SAINT PAUL PORT AUTHORITY LAND TO BE CONVEYED TO CITY PARKS DEPARTMENT

updated 5/4/11

PARCEL	AREA	WATERFRONT FT [1]	FLEET OPS	EST. MARKET VALUE [2]	AS IS QUIT CLAIM CONVEYANCE	TIME FRAME [4]
RIVER BEND SITE						
12-28-23-11-002	1.75 AC. +/-	660 L.F. +/-	NO	$457,200.00	Full Transfer With Riparian Rights	90 Days
NORTH PORT SITE						
OUTLOT A 04-28-22-23-0001	0.63 AC +/-	NO	NO	$220,000.00	Full Transfer	90 Days
OUTLOT B 05-28-22-11-0006	1.22 AC +/-	720 L.F. +/-	YES	$424,800.00	Transfer of Land; Port Retains Riparian Rights	90 Days
SOUTHPORT SITE						
TRACT A, RLS 446 09-28-22-42-0005	0.32 AC+/_	109 L.F. +/-	NO	$109,900.00	Full Transfer With Riparian Rights	90 Days
TRACT B, RLS 446 09-28-22-42-0006	0.59 AC +/-	75 L.F. +/-	NO	$204,700.00	Full Transfer With Riparian Rights	90 Days
TRAIL Connection 1650 LF x 16' wide	.61 AC +/-	NO	NO	$72,900.00	16' Easement subject to Encumbrances	90 Days
RED ROCK SITE						
14-28-22-31-0004	4.54 AC +/-	300 L.F. +/-	NO	$49,400.00	Full Transfer With Riparian Rights	90 Days
TRACT G, RLS 416 23-28-22-34-0005	6.92 AC +/-	NO	NO	$75,300.00	Full Transfer	90 Days
TOTALS:	**15.97 AC +/-**	**1,864 L.F.+/-**		**$1,614,200.00**		

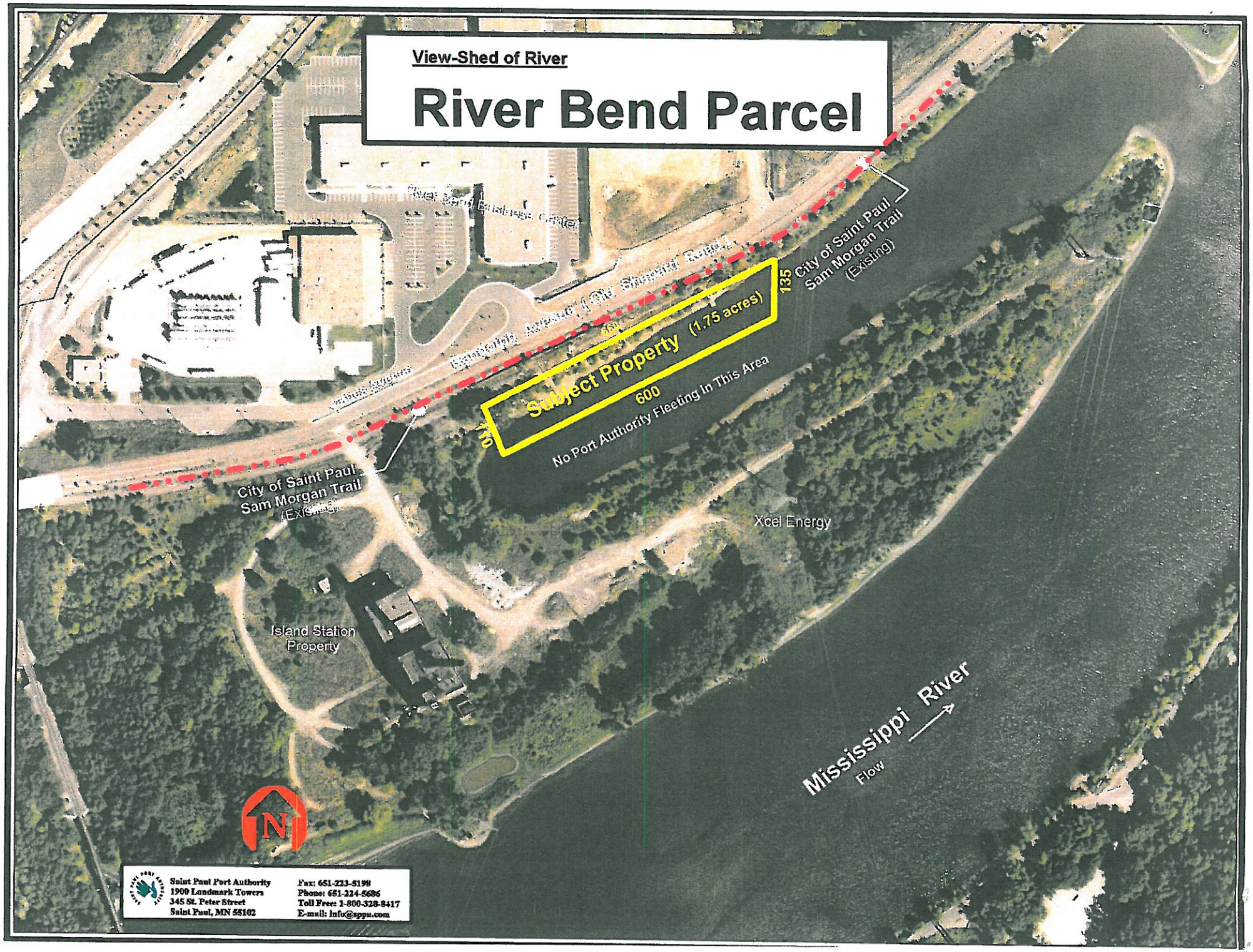
SAINT PAUL PORT AUTHORITY LAND TO BE RETAINED

BARGE TERM. 2 SITE					
05-28-22-21-0001	2.44 AC +/-	1,000 L.F. +/-	YES	$319,200.00 [3]	
05-28-22-23-0040 (10,890 SQ. FT. OF PARCEL)	0.25 AC +/-	360 L.F. +/-	YES	$32,670.00 [3]	
TOTALS:	**2.69 AC +/-**	**1,360 LF. +/-**	**YES**	**$351,870.00**	
RATIOS:	**5.9:1**	**1.4:1**		**4.4:1**	

NOTES:

1. Linear feet of waterfront and land area will vary with water elevations.
2. Estimated 2010 market value reported per Ramsey County Tax Information System.
3. Similar cost per square foot calculated for the purpose of estimating a valuation of a portion of parcel 0040.
4. SPPA Board must publish legal description and hold a public hearing. SPPA would convey title approximately 90 days after SPPA Board approval and City Council accepts the property transfer. Certificates of Title and Owners & Encumbrances Reports available upon request.

54758.v1.


View-Shed of River
River Bend Parcel
River Bend Business Center
Shepard Road
135
City of Saint Paul
Sam Morgan Trail
(Existing)
Subject Property (1.75 acres)
600
No Port Authority Fleeting In This Area
City of Saint Paul
Sam Morgan Trail
Xcel Energy
Island Station
Property
Mississippi River
Flow
N
Saint Paul Port Authority
1900 Landmark Towers
345 St. Peter Street
Saint Paul, MN 55102
Fax: 651-223-5198
Phone: 651-224-5686
Toll Free: 1-800-328-8417
E-mail: info@sppa.com

For Consideration
Northport Outlots A & B
"White Rock Area"
Now Known as Dayton's Bluff
Mississippi River
Flow
70
Subject Property
Outlot B
1.22 Acres
670
Subject Property
550
507
Outlot A
0.63 Acres
MAC
Holman Field
MAC
N
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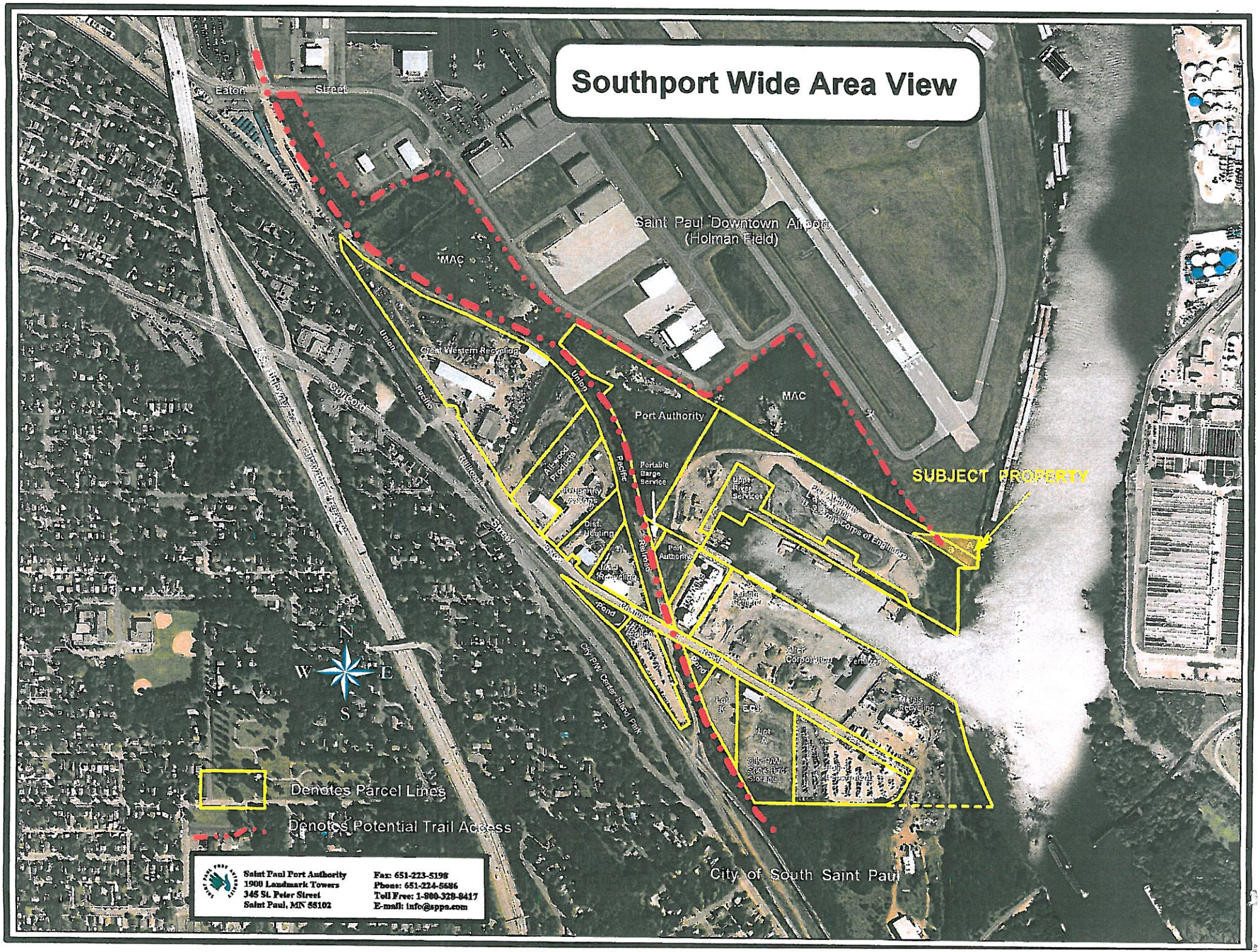
Southport Wide Area View
Eaton Street
Saint Paul Downtown Airport
(Holman Field)
MAC
Great Western Recycling
Union Pacific
Concord
Port Authority
MAC
Portable Barge Service
Upper River Services
SUBJECT PROPERTY
Millwood Products
Dist. Heating
Railroad
Pond
City PW Center Island Park
Lot K
Lot A
City PW Sand & Rock Storage
Recycling
N
W
E
S
Denotes Parcel Lines
Denotes Potential Trail Access
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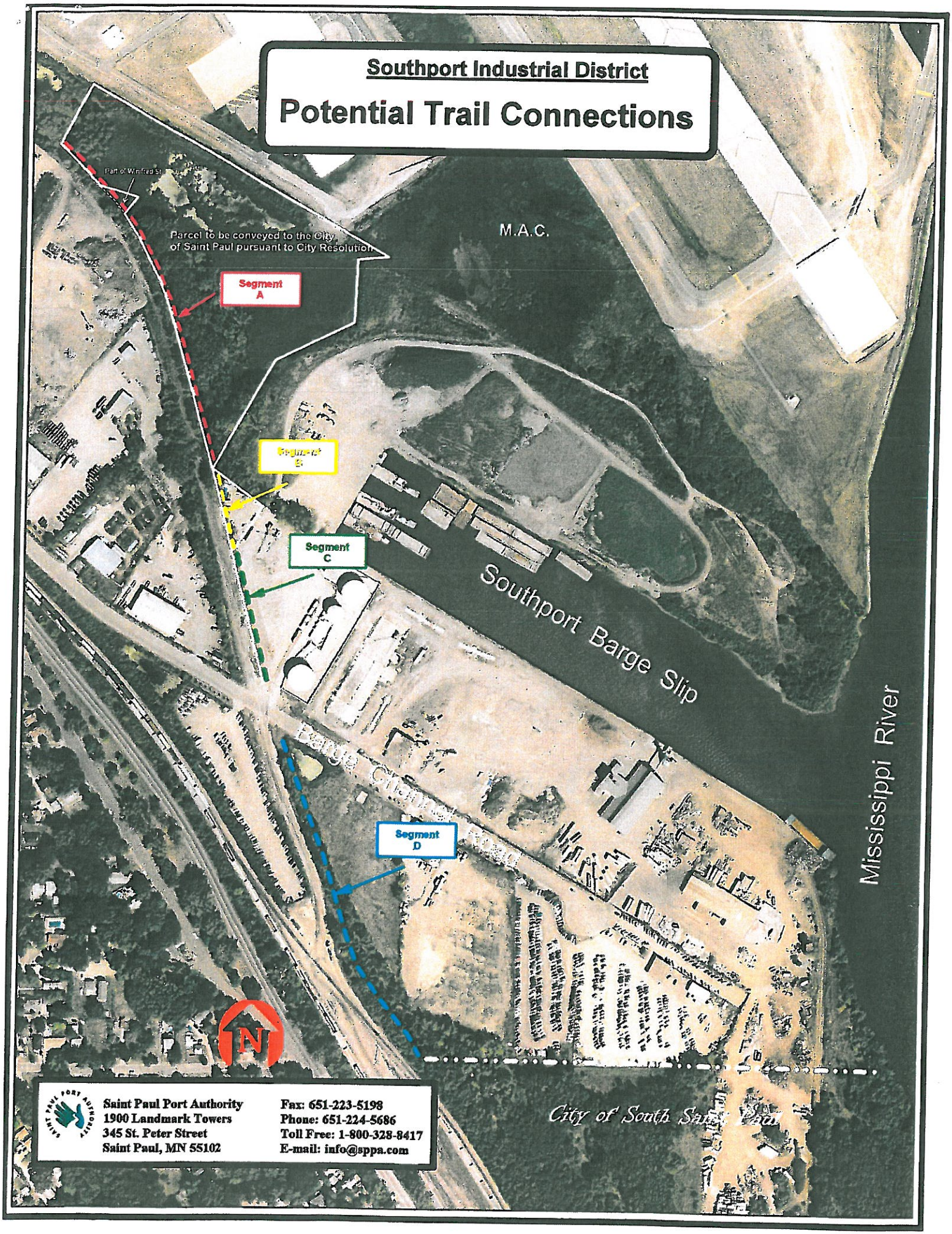
City of South Saint Paul



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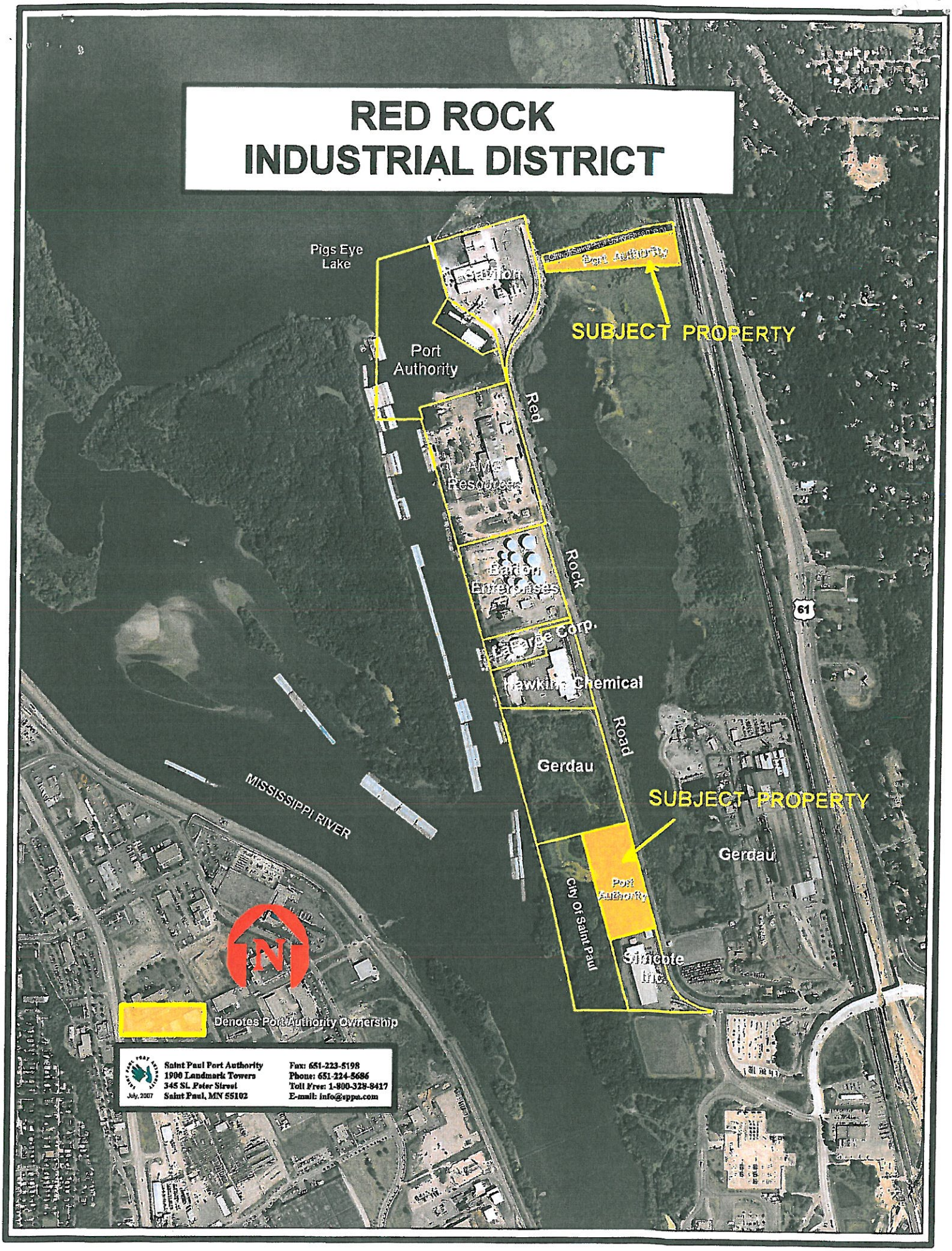
RED ROCK
INDUSTRIAL DISTRICT
Pigs Eye Lake
Port Authority
SUBJECT PROPERTY
Port Authority
AMG Resources
Barton Enterprises
Lafarge Corp.
Hawkins Chemical
Red Rock Road
61
Gerdau
SUBJECT PROPERTY
Gerdau
Port Authority
City Of Saint Paul
Simcote Inc.
MISSISSIPPI RIVER
N
Denotes Port Authority Ownership
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