INDUSTRY IS YOUR NEIGHBOR

- One third of Saint Paul land is zoned industrial
- A quarter of that land is in Port business centers
TODAY’S INDUSTRY IS WIDELY DIVERSE

TRADITIONAL MANUFACTURING

CUSTOM DRYWALL

APPLIANCE SALES AND DISTRIBUTION

WARNERS’ STELLIAN

ONLINE DISTRIBUTION SERVICES

LOGISTICS

RIVER OF GOODS/TERRYBEAR

HEALTHEAST MEDICAL
In Minnesota, industrial property tax rates are double those for residential property. Industry helps subsidize city services to residential property.
INDUSTRIAL SPACES EVOLVING...But form still follows function

TYPICAL PRODUCTION NEEDS:

- Large floor and wall Space
- High ceilings
- Wide columns
- Loading docks specific to production needs
- Large turning/backing up areas near loading docks
- Adequate parking for employees/suppliers/visitors
- Access to streets with clearance for trucks
- A shell over the industrial process

BALDINGER BAKERY

IDEAL PRINTING

HEALTHPARTNERS

REXAM
Industrial taxpayers help pay the cost of city services to residential taxpayers.

Residential taxpayers use about $1.08 - $1.16 in city services for every $1 they generate.

Industrial taxpayers consume about $.60 - $.70 of every $1 they generate.
Industrial taxpayers pay a front-foot rate of $8.38 versus $3.41 for residences in maintenance right-of-way assessments (plowing, sweeping and repair of streets, alleys, sidewalks, lighting and trees).

(City of Saint Paul)

Industrial developments are a net positive for the city. The amount of property taxes they generate is more than the cost of city services they use. Residential developments are a net deficit. The amount of property taxes they generate is less than the cost of city services they use.

(2012 TischlerBise study of Metropolitan Area Fiscal Disparities Program for the Minnesota Department of Revenue)
Annual Income Averages

- All Saint Paul Jobs: $43,000
- All Saint Paul Industrial Jobs: $47,600
- Industrial Jobs in Port Centers: $49,900
- Minimum Wage: $15,000
WARNERS’ STELLIAN: A SAINT PAUL COMPANY FOR A SAINT PAUL REDEVELOPMENT

 warnsers’ stellian
in our great northern business center

high school diploma/technical training:
Minimal requirement for nearly all of Warners’ 125 jobs

64: Warners’ employees living in Saint Paul

26: Warners’ employees living in nearby Saint Paul neighborhoods

$15.69 an hour: Average Warners’ wages for these jobs:

• Customer Service Techs
• Delivery/Installer
• Forklift Operator
• Receiving/Shipping Clerks
• General Laborer
• Delivery Coordinator
• Accounting Clerks
• Purchasing Assistant
• Website Administration
• Graphic Design
• Outside Sales
• Receptionist

warners’ stellian
nearly there

warners’ stellian
may 2005

warners’ stellian
today
PRE-DEVELOPMENT 1997

JOBS: 23
ANNUAL PROPERTY TAXES: $67,773

POST-DEVELOPMENT 2012

NEW BUSINESSES: 5  JOBS: 570
ANNUAL PROPERTY TAXES: $627,648
PRE-DEVELOPMENT 1985

JOBS: 12
ANNUAL PROPERTY TAXES: $80,000

POST-DEVELOPMENT 2012

NEW BUSINESSES: 9   JOBS: 427
ANNUAL PROPERTY TAXES: $726,676
INDUSTRY... A GOOD STORY TO TELL

You will be seeing a lot of us this year. We hope to engage all of you in the conversation.

Call us at 651-224-5686
Email us at feedback@sppa.com
Find us on Facebook (Saint Paul Port Authority)
Follow us on Twitter (twitter.com/sppa_clean_deals)

Find us on LinkedIn (Linkedin.com/company/428070)
Check out our website (www.sppa.com)
Or Simply Stop By

River of Goods/Terrybear Groundbreaking 2011