

Regular Board Meeting

January 26, 2021 - 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 26, 2021 at 2:00 p.m. Chair Bennett has determined, due to the emergency declared by the Governor of Minnesota and the Mayor of Saint Paul regarding the COVID-19 health pandemic, that it is not practical nor prudent for the Saint Paul Port Authority Board 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 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 No., Suite 240, St. Paul, MN. Members of the public may monitor this meeting remotely at 651-395-7858, Conference ID: 925 850 374#. The purpose of the meeting is:

Minutes

Approval of Minutes of the November 24, 2020 Regular Board Meeting

Conflicts of Interest

Conflicts with any Items on the Agenda

New Business**Credit Committee**

1. Resolution No. 4687 - Public Hearing - District Energy St. Paul, Inc. – Authorization for an approximate \$15,000,000 Tax-Exempt Conduit Bond Issue and Approve the Amended and Restated Joint Powers Agreement with the HRA of the City of Saint Paul
2. Resolution No. 4688 - 2021 Lease Renewal and Rental Rate Adjustment – J.F. Brennan Company, Inc. – Southport Terminal
3. Resolution No. 4689 - 2021 Lease Renewal and Rental Rate Adjustment – LS Marine, Inc. – Southport Terminal

General Matters

1. Such Other Business That May Come Before the Board

Closed Session

1. Performance Evaluation of SPPA President

**SAINT PAUL PORT AUTHORITY
MINUTES OF THE REGULAR BOARD MEETING
NOVEMBER 24, 2020**

The regular meeting of the Port Authority Board was held on November 24, 2020 at 2:28 p.m. via Microsoft Teams.

The following Board Members were present:

John Bennett	John Marshall	Dai Thao
Nneka Constantino		

Also present were the following:

Lee Krueger	Todd Hurley	Andrea Novak
Ava Langston-Kenney	Bruce Kessel	Dana Krueger
Laurie Siever	Michael Linder	Nelly Chick
Peter Klein	Ann Kosel	Monte Hilleman
Tonya Bauer	David Johnson	
Eric Larson, City of Saint Paul		
Carl Erickson, St. Thomas Law School Student		

APPROVAL OF MINUTES

Commissioner Marshall made a motion to approve the minutes of the October 27, 2020 Annual Board Meeting. The motion was seconded by Commissioner Constantino, 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

RESOLUTION NO. 4684

ENERGY PARK UTILITY COMPANY FRANCHISE APPROVAL OF RATES

Motion was made by Chair Marshall to approve Resolution No. 4684 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. 4685
CERTIFICATION OF TAX LEVY

Motion was made by Chair Marshall to approve Resolution No. 4685 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.

2021 BUDGET

Motion was made by Chair Marshall to approve the 2021 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.

CREDIT COMMITTEE

RESOLUTION NO. 4686
AWARD OF A CONTRACT FOR THE OPERATION AND
MAINTENANCE OF THE SOUTHPORT DREDGE MATERIALS MANAGEMENT FACILITY

Motion was made by Commissioner Bennett to approve Resolution No. 4686 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 2:40 p.m.

By _____

Its _____

MEMORANDUM

To: BOARD OF COMMISSIONERS

Meeting Date: January 26, 2021

From: Peter M. Klein 

**Subject: PUBLIC HEARING - DISTRICT ENERGY ST. PAUL, INC.
AUTHORIZATION FOR AN APPROXIMATE \$15,000,000 TAX-EXEMPT CONDUIT
BOND ISSUE AND APPROVE THE AMENDED AND RESTATED JOINT POWERS
AGREEMENT WITH THE HRA OF THE CITY OF SAINT PAUL
RESOLUTION NO. 4687**

Action Requested:

Approval for the issuance of approximately \$15,000,000 of tax-exempt conduit revenue bonds for District Energy St. Paul, Inc. and to enter into a revised Joint Powers Agreement with the HRA of the City of Saint Paul.

Public Purpose:

Bond proceeds will provide funding necessary for District Energy to:

- Expand the distribution system
- Enhance the District Heating Plant
- Refinance existing bonds

Business Subsidy:

N/A

Background:

Attached is a report outlining the terms of the tax-exempt bond issue.

Disclosure:

The Port Authority Commissioners by SEC rules are obligated to disclose any risks of facts you may be aware of that would affect the probability of repayment of these bonds.

Approval and Consent of the City of Saint Paul and the Saint Paul HRA

The issuance of these bonds is subject to the terms and approval of the City of Saint Paul and consent of the City of Saint Paul HRA.

Recommendation:

We recommend the approval for the issuance of approximately \$15,000,000 of tax-exempt conduit revenue bonds for District Energy St. Paul, Inc. and to enter into a revised Joint Powers Agreement with the HRA of the City of Saint Paul.

PMK

Attachment

**PORT AUTHORITY OF THE CITY OF SAINT PAUL ISSUANCE OF
BONDS – DISTRICT ENERGY ST. PAUL, INC.**

<u>Action Requested:</u>	Approval of a resolution authorizing the issuance of an approximate \$15,000,000 conduit bond issue for District Energy St. Paul, Inc.	
<u>Project Summary:</u>	Series 2021-1 (501(c)(3))	\$10,000,000
	Series 2021-2 (AMT)	\$ 5,000,000
<u>Type:</u>	Fixed rate industrial development revenue tax-exempt bonds.	
<u>Term:</u>	Series 2021-1 – 22 years Series 2021-2 – 22 years	
<u>Issuer:</u>	Saint Paul Port Authority	
<u>Issuer’s Counsel:</u>	Taft Stettinius & Hollister LLP	
<u>Borrower:</u>	District Energy St. Paul, Inc.	
<u>Trustee:</u>	U.S. Bank National Association	
<u>Underwriter:</u>	Piper Sandler & Co.	
<u>Borrower’s Counsel:</u>	Ballard Spahr, LLP	
<u>Underwriter’s Counsel:</u>	Dorsey & Whitney	
<u>Bond Counsel:</u>	Ballard Spahr, LLP	
<u>The Company:</u>	District Energy St. Paul, Inc. is a 501(c)(3) non-profit company that provides heating services to 200 buildings with over 32 million building square feet in Saint Paul. It was incorporated in 1979 and has operated since 1983, formerly using the name District Heating, LLC.	
<u>The Project:</u>	The bond proceeds will be loaned to the borrower and used to refinance existing debt, construct additional distribution lines and plant improvements.	

Estimated Sources and Uses of Funds:

Sources of Funds

Bond Proceeds	\$ 15,000,000
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Use of Funds

Construction	8,300,000
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Refinancing	6,000,000
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Debt Service Reserve	400,000
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Cost of Issuance	<u>300,000</u>
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Total	\$15,000,000
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The Bonds:

The bonds will be issued in two series in the approximate total principal amount of \$15,000,000. The estimated yield-to-maturity for the tax-exempt 501(c)(3) bonds is 3.3% and 3.9% for the AMT bonds.

As with all bonds issued by the Port Authority, the City of Saint Paul will need to approve the issuance. District Energy will need to comply with any requirements that the City or HRA place on District Energy related to these bonds.

Fees:

The Port Authority will receive a fee of .35% of the principal amount of the bonds at closing and .25% of the outstanding principal amount of the bonds annually thereafter. These fees will be split equally with the HRA of the City of Saint Paul as outlined in the revised Joint Powers Agreement.

Conduit Financing:

The bonds will be a conduit financing of the Port Authority and will not constitute or give rise to a liability of the Port Authority, the City of Saint Paul, or the State of Minnesota or a charge against their general credit or taxing powers.

Loan Agreement:

Under the Indenture, the Port Authority will pledge its interest in the Loan Agreement to the trustee to secure the bonds. The trustee is authorized to exercise the rights of the Port Authority and to enforce the obligations of the borrower under the Loan Agreement.

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

[DISTRICT ENERGY ST. PAUL, INC.]

WHEREAS, the Port Authority of the City of Saint Paul (the "Port Authority") is duly organized and existing under the Constitution and laws of the State of Minnesota; and

WHEREAS, under the Minnesota Municipal Industrial Development Act, Minnesota Statutes, Sections 469.152-469.1655, as amended (the "Act"), the Port Authority, is authorized to issue revenue bonds to finance or refinance, in whole or in part, the costs of the acquisition, construction, improvement, or extension of revenue producing enterprises, whether or not operated for profit; and

WHEREAS, District Energy St. Paul, Inc., a Minnesota nonprofit corporation (the "Corporation") has requested that the Port Authority issue one or more series of tax-exempt conduit revenue bonds, in multiple series, to be designated as follows (or such other designation as necessary): (i) District Energy Revenue Bonds, Series 2021-1 (501(c)(3) Non-AMT) (the "Series 2021-1 Bonds"); and (ii) District Energy Revenue Bonds, Series 2021-2 (AMT) (the "Series 2021-2" and, collectively with the Series 2021-1 Bonds, the "Series 2021 Bonds") and loan the proceeds derived from the sale of the Series 2021 Bonds to the Corporation, pursuant to a Loan Agreement, dated on or after February 1, 2021, between the Port Authority and the Corporation (the "Loan Agreement") to finance the Series 2021 Project (defined below); and

WHEREAS, the Corporation has represented to the Port Authority that it is proposing to utilized the proceeds of the Series 2021 Bonds in order to: (i) current refund the outstanding principal amount of the following indebtedness issued by the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota (the "HRA"), for the benefit of District Energy: (a) \$5,230,000 original principal amount District Heating Revenue Bond, Series 2013C (501(c)(3)) ("Heating 2013C Bonds"), and (b) \$4,770,000 original principal amount District Cooling Revenue Bond, Series 2013C (501(c)(3)) ("Cooling 2013C Bonds" and, together with the Heating 2013C Bonds, the "Prior Bonds"), the proceeds of which were used to finance an extension of the System (defined below) and capital improvements to the Heating Plant (defined below) and Cooling Plant (defined below); (ii) finance certain improvements, extensions, and enhancements to the local hot water district heating system and the local chilled water district cooling system (the "System") of District Energy throughout downtown Saint Paul, Minnesota (the "City") and the surrounding area (generally described as bounded by Pennsylvania Avenue, Phalen Boulevard, and Cayuga Street on the North, Marion Street, Kellogg Boulevard, and Grand Avenue on the West, Caesar Chavez Street on the South, and State Highway 52 and Payne Avenue on the East), (iii) finance capital improvements to District Energy's heating plant located at 76 West Kellogg, Saint Paul, Minnesota 55102 (the "Heating Plant"); (iv) finance capital improvements to District Energy's cooling plant located at 229 10th Street East, Saint Paul, Minnesota 55101 (the "Cooling Plant") (the facilities described in items (i) through (iv) are hereinafter collectively referred to as the "Series 2021 Project"); (v) finance capitalized interest on the Bonds for a period of time and any necessary reserves to secure the Series 2021 Bonds; and (vi) pay costs of issuance for the Series 2021 Bonds; and

WHEREAS, the Series 2021 Bonds are proposed to be issued under the terms of this resolution and a Bond Indenture of Trust, dated on or after February 1, 2021 (the “Bond Indenture”), between the Port Authority and U.S. Bank National Association, as bond trustee (the “Bond Trustee”); and

WHEREAS, the payment obligations of the Corporation under the Loan Agreement and the Bond Indenture will be secured by one or more obligations of the Corporation to be issued under the terms of a supplement to an Amended and Restated Master Trust Indenture, dated as of October 1, 2015 (as amended and supplemented from time to time, the “Master Indenture”), between the Corporation, as obligated group representative, and U.S. Bank National Association, as master trustee (the “Master Trustee”); and

WHEREAS, under the terms of the Master Indenture, the Corporation has pledged its gross revenues to secure any obligations issued under the Master Indenture and the Corporation has also granted a mortgage on its Heating Plant and Cooling Plant to the Master Trustee as security for all obligations issued under the Master Indenture; and

WHEREAS, the revenue bonds proposed to be issued by the Port Authority to finance the Series 2021 Project and the related costs will constitute revenue obligations secured solely by: (i) the revenues derived from the Loan Agreement (which includes the revenues pledged under the obligation(s) issued by the Corporation under the Master Indenture); (ii) other revenues pledged to or otherwise received by the Corporation, except for those revenues necessary for ordinary operational expenses and required under Minnesota law; and (iii) other security provided or arranged by the Corporation; and

WHEREAS, the Series 2021 Bonds will be sold to and/or placed by Piper Sandler & Co. (the “Underwriter”) pursuant to one or more Bond Purchase Contracts or Placement Agent Agreements (the “Bond Purchase Contract”); and

WHEREAS, pursuant to Section 469.154, subdivision 4, of the Act, prior to submitting an application to the Minnesota Department of Employment and Economic Development (“DEED”) for approval of the new money portion of the Series 2021 Project, the Board of Commissioners of the Port Authority must conduct a public hearing on the proposal to undertake and finance the Series 2021 Project; and

WHEREAS, under the terms of Section 147(f) of the Internal Revenue Code of 1986, as amended (the “Code”), the conduit revenue bonds may not be issued as tax-exempt bonds unless a public hearing is held in accordance with the requirements of Section 147(f) of the Code and Treasury Regulations, Section 5f.103-2; and

WHEREAS, following the publication of a notice (the “Public Notice”) of a public hearing in the *Legal Ledger*, the official newspaper of the Port Authority, on January 11, 2021, at least fourteen (14) days before the regularly-scheduled meeting of the Port Authority on January 26, 2021 and on the website of the Port Authority more than seven (7) days before the regularly-scheduled meeting of the Port Authority on January 26, 2021, the Board of Commissioners conducted a public hearing at which a reasonable opportunity was provided for interested individuals to express their views on the proposal by the Corporation to undertake and finance the Series 2021 Project and the proposed issuance of the Series 2021 Bonds; and

WHEREAS, the Public Notice included a general description of the refinancing and the new money components of the Series 2021 Project, the maximum aggregate face amount of the Series 2021 Bonds to be issued with respect to the Series 2021 Project, the identity of the owner, operator, or manager of the Series 2021 Project (the Corporation), the location of the Series 2021 Project by street address or the general location, and a statement that a draft copy of the proposed application to DEED for the new money portion of the Series 2021 Project, together with all attachments and exhibits, will be available for inspection from the Port Authority; and

WHEREAS, in connection with the issuance of the Series 2021 Bonds, the Port Authority and the HRA are proposing to enter into an Amended and Restated Joint Powers Agreement, dated on or after February 1, 2021 (the "Amended and Restated JPA"), which amends and restates two joint powers agreements (the "2013 JPAs") previously entered into in connection with the issuance of the Prior Bonds and which replaced a prior joint powers agreement entered into in 2002 in connection with previous conduit revenue bond issues of both the HRA and the Port Authority that benefitted the Corporation; and

WHEREAS, the Amended and Restated JPA will govern the relationship between the HRA and the Port Authority with respect to the issuance of conduit revenue bonds issued by either the Port Authority or the HRA for the benefit of the Corporation.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. For the purposes set forth above, there is hereby authorized the issuance, sale, and delivery of the Series 2021 Bonds, in one or more series of tax-exempt bonds, in an original aggregate principal amount not to exceed \$15,000,000. If the Series 2021 Bonds are issued in more than one series of tax-exempt bonds, the separate series shall be separately designated as set forth above or in such other manner as is deemed appropriate by the Chair of the Port Authority (or any Commissioner), and the President of the Port Authority (collectively, the "Port Authority Officials"), in their discretion. The Series 2021 Bonds shall be issued under the terms of this resolution and the Bond Indenture. The Series 2021 Bonds shall bear interest at fixed rates established by the terms of the Bond Indenture; provided that the combined net interest cost on the Series 2021 Bonds shall not exceed 5.00%. The Series 2021 Bonds shall be designated, shall be numbered, shall be dated, shall mature, shall be subject to redemption or tender prior to maturity, shall be in such form, and shall have such other terms, details, and provisions as are prescribed in the Bond Indenture and Bond Purchase Contract, in the form now on file with the Port Authority, with the amendments referenced herein. The Port Authority hereby authorizes one or more of the Series 2021 Bonds to be issued as "tax-exempt bonds," the interest on which is excluded from gross income for federal and State of Minnesota income tax purposes.

All of the provisions of the Series 2021 Bonds, when executed as authorized herein, shall be deemed to be a part of this resolution as fully and to the same extent as if incorporated verbatim herein and shall be in full force and effect from the date of execution and delivery thereof. The Series 2021 Bonds shall be substantially in the forms in the Bond Indenture on file with the Port Authority, which forms are hereby approved, with such necessary and appropriate variations, omissions, and insertions (including changes to the aggregate principal amount of each series of Series 2021 Bonds, the stated maturities of each series of Series 2021 Bonds, the principal amount of Bonds maturing on each maturity date, the interest rates on the Series 2021 Bonds, and the terms of redemption of the Series 2021 Bonds) as the Port Authority Officials, in their discretion, shall determine. The execution of the Series 2021 Bonds with the

manual or facsimile signatures of the Port Authority Officials and the delivery of the Series 2021 Bonds by the Port Authority shall be conclusive evidence of such determination.

2. The Series 2021 Bonds shall be special limited obligations of the Port Authority payable solely from the revenues provided by the Corporation pursuant to the Loan Agreement and from the revenues and security pledged, assigned, and granted pursuant to the following documents: (i) one or more obligations issued by the Corporation under the terms of the Master Indenture as amended by one or more supplemental indentures thereto; and (ii) mortgages previously granted by the Corporation to the Master Trustee as such are amended in connection with the issuance of the Series 2021 Bonds (as amended, collectively, the "Mortgages"). The proceeds of the Series 2021 Bonds will be subject to the provisions of a Tax Exemption Agreement or Tax Certificate, dated on or after February 1, 2021 (the "Tax Certificate"), between and the Bond Trustee and the Corporation with an Endorsement of the Tax Certificate to be executed and delivered by the Port Authority Officials (the "Tax Endorsement").

All of the provisions of the Bond Indenture, when executed as authorized herein, shall be deemed to be a part of this resolution as fully and to the same extent as if incorporated verbatim herein and shall be in full force and effect from the date of execution and delivery thereof. The Bond Indenture shall be substantially in the form on file with the Port Authority, which is hereby approved, with such necessary and appropriate variations, omissions, and insertions as do not materially change the substance thereof, or as the Port Authority Officials, in their discretion, shall determine, and the execution thereof by the Port Authority Officials shall be conclusive evidence of such determination.

3. The loan repayments to be made by the Corporation under the Loan Agreement are fixed to produce revenues sufficient to provide for the prompt payment of principal of, premium, if any, and interest on the Series 2021 Bonds issued under this resolution when due, and the Loan Agreement also provides that the Corporation is required to pay all expenses of the operation and maintenance of the Series 2021 Project, including, but without limitation, adequate insurance thereon and insurance against all liability for injury to persons or property arising from the operation thereof, and all lawfully imposed taxes and special assessments levied upon or with respect to the Series 2021 Project and payable during the term of the Loan Agreement.

4. As provided in the Loan Agreement, the Series 2021 Bonds shall not be payable from or charged upon any funds other than the revenue pledged to their payment, nor shall the Port Authority or the City be subject to any liability thereon, except as otherwise provided in this paragraph. No holder of the Series 2021 Bonds shall ever have the right to compel any exercise by the Port Authority or the City of any taxing powers to pay the Series 2021 Bonds or the interest or premium thereon, or to enforce payment thereof against any property of the Port Authority or the City except the interests of the Port Authority in the Loan Agreement and the revenues and assets thereunder, which will be assigned to the Bond Trustee under the terms of the Bond Indenture. The Series 2021 Bonds shall recite that the Series 2021 Bonds are issued pursuant to the Act, and that the Series 2021 Bonds, including interest and premium, if any, thereon, are payable solely from the revenues and assets pledged to the payment thereof, and the Series 2021 Bonds shall not constitute a debt of the Port Authority or the City within the meaning of any constitutional or statutory limitations.

5. The Board of Commissioners of the Port Authority hereby authorizes the Port Authority Officials to execute and deliver the Amended and Restated JPA, the Bond Indenture, the Loan Agreement, the Tax Endorsement, Bond Purchase Contract and any other documents

required by the Underwriter and the Corporation in connection with the issuance of the Series 2021 Bonds (collectively, the "Financing Documents"). The Port Authority Officials are also authorized and directed to execute and deliver the Series 2021 Bonds in accordance with the terms of the Master Indenture, the Bond Indenture, and the Bond Purchase Contract, which shall provide the terms and conditions, covenants, rights, obligations, duties, and agreements of the owners of the Series 2021 Bonds, the Port Authority, the Underwriter, and the Bond Trustee as set forth therein. All of the provisions of the Financing Documents to which the Port Authority is a party, when executed and delivered as authorized herein, shall be deemed to be a part of this resolution as fully and to the same extent as if incorporated verbatim herein and shall be in full force and effect from the date of execution and delivery thereof. The Financing Documents to which the Port Authority is a party shall be substantially in the forms on file with the Port Authority which are hereby approved, with such omissions and insertions as do not materially change the substance thereof, or as the Port Authority Officials, in their discretion, shall determine, and the execution of the Financing Documents to which the Port Authority is a party by the Port Authority Officials shall be conclusive evidence of such determination.

6. The Port Authority Officials and other officers, employees, and agents of the Port Authority are hereby authorized to execute and deliver, on behalf of the Port Authority, the Financing Documents to which it is a party and such other documents as are necessary or appropriate in connection with the issuance, sale, and delivery of the Series 2021 Bonds, including various certificates of the Port Authority, one or more information Return for Tax-Exempt Private Activity Bond Issues, Form 8038, a certificate as to arbitrage and rebate, and similar documents. The Port Authority hereby approves the execution and delivery by the Bond Trustee of the Bond Indenture and all other instruments, certificates, and documents prepared in conjunction with the issuance of the Series 2021 Bonds that require execution by the Bond Trustee. The Bond Trustee is hereby appointed as Bond Registrar and paying agent with respect to the Series 2021 Bonds. The Port Authority hereby authorizes Ballard Spahr LLP, as bond counsel to the Corporation, to prepare, execute, and deliver its approving legal opinion with respect to the Series 2021 Bonds.

7. The Port Authority has not participated in the preparation of the Preliminary Official Statement or the Official Statement relating to the offer and sale of the Series 2021 Bonds (collectively, the "Official Statement"), and has made no independent investigation with respect to the information contained therein (other than with respect to information provided under the captions "ISSUER" and "ABSENCE OF LITIGATION - Issuer," as it relates to the Port Authority), including the appendices thereto, and the Port Authority assumes no responsibility for the sufficiency, accuracy, or completeness of such information. Subject to the foregoing, the Port Authority hereby consents to the distribution and the use by the Underwriter of the Official Statement in connection with the offer and sale of the Series 2021 Bonds. The Official Statement is the sole material consented to by the Port Authority for use in connection with the offer and sale of the Series 2021 Bonds.

8. Except as otherwise provided in this resolution, all rights, powers, and privileges conferred and duties and liabilities imposed upon the Port Authority or the Board of Commissioners by the provisions of this resolution or of the aforementioned documents shall be exercised or performed by the Port Authority or by such members of the Board of Commissioners, or such officers, board, body, or agency thereof as may be required or authorized by law to exercise such powers and to perform such duties.

No covenant, stipulation, obligation, or agreement herein contained or contained in the aforementioned documents shall be deemed to be a covenant, stipulation, obligation, or

agreement of any member of the Board of Commissioner of the Port Authority, or any officer, agent, or employee of the Port Authority in that person's individual capacity, and neither the Board of Commissioners of the Port Authority nor any officer or employee executing the Series 2021 Bonds shall be liable personally on the Series 2021 Bonds or be subject to any personal liability or accountability by reason of the issuance thereof.

No provision, covenant, or agreement contained in the aforementioned Financing Documents, the Series 2021 Bonds or in any other document relating to the Series 2021 Bonds, and no obligation therein or herein imposed upon the Port Authority or the breach thereof, shall constitute or give rise to any pecuniary liability of the Port Authority or any charge upon its general credit or taxing powers. In making the agreements, provisions, covenants, and representations set forth in such documents, the Port Authority has not obligated itself to pay or remit any funds or revenues, other than funds and revenues derived from the Loan Agreement which are to be applied to the payment of the Series 2021 Bonds, as provided therein and in the Bond Indenture.

9. Except as herein otherwise expressly provided, nothing in this resolution or in the aforementioned documents expressed or implied, is intended or shall be construed to confer upon any person or firm or corporation, other than the Port Authority or any holder of the Series 2021 Bonds issued under the provisions of this resolution, any right, remedy, or claim, legal or equitable, under and by reason of this resolution or any provisions hereof, this resolution, the aforementioned documents and all of their provisions being intended to be and being for the sole and exclusive benefit of the Port Authority and any holder from time to time of the Series 2021 Bonds issued under the provisions of this resolution.

10. In case any one or more of the provisions of this resolution, other than the provisions contained in Section 8 hereof, or of the aforementioned documents, or of the Series 2021 Bonds issued hereunder shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provision of this resolution, or of the aforementioned documents, or of the Series 2021 Bonds, but this resolution, the aforementioned documents, and the Series 2021 Bonds shall be construed and endorsed as if such illegal or invalid provisions had not been contained therein.

11. The Series 2021 Bonds, when executed and delivered, shall contain a recital that they are issued pursuant to the Act, and such recital shall be conclusive evidence of the validity of the Series 2021 Bonds and the regularity of the issuance thereof, and that all acts, conditions, and things required by the laws of the State of Minnesota relating to the adoption of this resolution, to the issuance of the Series 2021 Bonds, and to the execution of the aforementioned documents to happen, exist, and be performed precedent to the execution of the aforementioned documents have happened, exist, and have been performed as so required by law.

12. The officers of the Port Authority, Taft Stettinius & Hollister LLP (as "Issuer's Counsel"), other attorneys, engineers, and other agents or employees of the Port Authority and Ballard Spahr LLP as bond counsel are hereby authorized to do all acts and things required of them by or in connection with this resolution, the aforementioned documents, and the Series 2021 Bonds for the full, punctual, and complete performance of all the terms, covenants, and agreements contained in the Series 2021 Bonds, the aforementioned documents, and this resolution. In the event that for any reason any of the Port Authority Officials is unable to carry out the execution of any of the documents or other acts provided herein, such documents may be executed, and such actions may be taken by any official or employee of the Port Authority or

the City delegated the duties of any such Port Authority Official with the same force and effect as if such documents were executed and delivered by such Port Authority Official.

13. The Corporation has agreed, and it is hereby determined that any and all costs incurred by the Port Authority in connection with the Series 2021 Project will be paid by the Corporation, including the costs and expenses of Issuer's Counsel and the Port Authority's initial and ongoing annual issuance fees for the Series 2021 Bonds (which will be shared equally with the HRA). It is understood and agreed that the Corporation shall indemnify, defend and hold harmless the Port Authority against all liabilities, losses, damages, costs and expenses (including reasonable attorney's fees and expenses incurred by the Port Authority) arising with respect to the Series 2021 Project or the Series 2021 Bonds, as provided for and agreed to by and between the Corporation and the Port Authority in the Loan Agreement.

14. The authority to approve, execute and deliver future amendments to the Financing Documents entered into by the Port Authority in connection with the issuance of the Series 2021 Bonds and consents required under the Financing Documents is hereby delegated to the Port Authority Officials, subject to the following conditions: (a) such amendments or consents do not require the consent of the respective holders of the Series 2021 Bonds or such consent has been obtained; (b) such amendments or consents do not materially adversely affect the interests of the Port Authority; (c) such amendments or consents do not contravene or violate any policy of the Port Authority, and (d) such amendments or consents are acceptable in form and substance to the counsel retained by the Port Authority to review such amendments. The authorization hereby given shall be further construed as authorization for the execution and delivery of such certificates and related items as may be required to demonstrate compliance with the agreements being amended and the terms of this Resolution. The execution of any instrument by the Port Authority Officials shall be conclusive evidence of the approval of such instruments in accordance with the terms hereof.

15. This Resolution shall be in full force and effect from and after its passage.

Adopted: January 26, 2021

PORT AUTHORITY OF THE CITY OF
SAINT PAUL

By _____
Its _____

ATTEST

By _____
Its _____

MEMORANDUM

To: BOARD OF COMMISSIONERS **Meeting Date:** January 26, 2021

From: Kathryn L. Sarnecki 

Subject: **2021 LEASE RENEWAL AND RENTAL RATE ADJUSTMENT – J.F. BRENNAN COMPANY, INC. – SOUTHPORT TERMINAL RESOLUTION NO. 4688**

Action Requested:

Approval of a 2021 lease renewal and rental rate adjustment for leasing a portion of 637 Barge Channel Road in the Southport Terminal and the downriver portion of Fleeting Area #7 (Area A) with Tenant, J.F. Brennan Company, Inc. ("Tenant").

Background:

The Port Authority of the City of Saint Paul ("Port Authority") leased 16,293 square feet of property to Tenant with a 5-year, 5-month Lease with two 5-year renewal options with Tenant, extending to December 31, 2020 for 16,293 square feet of land at 637 Barge Channel Road and Area A, being the downriver 500 lineal feet of Fleeting Area #7, in the Southport Terminal in Saint Paul, Minnesota (the "Leased Premises"). A map depicting the Leased Premises is attached hereto for your reference. The Leased Premises is primarily used for river-dependent equipment storage and transport including boats, barges, excavators, etc.

Lease Terms and Conditions:

Original Lease: 8/1/2015 to 12/31/2020

Renewals: Two options, each for a period of 5 years

Proposed Five-Year Renewal and Rental Rate Adjustment: 1/1/2021 through 12/31/2025

Annual rental rate adjustments is 3.5% per year.

Base Rent	Fleeting Rate	Land Rent	Fleeting Rent/Period	Land Rent/Period	Total Rent/Period	Total Rent/Month
<i>2020 Rates for Reference</i>	<i>12.1449</i>	<i>0.2429</i>	<i>\$ 6,072.44</i>	<i>\$ 3,957.53</i>	<i>\$ 10,029.98</i>	<i>\$ 835.83</i>
1/1/2021-12/31/2021	12.5700	0.2514	\$ 6,284.98	\$ 4,096.05	\$ 10,381.03	\$ 865.09
1/1/2022-12/31/2022	13.0099	0.2602	\$ 6,504.95	\$ 4,239.41	\$ 10,744.36	\$ 895.36
1/1/2023-12/31/2023	13.4653	0.2693	\$ 6,732.63	\$ 4,387.79	\$ 11,120.42	\$ 926.70
1/1/2024-12/31/2024	13.9365	0.2787	\$ 6,968.27	\$ 4,541.36	\$ 11,509.63	\$ 959.14
1/1/2025-12/31/2025	14.4243	0.2885	\$ 7,212.16	\$ 4,700.31	\$ 11,912.47	\$ 992.71
TOTALS			\$39,775.44	\$25,922.45	\$ 65,697.88	

MEMORANDUM

Common Area Maintenance Expenses:

If Landlord assumes common area maintenance costs and/or responsibilities, including common area insurance and stormwater management, Landlord shall operate, maintain, repair and replace the common areas of the Premises and Tenant shall pay it pro-rata share per the original Lease.

Real Estate Taxes.

Tenant shall pay all real estate taxes and assessments billed by the county, city or any other regulatory authority per the original Lease. The county assesses a personal property tax to businesses leasing land from the Port Authority. Tenant shall pay directly to any taxing authority.

Tenant's Improvements.

Pursuant to Section 2.1.1 of the original Lease, Tenant will provide a list of completed and planned property improvements to demonstrate commitment to \$250,000 in site improvements and specifically \$100,000 for the initial 5-year term.

Tenant's responsibility to invest in capital improvements to the Leased Premises pursuant to the Lease has been satisfied by the investment by Tenant of \$252,000 into the Leased Premises once they complete their current installation of a cap to the eastern portion of the low dock wall at the Southport Terminal.

Tenant's Maintenance Responsibilities.

Tenant shall be responsible to maintain and repair, in good order and condition, the Premises; including all building maintenance, screening and landscaping, stormwater management, regular dockwall maintenance and inspection, for property which exclusively serves the Premises. Tenant will conduct dockwall inspections, at Tenant's expense, a minimum of once every five (5) years or more as needed.

Recommendation:

Approval for the 2021 lease renewal and rental rate adjustment for the Leased Premises at 637 Barge Channel Road in the Southport Terminal and Area A consisting of 500 Linear feet of the downriver portion of Fleeting Area #7 for JF Brennan Company, Inc.

Attachment: Maps
Resolution



Exhibit A Southport Terminal Proposed Lease Area J.F. Brennan

Legend

- J.F. Brennan Proposed Lease Area (Approx. 16,293 S.F. - includes trail easement area)
- 16' Trail Easement (Approx. 3,800 S. F.)

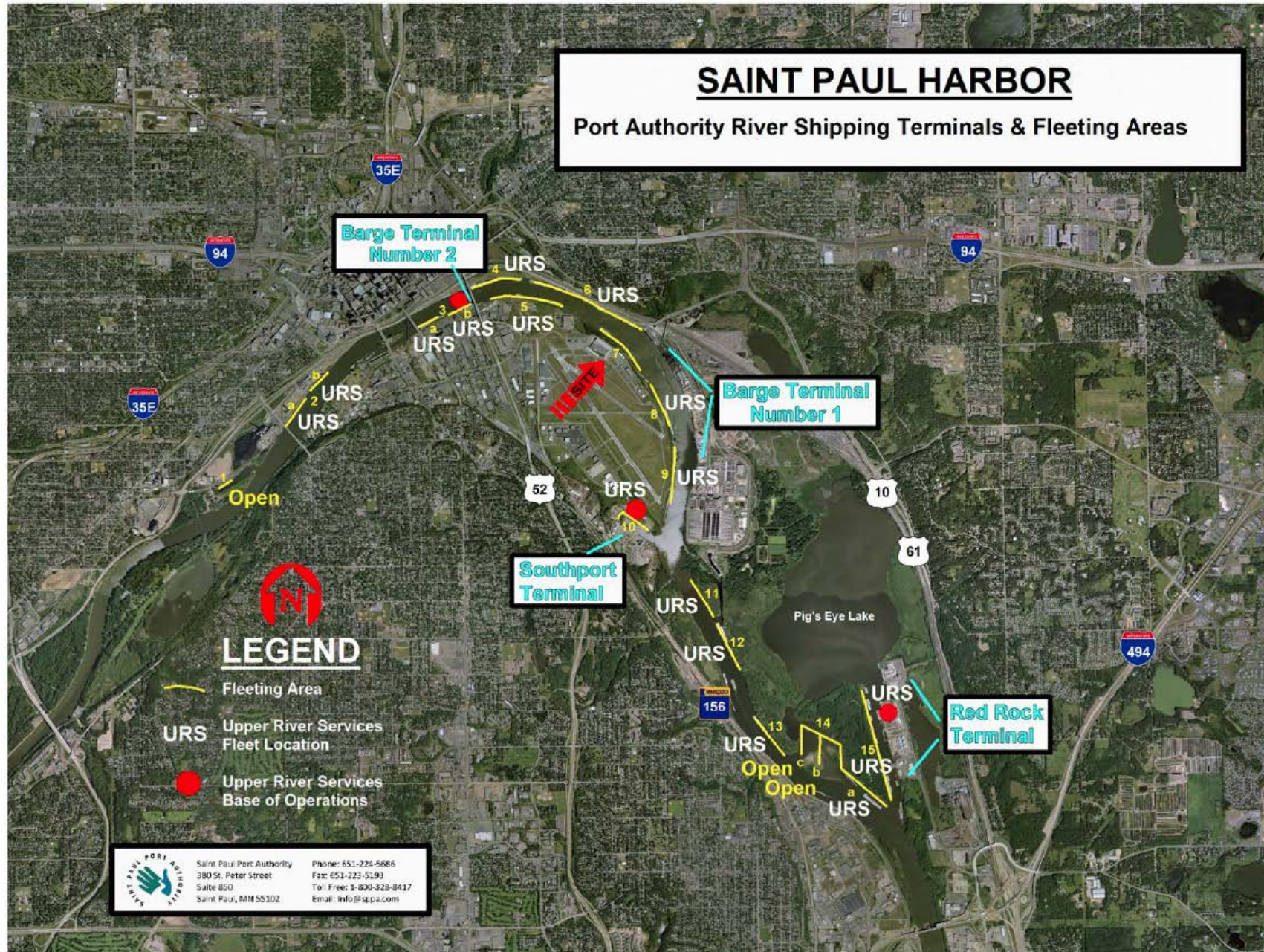


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SAINT PAUL HARBOR

Port Authority River Shipping Terminals & Fleeting Areas



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

**[2021 LEASE RENEWAL AND RENTAL RATE ADJUSTMENT
– J.F. BRENNAN COMPANY, INC. – SOUTHPORT TERMINAL]**

WHEREAS, the Port Authority of the City of Saint Paul is a public body corporate and politic and governmental subdivision organized pursuant to Chapter 469 of Minnesota Statutes.

WHEREAS, the Port Authority wants to enter into a 2021 Lease Renewal and Rental Rate Adjustment for the leased premises at 637 Barge Channel Road in the Southport Terminal and the downriver portion of Fleeting Area #7 (Area A) with J.F. Brennan Company, Inc. (the “Tenant”), which adjusts the rates in the Lease through December 31, 2025 as set forth below:

Base Rent	Fleeting Rate	Land Rent	Fleeting Rent/Period	Land Rent/Period	Total Rent/Period	Total Rent/Month
<i>2020 Rates for Reference</i>	12.1449	0.2429	\$ 6,072.44	\$ 3,957.53	\$ 10,029.98	\$ 835.83
1/1/2021-12/31/2021	12.5700	0.2514	\$ 6,284.98	\$ 4,096.05	\$ 10,381.03	\$ 865.09
1/1/2022-12/31/2022	13.0099	0.2602	\$ 6,504.95	\$ 4,239.41	\$ 10,744.36	\$ 895.36
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1/1/2025-12/31/2025	14.4243	0.2885	\$ 7,212.16	\$ 4,700.31	\$ 11,912.47	\$ 992.71
TOTALS			\$39,775.44	\$25,922.45	\$ 65,697.88	

WHEREAS, the Port Authority acknowledges there is one additional five-year renewal option on the above term, so as to extend the Lease to the year 2030.

WHEREAS, Tenant’s responsibility to invest \$250,000 in capital improvements to the Leased Premises pursuant to the Lease will total \$252,000 once they complete their current installation of a cap to the eastern portion of the low dock wall.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE PORT AUTHORITY OF THE CITY OF SAINT PAUL that the proposed 2021 Lease Renewal and Rental Rate Adjustment, as contained in the Memorandum to the Board, is hereby approved; and

BE IT FURTHER RESOLVED that the President of the Port Authority, or anyone acting under his direction, is hereby authorized and directed to execute on behalf of the Port Authority the 2021 Lease Renewal and Rental Rate Adjustment in accordance with the above-referenced terms in form as approved by counsel.

Adopted: January 26, 2021

PORT AUTHORITY OF THE
CITY OF SAINT PAUL


By _____
Its _____

ATTEST:

By _____
Its _____

MEMORANDUM

To: BOARD OF COMMISSIONERS **Meeting Date:** January 26, 2021

From: Kathryn L. Sarnecki 

Subject: 2021 LEASE RENEWAL AND RENTAL RATE ADJUSTMENT – LS MARINE, INC. –
SOUTHPORT TERMINAL
RESOLUTION NO. 4689

Action Requested:

Approval of a 2021 lease renewal and rental rate adjustment for leasing a portion of 637 Barge Channel Road and the upriver portion of Fleeting Area #7 (Area B) in the Southport Terminal with Tenant, LS Marine, Inc. ("Tenant").

Background:

The Port Authority of the City of Saint Paul ("Port Authority") leased 10,880 square feet of property to Tenant with a 5-year, 5-month Lease with two 5-year renewal options with Tenant, extending to December 31, 2020 for 10,880 square feet of land at 637 Barge Channel Road and Area B, being the upriver 500 lineal feet of Fleeting Area #7, in the Southport Terminal in Saint Paul, Minnesota (the "Leased Premises"). A map depicting the Leased Premises is attached hereto for your reference. The Leased Premises is primarily used for river-dependent equipment storage and transport including boats, barges, excavators, etc.

Lease Terms and Conditions:

Original Lease: 8/1/2015 to 12/31/2020

Renewals: Two options, each for a period of 5 years

Proposed Five-Year Renewal and Rental Rate Adjustment: 1/1/21 through 12/31/25

Annual rental rate adjustments is 3.5% per year.

Base Rent	Fleeting Rate	Land Rent	Fleeting Rent/Period	Land Rent/Period	Total Rent/Period	Total Rent/Month
<i>2020 Rates for Reference</i>	12.1449	0.2429	\$ 6,072.44	\$ 2,642.73	\$ 8,715.17	\$ 726.26
1/1/2021-12/31/2021	12.5700	0.2514	\$ 6,284.98	\$ 2,735.22	\$ 9,020.20	\$ 751.68
1/1/2022-12/31/2022	13.0099	0.2602	\$ 6,504.95	\$ 2,830.96	\$ 9,335.91	\$ 777.99
1/1/2023-12/31/2023	13.4653	0.2693	\$ 6,732.63	\$ 2,930.04	\$ 9,662.67	\$ 805.22
1/1/2024-12/31/2024	13.9365	0.2787	\$ 6,968.27	\$ 3,032.59	\$10,000.86	\$ 833.41
1/1/2025-12/31/2025	14.4243	0.2885	\$ 7,212.16	\$ 3,138.73	\$ 10,350.89	\$ 862.57
TOTALS			\$39,775.44	\$17,310.27	\$ 57,085.70	

MEMORANDUM

Common Area Maintenance Expenses:

If Landlord assumes common area maintenance costs and/or responsibilities, including common area insurance and stormwater management, Landlord shall operate, maintain, repair and replace the common areas of the Premises and Tenant shall pay it pro-rata share per the original Lease.

Real Estate Taxes.

Tenant shall pay all real estate taxes and assessments billed by the county, city or any other regulatory authority per the original Lease. The county assesses a personal property tax to businesses leasing land from the Port Authority. Tenant shall pay directly to any taxing authority.

Tenant's Improvements.

Pursuant to Section 2.1.1 of the original Lease, Tenant will provide a list of completed and planned property improvements to demonstrate commitment to \$250,000 in site improvements and specifically \$100,000 for the initial 5-year term.

Tenant's responsibility to invest in capital improvements to the Leased Premises pursuant to the Lease has been satisfied by the investment by Tenant of \$179,000 into the Leased Premises to date. Their capital improvement budget for the next five years is approximately \$105,000.

Tenant's Maintenance Responsibilities.

Tenant shall be responsible to maintain and repair, in good order and condition, the Premises; including all building maintenance, screening and landscaping, stormwater management, regular dockwall maintenance and inspection, for property which exclusively serves the Premises. Tenant will conduct dockwall inspections, at Tenant's expense, a minimum of once every five (5) years or more as needed.

Recommendation:

Approval for the 2021 lease renewal and rental rate adjustment for the Leased Premises at 637 Barge Channel Road in the Southport Terminal and Area B consisting of 500 Linear feet of the upriver portion of Fleeting Area #7 for LS Marine, Inc.

Attachment: Maps
Resolution



Exhibit A Southport Terminal LS Marine Lease Area

Legend

LS Marine Proposed Lease Area



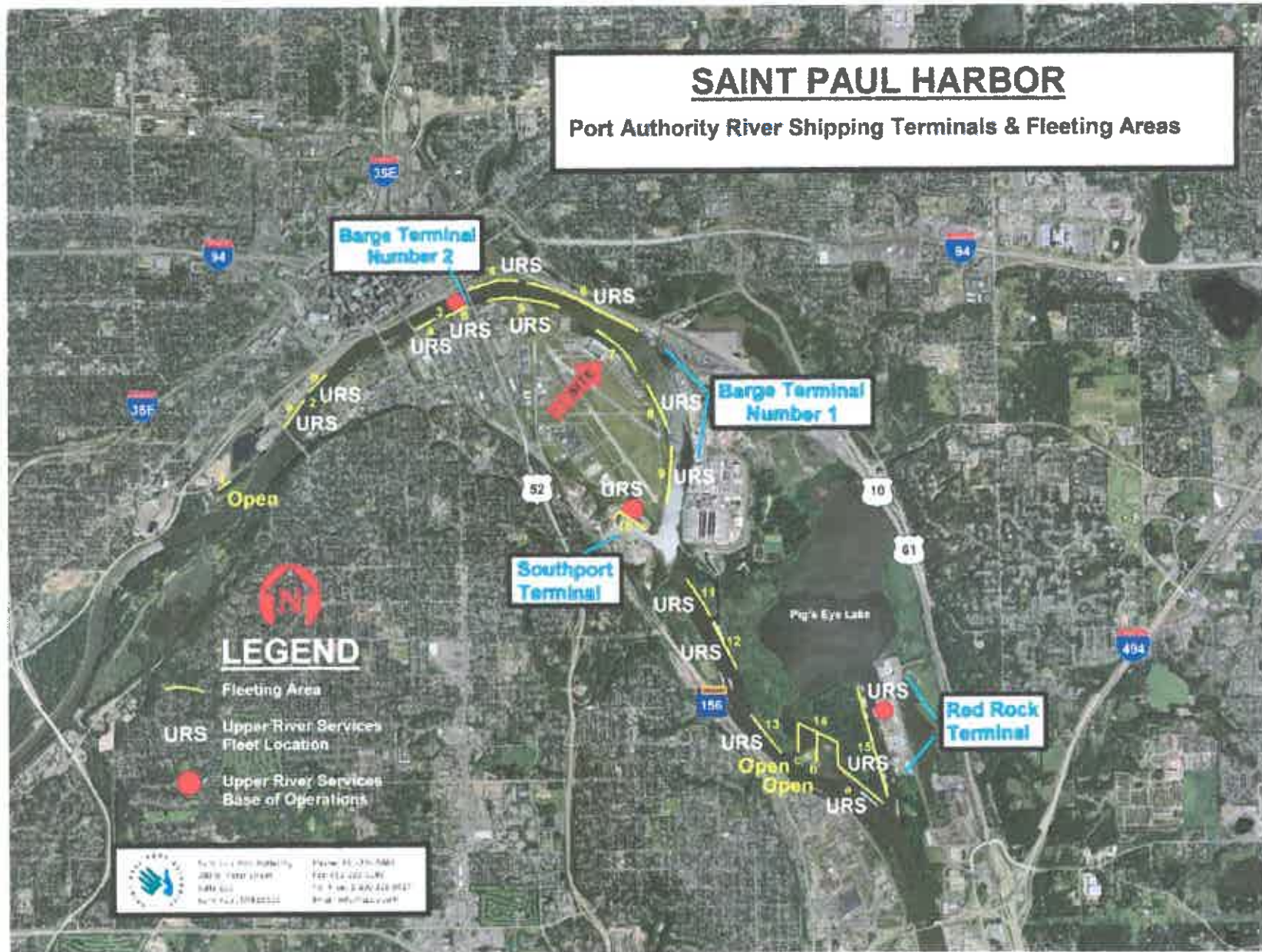
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Source: Aerial imagery from Google Earth, dated 10/10/2010. All rights reserved.

SAINT PAUL HARBOR

Port Authority River Shipping Terminals & Fleeting Areas



**RESOLUTION OF THE
PORT AUTHORITY OF THE CITY OF SAINT PAUL
[2021 LEASE RENEWAL AND RENTAL RATE ADJUSTMENT
– LS MARINE, INC. – SOUTHPORT TERMINAL]**

WHEREAS, the Port Authority of the City of Saint Paul is a public body corporate and politic and governmental subdivision organized pursuant to Chapter 469 of Minnesota Statutes.

WHEREAS, the Port Authority wants to enter into a 2021 Lease Renewal and Rental Rate Adjustment for the leased premises at 637 Barge Channel Road in the Southport Terminal and the upriver portion of Fleeting Area #7 (Area B) with LS Marine, Inc. (the “Tenant”), which adjusts the rates in the Lease through December 31, 2025 as set forth below:

Base Rent	Fleeting Rate	Land Rent	Fleeting Rent/Period	Land Rent/Period	Total Rent/Period	Total Rent/Month
<i>2020 Rates for Reference</i>	12.1449	0.2429	\$ 6,072.44	\$ 2,642.73	\$ 8,715.17	\$ 726.26
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TOTALS			\$39,775.44	\$17,310.27	\$ 57,085.70	

WHEREAS, the Port Authority acknowledges there is one additional five-year renewal option on the above term, so as to extend the Lease to the year 2030.

WHEREAS, Tenant’s responsibility to invest \$250,000 in capital improvements to the Leased Premises pursuant to the Lease has been met to date with an investment by Tenant of \$179,000. Their capital improvement budget for the next five years is approximately \$105,000.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE PORT AUTHORITY OF THE CITY OF SAINT PAUL that the proposed 2021 Lease Renewal and Rental Rate Adjustment, as contained in the Memorandum to the Board, is hereby approved; and

BE IT FURTHER RESOLVED that the President of the Port Authority, or anyone acting under his direction, is hereby authorized and directed to execute on behalf of the Port Authority the 2021 Lease Renewal and Rental Rate Adjustment in accordance with the above-referenced terms in form as approved by counsel.

Adopted: January 26, 2021

PORT AUTHORITY OF THE
CITY OF SAINT PAUL

By _____
Its _____

ATTEST:

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Its _____