



# SOUTH ST. PAUL PUBLIC WORKS FACILITY FUNDING REQUEST

Bill #HF 224 | Hansen

The City of South St. Paul is seeking \$13 million in state bonding to cover 50% of the total cost for a new 90,000 square foot Public Works Maintenance and Office Facility. State funding will support property acquisition, pre-design, design, construction, furnishing, and equipment.

## Project Need

The City's current 33,000 square foot facility, built in 1970, no longer meets operational needs. It lacks adequate space for vehicles, equipment, and staff. Its layout, condition, and site constraints make renovation impractical. A 2023 facility assessment confirmed the building is at the end of its useful life.

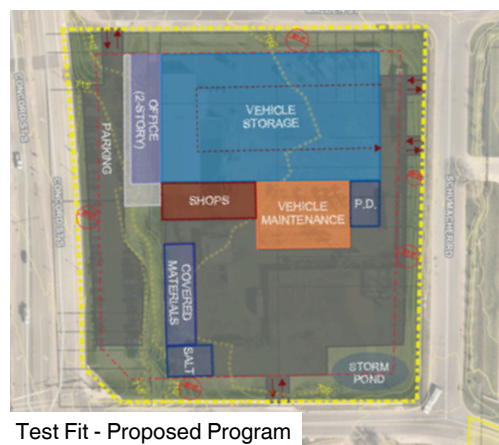
Core issues include:

- Insufficient indoor storage requiring repeated handling of equipment
- No floor drains, exhaust systems, ADA access, or basic safety features
- Outdated mechanical, electrical, and HVAC systems
- Inaccessible staff areas—restrooms, locker rooms, and training space are on the second floor with no elevator
- Outdoor fueling, storage, and vehicle washing do not meet environmental or operational standards

## Key Improvements

The new facility will:

- Expand indoor vehicle and equipment storage from 20,000 to 50,000 sq ft
- Increase maintenance bay space from 5,900 to 11,000 sq ft
- Expand office and administrative areas from 3,500 to 11,000 sq ft
- Add dedicated indoor salt and materials storage
- Include shared space for partner agencies and emergency response



Test Fit - Proposed Program

## Why Support is Needed

South St. Paul faces fiscal constraints that limit its ability to fund large capital projects without long-term impacts to residents:

- Lowest property tax base among Dakota County cities over 10,000 population
- Second highest municipal tax rate in the county - 40% above the average
- Median household income ranks near the bottom in both Dakota County and the metro area
- Poverty rate (10.5%) is nearly double the county average (5.5%)



**State support is essential** to ensure safe, efficient, and sustainable public works operations without placing an unsustainable burden on local taxpayers.