
Sponsor: Property Management

Meeting Date: 12/16/2025

Title: Lease Agreement with Delta Golf Enterprises dba DG Pilot, LLC for Retail Space at Union Depot

File Number: 2025-520

Background and Rationale:

Union Depot is pleased to welcome DG Pilot, LLC, a well-established Minnesota travel-lifestyle retailer founded by commercial pilot Donald Gardner. Over the past decade, DG Pilot, LLC, has built a strong brand rooted in Minnesota-made goods, travel, and aviation.

The new Union Depot location, the largest in the company's history, will allow the retailer to expand its offerings from approximately 25 to more than 35 local makers, enhance its retail visibility, and better serve both visitors and travelers in a setting that aligns with its identity and mission.

Union Depot, managed by third-party management company Jones Lang LaSalle (JLL), has continued to bring in tenants that complement the building's role as a regional transportation hub. Filling this previously underutilized space with a high-quality local retailer supports the long-term vision for Union Depot by adding energy, discovery, and destination appeal throughout the property.

Property Management recommends approval of a lease agreement with DG Pilot, LLC, at the negotiated market rate. The proposed terms include a one-year initial lease with two subsequent two-year renewal options.

Recommendation:

The Ramsey County Regional Railroad Authority resolved to:

1. Approve the Lease Agreement with Delta Golf Enterprises dba DG Pilot, LLC, 214 4th Street East, Suite 170, Saint Paul, MN 55101 for 2,432 useable square feet of space, at a negotiated rate of \$2,432 per month, in Union Depot, 214 4th Street East, Saint Paul, MN 55101, Suite 170, for the period of January 1, 2026 through December 31, 2026, with two two-year renewal options at an increased rate.
2. Authorize the Chair to execute the lease agreement in a form approved by the County Attorney's Office.
3. Authorize the County Manager to execute future amendments to the lease agreement that do not have a financial impact.

A motion to approve was made by Commissioner Miller, seconded by Commissioner Xiong.
Motion passed.

Aye: - 7: Jebens-Singh, McGuire, McMurtrey, Miller, Moran, Ortega, and Xiong

By: 
Jason Yang, Chief Clerk - County Board