



Saint Paul

A City's Story

1/3

How much of
St. Paul's Land
is tax exempt?
Schools & Colleges
Parks & Open Spaces
Public Buildings & Rec Centers
Places of Worship
Hospitals

For every
\$1 generated...



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



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

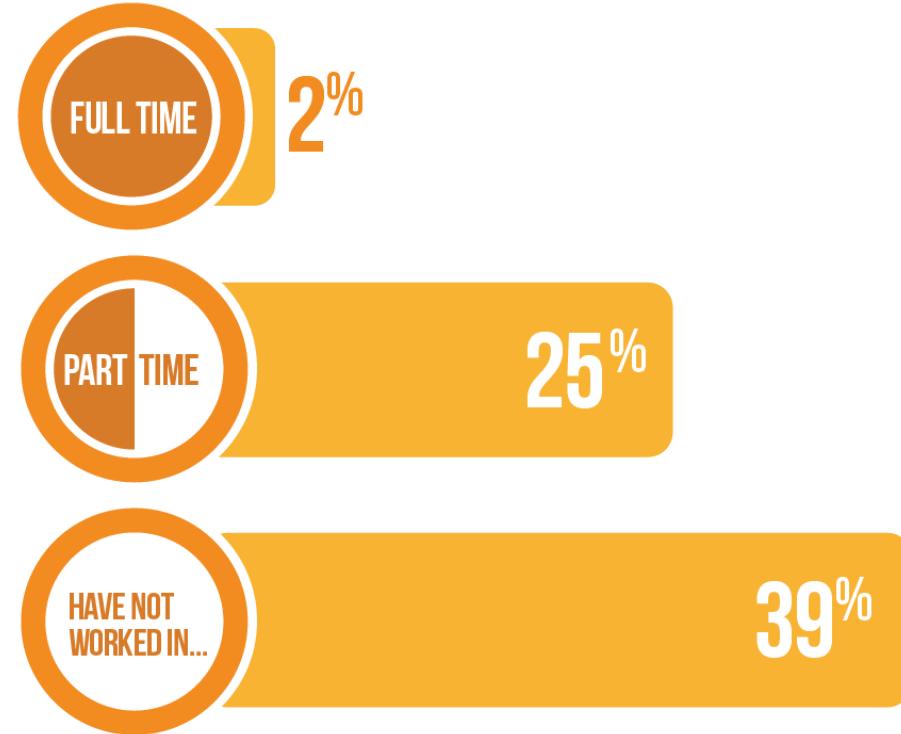
for a family of four.



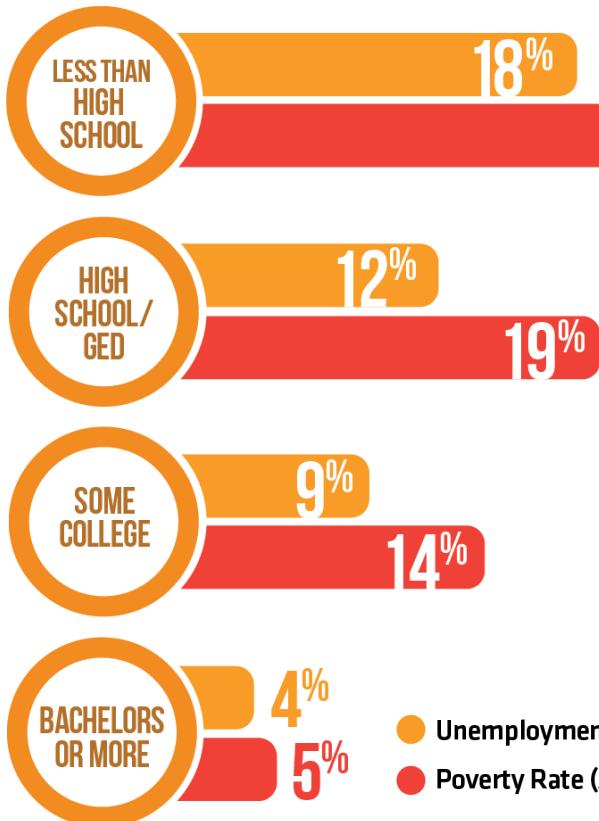
Residential Saint Paul

Saint Paul Rate of Poverty by Work Experience

SOURCE: MINNESOTA COMPASS
WWW.MNCOMPASS.ORG



Residential Saint Paul



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

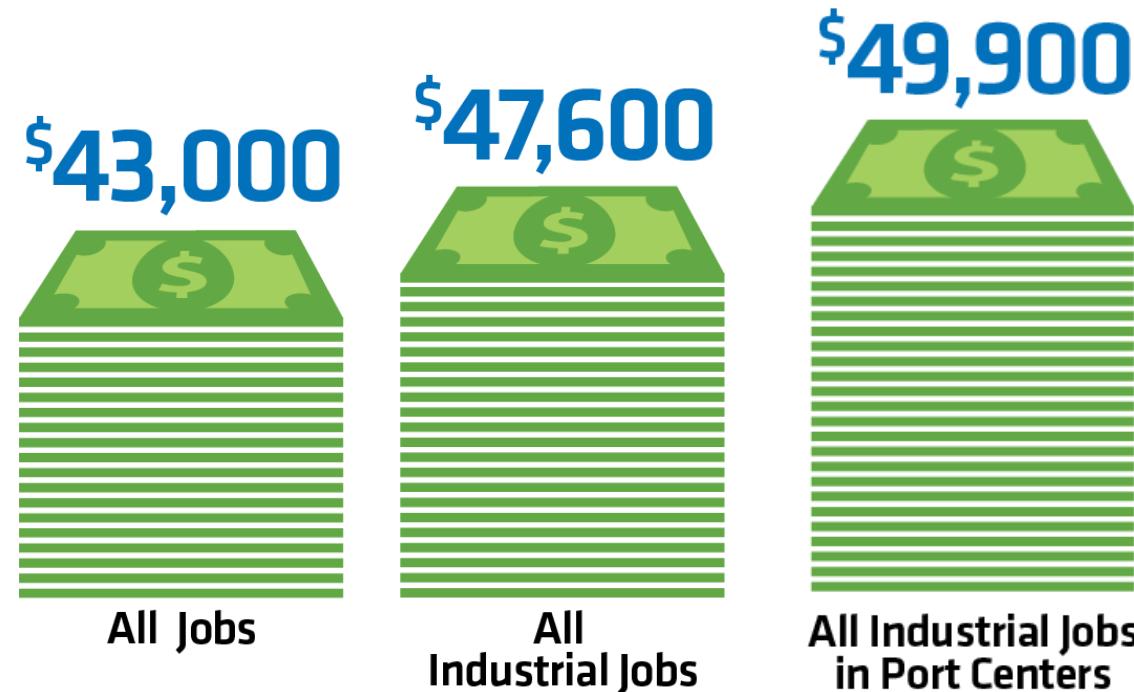
...from a high school
diploma or technical training

...with higher wages and benefits



Saint Paul: Annual Income Averages

Source: ICIC ANALYSIS



Our Mission

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



Manage Saint Paul Harbor
Our Goals
Developer of 21 business centers,
containing 500+ companies
employing 24,000 people
Provide Expansion Financing
Leader in sustainable development,
design and development
to be fiscally sound, socially
Seven-member Board of Commissioners
20 employees





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



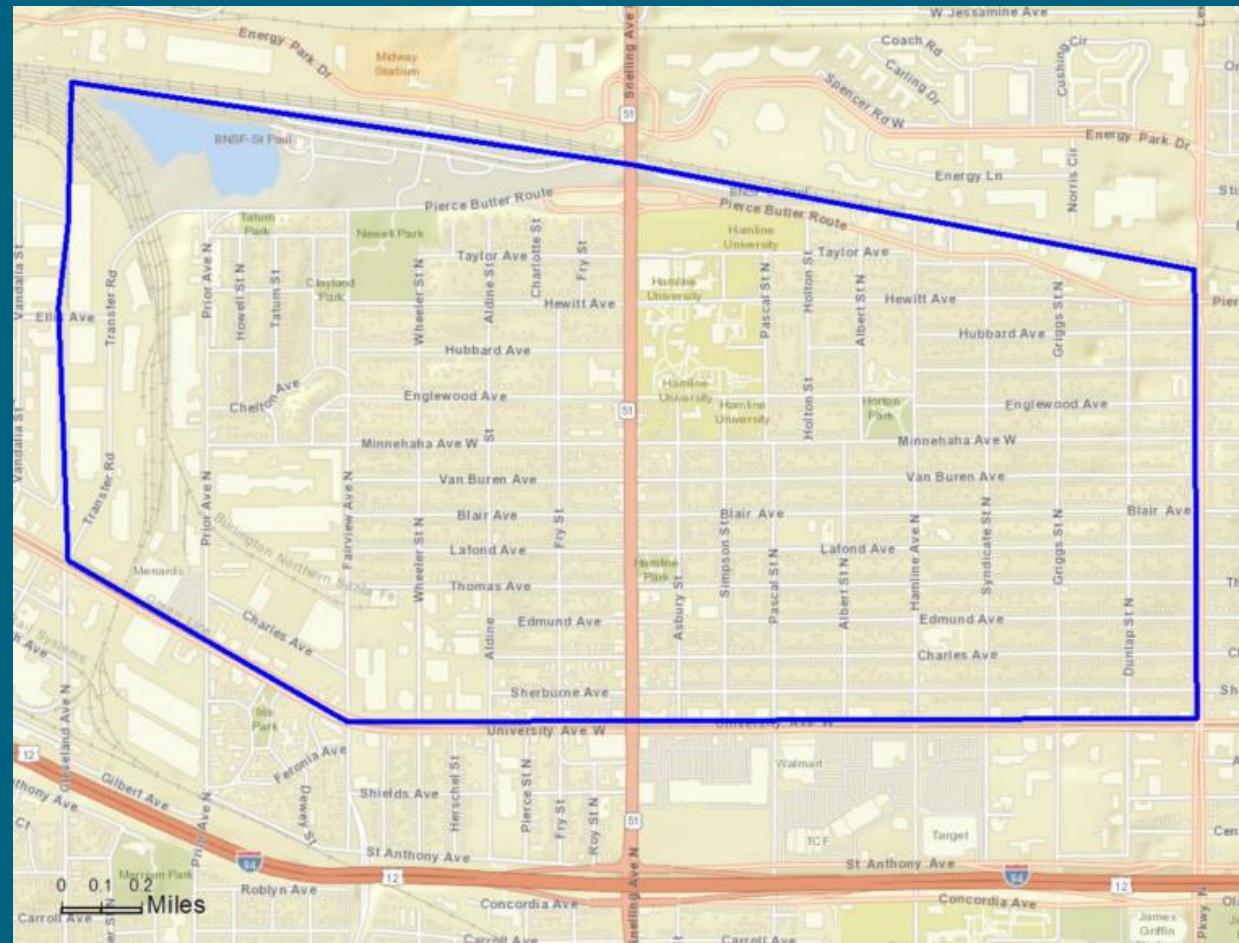
Williams Hill *Saint Paul's East End Neighborhood*



Pre-development - 1985



Post-development



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

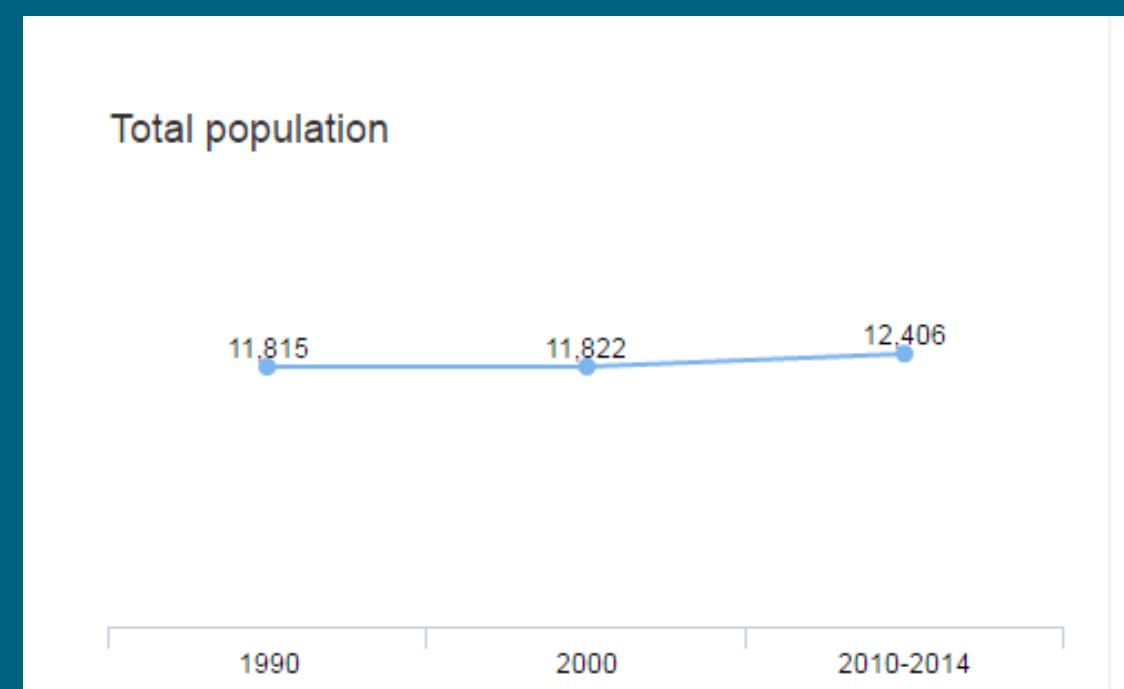


Population – 12,406

- 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%





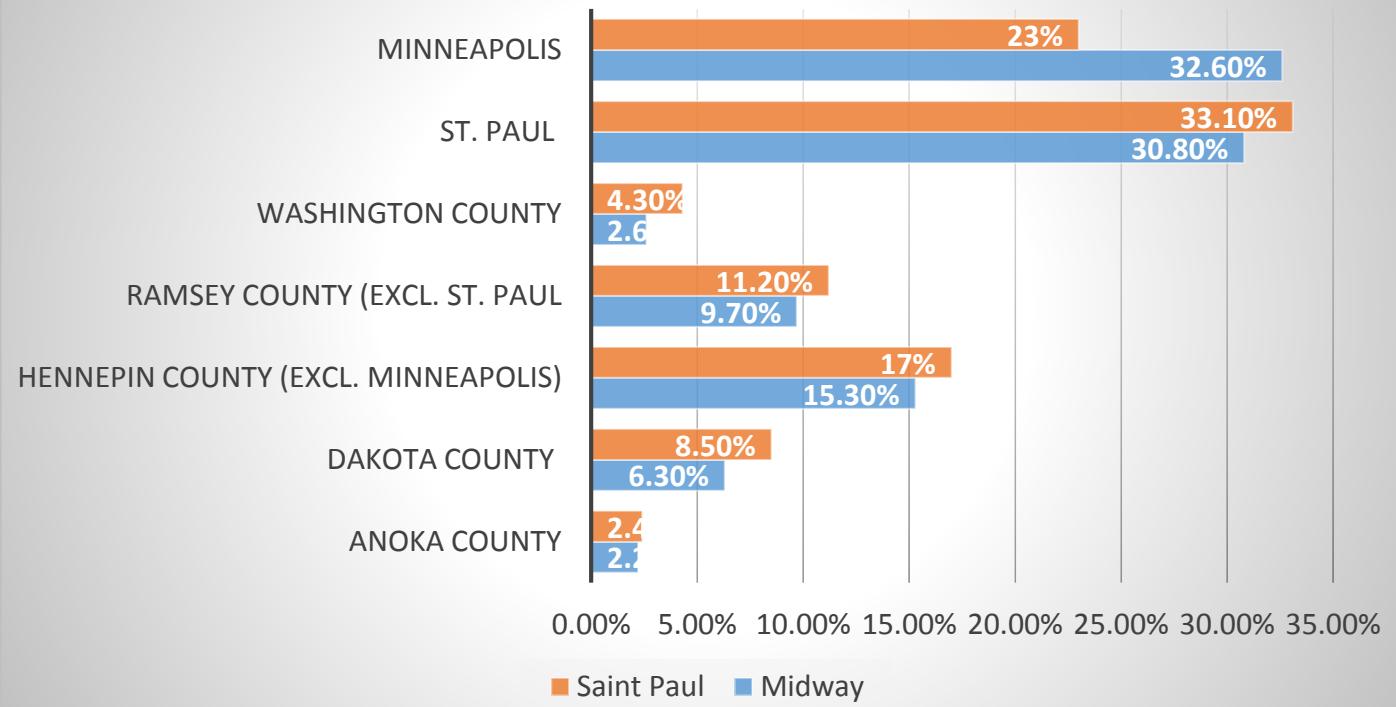
Means of Transportation: 62.5% Drive to work alone

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	883	8.5%
Management & Remediation Services		
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

-\$1,201
- Single Commuters
- Growing Ethnic Diversity
 - 13.8% of 5 to 17 year olds only speak



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

Thank You!



www.sppa.com The best way to help people escape poverty is to help them find jobs
 [@SPPA_cleandeals](https://twitter.com/SPPA_cleandeals)