



Saint Paul

A City's Story



Schools & Colleges

Parks & Open Spaces

Public Buildings & Rec Centers

Places of Worship

Hospitals

How much of
St. Paul's Land
is tax exempt?

For every
\$1 generated...



residential taxpayers
use **\$1.08 to \$1.16**
in city services.



**Residential
Saint Paul**

Industry is your Neighbor

1/3 of taxable land
in Saint Paul is zoned
Industrial



For every



\$1 generated...

industrial taxpayers
use **60¢ to 70¢**
in city services.



Industrial Developments

are a **net positive** for **Residential**
Saint Paul



62,950

or 22 percent
of all Saint Paul
residents live at,
or below, the
poverty line...

Which is an
annual income of

\$24,250

for a family of four.



Residential Saint Paul



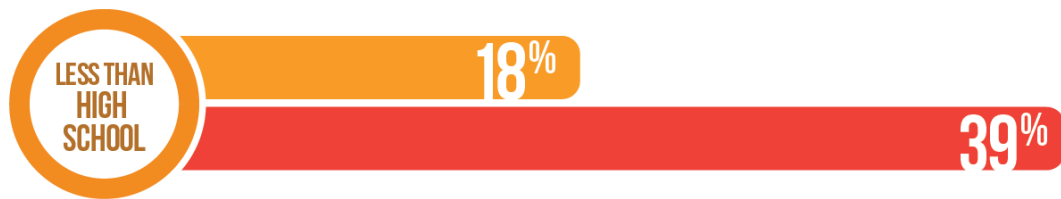
Saint Paul Rate of Poverty by Work Experience

SOURCE: MINNESOTA COMPASS
WWW.MNCOMPASS.ORG



Residential Saint Paul





● Unemployment Rate (Age 25-64)
● Poverty Rate (Age 25+)

Education Makes a Difference

SOURCE: MINNESOTA COMPASS
WWW.MNCOMPASS.ORG



Residential Saint Paul



Industry is a
clear path to



Industry is a Good Jobs Poverty Buster

...for those with a high school
diploma or technical training

...with higher wages and benefits



Saint Paul: Annual Income Averages

Source: ICIC ANALYSIS

\$43,000



All Jobs

\$47,600



All
Industrial Jobs

\$49,900



All Industrial Jobs
in Port Centers



Our Mission

Build jobs and tax base
in Saint Paul, while creating
sustainable development
opportunities



Manage Saint Paul Harbor

Developer of 21 business centers,

containing 500+ companies

employing 24,000 people

Provide Expansion Financing

development in the country

design and development,
to be fiscally sound, socially

Seven-member

Board of Commissioners

and to act with integrity



Online Distribution Services

Logistics



Form Follows Function

at Crosby Lake





Great Northern *Saint Paul North End Neighborhood* 18 acres



Pre-development



Post-development



Westminster

Saint Paul's East End Neighborhood

25
acres



Pre-development



Post-development



Williams Hill

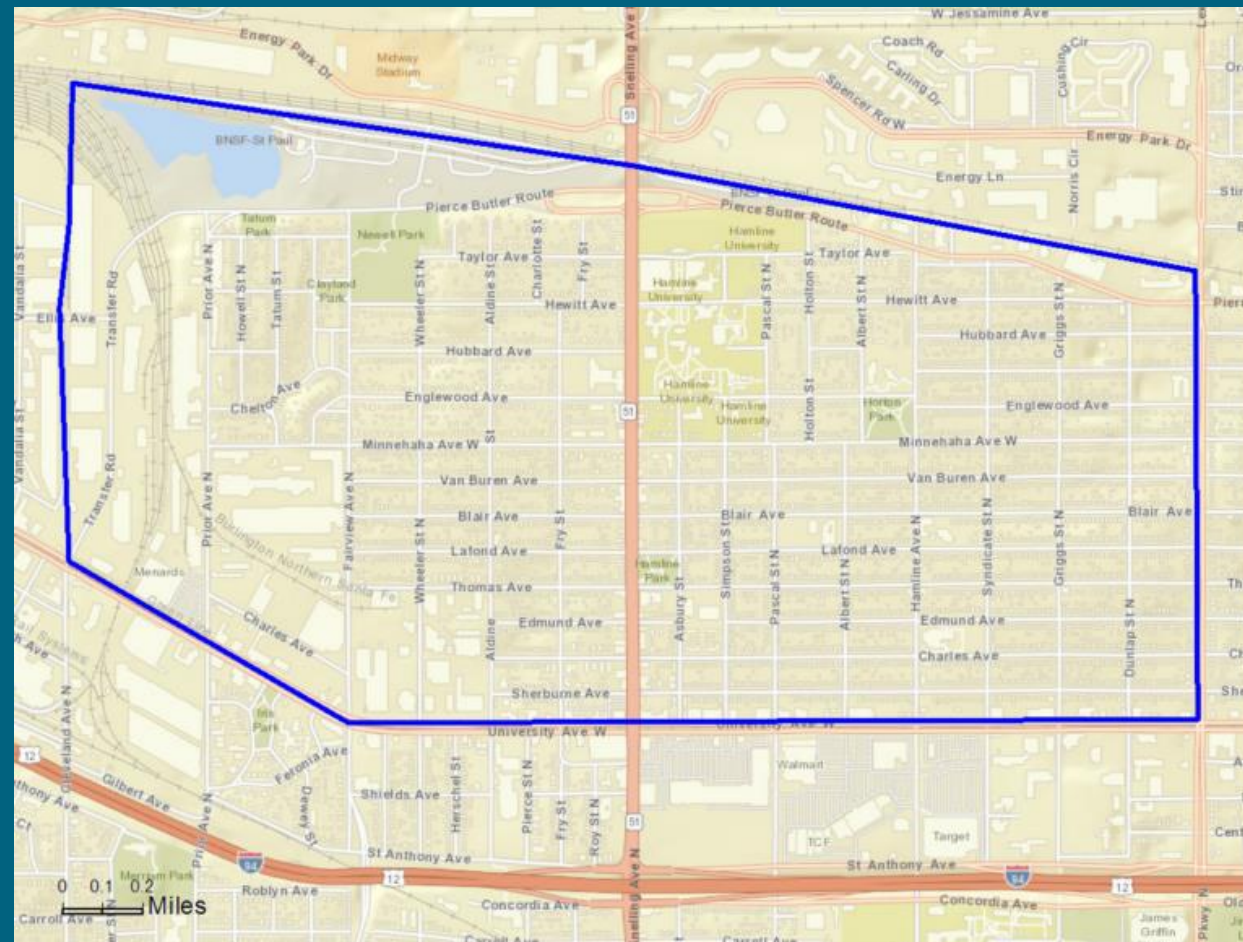
Saint Paul's East End Neighborhood



Pre-development - 1985



Post-development



Bounded by Lexington (east), Energy Park Drive (north), Territorial (West) and University (South)



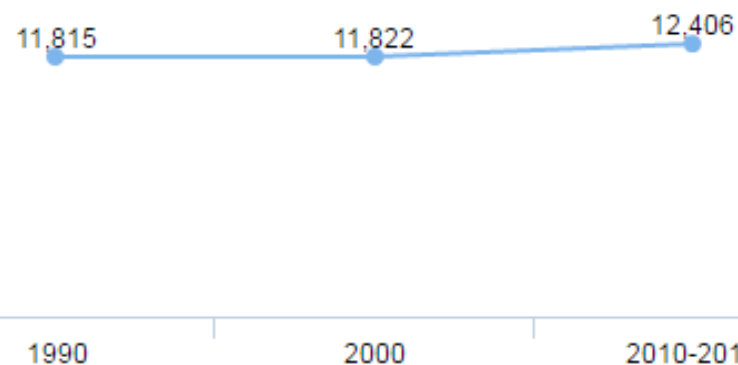
Population – 12,406

- Population was stable between 2000 and '10
- Trending upwards, very gradual
- Pop. increase at a 0.76% rate in 5 years

Racial Demographics:

- White Alone – 74%
- Black Alone – 13%
- American Indian Alone – 1.1%
- Asian Alone – 4%
- Hispanic Origin – 6%

Total population





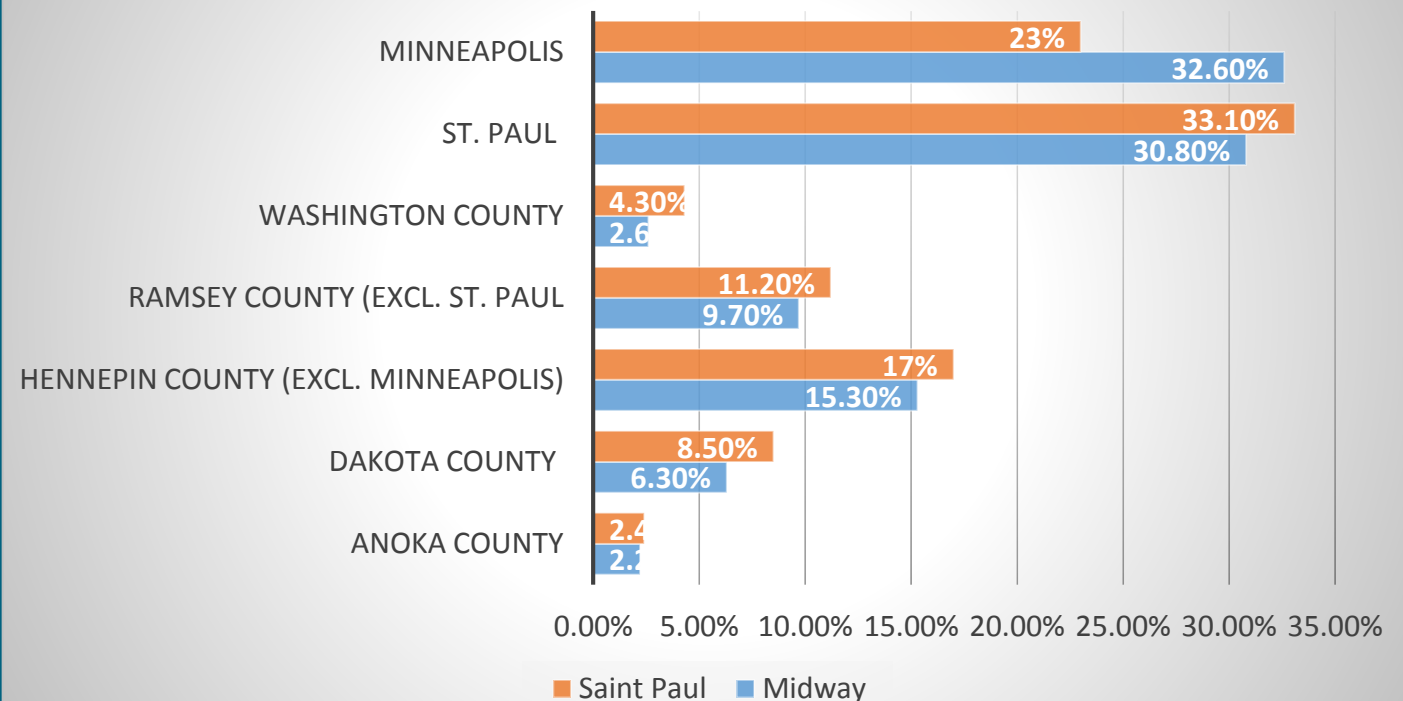
Means of Transportation: 62.5% Drive to work alone

Employee / Residential Population Ratio: 0.88:1

Travel time to work:

- < 5 Minutes – 3.8%
- 5 to 9 minutes – 11.2%
- 10 to 14 minutes – 16.5%
- 15 to 19 minutes – 17.9%
- 20 to 24 minutes – 18.3%
- 25 to 29 minutes – 6.1%
- 30 to 34 minutes – 10.5%
- > 35 minutes – 15.7%

Workers by Employment Location





- Avg. Household Size – 2.30
- Median Age – 32.7
 - Male – 31.8
 - Female – 33.8
- Income
 - Household Median Income - \$50,051 (St. Paul = \$49,022)
- Educational Attainment for 25+:
 - High School Graduate – 19.0%
 - Some College – 20.4%
 - Bachelor's Degree – 23.9%
 - Graduate/Professional Degree – 19.2%



NAICS	Frequency of Business	% of Midway Industry
Other Services (Except Public Administration)	101	14.5%
Health Care & Social Assistance	93	13.4%
Retail Trade	92	13.2%
Professional, Scientific & Tech Services	66	9.5%
Construction	41	5.9%
Wholesale Trade	37	5.3%
Unclassified Establishments	30	4.3%
Real Estate, Rental & Leasing	28	4.0%
Finance & Insurance	26	3.7%
Accommodation and Food Services	26	3.7%
Administration & Support & Waste Management & Remediation Services	25	3.6%
Manufacturing	24	3.5%
Educational Services	24	3.5%



NAICS	Frequency of Employees	% of Midway Industry
Construction	2,920	28.0%
Health Care & Social Assistance	1,247	12.0%
Educational Services	950	9.1%
Administrative & Support & Waste Management & Remediation Services	883	8.5%
Retail Trade	717	6.9%
Wholesale Trade	646	6.2%
Other Services (except Public Administration)	636	6.1%
Manufacturing	619	5.9%
Professional, Scientific & Tech Services	464	4.4%
Public Administration	310	3.0%
Accommodation & Food Services	300	2.9%
Transportation & Warehousing	221	2.1%
Real Estate, Rental & Leasing	167	1.6%
Arts, Entertainment & Recreation	131	1.3%



Building Name / Address	TSF	Clear Height	Broker
378 8 th Street E.	17,002	16	Pat Cropsey (651) 262-1004
595 Aldine St and 1736 Thomas Ave.	26,511	14-16	Eric Batiza (952)837-3007
1743 Ames Ave. E	9,401	10	John Chirhart (612) 238-4403
Bridge Point Business Park Building III / 201 Armour Ave.	107,498	28	Lonnie Provencher (651) 406- 8050
Midway Tech Center / 935 Bradford St.	16,204	14	John Allen (651) 332-1122
GB Core Building / 500 Bush Ave.	18,734	14	Sean Coatney (651) 307-1951
Riverview Business Plaza A / 276-292 Chester St.	39,600	14	Vicki Karr (651) 999-5537
Rihm Kenworth / 2108 University Ave. W			
Silgan Building / 755 Prior Ave. N.			
Amtrak Property	15,000		Mort O'Boyle



Potential Challenges

- Losing employees to Minneapolis higher than other St. Paul neighborhoods
 - Midway – 32%
 - General Saint Paul – 23%
- Growth is projected to be slow
- Projected Decline in Median HH income (ESRI)
 - 2016 = \$50,051
 - 2021 = \$48,850
- Single Commuters
- Growing Ethnic Diversity
 - 13.8% of 5 to 17 year olds only speak

-\$1,201



We are a redeveloper of polluted and abandoned land — have been for 84 years

Thank You!
The new Minnesota community land trust to improve access to living-wage jobs

www.sppa.com

One of the best way to help people escape poverty is to help them find jobs



@SPPA_cleandeals