

## MEMORANDUM NOTICE

**To:** CREDIT COMMITTEE  
**From:** Lee Krueger *Lee Krueger*  
**Subject:** **REGULAR CREDIT COMMITTEE MEETING  
MAY 25, 2021 – 1:30 P.M.**

**Date:** May 20, 2021

Chair Mullin is calling a meeting of the Credit Committee for **Tuesday, May 25, 2021, at 1:30 p.m.** Chair Mullin 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 Credit Committee 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 Credit Committee and staff to be present at the regular location, and all staff and Committee 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: 787 292 09#. The purpose of the meeting is:

### Minutes

Approval of Minutes of the April 27, 2021 Credit Committee Meeting

### Conflict of Interest

Conflicts with any items on the agenda

### Agenda Items

1. 2020 Lease Renewal and Rental Rate Adjustment – Qwest Corporation
2. City of Saint Paul/Saint Paul Port Authority Emerald Ash Borer ('EAB') Tree Program
3. Red Rock Road Mill and Overlay Project Memorandum of Understanding and Project Management Agreement with the City of Saint Paul
4. Such other business that may come before the Committee.

**SAINT PAUL PORT AUTHORITY  
MINUTES OF THE REGULAR CREDIT COMMITTEE MEETING  
APRIL 27, 2021**

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The regular meeting of the Port Authority Credit Committee was held on April 27, 2021 at 1:30 p.m. via Microsoft Teams.

The following Committee Members were present:

Don Mullin  
Matt Hill

John Bennett  
Matt Slaven

John Marshall

Also present were the following:

Lee Krueger

Todd Hurley

Nelly Chick

Ann Kosel

Bruce Kessel

Dana Krueger

Tonya Bauer

Michael Linder

Laurie Siever

Peter Klein

David Johnson

Kathryn Sarnecki

Andrea Novak

Eric Larson, City of Saint Paul

Michelle Hoffman, CliftonLarsonAllen

Lucas Chase, CliftonLarsonAllen

Lance Lauinger, CliftonLarsonAllen

**APPROVAL OF MINUTES**

Committee Member Bennett made a motion to approve the minutes of the March 23, 2021 Credit Committee meeting and the April 5, 2021 Special Credit Committee meeting. The motion was seconded by Committee Member Marshall, submitted to a roll call vote, and carried unanimously.

**CONFLICT OF INTEREST**

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

**AGENDA ITEMS**

**GRAND GARAGE HOLDINGS, LLC – APPROVAL OF A \$152,000 TRILLION BTU LOAN**

Mr. Linder reminded the Credit Committee that this item was reviewed at the March 23, 2021 Credit Committee meeting where he was asked to obtain additional information before the Committee would move forward with approving the loan.

Mr. Linder reviewed his updated memorandum with the Committee requesting approval for the Port Authority to initiate a Trillion BTU loan for approximately \$152,000 with Grand Garage Holdings, LLC for the installation of Roof-Top HVAC units on a commercial property located in Stillwater, Minnesota.

Committee Member Bennett made a motion to approve the \$152,000 Trillion BTU loan to Grand Garage Holdings, LLC. The motion was seconded by Committee Member Hill, submitted to a roll call vote, and carried unanimously.

**OTHER BUSINESS**

There being no further business, the meeting was adjourned at 1:36 p.m.

By: \_\_\_\_\_  
Its: \_\_\_\_\_

## MEMORANDUM

**To:** CREDIT COMMITTEE **Meeting Date:** May 25, 2021  
**From:** LINDA K. WILLIAMS *LKW*  
**Subject:** 2020 LEASE RENEWAL AND RENTAL RATE ADJUSTMENT – QWEST CORPORATION  
RESOLUTION NO. \_\_\_\_\_

**Action Requested:**

Approval of a 2020 lease renewal and rental rate adjustment for leasing a parcel at 1570 Energy Park Drive in the Energy Park Business Center with Qwest Corporation (“Tenant”).

**Background:**

The Port Authority of the City of Saint Paul (“Port Authority”) originally leased 2,178 square feet of property containing a 300 square foot telephone transmission station to Tenant on March 20, 1985, and on April 1, 2015 entered into a ten-year Amendment and Renewal of said Lease with two five-year renewal options (collectively referred to as the “Lease”).

The Lease also calls for rental rates to be renegotiated at five-year intervals and the Port Authority and Tenant have agreed upon rental rate adjustments for the April 1, 2020 to March 31, 2025 five-year renewal term (“2020 Lease Renewal”). The 2020 Lease Renewal will be effective retroactively to April 1, 2020.

Tenant constructed and operates a telephone transmission station on this site. The building is a switching station and is not staffed. A map depicting the Leased Premises is attached hereto for your reference.

**Lease Terms and Conditions:**

Original Lease: 3/20/1985

Ten-Year Renewal: 4/1/2015 to 3/31/2025 with two options, each for a period of 5 years

Proposed Renewal and Rental Rate Adjustment: 4/1/2020 through 3/31/2025

Annual rental rate adjustment is 3.0% per year.

<b><u>Base Rent:</u></b>	<b><u>Annual Total Rent</u></b>	<b><u>PSF</u></b>
<i>2019/2020 Rate for Reference</i>	<i>\$4,617.36</i>	<i>2.12</i>
April 1, 2020 to March 31, 2021	\$ 4,755.88	\$2.15
April 1, 2021 to March 31, 2022	\$ 4,898.56	\$2.18
April 1, 2022 to March 31, 2023	\$ 5,045.51	\$2.21
April 1, 2023 to March 31, 2024	\$ 5,196.88	\$2.24
<u>April 1, 2024 to March 31, 2025</u>	<u>\$ 5,352.79</u>	<u>\$2.27</u>
Total Rent	\$25,249.62	

## MEMORANDUM

All the base rent from this Lease will go to 876 bondholders through September 1, 2032.

**Common Area Maintenance Expenses:**

Common areas pertaining to the Leased Premises are the Port Authority Business Center sign and the trees and other landscaping. Common Area Maintenance costs will be set at \$500 per year.

**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.

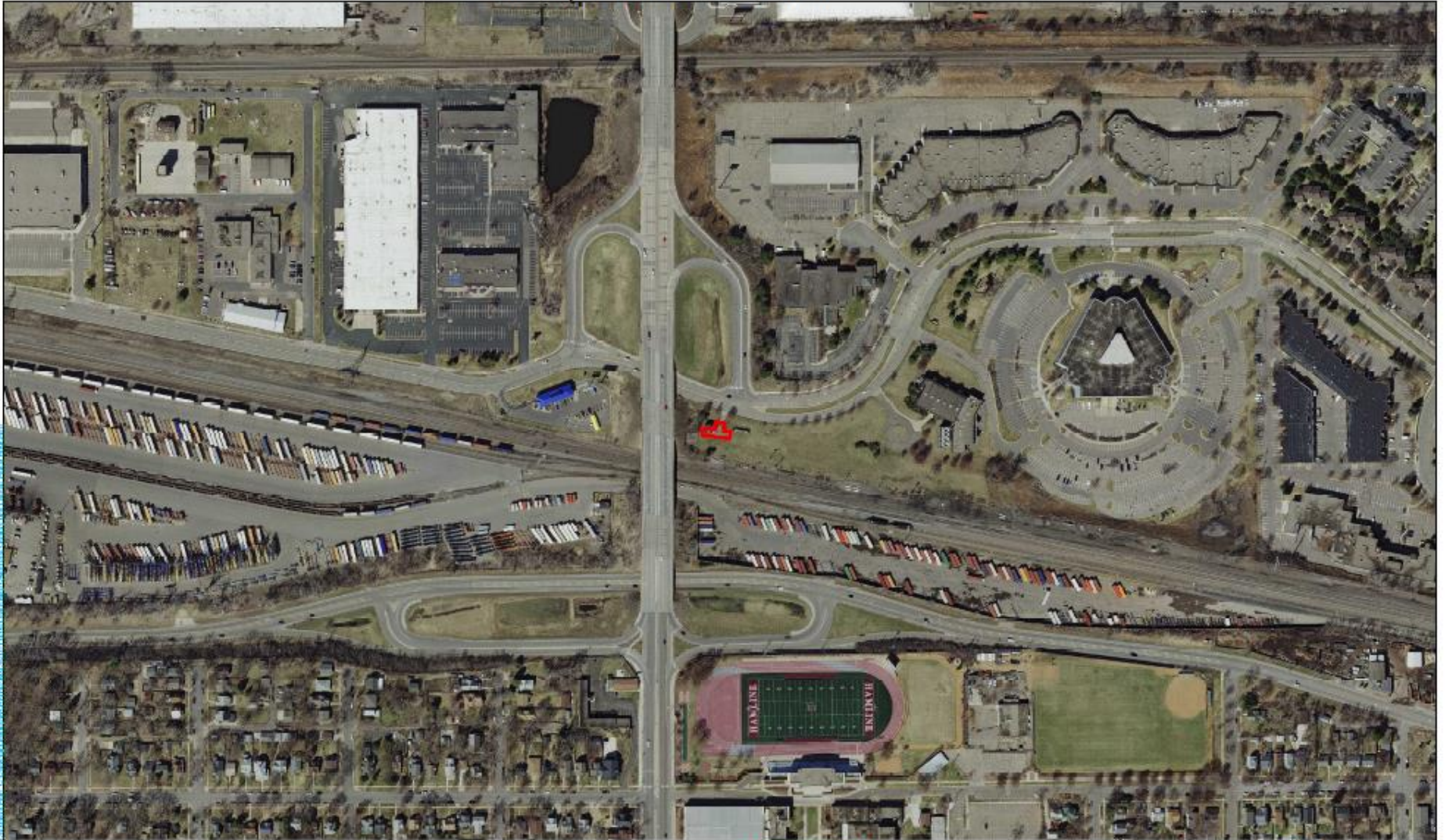
**Recommendation:**

Approval for the 2020 lease renewal and rental rate adjustment for the Leased Premises at 1570 Energy Park Lane in the Energy Park Business Center with Tenant, Qwest Corporation

Attachment: Maps  
Resolution



# Qwest Corporation Leased Parcel



THIS AERIAL PHOTOGRAPH WAS TAKEN IN 2005. THE PORT AUTHORITY OF SAINT PAUL, MINNESOTA, IS NOT RESPONSIBLE FOR ANY CHANGES TO THE LANDSCAPE SINCE THAT TIME.

Port Authority of Saint Paul, Minnesota  
1570 Energy Park Drive  
Saint Paul, MN 55108  
612.224.3100  
www.portauthorityofstpaul.com



0 250 500 1,000 Feet

ParcelID



27283230010

Qwest Corporation Leased Parcel  
1570 Energy Park Drive  
Energy Park Business Center





# Qwest Corporation Leased Parcel



This information is for informational purposes only and does not constitute a warranty or representation of any kind. The information is provided as is, without any warranty or representation of any kind. The information is provided as is, without any warranty or representation of any kind.



0 50 100 200 Feet

ParcelID



27293230010

Qwest Corporation Leased Parcel  
1570 Energy Park Drive  
Energy Park Business Center



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

**[2020 LEASE RENEWAL AND RENTAL RATE ADJUSTMENT -- QWEST CORPORATION]**

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 2020 Lease Renewal and Rental Rate Adjustment for the leased premises at 1570 Energy Park Drive in the Energy Park Business Center with Qwest Corporation (the "Tenant"), which adjusts the rates in the Lease through March 31, 2025 as set forth below:

<b><u>Base Rent:</u></b>	<b><u>Annual Total Rent</u></b>	<b><u>PSF</u></b>
April 1, 2020 to March 31, 2021	\$ 4,755.88	\$2.15
April 1, 2021 to March 31, 2022	\$ 4,898.56	\$2.18
April 1, 2022 to March 31, 2023	\$ 5,045.51	\$2.21
April 1, 2023 to March 31, 2024	\$ 5,196.88	\$2.24
<u>April 1, 2024 to March 31, 2025</u>	<u>\$ 5,352.79</u>	<u>\$2.27</u>
Total Rent	\$25,249.62	

WHEREAS, the Port Authority acknowledges there are two additional five-year renewal options on the above term, so as to extend the Lease to the year 2035.

WHEREAS, the Port Authority acknowledges that Common Area Maintenance costs will be set at \$500 per year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE PORT AUTHORITY OF THE CITY OF SAINT PAUL that the proposed 2020 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 2020 Lease Renewal and Rental Rate Adjustment in accordance with the above-referenced terms in form as approved by counsel.

Adopted: May 25, 2021

PORT AUTHORITY OF THE  
CITY OF SAINT PAUL

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


ATTEST:

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



## MEMORANDUM

**To:** CREDIT COMMITTEE **Meeting Date:** May 25, 2021

**From:** Todd P. Hurley 

**Subject:** CITY OF SAINT PAUL/SAINT PAUL PORT AUTHORITY EMERALD ASH BORER  
("EAB") TREE PROGRAM  
RESOLUTION NO. \_\_\_\_\_

**Action Requested:**

Approval of a resolution requesting adoption of an ordinance; authorizing staff to take certain actions with respect to the Emerald Ash Borer Tree Program; and declaring the official intent to reimburse.

**Background:**

The City of Saint Paul has requested the Port Authority to partner with the City on the Emerald Ash Borer ("EAB") Tree Program.

This project proposes to replace at least 13,000 trees on public boulevards and includes the removal, stumping and replanting of these trees.

The Port Authority is uniquely positioned to partner with the City and has agreed to work with the City on this project as it supports the Port Authority's mission around the creation of quality job opportunities, the expansion of the tax base, and the advancement of equitable and sustainable development.

**Current Status:**

The City has proposed to pass an ordinance authorizing the bond sale to fund this project. The first reading of the ordinance is planned for June 9, 2021. The ordinance will contain a detailed description of the project and specific parameters on the bonds. The bonds are anticipated to be sold as soon as practical, anticipated to be later in 2021 or early in 2022.

There will be additional Port Authority Board authorizations required including the approval of a bond sale resolution, and execution of a Joint Power Agreement with the City and, if needed, the creation of a new Industrial Development District (IDD).

**Recommendation:**

We recommend approval of the resolution requesting adoption of an ordinance; authorizing staff to take certain actions with respect to the Emerald Ash Borer Tree Program; and declaring the official intent to reimburse.

**Attachments:** Resolution

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

**RESOLUTION REQUESTING ADOPTION OF AN ORDINANCE  
OF THE CITY OF SAINT PAUL; AUTHORIZING STAFF TO  
TAKE CERTAIN ACTIONS WITH RESPECT TO THE EAB  
PROJECT; AND DECLARING THE OFFICIAL INTENT OF THE  
PORT AUTHORITY OF THE CITY OF SAINT PAUL TO  
REIMBURSE CERTAIN ORIGINAL EXPENDITURES RELATED  
TO THE CAPITAL PROJECT FROM THE PROCEEDS OF TAX  
EXEMPT BONDS TO BE ISSUED BY THE PORT AUTHORITY  
AFTER THE PAYMENT OF SUCH ORIGINAL EXPENDITURES**

WHEREAS, U.S. Treasury Regulations, Section 1.150-2 (the "Reimbursement Regulations"), promulgated pursuant to Section 150 of the Internal Revenue Code of 1986, as amended (the "Code"), provides that the allocation of the proceeds of tax-exempt bonds to expenditures for governmental purposes originally paid from a source other than such tax-exempt bonds will be treated as expenditures of such tax-exempt bonds only if certain requirements of the Reimbursement Regulations are satisfied by the issuer of such tax-exempt bonds; and

WHEREAS, at the request of the City of Saint Paul (the "City"), the Port Authority of the City of Saint Paul (the "Port Authority"), in partnership with the City, expects to pay certain original capital expenditures for items such as, but not limited to, the replacement of approximately 13,000 ash trees on public boulevards in the City due to an infestation of the Emerald Ash Borer ("EAB") (collectively, the "Project"), which original expenditures are expected to be financed temporarily from other temporary sources, and which original expenditures are expected to be reimbursed from the proceeds of one or more series of tax-exempt bonds; and

WHEREAS, at the request of the City, the Port Authority and the City (i) are jointly working on the Project that will be memorialized in a joint powers agreement to be negotiated by and entered into between the City and the Port Authority, and (ii) propose to finance the Project through the Port Authority's issuance of one or more series of tax-exempt or taxable bonds that are a general obligation of the City (the "EAB Bonds").

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE PORT AUTHORITY, AS FOLLOWS:

1. The Port Authority hereby requests that the City adopt an ordinance with respect to the EAB Bonds that pledges the full faith and credit of the City to the payment of the EAB Bonds.

2. Port Authority staff is hereby authorized to (i) negotiate a joint powers agreement with the City that will relate to the Project and the issuance of the EAB Bonds, and (ii) take the other necessary actions which may be determined necessary to finance the Project and issue the EAB Bonds.

3. The Port Authority has a reasonable expectation (within the meaning of Treasury Regulations, Section 1.148-1(b)) that it will make expenditures for the Project in the years 2021 through 2024. The Port Authority has a reasonable expectation that it will issue one or more

series of tax-exempt bonds (the "Bonds") in the estimated maximum principal amount of \$18,000,000 to finance the Project and that the Port Authority will make reimbursement allocations with respect to such original expenditures for the Project from the proceeds of such Bonds.

4. This Resolution shall be maintained as part of the books and records of the Port Authority at the main administrative office of the Port Authority, and after adoption shall be continuously available during normal business hours of the Port Authority on every business day of the period beginning not more than thirty (30) days of this Resolution and ending on the last date of issue of any Bonds.

5. This Resolution has been adopted not later than sixty (60) days after payment of any original expenditure for the Project to be subject to a reimbursement allocation with respect to the proceeds of the Bonds.

6. All reimbursement allocations with respect to the Bonds will be made not later than eighteen (18) months after the later of: (i) the date the original expenditure is paid; or (ii) the date the Project is placed in service or abandoned, but in no event more than three (3) years after an original expenditure is paid for the Project. If the Bonds are eligible for the small issuer exception from arbitrage rebate, the "18-month" limitation above is extended to "three years" and the "three-year" maximum reimbursement period is disregarded.

7. This Resolution is an expression of the reasonable expectations of the Port Authority based on the facts and circumstances known to the Port Authority as of the date hereof. The anticipated original expenditures for the Project are consistent with the Port Authority's budgetary and financial circumstances. No sources other than proceeds of Bonds to be issued by the Port Authority are, or are reasonably expected to be, reserved, allocated on a long-term basis, or otherwise set aside pursuant to the Port Authority's budget or financial policies to pay such expenditures for the Project.

8. This Resolution is intended to constitute a declaration of official intent for purposes of the Reimbursement Regulations.

9. No reimbursement allocation of the proceeds of the Bonds to expenditures for the Project will employ an abusive arbitrage device (within the meaning of Treasury Regulations, Section 1.148-10) to avoid the arbitrage restrictions or to avoid the restrictions of Sections 141 through 150 of the Code.

Adopted: May 25, 2021

PORT AUTHORITY OF THE CITY OF SAINT PAUL

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

ATTEST:

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

## MEMORANDUM

**To:** CREDIT COMMITTEE **Meeting Date:** May 25, 2021

**From:** Kathryn L. Sarnecki 

**Subject:** **Red Rock Road Mill and Overlay Project Memorandum of Understanding and Project Management Agreement with the City of Saint Paul**  
**RESOLUTION NO. \_\_\_\_\_**

### **Action Requested:**

Authorization to enter into Memorandum of Understanding (MOU) and Project Management Agreement with the City of Saint Paul for a mill and overlay of Red Rock Road in our Red Rock Shipping Terminal.

### **Background:**

Given its current deterioration and condition, Red Rock Road needs mill and overlay work. Port Authority tenants on the road are losing business due to the condition of Red Rock Road and the post office no longer will deliver regular mail. Red Rock road, as with other commercial roads, does not rank high enough in the City of Saint Paul's road maintenance system to qualify for a standard mill and overlay project where the City of Saint Paul contributes 50% of the cost of the project. Our tenants have asked us to help them get the road repaired and are willing to pay the full cost.

The City of Saint Paul and the Saint Paul Port Authority are working to allow for the Port Authority to contract for design and construction for a mill and overlay of Red Rock Road. The service charge and assessment process allow for users to pay their portion of the construction based on lineal footage fronting the road after construction is complete and the total construction cost is final. The city is willing to partner with us to allow for service charges for the mill and overlay work to be billed and if needed, assessed to the benefiting properties. As a property owner, the Port Authority will consent to the service charge assessment on real estate it owns, which will pass through to our tenants.

So far all the Saint Paul Port Authority Tenants have signed a waiver that they will not contest assessment charges for a mill and overlay of the road. Two of the three private businesses have also signed a waiver, and the City of Saint Paul is addressing some concerns of the other private business along the road. The remainder of the road beneficiaries include the City of Saint Paul and Ramsey County.

### **Terms of the MOU and Project Management Agreement:**

1. Mill & Overlay Fee. Attachment A is a map of the proposed project extents. Based on initial estimates the & Overlay Fee for each property in the Red Rock Terminal area based on \$62,50 per lineal foot of frontage for properties identified as beneficiaries of the Project.



## MEMORANDUM

2. Mill & Overlay Fee Consent. The Port Authority agrees to seek and obtain signed Waiver and Consent forms for the estimated fees to be collected as service charges from Port Authority tenants and private property owners in Red Rock Terminal and deliver executed copies to the City (hereinafter referred to as the **“Waiver and Consent”**).
3. City Imposition of Service Charge. Once the City has received signed Waiver and Consent forms from property owners (seeking 100 percent signed consent forms unless the City agrees to lower percentage) benefiting from the Project, excluding the City and County properties abutting Red Rock Road; the City will take all reasonable and necessary steps to impose the service charges to fund the Project. The City agrees to, and will pay, the service charge imposed on its own real estate for the Project.
4. Project Budget. Before Port Authority will award of the Project Construction Contract (referenced below), the City will adopt a budget, contingent upon approval by the City Council, sufficient to cover all costs of the Project from which the City will reimburse the Port Authority for payments made to the contractor under the Project Construction Contract (defined below) and any other obligated or approved Project expenses.
5. Port Authority Project Expenses, Engineering and Design. The Port Authority is responsible for managing all the engineering and design work for the Project and Project Management (estimated to be 8% of project cost). The Port Authority is entitled to reimbursement of expenses from the Project Budget as estimated in Attachment B. The City’s Department of Public Works will review the design as needed prior to the Port Authority starting the bidding for construction.
6. City Project Expenses, Public Works/Street Design, Finance/Real Estate. City project expenses include reimbursement to the Public Works Street Design Division for engineering assistance, plan review and procurement process oversight (estimated to be 2% of project cost). City project expenses also include an administrative fee to the Office of Financial Services Real Estate/Assessments Section to process billing and collection of service charges, and subsequent assessments as necessary, in the amount of \$500.00 per parcel.
7. Project Construction Contract. As soon as practical, the Port Authority will work with the City’s procurement office to begin the public contracting process through the City of Saint Paul to secure and enter into a construction contract for the Project between the Port Authority and a contractor for the Project to be commenced in August 2021 if practical.
8. Project Fee Invoicing. Upon completion of the Project and final inspection and acceptance by Public Works, in January of 2022 the Assessments Section will invoice all affected property owners and tenants for their share of Project costs. If invoices are not paid in full within 30 days of the invoice date, the Assessments Section will begin processing the remaining balances as special assessments carrying a 10-year term.

## MEMORANDUM

Ratification of the assessments by the Saint Paul City Council would be expected in April or May of 2022, with first-year installments of principal and interest against affected properties appearing on their 2023 property tax statements. Installments for assessment amounts consented to by tenants of the Port Authority in the signed Waiver and Consent forms will be paid by the Port Authority, and the Port Authority will seek reimbursement of those amounts directly from the tenants.

9. Project Management. The Port Authority will enter into a contract with Finance and Public Works to act as a “Project Manager” to facilitate the construction and completion of the Project, such as:

- Hire and oversee design of mill and overlay for Red Rock Road
- Procure a contractor through Saint Paul public bidding process
- Ensure that the contractor or engineer or any other person working on the Project secure any and all governmental approvals and permits required for the Project.
- Oversee and coordinate the commencement, conformance, payment, and delivery of the work by the general contractor as set forth in the Project Construction Contract.
- Monitor, oversee, and ensure the completion, submission, filing, or recording of any required reports, forms, and documents.
- Facilitate the final inspection and acceptance of the Project by Public Works, including completion of all punch list items and facilitate the final payment(s) for all phases of the Project.
- Provide internal or consultant engineering staff with MnDOT certifications for, and previous experience inspecting, bituminous paving.

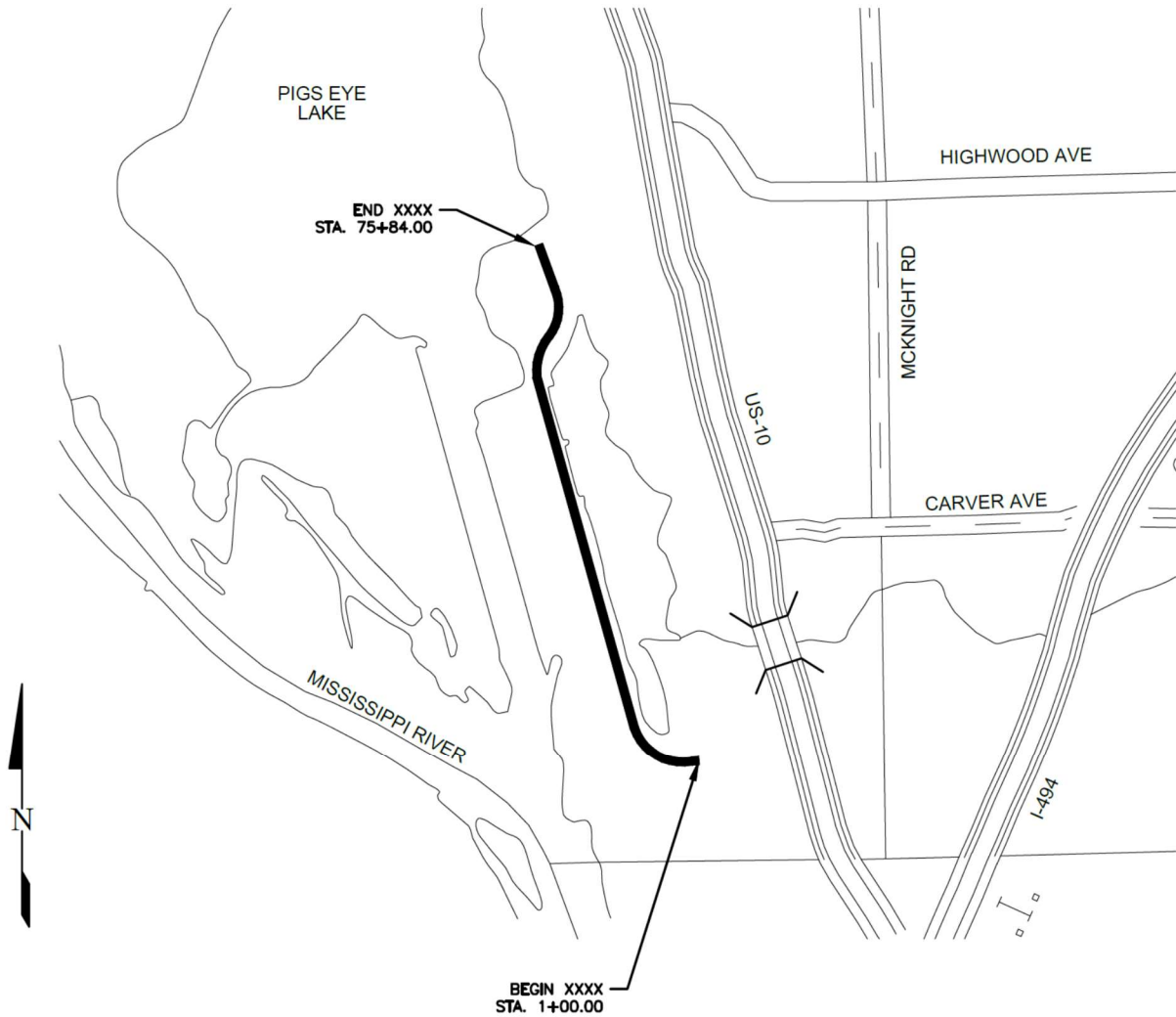
### **Recommendation:**

Authorization to enter into Memorandum of Understanding and Project Management Agreement with the City of Saint Paul for a mill and overlay of Red Rock Road in our Red Rock Shipping Terminal

Attachments:     A – Map of Red Rock Mill and Overlay Project Extents  
                             B – Estimated Mill and Overlay Costs for Red Rock Road

ATTACHMENT A TO CREDIT COMMITTEE MEMO

MAP SHOWING PROJECT EXTENTS FOR MILL AND OVERLAY OF RED ROCK ROAD



## ATTACHMENT B TO CREDIT COMMITTEE MEMO

### ESTIMATED MILL AND OVERLAY COSTS FOR RED ROCK ROAD

RED ROCK ROAD					
PRELIMINARY ESTIMATE OF PROBABLE COSTS - 05/10/2021					
ITEM NO.	ITEM DESCRIPTION	UNITS	ESTIMATED QUANTITY	ESTIMATED UNIT BID PRICE	TOTAL ESTIMATED PRICE
2021.501	MOBILIZATION	LUMP SUM	1.0	\$44,000.00	\$44,000.00
2104.502	SALVAGE TEMPORARY BARRICADES	LUMP SUM	1.0	\$2,500.00	\$2,500.00
2104.503	REMOVE CURB & GUTTER	LIN FT	1540	\$5.50	\$8,470.00
2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	64	\$10.00	\$640.00
2104.504	REMOVE BITUMINOUS PAVEMENT (8.0")	SQ YD	2100	\$10.00	\$21,000.00
2104.507	REMOVE AGGREGATE	CU YD	350	\$15.00	\$5,250.00
2106.507	EXCAVATION - COMMON	CU YD	700	\$12.00	\$8,400.00
2106.507	SELECT GRANULAR EMBANKMENT	TON	970	\$20.00	\$19,400.00
2211.507	AGGREGATE BASE (CV) CLASS 5	CU YD	350	\$36.00	\$12,600.00
2231.509	BITUMINOUS PATCHING MIXTURE	TON	250	\$140.00	\$35,000.00
2232.504	MILL BITUMINOUS SURFACE (3.0")	SQ YD	26260	\$1.75	\$45,955.00
2331.603	JOINT ADHESIVE	LIN FT	7650	\$0.50	\$3,825.00
2360.503	TYPE SP12.5 WEARING COURSE MIXTURE, (5,F)(3.0")	TON	4785	\$90.00	\$430,650.00
2360.503	TYPE SP12.5 NON-WEARING COURSE MIXTURE, (4,F)(5.0")	TON	590	\$80.00	\$47,200.00
2301.504	CONCRETE PAVEMENT 6"	SQ YD	27	\$90.00	\$2,400.00
2504.602	ADJUST GATE VALVE	EACH	8	\$500.00	\$4,000.00
2506.502	ADJUST FRAME AND RING CASTING	EACH	17	\$585.00	\$9,945.00
2506.602	REPLACE FRAME AND RING CASTING	EACH	2	\$1,050.00	\$2,100.00
2531.503	CONCRETE CURB & GUTTER DES B624	LIN FT	1540	\$29.00	\$44,660.00
2563.601	TRAFFIC CONTROL	LUMP SUM	1.0	\$8,500.00	\$8,500.00
2573.502	STORM DRAIN INLET PROTECTION	EACH	8	\$170.00	\$1,360.00
2573.503	SILT FENCE, TYPE HI	LIN FT	3140	\$3.50	\$10,990.00
2575.505	SEEDING	ACRE	0.18	\$2,500.00	\$450.00
2582.503	24" SOLID LINE PAINT	LIN FT	16	\$20.00	\$320.00
*** Additional charge of \$500 per property for service charge and assessment processing. Estimated to be a total of \$5,000. Note: this excludes charges for City and County owned parcels.		SUBTOTAL			\$769,615.00
		CONTINGENCY 10%			\$76,961.50
		ESTIMATED CONSTRUCTION TOTAL*			\$846,576.50
		ENGINEERING DESIGN			\$40,240.00
		PW REVIEW (2% ESTIMATE), PROJECT MANAGEMENT (8% EST			\$76,961.50
		CONSTRUCTION OVERSIGHT AND TESTING (10% ESTIMATE)			\$76,961.50
		TOTAL***			\$1,040,739.50



**RESOLUTION OF THE  
PORT AUTHORITY OF THE CITY OF SAINT PAUL  
[AUTHORIZATION TO ENTER INTO  
MEMORANDUM OF UNDERSTANDING AND PROJECT MANAGEMENT CONTRACT  
FOR RED ROCK ROAD MILL AND OVERLAY PROJECT]**

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

WHEREAS, the district of the Port Authority is the City of Saint Paul.

WHEREAS, under Minn. Stat. § 469.055, the Port Authority shall (1) promote the general welfare of the port district, and of the port as a whole; (2) try to increase the volume of the port's commerce; (3) promote the efficient, safe, and economical handling of the commerce; and (4) provide or promote adequate docks, railroad and terminal facilities open to all on reasonable and equal terms for the handling, storage, care, and shipment of freight and passengers to, from, and through the port.

WHEREAS, the Port Authority oversees and manages four barge terminals located in the City of Saint Paul and owns real estate in each of these four operating barge terminals, one of which is known as the Red Road Shipping Terminal.

WHEREAS, given its current deterioration and condition, Red Rock Road, which is part of the City of Saint Paul's roadway system, is very much in need of mill and overlay work.

WHEREAS, the City of Saint Paul and the Saint Paul Port Authority are negotiating for the Port Authority to contract for design and construction for a mill and overlay of Red Rock Road, subject to securing the consent of private property owners and Port Authority tenants located along Red Rock Road in order to finance the mill and overlay costs.

WHEREAS, per the Board memorandum, Port Authority staff seek authorization to negotiate and enter into a Memorandum of Understanding and, thereafter, a Project Management Agreement, permitting the Port Authority to oversee, administrative, and manage the Red Rock Road Mill and Overlay project.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE PORT AUTHORITY OF THE CITY OF SAINT PAUL, that the Port Authority is authorized to negotiate and enter into a Memorandum of Understanding and Project Management Agreement with the City of Saint Paul for mill and overlay of Red Rock Road at the Port Authority's Red Rock Road Shipping Terminal.

Resolution No. \_\_\_\_\_

Page 2

BE IT FURTHER RESOLVED, that the President or anyone acting under his direction is hereby authorized to execute any and all necessary documents to consummate the transaction.

Adopted: May 25, 2021

PORT AUTHORITY OF THE  
CITY OF SAINT PAUL

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

ATTEST:

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