



Saint Paul
PORT AUTHORITY

Our Mission

The Saint Paul Port Authority creates quality job opportunities, expands the tax base, and advances sustainable development.





1929

The Minnesota Legislature established the Saint Paul Port Authority as a non-profit governmental agency to manage the Saint Paul Harbor.



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1955

The Legislature authorized the Port to engage in economic development activities inland.



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Project Timeline

1960s: 2 business centers

1970s: 1 business center

1980s: 3 business centers

1990s: 5 business centers

2000s: 3 business centers

2010s: 3 business centers

2017: Treasure Island Center complete



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River Shipping



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

Saint Paul Public Terminals

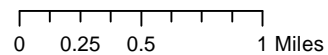


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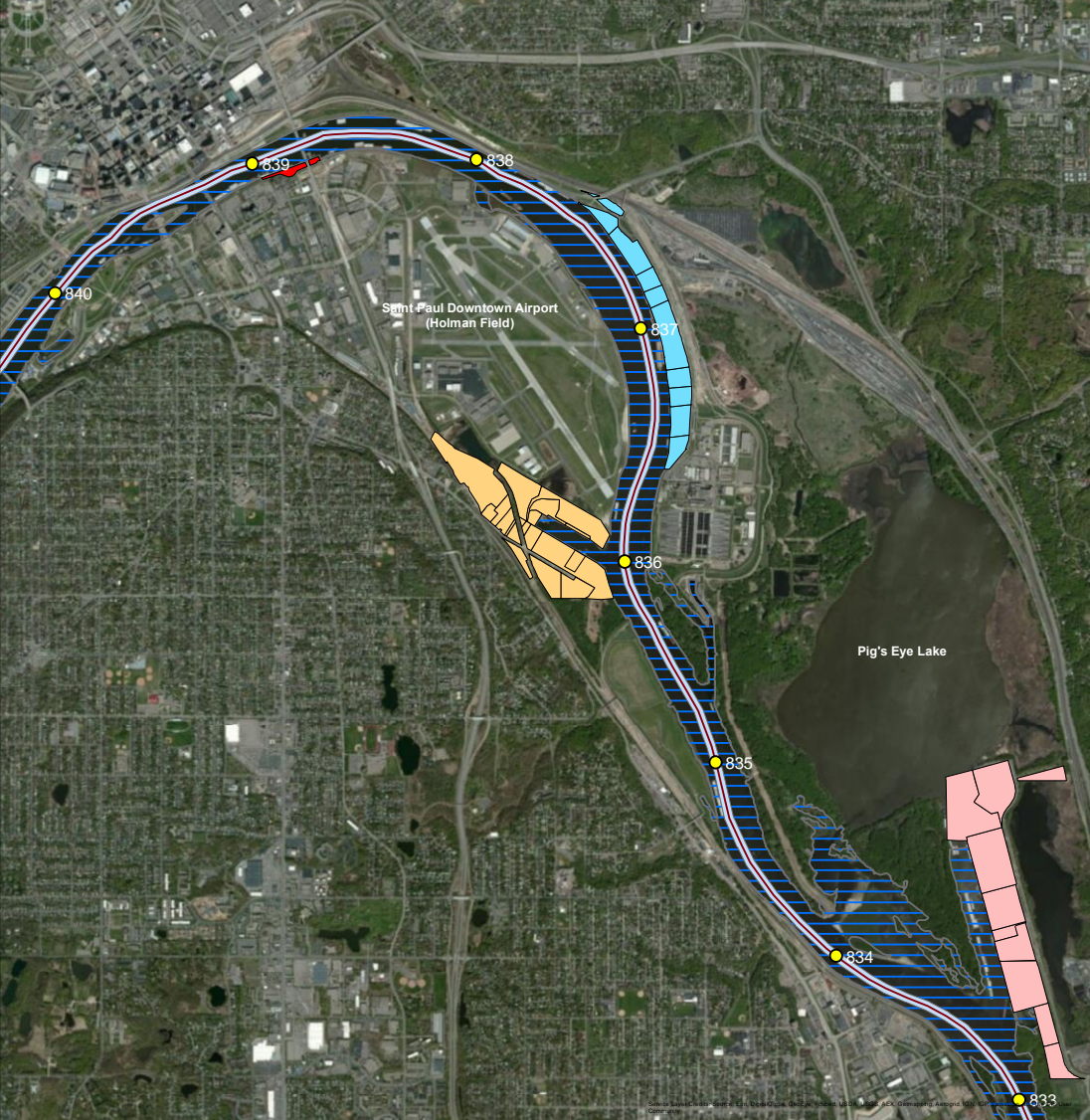
Saint Paul Harbor

Legend

-  Barge Terminal 1
-  Barge Terminal 2
-  Southport Terminal
-  Red Rock Terminal
-  River Mile Marker
-  River Centerline per ACOE
-  ACOE 9ft Deep Navigation Channel (200ft Wide)
-  Mississippi River Channel (Not Maintained by ACOE)



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Barge Terminal One

Barge Terminal One, Childs Road, is located on the north side of the river between Pig's Eye Lake and Mounds Park.

Established: 1934

Size: 57 acres

Number of Jobs: 252

Annual Property Taxes: \$466K



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Barge Terminal Two

Barge Terminal Two on the river's south bank under the Lafayette Bridge.

Established: 1960

Size: 3 acres

Number of Jobs: 30

Annual Property Taxes: \$48K



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Red Rock Terminal

Red Rock Terminal is located near the south end of Pig's Eye Lake

Established: 1964

Size: 272 acres

Number of Jobs: 615

Annual Property Taxes: \$1.2 million



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Southport Terminal

Southport Terminal is located just south of the Saint Paul Municipal Airport on Barge Channel Road.

Established: 1964

Size: 119 acres

Number of Jobs: 147

Annual Property Taxes: \$540K

River Shipping: The Efficient Choice

Units needed to carry 1,750 short tons of dry cargo

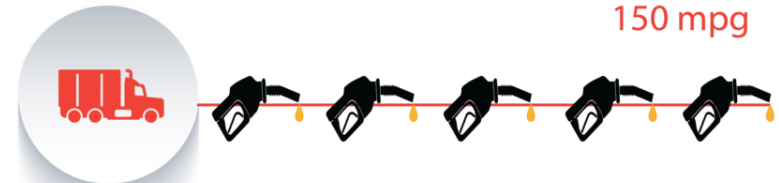
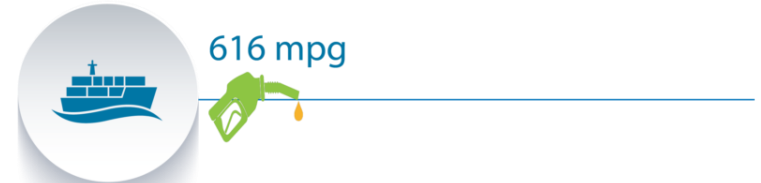


One loaded covered hopper barge carries 58,333 bushels of wheat, enough to make almost 2.5 million loaves of bread.



River Shipping: The Green Option

MPG Achieved Transporting 1 Ton of Cargo



Source: National Waterways Foundation

Why River Shipping?

The Mississippi River connects Minnesota farmers to the global market.



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Top Exports

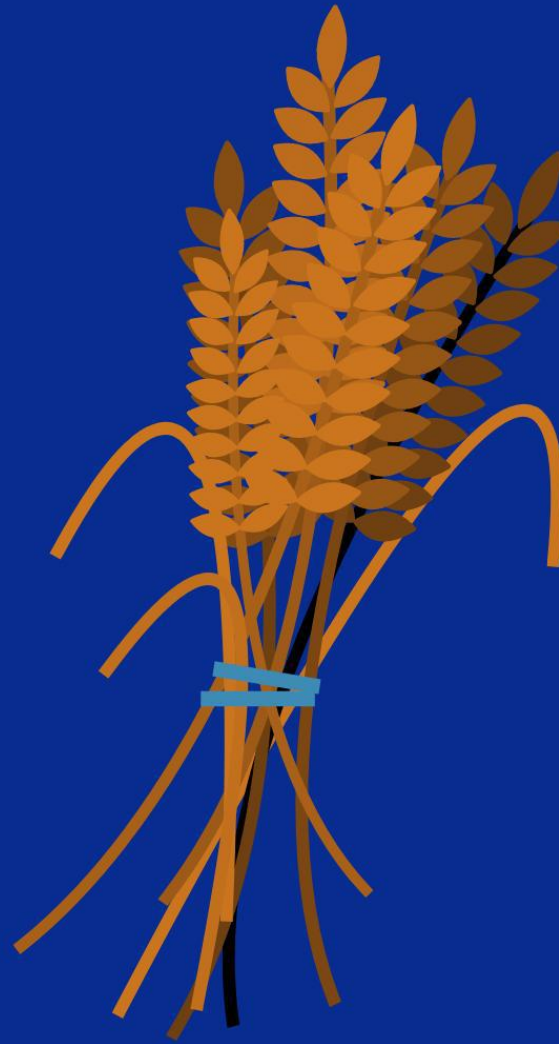
Soybeans

Corn

Feed

Wheat

Recycled Metals



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Top Imports

Cement
Salt
Gravel
Fertilizer



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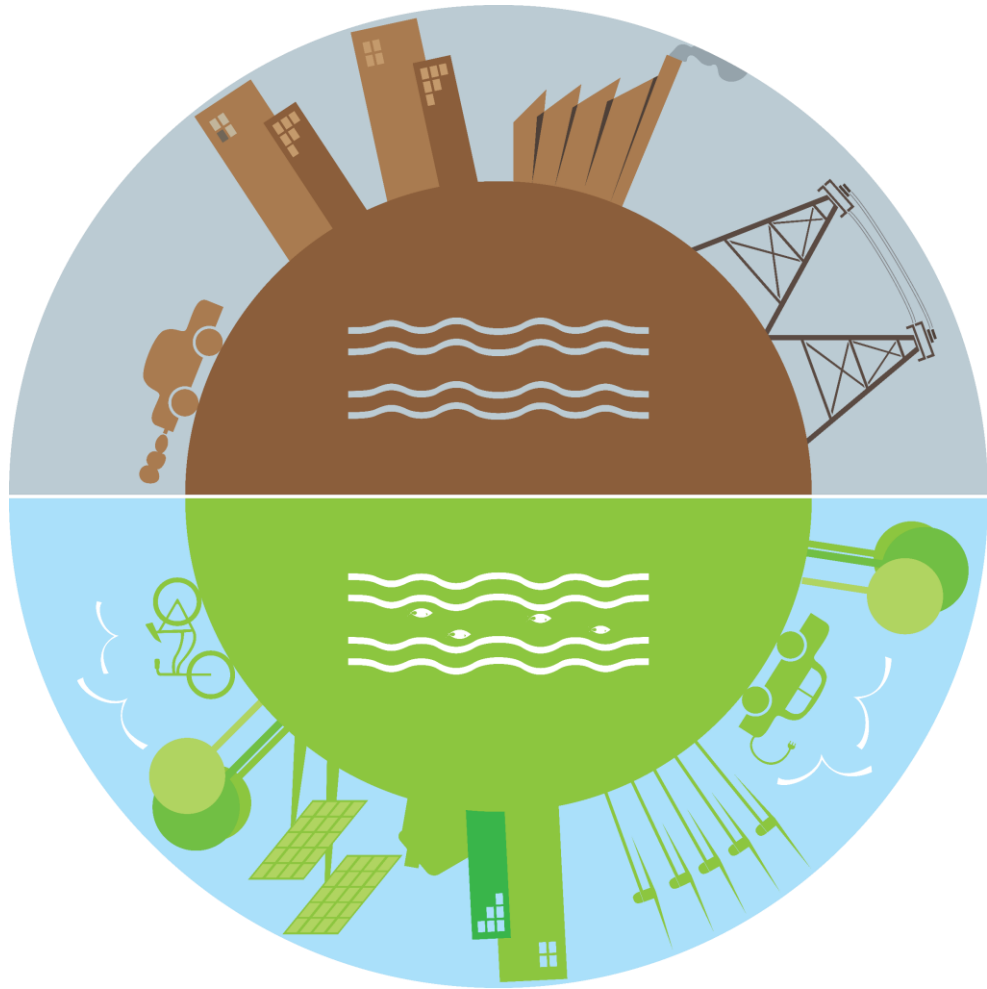


Economical Solution

River shipping keeps costs down for products imported into the Twin Cities.



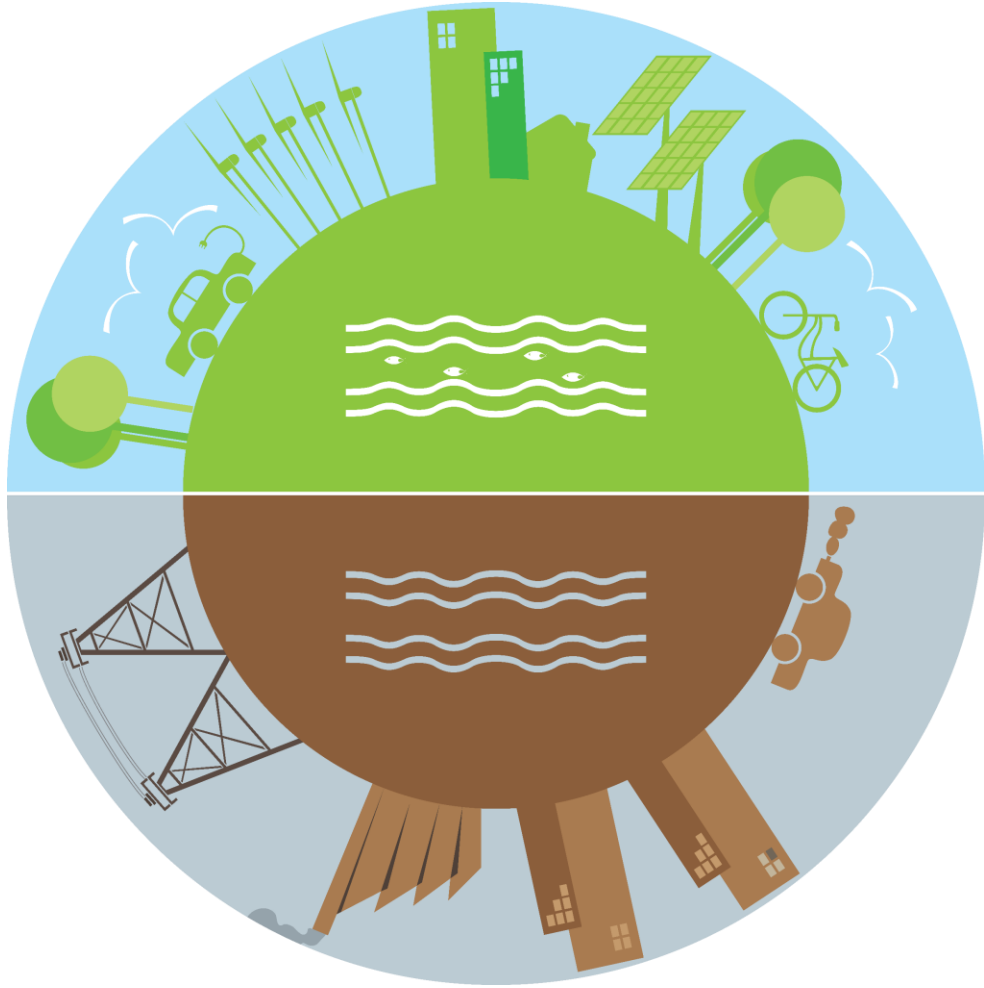
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Brownfields: Purchaser of Distressed Properties



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Remediation



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Workforce Agreements



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Results



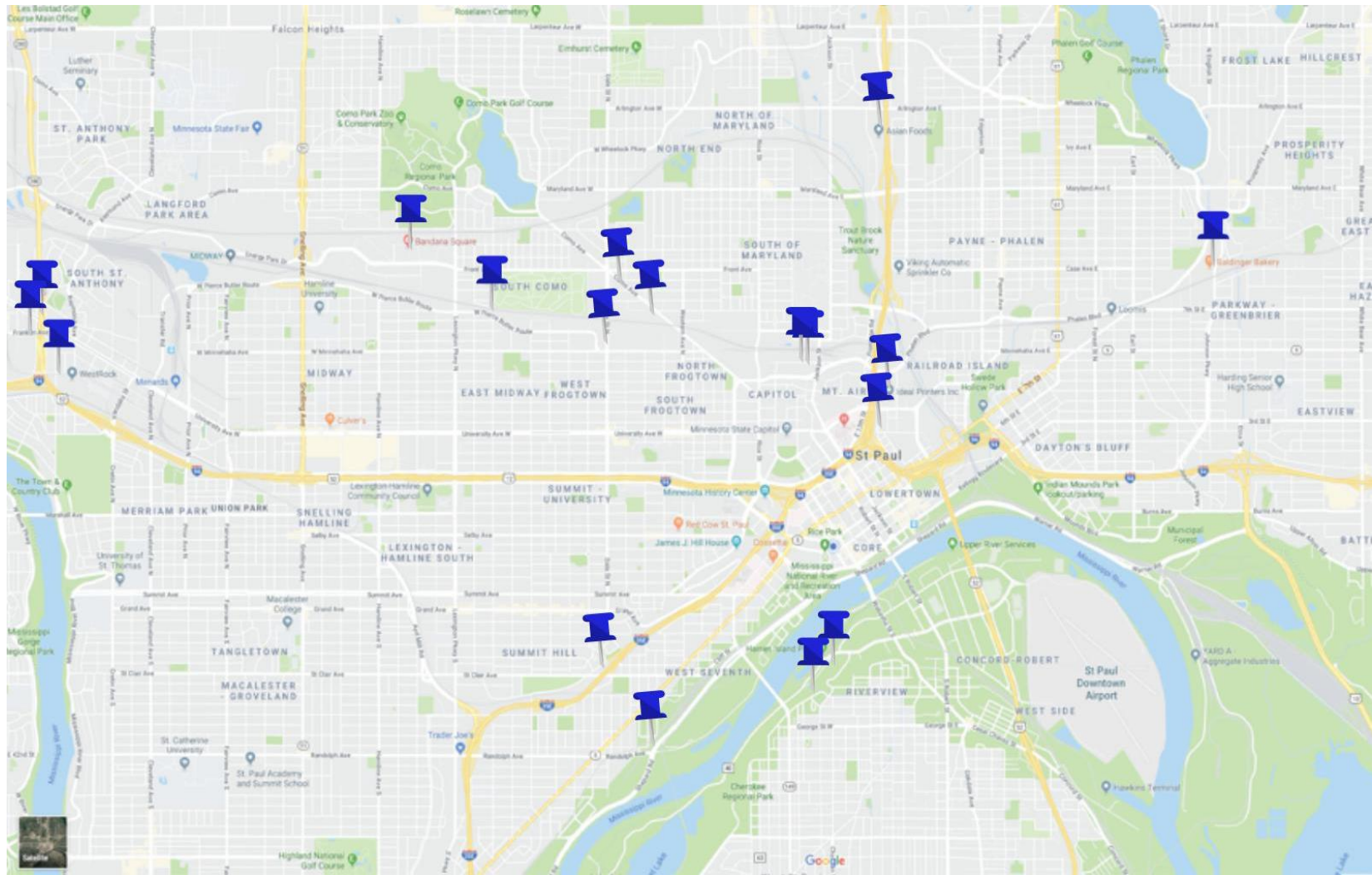
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17
Industrial Centers

500+
Companies

25,000+
Jobs

\$12MM
Annual Tax Revenue



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Williams Hill



Pre-development



Post-development

Great Northern



Pre-development



Post-development

Energy Park



5,477
Jobs

\$6.7
million
In Tax
Revenues

Crosby Lake



433
Jobs

\$750K
million
In Tax
Revenues

Beacon Bluff



8
Companies

1 More
COMING
SOON!

615
Jobs
and
GROWING!

\$1
million
In Tax
Revenues



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Why Industrial Jobs?

Industrial jobs are **high paying jobs** that offer low barriers to entry for those with a GED, high school degree, or technical training. They also offer benefits and advancement opportunities.



Connecting with the Manufacturing Sector

We stay connected to the manufacturing sector by participating in Business Retention and Expansion (BR&E) visits, in partnership with the city and SPACC.

We also conduct annual check-ins with businesses tied to current workforce agreements.



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Supporting Manufacturers

One of the key challenges local manufacturers face is filling open positions. We offer support through our:

- Partnership with the East Side Xchange to assist east side manufacturers with Workforce Development (connection stemmed from our Social Equity team and relationship with the East Side Funders)
- Online jobs board for manufacturers in our business centers, boosting on social media in key zip codes, reaching 6K+ per month
- Minnesota Made podcast, which provides relevant industry information to manufacturers, including tips to narrow the skills gap



Advancing Sustainable Design

We require companies receiving subsidized land for as little as a dollar to go through our **Green Building Review** process. The goal is to minimize the carbon footprint for each project we are involved with.



Why?

- According to the U.S. Green Building Council, buildings account for an average of 41% of the world's energy use
- The industrial sector accounts for 30% while transportation accounts for 29%
- In the United States, buildings are responsible for 73% of the country's electricity consumption

Our Goal For Net Zero

We have invested in the design of a [Net Zero Light Industrial Building](#), similar to those found in our business centers, where the energy generated is equal to or greater than the energy used. We continue to actively seek a partner to make this building a reality in Saint Paul or the region.

Public/Private Joint Ventures



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We also form joint venture partnerships with private sector developers to redevelop industrial properties



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Special Projects



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Treasure Island Center



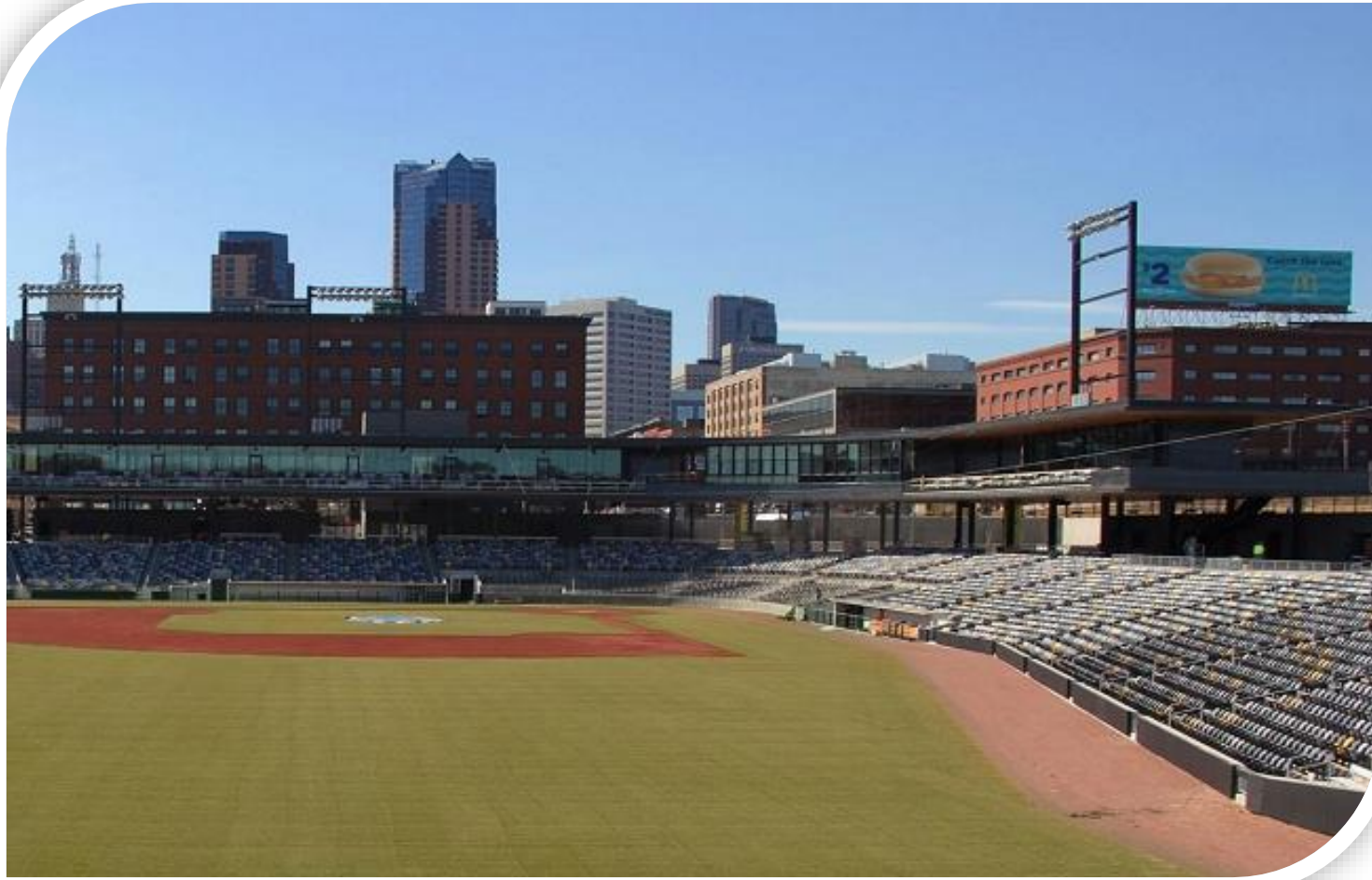
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Richard H. Rowan Public Safety Training Center



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CHS Field



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Allianz Field



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Why Hillcrest Golf Course?



- We can accelerate redevelopment
- We are experts at remediating brownfields
- Our team is uniquely skilled at managing both public and private relationships/expectations

Additional Programs



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MinnPACE



TrillionBTU



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PACE is also known as:

Property
Assessed
Clean
Energy



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We are the primary source for commercial PACE financing in the State of Minnesota.



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Results

- Since 2010, we have funded **\$63 million** in PACE loans and **\$102 million** in Trillion BTU loans
- In 2018, 75 percent of PACE loans were funded by 3rd party sources and 25 percent through the Port Authority
- For PACE loans, the Port Authority manages all tax assessments with cities and counties
- The State Legislature recently approved PACE financing for new construction projects (huge win)
- Largest project to date: **Madison Equities** in Saint Paul (\$12 million project)

PACE Loans
Dating Back to 2010
Are Saving
Minnesota
183 BILLION
BTUs/Year



**That's enough energy to
power 5,590 average
Minnesota homes**



**It's also the CO₂ equivalent
of burning 41 million
pounds of coal.**



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Port Consulting



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Sharing Our Expertise

Port Consulting fits underneath the Capital City Properties umbrella and is positioned to become a revenue-generating entity that will support Saint Paul Port Authority projects. Port Consulting services are available statewide, with a number of key projects in Saint Paul.

Saint Paul Projects

- League of Minnesota Cities
- Minnesota Chemical/Exeter
- Hmong Town Marketplace
- Total Tool



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