:00 p.m.** Chair Bennett has determined, due to the emergency declared by the Mayor regarding the COVID-19 health pandemic, that it is not practical nor prudent for the Saint Paul Port Authority Board of Commissioners and members of the staff to meet in-person or pursuant to Minnesota Statutes, Section 13D.02. In light of the COVID-19 health pandemic, it is not feasible for any member of the Saint Paul Port Authority Board of Commissioners and staff to be present at the regular location, and all staff and Board members of the Saint Paul Port Authority will attend this meeting by telephone or other electronic means.

It is also not feasible for members of the public to attend the meeting at its regular location due to the health pandemic and emergency. Accordingly, no meeting will be held at the Saint Paul Port Authority offices which are located at 400 Wabasha Street N, Suite 240, St. Paul, MN. Members of the public may monitor this meeting remotely at 651-395-7858, Conference ID: 826 500 190#. The purpose of the meeting is:

**Minutes**

Approval of Minutes of the November 23, 2021 Regular Board Meeting

**Conflicts of Interest**

Conflicts with any Items on the Agenda

**New Business****Credit Committee**

1. Resolution No. 4711 - Public Hearing – Conveyance of Land to 781 Vandalia, LLC d/b/a Soldier Trucking (former Bix Produce Building) – Arlington Jackson Business Center

**General Matters**

1. Such Other Business That May Come Before the Board

**Closed Session**

1. Continuation of January 5, 2022 Closed Session Special Board Meeting – Performance Evaluation of the SPPA President

**SAINT PAUL PORT AUTHORITY  
MINUTES OF THE REGULAR BOARD MEETING  
NOVEMBER 23, 2021**

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The regular meeting of the Port Authority Board was held on November 23, 2021 at 2:38 p.m. via Microsoft Teams.

The following Board members were present:

John Bennett	John Marshall	Don Mullin
Matt Slaven	Rebecca Noecker	

Also, present were the following:

Andrea Novak	Angie Helms	Ann Kosel
Brittany Nelson	Bruce Kessel	Dana Krueger
David Johnson	Lee Krueger	Linda Tran
Linda Williams	Monte Hilleman	Nelly Chick
Pete Klein	Todd Hurley	Tonya Bauer
Eric Larson, City of Saint Paul		

**APPROVAL OF MINUTES**

Commissioner Noecker made a motion to approve the minutes of the October 26, 2021 annual Board meeting. The motion was seconded by Commissioner Mullin, submitted to a roll call vote, and carried unanimously.

**CONFLICT OF INTEREST**

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

**NEW BUSINESS**

**ADMINISTRATIVE COMMITTEE**

**APPROVAL OF 2022 BUDGET**

Motion was made by Commissioner Marshall to approve the 2022 Budget which was reviewed by the Administrative Committee and recommended for approval by the Board. The motion was submitted to a roll call vote and carried unanimously.

**RESOLUTION NO. 4709  
CERTIFICATION OF TAX LEVY**

Motion was made by Commissioner Marshall to approve Resolution No. 4709 which was reviewed by the Administrative Committee and recommended for approval by the Board. The motion was submitted to a roll call vote and carried unanimously.

**CREDIT COMMITTEE**

**RESOLUTION NO. 4710**

**APPROVAL OF 2022 LEASE – DISTRICT ENERGY – SOUTHPORT TERMINAL**

Motion was made by Commissioner Mullin to approve Resolution No. 4710 which was reviewed by the Credit Committee and recommended for approval by the Board. The motion was submitted to a roll call vote and carried unanimously.

**GENERAL MATTERS**

There being no further business, the meeting was adjourned at 2:43 p.m.


By \_\_\_\_\_

Its \_\_\_\_\_

## MEMORANDUM

**To:** BOARD OF COMMISSIONERS

**Meeting Date:** January 25, 2022

**From:** Kathryn Sarnecki 

**Subject: PUBLIC HEARING - CONVEYANCE OF LAND TO 781 VANDALIA, LLC, d/b/a SOLDIER TRUCKING - 1415 L'ORIENT STREET (FORMER BIX PRODUCE BUILDING) - ARLINGTON JACKSON BUSINESS CENTER  
RESOLUTION NO: 4711**

**Action Requested:**

Approval of the conveyance of approximately 4.91 acres of land to 781 Vandalia, LLC (d/b/a Soldier Trucking) for the property located at 1415 L'Orient Street in Saint Paul in the Arlington Jackson Business Center (former Bix Produce building) for the operation of an approximate 81,355 square foot commercial trucking facility.

**Background:**

The Port Authority of the City of Saint Paul ("Port Authority") acquired the former Bix Produce building on November 30, 2021. Bix Produce outgrew their facility and moved to Little Canada in 2019. At the beginning of the COVID-19 pandemic, the State of Minnesota purchased the site for emergency use. The state only used the building for storage and distribution of personal protective equipment (PPE) and in 2021 the State began its disposition of the site.

The Port Authority's goal was to buy the property and then re-sell to the "right" buyer who would bring good paying jobs with low barriers to entry to a low-income neighborhood in Saint Paul. After a robust marketing effort, the Port Authority received a robust offer from Soldier Trucking. Soldier trucking was a great partner for their ability to close the deal quickly and put the site back into operations while bringing living-wage jobs back to Saint Paul. Soldier Trucking plans to relocate 20 administration jobs from Mendota Heights, retain 52 positions in Saint Paul, and add 60-70 new positions over the next 18 to 24 months.

Soldier Trucking is a small, family owned and operated trucking company that has been in business since 2006. They have a dedicated customer base that is served by reliable, high-quality employees. Soldier Trucking was founded by Travis Smith, who was deployed to Iraq in 2003. When he returned home, his ambition was to own and operate a business that reflected everything he learned in the Army. To this day, Soldier Trucking reflects the values Smith learned in the military of Loyalty, Duty, Respect, and Integrity. Soldier Trucking is dedicated to the economic prosperity of the community, and desires to partnering with the Port Authority, local workforce solution providers, and other community partners to scale up and hire from the neighborhood and surrounding community.

Attached is a memorandum outlining the terms of the land conveyance transaction.

## MEMORANDUM

### **Points of interest regarding Soldier Trucking:**

1. Soldier Trucking prides itself on having a diverse workforce. Today, their employees represent 19 different ethnic communities.
2. The lowest wage at the Saint Paul location will be \$18.25 per hour with drivers having the potential to make between \$70K and \$80K per year with a standard drivers' license and DOT medical card.
3. Soldier Trucking is committed to putting veterans back to work, including those with prior justice system involvement.
4. Soldier Trucking works closely with employment-focused nonprofit organizations including Union Gospel, Summit Academy, and Wounded Warriors.
5. In 2019, Soldier Trucking was recognized as Amazon's "Number One Delivery Company in the Nation." In addition, Soldier Trucking staff members have been recognized 56 times as Amazon Drivers of the month since 2020.
6. Soldier Trucking hopes to convert the building to 100 percent renewable energy. Soldier Trucking is in conversations with the Saint Paul Port Authority to potentially use the Port's Property Assessed Clean Energy (PACE) finance program.

### **Recommendation:**

We recommend approval of the conveyance of approximately 4.91 acres of land to 781 Vandalia, LLC (d/b/a Soldier Trucking) for the property located at 1415 L'Orient Street in Saint Paul in the Arlington Jackson Business Center (former Bix Produce building) for the operation of an approximate 81,355 square foot commercial trucking facility.

Attachments:     Site Map and Survey  
                         Resolution

**SAINT PAUL PORT AUTHORITY  
LAND CONVEYANCE TRANSACTION**

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**Action Requested:**

To approve the conveyance of real property, generally located at 1415 L'Orient Street, Saint Paul for the operation of an approximate 81,355 square foot trucking facility.

**Development Officer:**

Kathryn L. Sarnecki, SVP Real Estate and Development

**Buyer/Grantee:**

781 Vandalia, LLC, d/b/a Soldier Trucking

**Buyer/Grantee Address:**

781 Vandalia Street  
Saint Paul, MN 55114

**Location of Property to be Conveyed:**

The site is as per the attached site map and measures approximately 4.91 acres.

**Conveyance Structure:**

Conveyance of land via Quit Claim Deed. The property is being sold for \$5,650,000 plus buyer obligations that include adherence to the Arlington Jackson Protective Covenants and demonstrating their ability to bring jobs to the site. Both Buyer and the Port Authority have conditions that must be met prior to transferring title of the real estate. The Port Authority's contingencies include Board of Commissioner's approval and approval of the Buyer's site and architectural design. The closing is anticipated to take place no later than February 28, 2022, subject to Force Majeure. Renovation of the building is slated to commence upon execution of a License Agreement allowing for work to begin in January 2022.

Terms and conditions of the Purchase Agreement include:

- A. Purchase Price: \$5,650,000 plus a "Seller's Cost Payment" that will reimburse Seller for all out-of-pocket costs incurred by Seller in acquiring the property from the State and selling the property to Buyer.
- B. Earnest money deposit: The Buyer has agreed to pay a \$50,000 earnest money deposit which is held by the Port Authority until the completion of the building and site improvements.
- C. Effective Date: January 10, 2022

D. Closing Date: No later than February 28, 2022

E. Seller will share all due diligence documents from recent purchase from the State of Minnesota.

**Nature of Intended Use:**

This facility will be a trucking facility for Soldier Trucking. Soldier Trucking is a veteran-owned transportation company that focuses on putting people to work. Their core business lines focus on hauling bread for clients including Alpha Bakery, Baldinger Bakery, Chick-fil-A, and Costco; delivering auto parts to John Deere and local dealerships; and providing final-mile delivery for Amazon in both the Minneapolis and Saint Paul urban core.

**Business Subsidy Agreement**

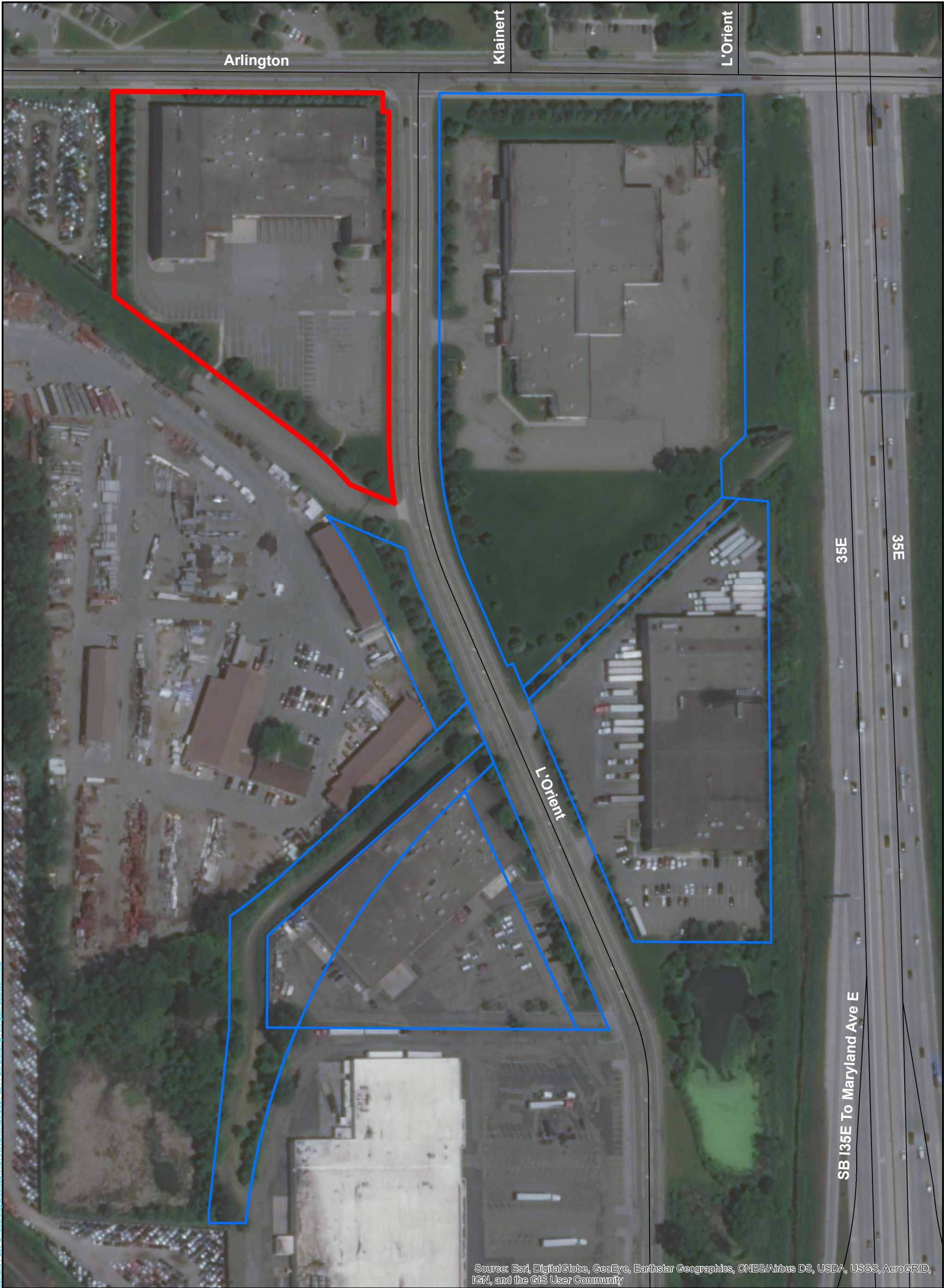
There is not a business subsidy agreement for this transaction.

**Development Officer's Comments:**

The Port Authority acquired this site less than two months ago and we are excited to bring forward a sale to a business that will expand in Saint Paul and satisfies the Port Authority economic development goals of creation and retention of living-wage jobs and adding tax base in Saint Paul. Additionally, the transfer of this property with these conditions will cover the Saint Paul Port Authority's out of pocket expenses involved with the purchase and transfer of the property.



FORMER BIX PRODUCE BUILDING  
4.91 ACRES  
1415 L'ORIENT STREET, ST. PAUL, MN



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.

The Saint Paul Port Authority specially disclaims all warranties, expressed or implied, including but not limited to implied warranties of fitness for a particular purpose, with respect to the information contained on this map. The Saint Paul Port Authority shall have no liability with respect to any loss or damage directly or indirectly arising out of the use of this data.



**SPPA Business Center**



Arlington - Jackson

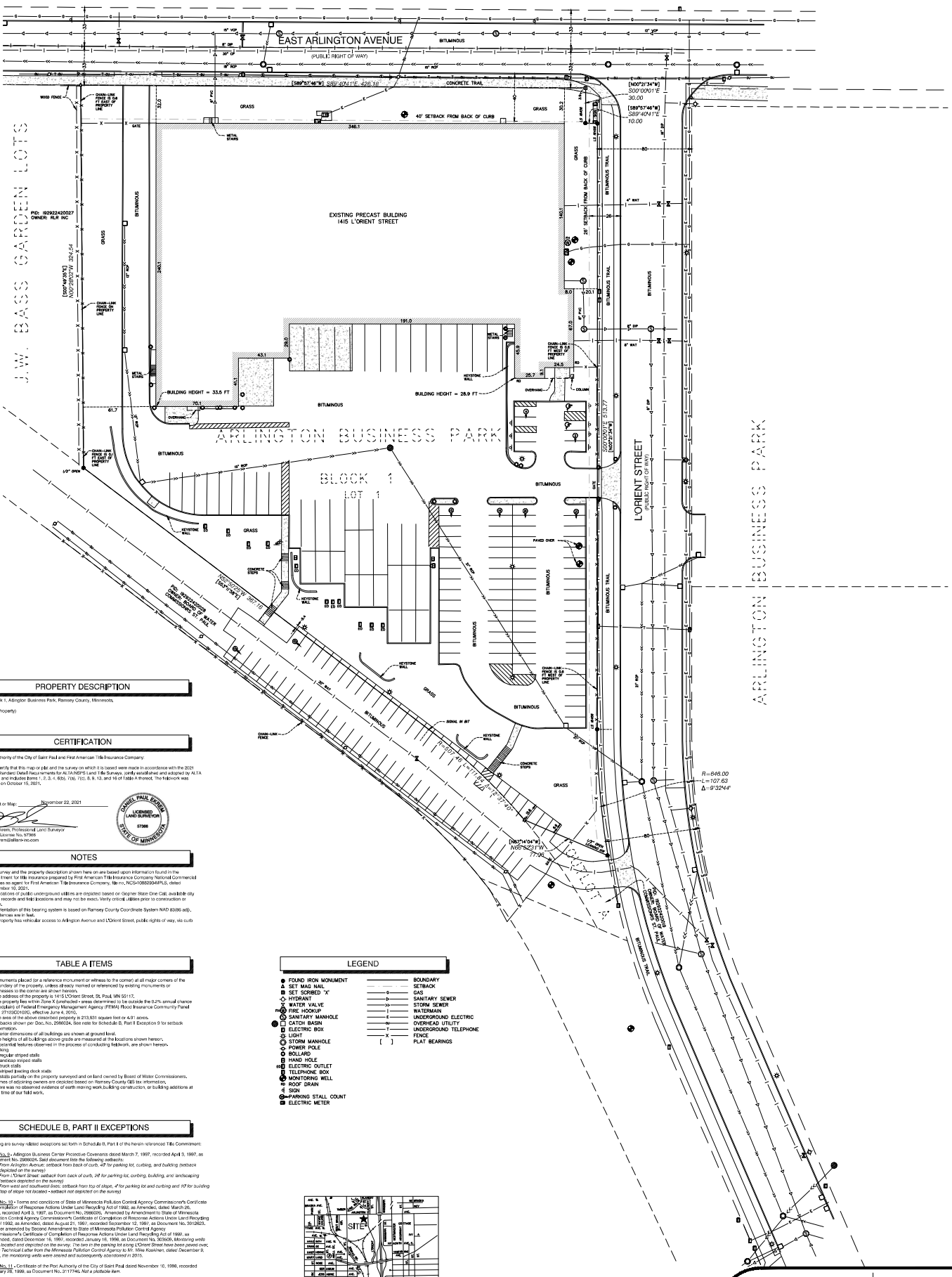


Bix Building





J.W. BASS GARDEN LOTS



PROPERTY DESCRIPTION

Lot 1, Block 1, Arlington Business Park, Ramsey County, Minnesota.  
(Abstract Property)

CERTIFICATION

To the Authority of the City of Saint Paul and First American Title Insurance Company:  
This is to certify that this map and the survey on which it is based were made in accordance with the 2021 Minnesota Standard Map Requirements for All Other Land Title Surveys and were made and signed by M. A. and M. P. S. and include items 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, and 14 of the Minnesota Standard Map Requirements. The Survey was completed on October 15, 2021.

Date of Map or Plan: November 22, 2021  
Surveyor: M. A. and M. P. S.  
Minnesota License No. 5786  
CMAA: cmaas@alliant-inc.com



NOTES

- This survey and the property description shown here are based upon information found in the commitment for title insurance prepared by First American Title Insurance Company National Commercial Services as agent for First American Title Insurance Company, Inc., No. 20000000000000000000, dated September 10, 2021.
- The locations of public underground utilities are indicated based on Gopher State One Call, available city maps, records and field locations and may not be exact. Verify critical utilities prior to construction or design.
- The orientation of the bearing system is based on Ramsey County Coordinate System NAD 83/06 sabb.
- All distances are in feet.
- The property has vehicular access to Arlington Avenue and Loriet Street, public rights of way, see utility notes.

TABLE A ITEMS

- Monuments placed or a reference monument or witness to the corner at all major corners of the boundaries of the property, unless already named or referenced by existing monuments or witnesses to the corner are at all corners.
- The address of the property is 1415 Loriet Street, St. Paul, MN 55117.
- The property lies within Zone X (unshaded) areas determined to be outside the 0.2% annual chance floodplain of Federal Emergency Management Agency (FEMA) Flood Insurance Community Panel No. 11000000000000000000, effective June 4, 2015.
- The area of the above described property is 13,531.05 square feet or 0.31 acres.
- Setbacks shown per Doc. No. 20000000000000000000, see notes to Schedule B, Part II Exception 9 for setback information.
- 7/16/21: Exterior dimensions of all buildings are shown at ground level.
- 7/16/21: The heights of all buildings above grade are measured at the location shown herein.
- Subsidence features observed in the process of conducting fieldwork, are shown herein.
- 7/16/21: 12 inch deep spot.
- 2 inch deep spot.
- 14 striped loading dock slabs.
- 50 slabs partially on the property surveyed and on land owned by Board of Water Commissioners.
- Names of adjoining owners are indicated based on Ramsey County (RS) tax information.
- There was no observed evidence of earth moving with building construction, or building additions at the time of our field work.

SCHEDULE B, PART II EXCEPTIONS

The following survey-related exceptions are both in Schedule B, Part II of the previous instrument T&C Comments:

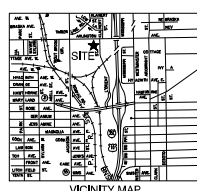
- Item No. 10 - Arlington Business Center Protective Covenants dated March 7, 1997, recorded April 5, 1997, as Document No. 20000000000000000000, said document into the following exceptions:
  - From Arlington Avenue, setback from back of curb, 40' for parking lot, curbing, building, and landscaping (setback depicted on the survey).
  - From Loriet Street, setback from back of curb, 40' for parking lot, curbing, building, and landscaping (setback depicted on the survey).
  - From west and southwest sides, setback from top of slope, 40' for parking lot and curbing and 10' for building (top of slope not located - setback not depicted on the survey).

Item No. 11 - Terms and conditions of State of Minnesota Pollution Control Agency Commission's Certificate of Completion of Remedial Action Under Land Recycling Act of 1992, as Amended, dated March 20, 1997, recorded April 5, 1997, as Document No. 20000000000000000000, recorded by the Minnesota Pollution Control Agency Commission's Certificate of Completion of Remedial Action Under Land Recycling Act of 1992, as Amended, dated December 10, 1997, recorded January 15, 1998, as Document No. 30000000000000000000, further amended by Second Amendment to State of Minnesota Pollution Control Agency Commission's Certificate of Completion of Remedial Action Under Land Recycling Act of 1992, as Amended, dated December 10, 1997, recorded January 15, 1998, as Document No. 30000000000000000000, Amending wells were located and reported on the survey. The site of the pending cleanup (Loriet Street) has been covered over. Per a Technical Order from the Minnesota Pollution Control Agency to St. Paul, Minnesota, dated December 10, 2010, the remediation wells were closed and subsequently abandoned in 2010.

Item No. 12 - Certificate of the Plat Authority of the City of Saint Paul dated November 10, 1998, recorded January 22, 1999, as Document No. 3117746, Not a public use item.

LEGEND

- |                       |                         |
|-----------------------|-------------------------|
| ● FOUND IRON MONUMENT | — BOUNDARY              |
| ○ SET MAG. NAIL       | — SETBACK               |
| ○ SET Scribed "X"     | — GAS                   |
| ○ HYDRANT             | — SANITARY SEWER        |
| ○ WATER VALVE         | — STORM SEWER           |
| ○ FIRE HOSE           | — WATERMAIN             |
| ○ SANITARY MANHOLE    | — UNDERGROUND ELECTRIC  |
| ○ CATCH BASIN         | — OVERHEAD UTILITY      |
| ○ ELECTRIC BOX        | — UNDERGROUND TELEPHONE |
| ○ LIGHT               | — FENCE                 |
| ○ STORM MANHOLE       | — PLAT BEARINGS         |
| ○ POWER POLE          |                         |
| ○ BOLLARD             |                         |
| ○ HAND HOLE           |                         |
| ○ ELECTRIC OUTLET     |                         |
| ○ TELEPHONE BOX       |                         |
| ○ MONITORING WELL     |                         |
| ○ ROOF DRAIN          |                         |
| ○ SIGN                |                         |
| ○ PARKING STALL COUNT |                         |
| ○ ELECTRIC METER      |                         |



733 Marquette Ave, Ste 700  
Minneapolis, MN 55402  
612.755.3090 FAX  
www.alliant-inc.com

**ALTA/INSPS  
LAND TITLE  
SURVEY**

1415 LORIENT STREET  
ST. PAUL, MINNESOTA

DRAWN BY	DPE
CHECKED BY	DPE
DATE BUILT	11/22/21
SCALE	1"=30'
JOB NO.	210181
FIELD	CH

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

**[PUBLIC HEARING – CONVEYANCE OF LAND TO 781 VANDALIA, LLC,  
d/b/a SOLDIER TRUCKING-1415 L'ORIENT STREET (FORMER BIX  
PRODUCE BUILDING) – ARLINGTON JACKSON BUSINESS CENTER]**

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 conveyance of property owned by the Port Authority 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 convey real estate located at the \* Business Center, and by reference made a part hereof and any personal property of the Port Authority included therewith (collectively, the "Property").

WHEREAS, the Port Authority did conduct a public hearing pursuant to said notice on January 25, 2022, at which hearing all taxpayers in the port district, both for and against the conveyance, were allowed to state their views.

WHEREAS, 781 Vandalia, LLC d/b/a Soldier Trucking ("Soldier Trucking") has entered into a Purchase Agreement to purchase real estate at the Arlington Jackson Business Center, which Property is owned by the Port Authority.

WHEREAS, it is in the best interests of the port district and the people thereof, and in furtherance of the general plan of port improvement and industrial development, to approve the real estate conveyance.

WHEREAS, the Port Authority has investigated the facts of the proposal with said investigation including the terms and conditions of said agreement, the proposed use of the Property, and the relationship thereof to the port district of Saint Paul and the business facilities of the Port Authority in general.

WHEREAS, the proposal presented meets the terms and conditions set forth by the Port Authority as its guide in determining if such proposals are in the best interests of the port district and of the public.

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

1. That the Board of Commissioners of the Port Authority hereby finds, determines and declares that it is for the best interests of the port district and the people thereof, and in furtherance of the general plan of industrial development, to enter into said agreement to convey the land; and
2. That the actions of the President of the Port Authority in causing public notice of the proposed conveyance, and in describing the terms and conditions of such conveyance, which have

been available for inspection by the public at the office of the Port Authority from and after the publication of notice of hearing, are in all respects ratified and confirmed; and

3. That the President of the Port Authority is hereby authorized to complete and execute said agreement to purchase in substantially the form as is on file in the office of the Port Authority, and the proper Port Authority officers are hereby authorized to complete and execute all documents necessary to convey title in form as approved by counsel.

Adopted: \_\_\_\_\_

PORT AUTHORITY OF THE  
CITY OF SAINT PAUL

By \_\_\_\_\_  
Its Chair

Attest:

By \_\_\_\_\_  
Its Secretary