

PORT AUTHORITY OF THE CITY OF ST. PAUL

# progress

IN DEVELOPING A BETTER SAINT PAUL

CONSTRUCTION ISSUE

August 1981

## Port Authority has Busiest Construction Season in History

Summer of 1981 will go down as one of the busiest in Port Authority construction history. A total of 37 projects are now under construction with a total plant investment exceeding \$277 million. The work now underway in Port Authority industrial parks or elsewhere in St. Paul will produce 5300 new jobs in the City and some \$3.3 million in new annual real estate taxes. The largest category is in the industrial field with 18 projects totalling \$103 million in investment producing almost 3000 new jobs. Next is in housing and hotels with six projects yielding \$102.4 million in investment and some 915 new jobs. Five Port Authority-financed parking ramps are under construction at a total

cost of \$21.5 million. All are in the downtown area and will provide a total of more than 2500 new public parking spaces. Three retail projects led by a new Target Store now under construction in the Midway will produce 1000 new jobs and \$21.5 million in plant investment. Four new office facilities are being built with a total of 200,000 additional sq. ft. of space to be available. Two new medical office facilities are underway with an investment of more than \$10 million. A majority of the projects are being financed by Port Authority industrial revenue bonds or tax exempt mortgage notes.

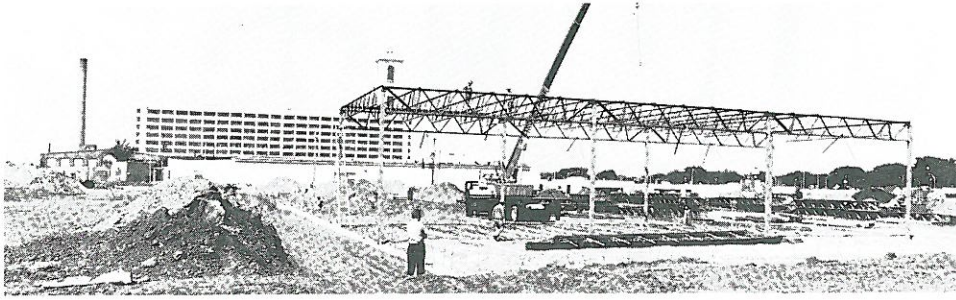


**Northwest Publications**, publishers of the St. Paul Pioneer Press and Dispatch, will soon be moving equipment into their new \$43 million home in Northport, adjacent to Riverview Industrial Park. The complex will house the newspapers' production and distribution facilities.



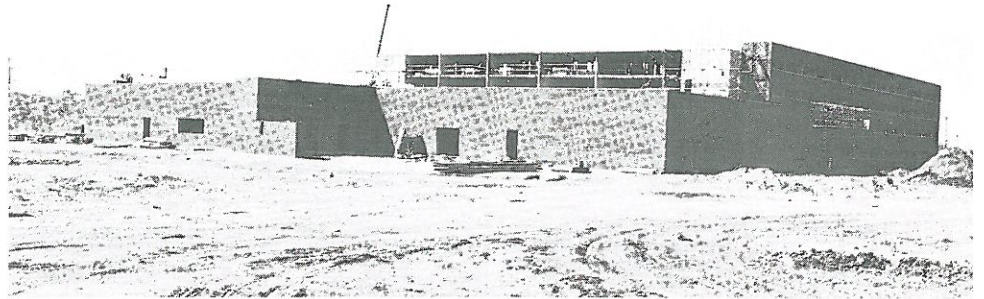
**The St. Paul Hotel** looks empty and forlorn except for outside parking activities. Inside, workmen are stripping the grand old hotel down to the bare walls. What will emerge is a 260-room, deluxe class hotel and a new indoor parking ramp and high-rise condominium towers surrounding the hotel in phase two of the project.

# Other Major Port Authority Projects Underway



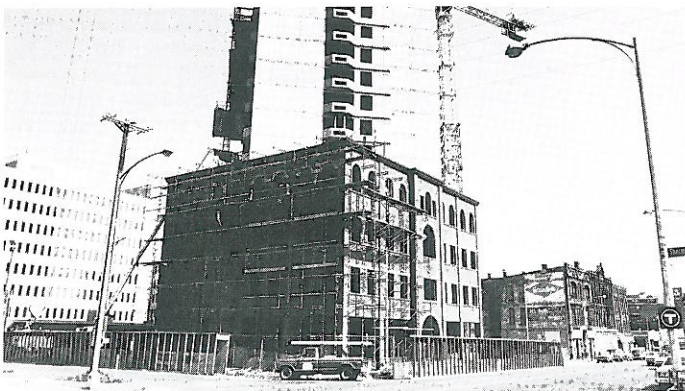
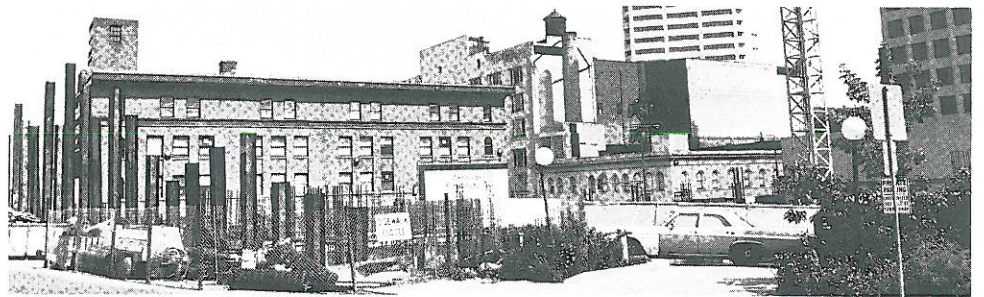
**Dayton-Hudson Corporation's** new, \$12.5 million Target Store is under construction on the University Avenue side of the old Brown & Bigelow site in the Midway. Some 500 new jobs will be created when the store opens in Spring, 1982.

**Rodeway Inns International** has completely enclosed ITS new, 200-room hotel on the I-94 side of the Brown & Bigelow site. Completion is expected by the end of the year.

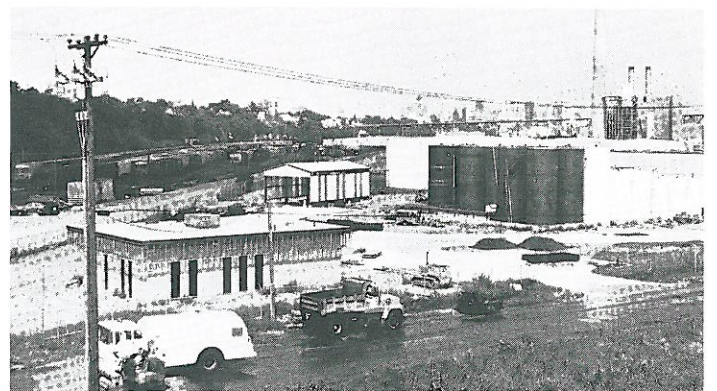


**Univar Corporation** has completed ground work and is commencing construction of a \$6,320,000 headquarters facility for its Van Waters & Rogers Division at York Avenue and I-35E. The firm will move from the Midway area.

**The Harkins Ramp**, one of five currently being financed by the Port Authority, will provide the base for a 221-unit condominium tower to be built by Ted Glasrud Associates at 9th and Minnesota Streets. The ramp will house 280 cars.



**Austin/King Enterprises** commercial-medical office/apartment complex is changing the face of West Seventh Street near United Hospitals. The building will house 120 apartments and 44,000 Sq. Ft. of office space and will retain the unique, old world flavor of renovated buildings on the rest of the block.



**Union Oil Co. of California** has almost completed a \$4 million expansion of its terminal on Shepard Road. The addition consists of an office building and warehouse and additional storage tanks.

## And – that's not all!

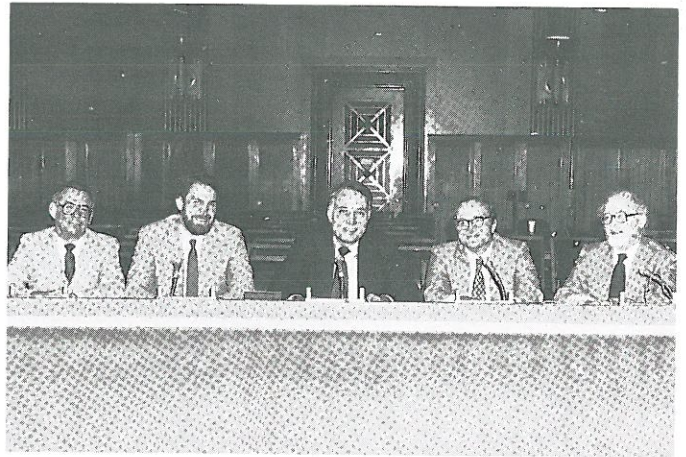
With additional federal grants in hand, land preparation and streets and utilities will soon be under construction in St. Paul Energy Park. Total site development and acquisition of Energy Park is in excess of \$50 million. To follow: 950 units of Housing and a Community Center to be constructed by the AHW corporation (Amherst H. Wilder Housing), a \$17.5 million Energy Technology Center for Control Data Corporation and a \$5.5 million light industrial complex by Marfield Construction Co. The way has been cleared for the Granada Royale Homotel on the Farmer's Market site downtown. Construction will begin at the end of the current growing season. Construction will begin soon on a \$9.6 million Holiday Inn at McKnight Road and I-94. The 200-unit motel will include extensive meeting and dining facilities and an indoor swimming pool.

### HERE'S A COMPLETE LIST

| Firm                             | Investment   | Jobs |
|----------------------------------|--------------|------|
| Wilder Housing                   | \$51,000,000 | 100  |
| Wilder Comm. Center              | 12,000,000   | —    |
| Northwest Publ.                  | 43,000,000   | 500  |
| Control Data Corp.               | 17,500,000   | 1000 |
| St. Paul Hotel                   | 16,560,000   | 315  |
| Target Store                     | 12,500,000   | 500  |
| Justin/King Complex              | 10,000,000   | 50   |
| Granada Royale                   | 10,000,000   | 200  |
| Mears Park Office                | 10,000,000   | 100  |
| Rodeway Inns                     | 9,600,000    | 150  |
| Holiday Inn                      | 9,600,000    | 100  |
| Int'l Multifoods                 | 7,000,000    | 5    |
| Park Square Court                | 6,870,391    | 100  |
| Univar Corp.                     | 6,320,000    | 15   |
| University Park Medical          | 5,700,000    | 100  |
| Energy Center Building           | 5,500,000    | 500  |
| Mears Park Retail                | 5,000,000    | 400  |
| Mears Park Ramp                  | 5,000,000    | 10   |
| Granada Royale Ramp              | 5,000,000    | 50   |
| Viking Tool and Drill            | 4,515,000    | 120  |
| Harkins Ramp                     | 4,500,000    | 15   |
| Union Oil                        | 4,000,000    | 19   |
| Park Square Court                | 3,975,000    | 100  |
| St. Paul Hotel Ramp              | 3,560,000    | 15   |
| United Hospitals Ramp            | 3,500,000    | 15   |
| Sealy of Minnesota               | 3,000,000    | 60   |
| Winfield Development             | 2,500,000    | 250  |
| Hartzell Corporation             | 2,500,000    | 100  |
| Carl Bolander & Sons             | 2,050,000    | 60   |
| Shepard Park Office              | 1,975,000    | 20   |
| FastGrow, Inc.                   | 1,650,000    | 15   |
| EMC Corporation                  | 1,397,000    | 20   |
| Illinois Communications          | 1,130,000    | —    |
| Pacific Molasses (Knappen)       | 685,000      | 3    |
| Owen-Ayres Associates            | 680,000      | 50   |
| Lovering Associates              | 450,000      | 120  |
| Robert F. Ackermann & Associates | 25,000       | 20   |

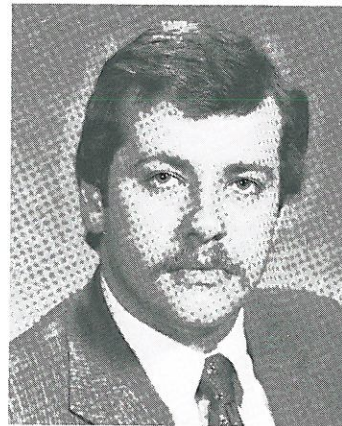
## Port Authority/City Testify in Washington

A bill permitting the Port Authority to refund up to \$100 million or more of its outstanding industrial revenue bonds has been recommended for passage by the Senate Finance Committee (U.S.) and is now awaiting action by the full Senate. The bill was introduced by Sen. David Durenberger (R. Minn.) and the group, above, was pictured with him in committee chambers as they testified in favor of the measure earlier this summer. Refunding allows the Port Authority to refinance bond issues when interest rates become more favorable.



**L to R:** Eugene A. Kraut, Port Authority Assistant Executive Vice President; Steve Wellington, Deputy Director for Development, City of St. Paul; U.S. Senator David Durenberger; Peter Seed, Bond Counsel, Briggs and Morgan and Warren Preeshl, Miller & Schroeder Municipals.

## Maus Joins Port Authority

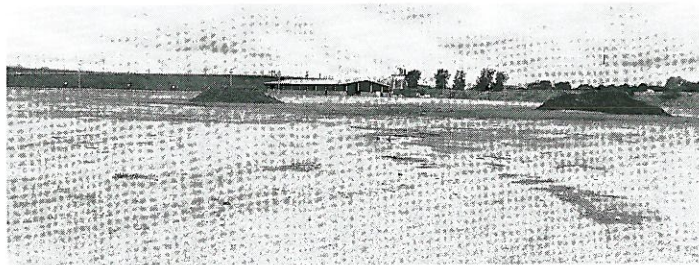


Bruce A. Maus

Bruce A. Maus, for the past three years Director of Economic Development for the City of Mankato, has joined the staff of the St. Paul Port Authority as Assistant Director, Industrial Development. Prior to Mankato, Maus held a similar position for four years in the City of Morris, Minnesota. Bruce is a graduate of Southwest State University, Marshall, Minnesota, with a BA degree in Business Administration and Management.

He completed additional economic and industrial development course work at the University of Illinois and the University of Oklahoma. Maus, 29, lives with Wife, Nancy, at 7786 Rimbly Road, Woodbury. Nancy is a special education teacher in the Rosemount-Apple Valley school system. Maus was selected for the position from a field of some 50 applicants.

# What's Happening in St. Paul Energy Park?



You're looking in from left-centerfield at what used to be Midway Stadium, razed this past summer to make way for St. Paul Energy Park. In its place will be the \$5.5 million Energy Center Building to be constructed by the Marfield Construction Co. Meanwhile, site preparation continues on the replacement Municipal Athletic Facility west of Snelling

Avenue. The 2500 seat stadium is expected to be ready for use in 1982. The Port Authority retired the remaining bond debt on the old stadium and purchased the land from the City to provide funding for the new facility. The next issue of PROGRESS will feature a detailed look at all facets of ST. PAUL ENERGY PARK.

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**PORT AUTHORITY OF THE CITY OF SAINT PAUL**

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