

Regular Board Meeting

October 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, October 25, 2022 at 2:00 p.m.** in the Board Room of the Saint Paul Port Authority, 400 Wabasha Street No., Suite 240, St. Paul, MN.

The purpose of the meeting is:

Minutes

Approval of the Minutes from the September 27, 2022 Regular Board Meeting

Conflicts of Interest

Conflicts with any Items on the Agenda

New Business

Administration

1. Election of Officers

General Matters

Such Other Business That May Come Before the Board

**SAINT PAUL PORT AUTHORITY
MINUTES OF THE REGULAR BOARD MEETING
SEPTEMBER 27, 2022**

The regular meeting of the Port Authority Board was held on September 27, 2022 at 2:13 p.m. in the Board Room of the Saint Paul Port Authority, 400 Wabasha Street, Suite 240, Saint Paul, Minnesota 55102.

The following Board Members were present:

John Bennett	Amy Brendmoen	John Marshall
Don Mullin	Matt Slaven	

Also present were the following:

Tonya Bauer	Nelly Chick	Jonathan Gonzales
Monte Hilleman	George Hoene	Todd Hurley
Sarah Illi	Bruce Kessel	Pete Klein
Ann Kosel	Dana Krueger	Andrea Novak
Kathryn Sarnecki	Phoua Vang	Linda Williams
Brianne Hamm		
Evan Jensen, University of St. Thomas Law Student		
Andrew Kasid, Ever-Green Energy		
Eric Larson, City of Saint Paul		

APPROVAL OF MINUTES

Commissioner Mullin made a motion to approve the minutes of the August 23, 2022 regular Board meeting. The motion was seconded by Commissioner Slaven, 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

CREDIT COMMITTEE

RESOLUTION NO. 4729

**DISTRICT ENERGY ST. PAUL, LLC AND DE ENERGY PARK, LLC – PRELIMINARY APPROVAL TO
ISSUE TAX-EXEMPT BONDS; AUTHORIZATION FOR TAX-EXEMPT FINANCING ALLOCATION
APPLICATION; AND DECLARATION OF INTENT TO REIMBURSE PRIOR EXPENDITURES**

Motion was made by Commissioner Mullin to approve Resolution No. 4729 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

APPOINTMENT OF CREDIT COMMITTEE MEMBERS

Mr. Hurley reviewed his September 27, 2022 e-mail to the Port Authority Board recommending the appointment of Brianne Hamm and Angela Riffe to serve as “At-Large” Credit Committee members. The “At-Large” members will serve a term of 3 one-year terms. For the record, below is a copy of the e-mail:

Port Authority Board Members,

Over the past couple months, Port Authority staff, led by Dana Krueger, Andrea Novak and Brittany Nelson, actively recruited candidates, leveraging social media and personal contacts to identify and recommend 2 “At-Large” Credit Committee members to the Board. Eight individuals submitted applications and were interviewed. (A special thanks to Port Authority Board Chair, John Bennet and Credit Committee Chair, Don Mullin for participating in the interviews.) Interviewees were asked the same questions in order to assess each candidate’s knowledge of the Port Authority, enthusiasm for the role, personal alignment with the mission, credit committee credentials, and ability to open new doors.

At the Port Authority Board Meeting this afternoon, I will be recommending Brianne Hahm and Angela Riffe to serve as “At-Large” Credit Committee members.

Brianne, as a former downtown St. Paul resident, brings a unique perspective to the projects and decisions that impact our St. Paul community. She has spent the last seven years working at Securian in downtown St. Paul and has had the opportunity to really engage in many aspects of promoting a vibrant downtown business district that our greater community relies on. She brings a strong business, development and municipal finance acumen to the committee’s decisions, while also offering a uniquely robust understanding of the dynamics and relationships required to promote progress in our community. She has done an excellent job serving on the Credit Committee over the past 3 years and will provide continuity and mentorship to the Committee, in addition to a staggered at-large appointment going forward.

Angela lives on Saint Paul’s East Side in the Payne-Phalen neighborhood and is a senior project manager in the City of Saint Paul’s Planning and Economic Development department. She has a special interest in connecting businesses to financial resources that promote increased energy efficiency and lead to more sustainable business and project outcomes, specifically around the Port Authority’s Trillion BTU and MinnPace programs.

In addition, Angela brings expertise in business financial analysis, underwriting, and structuring economic development financial packages. She has experience with regional and state funding sources, such as Met Council's TBRA and DEED Contamination Cleanup and Redevelopment funds. Finally, while working at Springsted/Baker Tilly, Angela passed the Series 50 and has knowledge of bond structures including conduit bonds.

Please let me know if you have any questions or comments.

Cordially,
Todd P. Hurley

Motion was made by Commissioner Mullin to approve the appointment of Brianne Hamm and Angela Riffe as "At-Large" Credit Committee members. The motion was seconded by Commissioner Brendmoen, submitted to a roll call vote, and carried unanimously.

OCTOBER ANNUAL BOARD MEETING / ELECTION OF OFFICERS

Chair Bennett reminded everyone that the Annual Board Meeting will be held next month along with the Election of Officers.

OCTOBER NATIONAL MANUFACTURING MONTH

Mr. Hurley announced that October is National Manufacturing Month, and Port staff will be reaching out to our manufacturing partners, broadcasting podcasts, assisting with job fairs, etc.

THE HEIGHTS MARKETING UPDATE

Mr. Hurley announced that the Port Authority would be launching its marketing campaign for development opportunities at The Heights, highlighting the sale of multi-family housing and light industrial sites.

There being no further business, the meeting was adjourned at 2:27 p.m.

By _____

Its _____