2004 General Obligation Debt Overlapping on the Saint Paul Tax Base

Debt Reported through 2003

and Projected through 2008

Acknowledgments

Joint Property Tax Advisory Committee

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Councilmember Jay Benanav
Councilmember Pat Harris

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Executive Summary

The Joint Debt Advisory Committee (the "JDAC") – an ad hoc group of elected officials and professional staff of the City of Saint Paul, Independent School District 625 (the "Saint Paul Public Schools"), Ramsey County and the Saint Paul Port Authority (the "Port Authority") – has been active on a periodic basis since 1977. State legislative mandates requiring Truth in Taxation instigated these jurisdictions to form the Joint Property Tax Advisory Committee (JPTAC) and initiate a number of cooperative ventures to control property taxes within the corporate limits of the City of Saint Paul. The JDAC serves as a subcommittee of the JPTAC to proactively manage the combined debt position of the four divisions. Their objective is to mitigate the costs of capital financing by coordinating their efforts as reflected in their mission statement.

Mission Statement

The City of Saint Paul, the Saint Paul Public Schools, the Saint Paul Port Authority and Ramsey County agree to work together to: coordinate general obligation financing of the area's capital needs, keep such financing within agreed upon debt level targets, jointly plan for meeting the capital needs of each jurisdiction and monitor associated impacts on property taxes in Saint Paul.

Strategies

To achieve the goals set forth in the Mission Statement, the four jurisdictions agree to:

Maintain overlapping general obligation debt ratios within a range approved by the four jurisdictions for the five-year period of 2004 through 2008;

Notify other jurisdictions when unanticipated capital needs require that the jurisdictions confer on recommendations for rescheduling of debt issuance plans to keep within the adopted target ranges.

Identify annually both the immediate and long range debt-related conditions of the four jurisdictions which would impact property taxes of Saint Paul residents, and take appropriate action to remain consistently within the debt levy ranges approved by the four jurisdictions; and

Exchange information and expertise during each jurisdiction's capital improvement budgeting process, such that the jurisdictions can eliminate duplication, share facilities where appropriate, and provide the taxpayers with the greatest return for the jurisdictions' capital improvements.

The JDAC's prudent work to improve financial planning and regularly publish a book to coordinate overlapping debt has not gone unnoticed. These efforts continue to contribute to the affirmation of the City and County's AAA credit rating as ranked by Standard & Poor's. In 1989, the Government Finance Officers Association (GFOA) recognized the JDAC with its Louisville Award for innovation in financial management and the Award for Excellence for debt management. The Louisville Award is given rarely, and only in recognition of exceptional creativity in addressing public sector financial management issues. Finally, the committee's successful efforts have also inspired other major public institutions to coordinate debt.

Indicator Summary

Current Report Results: 2003

Goal	Result
• Net debt per capita shall not exceed a range of $1,000 to $2,500 through 2008.	• Objective met. Debt per capita values meet the target range through 2008.
• Combined debt to indicated market value not to exceed a range of 3% to 6%.	• Objective met.
• Net G.O. debt service levy per household not to exceed $550.	• Objective met. Expected increase from 2004 to 2008 is $437 to $496.
• Net G.O. debt service levy per capita to per capita income not to exceed 1%.	• Objective met.

Historical Report Results: 2001

Goal	Result
• Net debt per capita shall not exceed a range of $1,000 to $2,500 through 2005.	• Objective met. Debt per capita values meet the target range through 2005.
• Combined debt to indicated market value not to exceed a range of 3% to 6%.	• Objective met.
• Net G.O. debt per capita to per capita income not to exceed a range of 3% to 6%.	• Objective met. The ratio is expected to decrease from 5.7% in 2001 to 5.5% in 2005.
• Net G.O. debt service levy per household not to exceed $550.	• Objective met. Expected increase from 2001 to 2005 is $442 to $528.

1998

Goal	Result
• Net debt per capita shall not exceed $1,523 to $1,628 through 2002.	• Objective met. Debt per capita values meet the target range through 2002.
• Annual increase in combined debt to indicated market not to exceed 20%.	• Objective met.
• Net G.O. debt per capita to per capita income to increase at level well below warning level of 15%.	• Objective met. The ratio is expected to grow at a relatively constant rate of 5.5% through 2002.
• Net G.O. debt service levy per household not to exceed a range of $361 to $412 for 2001 and $371 to $425 for 2002.	• Objective met. Expected increase from 1998 to 2002 is $330 to $425.

1996

Goal	Result
• Net debt per capita shall not exceed a range of $1,450 to $1,550.	• Objective met. Debt per capita values meet the target range through 2000.
• Combined debt to indicated market value not to exceed a range of between 4.5% and 5.5%.	• Objective met. Debt to indicated market value ratios fall within the target range for the years shown.
• Combined debt service property tax levies per household not to exceed a range of $350 to $400.	• Objective met. Debt service tax levy per household values meet the target range through 2000.

2003 Report Recommendations

The Subcommittee has established the following recommendations:

- The governing boards of all four organizations represented on the Joint Debt Subcommittee adopt the report as a management tool for decision making regarding capital improvements and debt for the next five years.

- The City of Saint Paul, Saint Paul Public Schools and Ramsey County expand their current efforts at collaborative planning for joint use of current and future facilities, as well as opportunities to transfer facilities among them as facility needs change.

- The participating jurisdictions meet every two years to update this report and evaluate compliance within the adopted target ranges.

- The Joint Property Tax Advisory Committee (JPTAC) will review annually the proposed debt of all four jurisdictions prior to setting the proposed levy.

- The Joint Property Tax Advisory Committee (JPTAC) will examine the following indicators to ensure that they stay within the recommended ranges for the term of this report.

  Debt Position Indicators

  - **Debt to Market Value**
    Total Net General Obligation Debt shall not exceed the range of 3% to 6% of Indicated Market Value.

  - **Overall Debt Per Capita**
    Total Net General Obligation Debt shall not exceed a range of $1,000 to $2,500.

  Ability-to-Pay Indicators

  - **Debt Service Levy Per Household**
    Debt Service Levy Per Household shall not exceed $550 per household.

  - **Debt Service Levy Per Capita to Per Capita Income**
    Total Net General Obligation Debt Service Levy Per Capita shall not exceed 1% of Per Capita Income.

  - **Debt Service Levy Per Median Taxable Home Value**
    The Effective Tax Rate for Debt Service on a Median Taxable Value Home in Saint Paul shall not exceed 0.5%.

Methodology

This report addresses debt conditions within the corporate limits of the City of Saint Paul. The report covers two distinct periods: historical for the years 1999 through 2003, and future for the years 2004 through 2008. These time periods permit a long-term perspective for debt trends, occurring both within jurisdictions and combined among the jurisdictions. All figures, unless noted otherwise, are in nominal (current) dollars.

The impacts of debt are evaluated by a series of indicators. The Subcommittee reviewed a range of potentially affected areas and decided to monitor three: debt position, financial operations, and ability to pay. Each indicator is profiled as to definition and purpose, and trend/summary. Where available, a benchmark is given.

In recognition of the fact that the City's ability to repay debt is influenced by the strength and growth potential of its tax base, this report also includes six tables summarizing economic conditions in the Saint Paul area relevant to the repayment of debt. Unemployment, job retention, median family income, sales growth, median sales price of a single-family home and job diversity are profiled to provide an overview of the state of the City of Saint Paul's area economy and its tax base.

The informational sources for establishing the indicators are the participating jurisdictions. Wherever possible, information has come from financial reports, capital and operational budgets, and other adopted planning documents of the participating jurisdictions. Where such information did not exist, a decision was made by the professional staff of the participating jurisdiction to develop such information.

This report covers certain types of general obligation debt, with general obligation debt being that for which the property taxing powers of the jurisdictions ultimately guarantee debt repayment. General obligation debt that is repaid by traditional municipal utilities such as water and sewer, and for which payment is guaranteed by an outside party, are excluded from this study. Debt that is included for this study will be referred to throughout this report as Net G.O. Debt. The appendix contains a detailed listing of each jurisdiction's debt included in this study.

The City, in particular, issues many types of debt which are secured solely from non-property tax revenue sources. Termed revenue bonds, these are also excluded from the analysis. In general, capital items acquired through leasing are excluded from this analysis. However, lease payments for the Griffin Building are included in this study since the primary source of repayment is property taxes.

The County debt includes three adjustments in the study. First, the 1994 General Obligation Library Refunding Bonds are excluded because this issue is repaid by taxes collected exclusively outside the boundaries of the City of Saint Paul. Second, a portion of the 2000 CIP which financed the Lake Owasso Residence, a portion of the 2002 CIP which financed the Ponds Golf Course, the 2001 Minnesota Public Facilities Authority note for the RiverCentre Pedestrian Connection Project, and the 2002 Street Aid Bonds are supported by revenues and have been excluded from this study. Third, the County's remaining eligible debt is pro-rated based on the proportion of City property tax base (tax capacity) in the County, both historical and projected, over the study period. For 2003, the City's share of the Ramsey County tax base is 47.3%.

The Ramsey County Regional Railroad Authority, which currently consists of the seven Ramsey County commissioners, approved a resolution on November 6, 2001, to sell $50 million in bonds in 2002. The Authority has the power to levy taxes, issue bonds and enter into contracts and agreements. The purpose of this bonding would be for the local share of costs for the acquisition, restoration and/or refurbishment of a downtown Saint Paul transit, transportation and rail center, which could include the Saint Paul Union Depot, for the east metropolitan area, and for future rail transit and related corridors connecting in the downtown Saint Paul transit, transportation and rail center area. As of December 31, 2003, there has not been any bonding for the Regional Rail project. No bonding for the Regional Authority is estimated for purposes of this report.

The School District debt does include Certificates of Participation, which in the District's case, are paid from tax levies and are secured by the full faith and credit of the District. The debt does not include four Alternative Facility Bond issues, each originally at $11 million, because the 1997 Omnibus Tax Bill (Article I, sections 1, 2 and 3) provides a State grant that reimburses the District for the annual costs of these bond issues.

The Port Authority debt consists of a general obligation debt issued in 1994 and refunded in 2003, which is payable solely from ad valorem taxes spread on all taxable property within the City. A pledge of the full faith and credit of the City backs the general obligation Port Authority issue, and tax levies by the Port Authority were certified upon the sale of the bonds. The Port Authority debt also includes two bond issues which are primarily payable from tax increments but also have a back up general obligation pledge of the City. All other outstanding debt of the Port Authority is payable solely from various revenue sources, including revenues generated by financed projects, tax increment and reserve funds, and is therefore excluded for the purposes of this report.

Each jurisdiction has maintained its high credit ratings for general obligation bonds. The ratings are as follows:

Jurisdiction	Moody's Investors Service	Standard & Poor's Ratings Services
City of Saint Paul/Port Authority	Aa2	AAA
County of Ramsey	Aaa	AAA
Saint Paul Public Schools	Aa2	AA+

Note: The Saint Paul Port Authority general obligation bonds are secured by the general obligation pledge of the City of Saint Paul, and therefore carry the City's ratings of Aa2 and AAA.

The Role of Debt

All participating jurisdictions use a variety of funding sources to invest in capital assets. Debt is one important source of funding. It represents a long-term commitment of resources to repay obligations. If debt levels become too high, leading to increasing annual draws on the community's resources for debt service, local governments will be faced with critical choices as to their ability to fund operations and provide for future capital investment. Monitoring and managing the individual and combined levels of debt becomes central to assessing the overall financial health of the community. In addition, each participant's overall level of debt and their contributions to the overlapping debt placed on other participants is valuable information.

This report focuses on property tax factors. Property taxes are used to fund both operations and debt service for capital investment. Although the jurisdictions normally use the property tax levy as financing for debt service payments, they have certain authority to use other sources for financing as well.

Table I, shown on page 8, displays the dollar amount of total Net G.O. Debt by participant and combined over the period 1999 through 2008.

Table II, on page 9, shows the changes in the annual percentage contributions to the total net G.O. debt burden, or overlapping debt, as a percent of the total net debt of the combined entities.

Table III, on page 10, exhibits the effect of inflation on levels of debt from 1999 to 2003. Total Net G.O. debt is shown both in nominal (actual dollar) terms and in constant 1999 dollars.

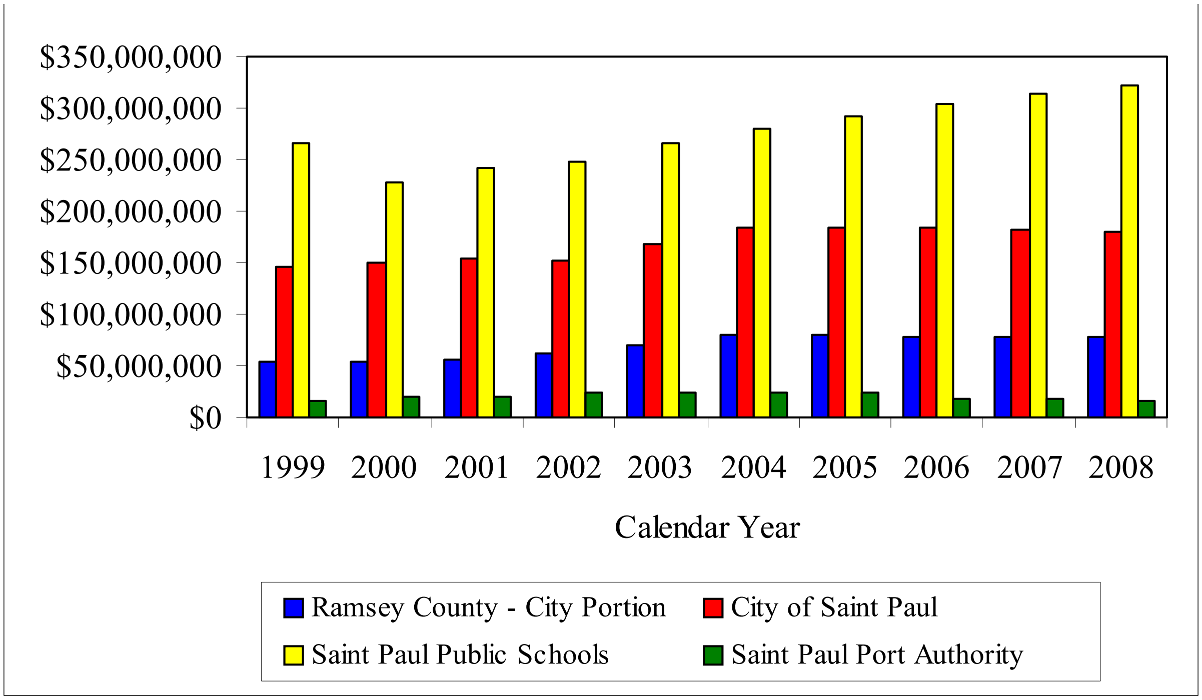
The committee's findings indicate:

- Total Net G.O. Debt has increased for the years reported. However, this is commensurate with economical market value growth over the same period of time.

- The proportion of Net G.O. Debt relative to each jurisdiction has remained constant for the years reported.

- In constant (inflation-adjusted) dollars, Total Net G.O. Debt has decreased since 1999.

Table I
Total Net G.O. Debt by Issuer



Total G.O. Debt

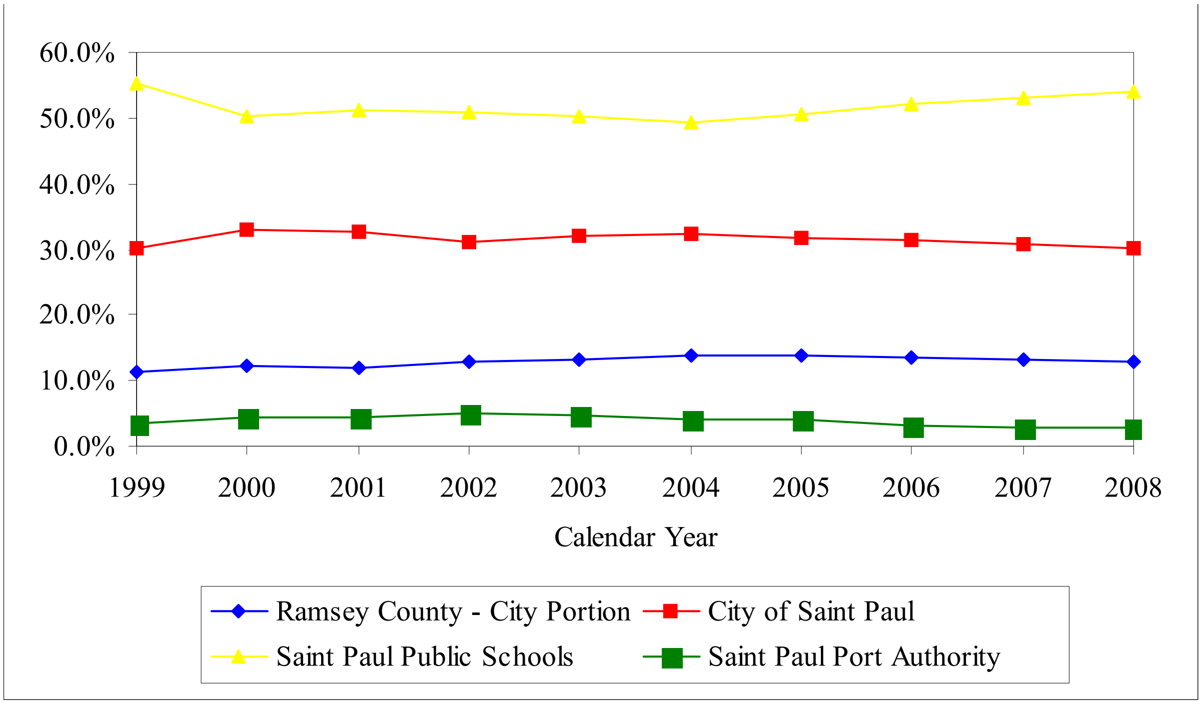
	1999	2000	2001	2002	2003
Ramsey County - City Portion	$54,196,340	$54,894,015	$55,542,025	$62,951,570	$69,199,900
City of Saint Paul	145,685,000	149,400,000	153,740,000	152,760,000	168,505,000
Saint Paul Public Schools	265,606,217	227,791,553	242,085,720	248,622,378	265,050,380
Saint Paul Port Authority	16,040,000	20,215,000	20,000,000	24,775,000	24,250,000
Total Existing & New	$481,527,557	$452,300,568	$471,367,745	$489,108,948	$527,005,280

	2004	2005	2006	2007	2008
Ramsey County - City Portion	$79,453,250	$79,196,418	$78,599,960	$77,872,878	$77,126,795
City of Saint Paul	184,680,000	183,995,000	183,575,000	182,735,000	179,440,000
Saint Paul Public Schools	280,548,548	292,990,555	304,045,178	313,623,164	321,695,728
Saint Paul Port Authority	23,725,000	23,065,000	18,030,000	17,345,000	16,645,000
Total Existing & New	$568,406,798	$579,246,973	$584,250,138	$591,576,042	$594,907,523

Table II
Overlapping G.O. Debt as Percent to Total

Overlapping Debt as Percent of Total

20
03



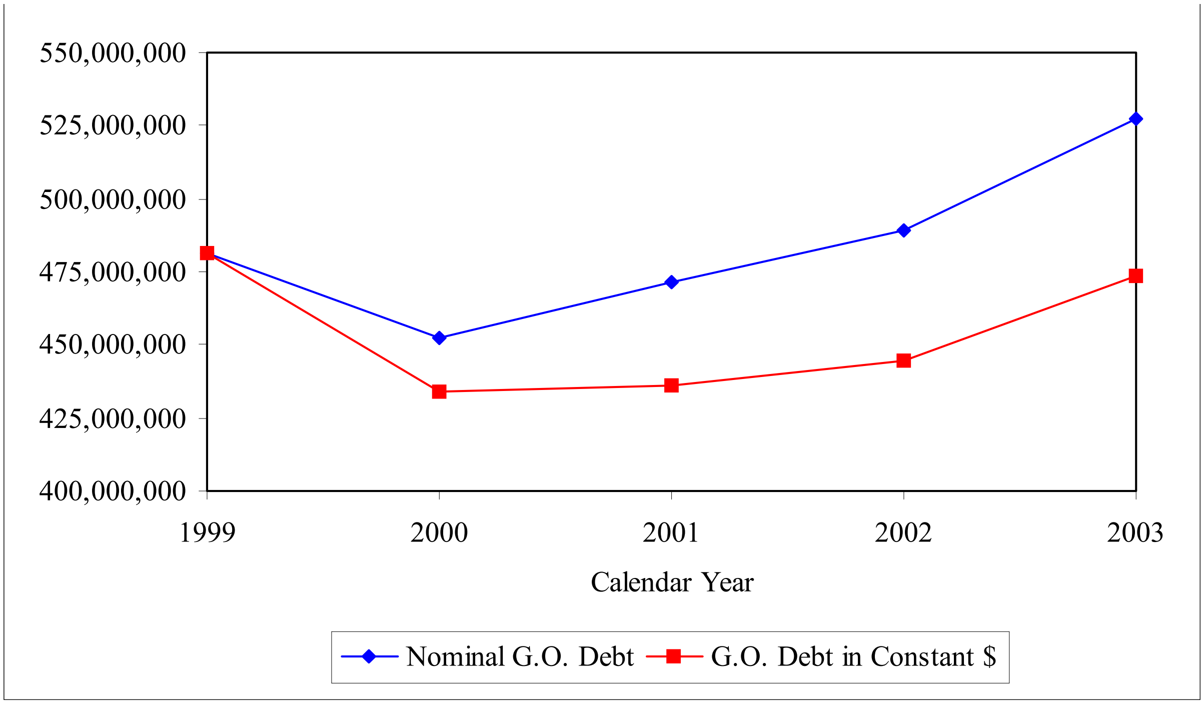
	1999	2000	2001	2002	
Ramsey County - City Portion	11.3%	12.1%	11.8%	12.9%	13.1%
City of Saint Paul	30.2%	33.0%	32.6%	31.2%	32.0%
Saint Paul Public Schools	55.2%	50.4%	51.4%	50.8%	50.3%
Saint Paul Port Authority	3.3%	4.5%	4.2%	5.1%	4.6%
Total	100.0%	100.0%	100.0%	100.0%	100.0%

	2004	2005	2006	2007	2008
Ramsey County - City Portion	14.0%	13.7%	13.5%	13.2%	13.0%
City of Saint Paul	32.4%	31.7%	31.4%	30.9%	30.1%
Saint Paul Public Schools	49.4%	50.6%	52.0%	53.0%	54.1%
Saint Paul Port Authority	4.2%	4.0%	3.1%	2.9%	2.8%
Total	100.0%	100.0%	100.0%	100.0%	100.0%

Table III
Total Net G.O. Debt — Nominal and 1999 Constant Dollar

Nominal G.O. Debt

2
0
0
3



	1999	2000	2001	2002	
Ramsey County - City Portion	$54,196,340	$54,894,015	$55,542,025	$62,951,570	$69,199,900
City of Saint Paul	145,685,000	149,400,000	153,740,000	152,760,000	168,505,000
Saint Paul Public Schools	265,606,217	227,791,553	242,085,720	248,622,378	265,050,380
Saint Paul Port Authority	16,040,000	20,215,000	20,000,000	24,775,000	24,250,000
Total Existing & New	$481,527,557	$452,300,568	$471,367,745	$489,108,948	$527,005,280
Consumer Price Index (Minneapolis/Saint Paul)	163.3	170.1	176.5	179.6	181.7

G.O. Debt in Constant Dollars:	1999	2000	2001	2002	2003
Ramsey County - City Portion	$54,196,340	$52,699,545	$51,388,174	$57,238,259	$62,192,315
City of Saint Paul	145,685,000	143,427,513	142,242,164	138,895,924	151,441,203
Saint Paul Public Schools	265,606,217	218,685,248	223,980,726	226,058,098	238,209,835
Saint Paul Port Authority	16,040,000	19,406,875	18,504,249	22,526,489	21,794,304
Total Existing & New	$481,527,557	$434,219,181	$436,115,313	$444,718,770	$473,637,657

The Economy

In addition to management, financial operations and debt position indicators, there are several other elements that demonstrate the ability of an issuer to maintain a stable financial system and high credit ratings. One notable factor is the local economy. A healthy local economy increases the probability that an issuer has dependable resources to repay debt in both the short and long term. Conversely, a weak economy means a limitation in capacity to issue further debt because the resources for repayment are less reliable. For this report, unemployment, job growth, median family income, sales growth, property value and job diversity have been selected to represent the condition of the Saint Paul area economy and its tax base. Like the rest of the country, Saint Paul has experienced a recession beginning in the year 2000. However, economic data show that Saint Paul weathered the recession remarkably well.

Unemployment is the number of persons who are in the labor force but not actively employed, as a percentage of the total labor force. A low unemployment rate is seen as a sign of a healthy economy. Saint Paul's annual average 2003 unemployment rate was an estimated 5.3 percent, only slightly higher than its 2002 level of 5.1 percent. In contrast, the U.S. unemployment rate was an estimated 6.0 percent in 2003, up 0.2 percent from its 2002 level of 5.8 percent.

Complementing the unemployment figures, job figures show that Saint Paul did a better job retaining jobs during the 2000-2002 period than any major employment center in Minnesota, and also grew jobs more rapidly as recovery began in early 2003. Between 2000 and 2002 (on an annual basis), Saint Paul experienced a 2.3 percent decline in covered employment. This was significantly better than the 3.2 percent decline in Rochester, the 4.4 percent decline in Minneapolis, and the 12.2 percent decline in Bloomington. In 2003, between first and second quarter, Saint Paul covered employment grew by 2.6 percent, compared to 1.8 percent growth in Rochester, and 0.6 percent growth in Bloomington and Minneapolis. Indeed, Saint Paul's growth rate between first and second quarter 2003 was higher than that of any of the ten largest cities in the state.

Moreover, the median family income has steadily risen to $53,959 in 2002 from $47,528 in 1998. This figure measures the mean earnings of a family, and the 14% increase suggests the wealth of families continues to rise in the City of Saint Paul. Increasing household earnings are typically seen as a positive indicator of a healthy economy and growing tax base (see page14).

The sales growth in the City of Saint Paul measures the dollar value of all taxable sales for the year in Saint Paul. Growing sales demonstrates increased business in the city and marks a healthy economy. Taxable sales have increased 27% since 1998 (see page 14).

Another indicator of the economic strength of Saint Paul is the rising value of its real estate market, specifically, the property value of Saint Paul homes. Between 1998 and 2002 single-family homes increased 72% in value to a median sales price of $158,000 in 2002 (see page 15).

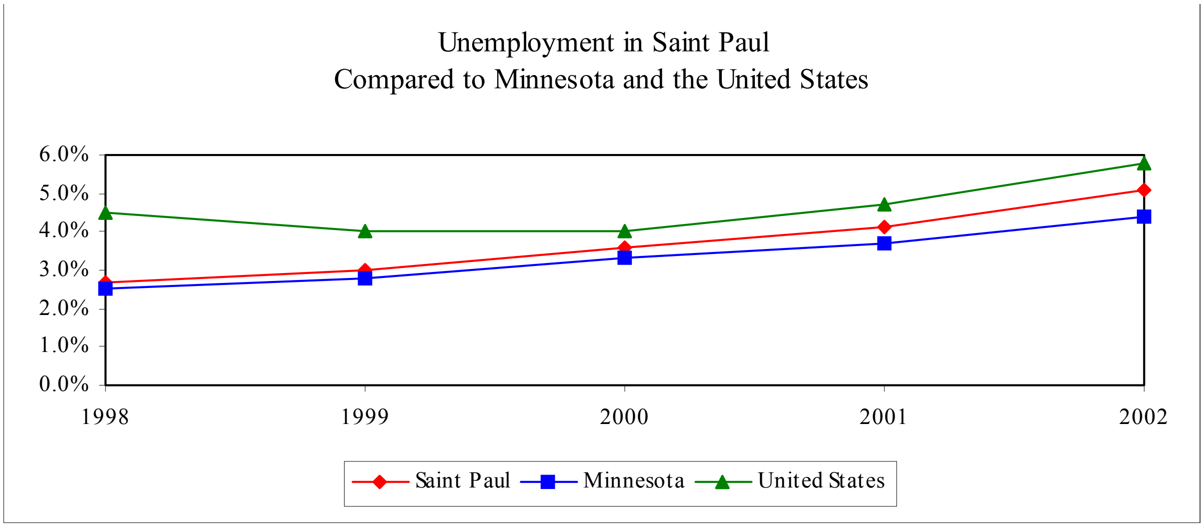
The composition and diversity of the employment base are prime considerations in evaluating the strength of the economy. The diverse employment base of Saint Paul provides the primary strength of the community and has proven to be an attraction for continued economic growth and viability (see page 15).

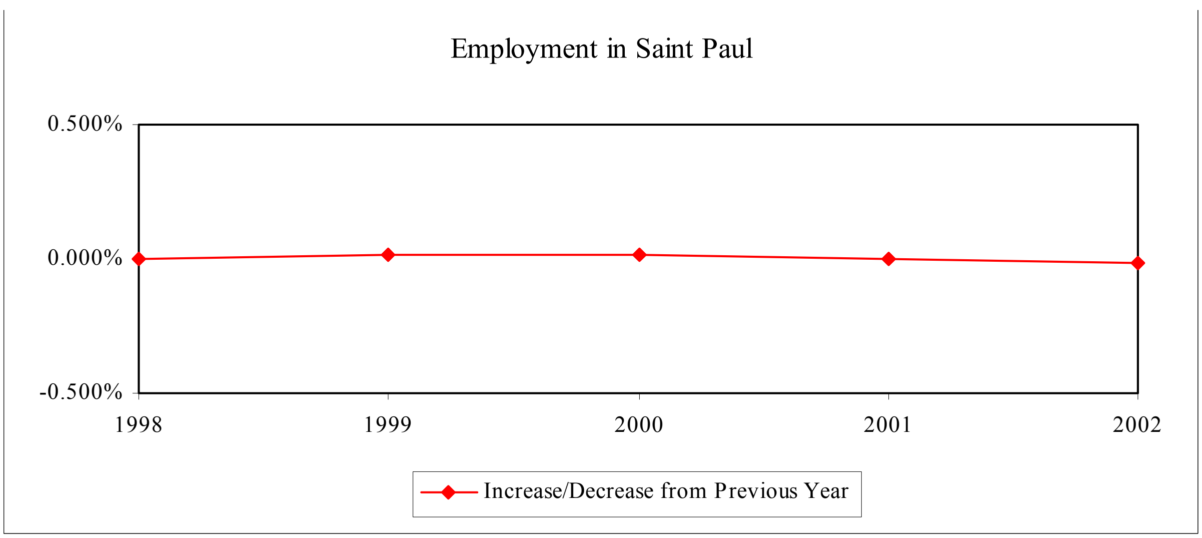
Sources:
Unemployment: Minnesota Department of Economic Security, United States Bureau of Labor Statistics
Job Retention, Median Family Income: Saint Paul Department of Planning and Economic Development
Sales Growth: City of Saint Paul Office of Financial Services
Household Earnings, Average Value of a Single Family Home, Jobs by Sector in Saint Paul: Saint Paul Department of Planning and Economic Development

Economic Statistics
Selected Economic Trends in the City of Saint Paul

Unemployment Rate

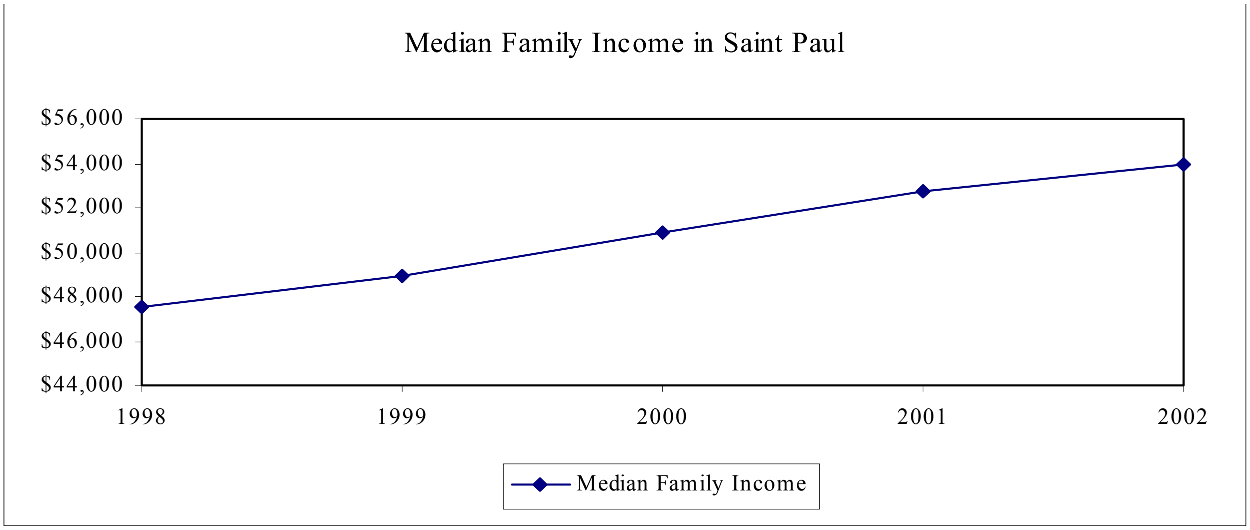
	1998	1999	2000	2001	2002
Saint Paul	2.7%	3.0%	3.6%	4.1%	5.1%
Minnesota	2.5%	2.8%	3.3%	3.7%	4.4%
United States	4.5%	4.0%	4.0%	4.7%	5.8%



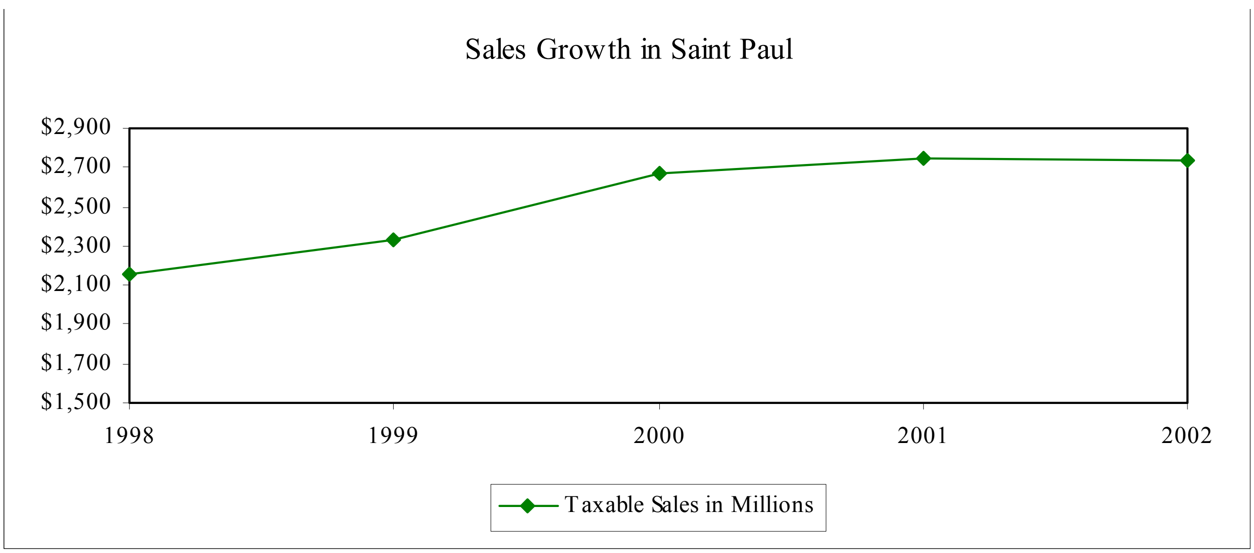


	1998	1999	2000	2001	2002
Job Retention	183,745	185,885	188,134	187,444	183,879
Increase/Decrease from Previous Year		1.165%	1.210%	(0.367)%	(1.902)%

Economic Statistics
Selected Economic Trends in the City of Saint Paul



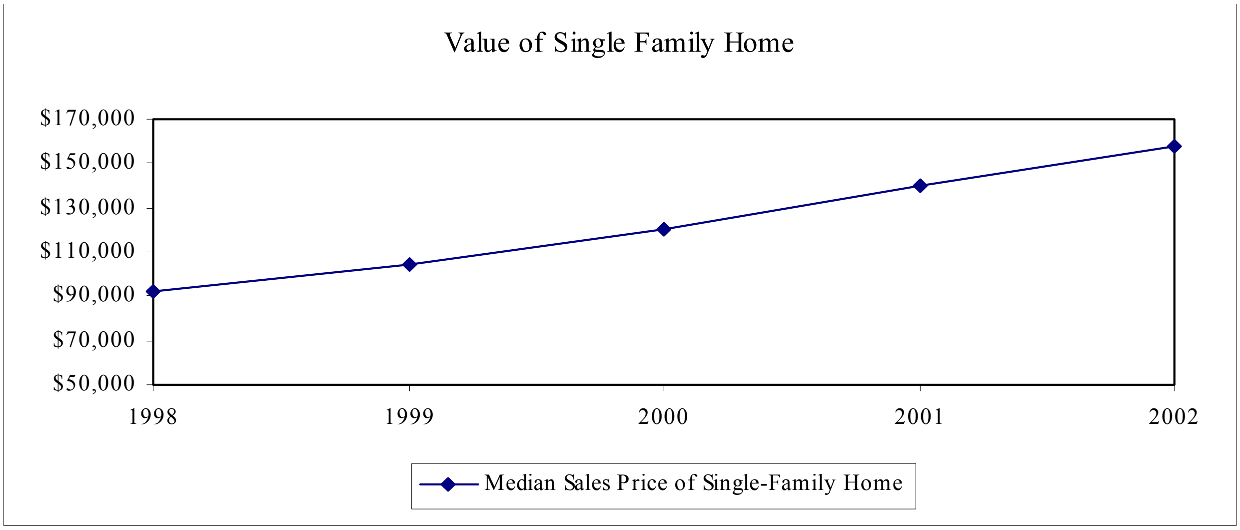
	1998	1999	2000	2001	2002
Median Family Income	$47,528	$48,925	$50,930	$52,749	$53,959



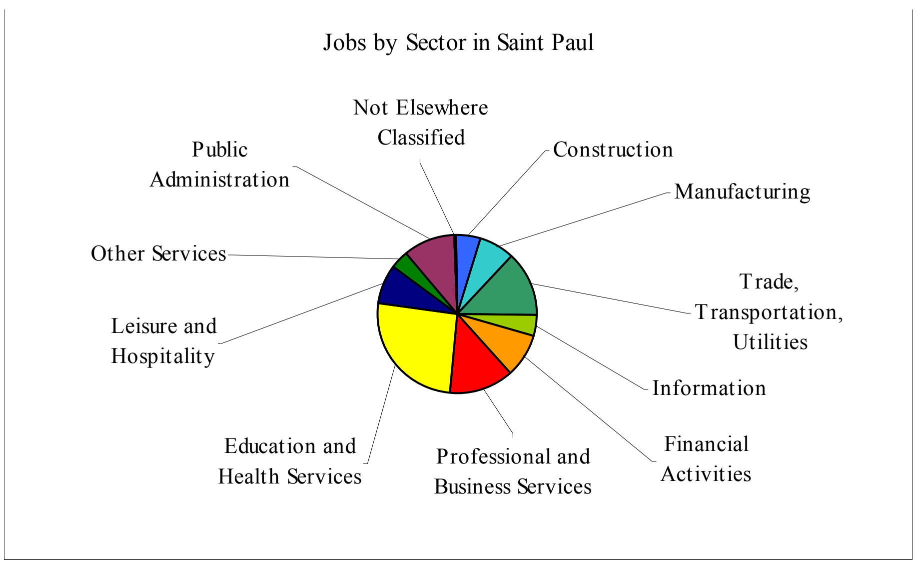
	1998	1999	2000	2001	2002
Sales Growth	$2,151	$2,331	$2,665	$2,745	$2,731

Economic Statistics
Selected Economic Trends in the City of Saint Paul

	1998	1999	2000	2001	2002



Median Sales Price of Single Family Home	$92,000	$104,000	$120,000	$140,000	$158,000



Construction	4.9%	Education and Health Services	26.1%
Manufacturing	7.3%	Leisure and Hospitality	8.0%
Trade, Transportation, Utilities	13.0%	Other Services	4.0%
Information	4.5%	Public Administration	10.6%
Financial Activities	8.9%	Not Elsewhere Classified	0.2%
Professional and Business Services	12.5%		

Indicators

Debt financing of public infrastructure affects the participating jurisdictions and their citizens in a variety of ways. The focus here is on the way in which the overlapping debt of participating jurisdictions affects property taxes paid by residents within the corporate limits of the City of Saint Paul and the credit ratings assigned to each jurisdiction. In order to examine such effects, the committee has chosen indicators falling into three categories: debt position, citizens' ability to pay and operational/capital finance interface. The indicators were selected because the subcommittee feels that they are the best representations of the factors this report intends to address. For each of these areas, indicators of impact have been determined, analyzed and summarized. These indicators provide basic proxies of the jurisdictions' individual and combined impacts. Each indicator is profiled as to definition and purpose, and trend/summary. Where available and applicable, a credit industry benchmark is given and used as a basis to analyze the overlapping debt.

The debt position indicators chosen for this report are Net G.O. Debt to Indicated Market Value and Net G.O. Debt per Capita. These indicators provide a valuable view of the debt burden on available resources and are a factor of consideration during the credit rating process. The Net G.O. Debt per Capita to Per Capita Income indicator used in previous Joint Debt Books has been replaced by the Debt Service Levy per Capita to Per Capita Income indicator. The Debt Service Levy per Capita to Per Capita Income, as an ability-to-pay indicator, is a more relevant comparison to measure annual per capita income to annual per capita debt service levy.

The Ability-to-Pay indicators are Debt Service Levy per Household, Debt Service Levy Per Capita to Per Capita Income, and the Tax Bill for Debt Service Tax Levies of Median Value Home. Debt Service Levy per Household shows the tax impact of debt on an individual Saint Paul household. Debt Service Levy Per Capita to Per Capita Income shows the annual property tax burden placed on the annual income capacity of Saint Paul citizens. The Tax Bill for Debt Service Tax Levies show the property tax impact for a median priced home in Saint Paul. Examination of these three indicators reveals the general tax impact of Saint Paul's overlapping debt on its citizens.

This report also includes an operational/capital finance interface indicator. Debt Service Tax Levy as a Percentage of Total Tax Levy shows the proportional impact of the debt on other components of each jurisdiction's operations.

These indicators are included in this report, not only because they measure the capacity to handle debt burden and stability of financial management; they are also key elements used by rating agencies when determining ratings. The credit rating of a jurisdiction is a critical element of successful debt management. A strong credit rating means that the issuer is generally able to issue debt at a lower interest rate, hence reducing costs to the municipality and its taxpayers.

Detailed information relating to the specifics of each indicator is given in the individual profiles on the following pages.

Debt Position Indicators
Total Net G.O. Debt to Indicated Market Value

Definition and Purpose: Debt to indicated market value is a basic credit rating indicator that shows the total net principal amount of debt to the full value of real estate. The ultimate source of repayment for this debt is the general property tax, with such tax levied against the value of all properties. This indicator depicts the overall debt burden as both the amount of debt and the resources for repayment (value) change over time. Low ratios are viewed as positive indicators.

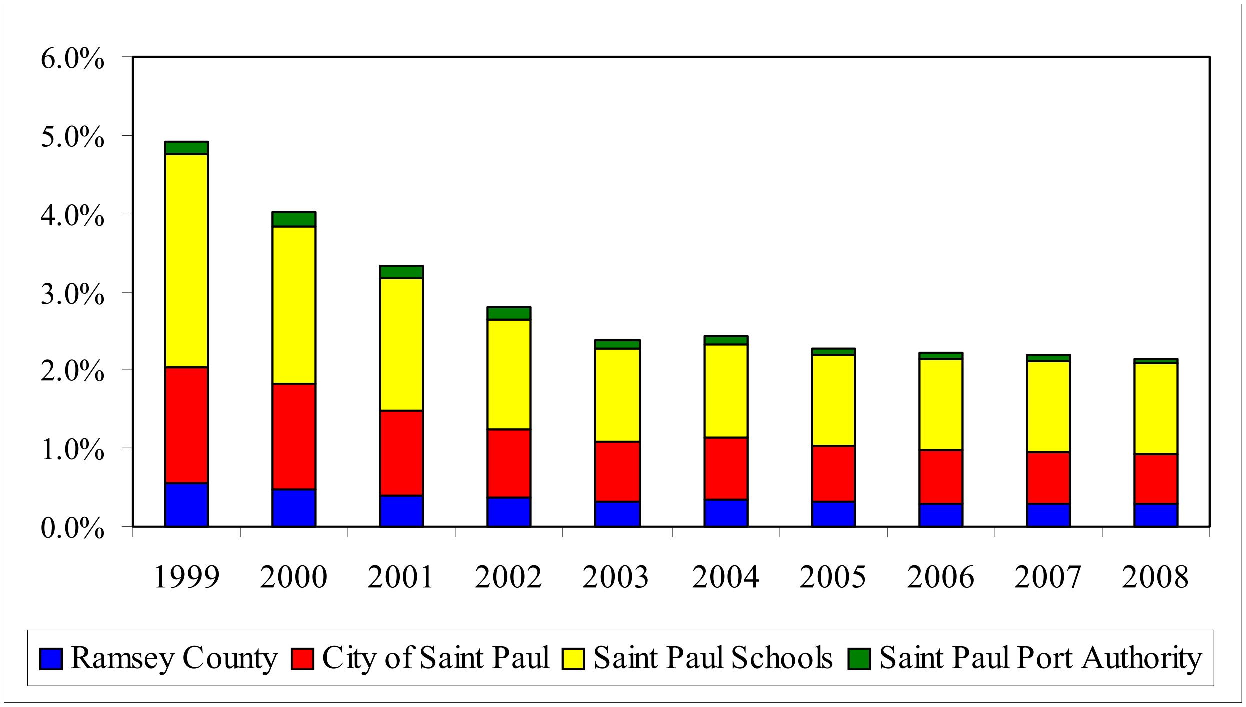
Target Range: Not to exceed 3% to 6% – Moderate Debt Burden, Standard and Poor's Public Finance.

Trend/Summary: The combined Net G.O. Debt to indicated market value decreases from 5.0% in 1999 to 2.4% in 2003. This indicator is projected to decrease from 2.4% in 2004 to 2.2% in 2008. For the years 2004 through 2008, the indicated market value is assumed to increase at 4.4% each year.

The target range is exceeded through 2008, falling into the Low Debt Burden range.

Standard and Poor's Public Finance Typical Ranges for Tax-Backed G.O. Ratings	
Debt to Market Value	
Low Debt Burden	0% - 3%
Moderate Debt Burden	3% - 6%
High Debt Burden	>6%

Debt Position Indicator
Total Net G.O. Debt to Indicated Market Value



G.O. Debt to I.M.V.

	1999	2000	2001	2002	2003
Ramsey County - City Portion	0.6%	0.5%	0.4%	0.4%	0.3%
City of Saint Paul	1.5%	1.3%	1.1%	0.9%	0.8%
Saint Paul Public Schools	2.7%	2.0%	1.7%	1.4%	1.2%
Saint Paul Port Authority	0.2%	0.2%	0.1%	0.1%	0.1%
Total Debt to Market Value	5.0%	4.0%	3.3%	2.8%	2.4%
% Increase/ Decrease	-4.0%	-20.0%	-17.5%	-15.2%	-14.3%
City I.M.V.	$9,779,476,382	$11,237,013,849	$14,204,320,796	$17,512,595,034	$22,062,705,540

	2004	2005	2006	2007	2008
Ramsey County - City Portion	0.3%	0.3%	0.3%	0.3%	0.3%
City of Saint Paul	0.8%	0.7%	0.7%	0.7%	0.6%
Saint Paul Public Schools	1.2%	1.2%	1.1%	1.2%	1.2%
Saint Paul Port Authority	0.1%	0.1%	0.1%	0.1%	0.1%
Total Debt to Market Value	2.4%	2.3%	2.2%	2.3%	2.2%
% Increase/ Decrease	0.0%	-4.2%	-4.3%	4.5%	-4.3%
City I.M.V.	$23,459,209,000	$25,465,589,000	$26,458,424,000	$27,019,859,300	$27,630,190,200

Debt Position Indicator
Total Net G.O. Debt Per Capita

Definition and Purpose: This indicator is formulated by dividing the total Net G.O. debt by the total population. It depicts the overall debt burden placed on the citizens of Saint Paul, as both debt levels and populations change over time.

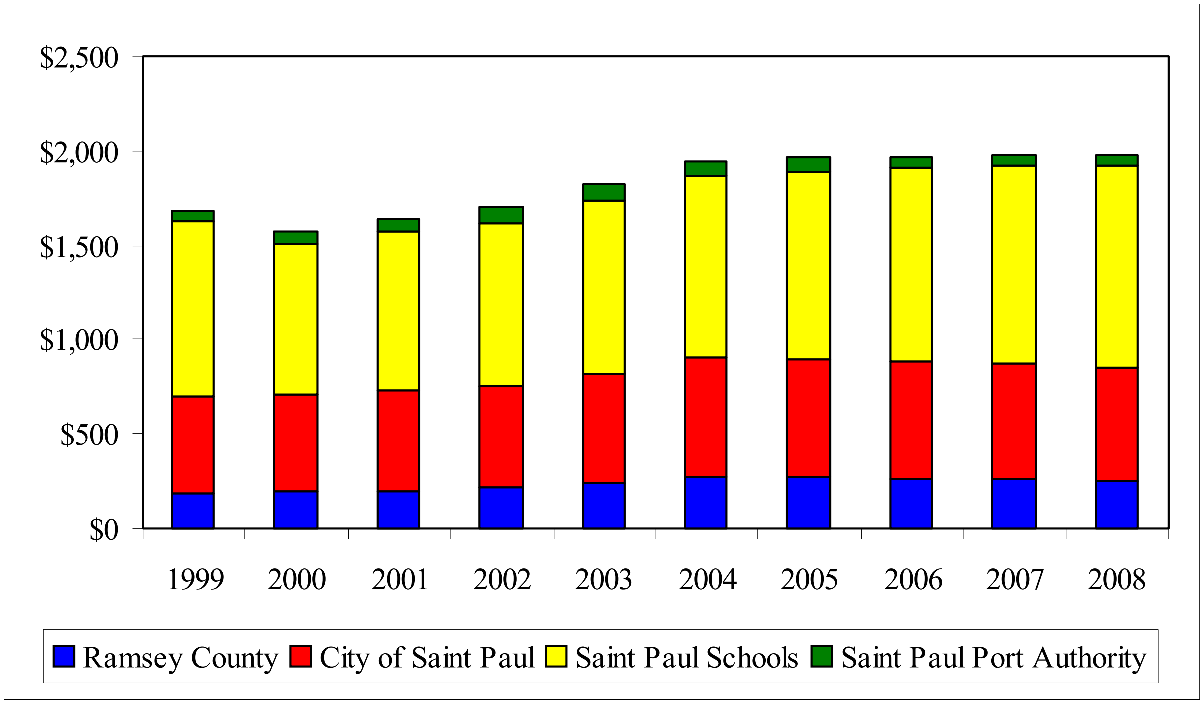
Target Range: Stay within range of $1,000 to $2,500 – Moderate Overall Debt Per Capita, Standard and Poor's Public Finance.

Trend/Summary: Net G.O. debt per capita increased from $1,680 in 1999 to $1,818 in 2003. Net G.O. debt per capita is projected to increase from $1,945 to $1,974 from 2004 to 2008. For the years 2004 through 2008, City population is assumed to increase modestly.

The target range is met through 2008.

Standard and Poor's Public Finance Typical Ranges for Tax-Backed G.O. Ratings	
Overall Debt Per Capita	
Low	<$1,000
Moderate	$1,000 - $2,500
High	>$2,500

Debt Position Indicator
Total Net G.O. Debt Per Capita



G.O. Debt Per Capita

	1999	2000	2001	2002	2003
Ramsey County - City Portion	$189	$191	$193	$219	$239
City of Saint Paul	508	520	535	530	581
Saint Paul Public Schools	927	793	843	863	914
Saint Paul Port Authority	56	70	70	86	84
Total Debt Per Capita	$1,680	$1,574	$1,641	$1,698	$1,818
City Population	286,675	287,151	287,260	288,000	289,899

	2004	2005	2006	2007	2008
Ramsey County - City Portion	$272	$269	$265	$260	$256
City of Saint Paul	632	625	619	611	595
Saint Paul Public Schools	960	995	1,024	1,049	1,067
Saint Paul Port Authority	81	78	61	58	55
Total Debt Per Capita	$1,945	$1,967	$1,969	$1,978	$1,973
City Population	292,199	294,500	296,800	299,100	301,400

Ability-to-Pay Indicator
Debt Service Levy Per Household

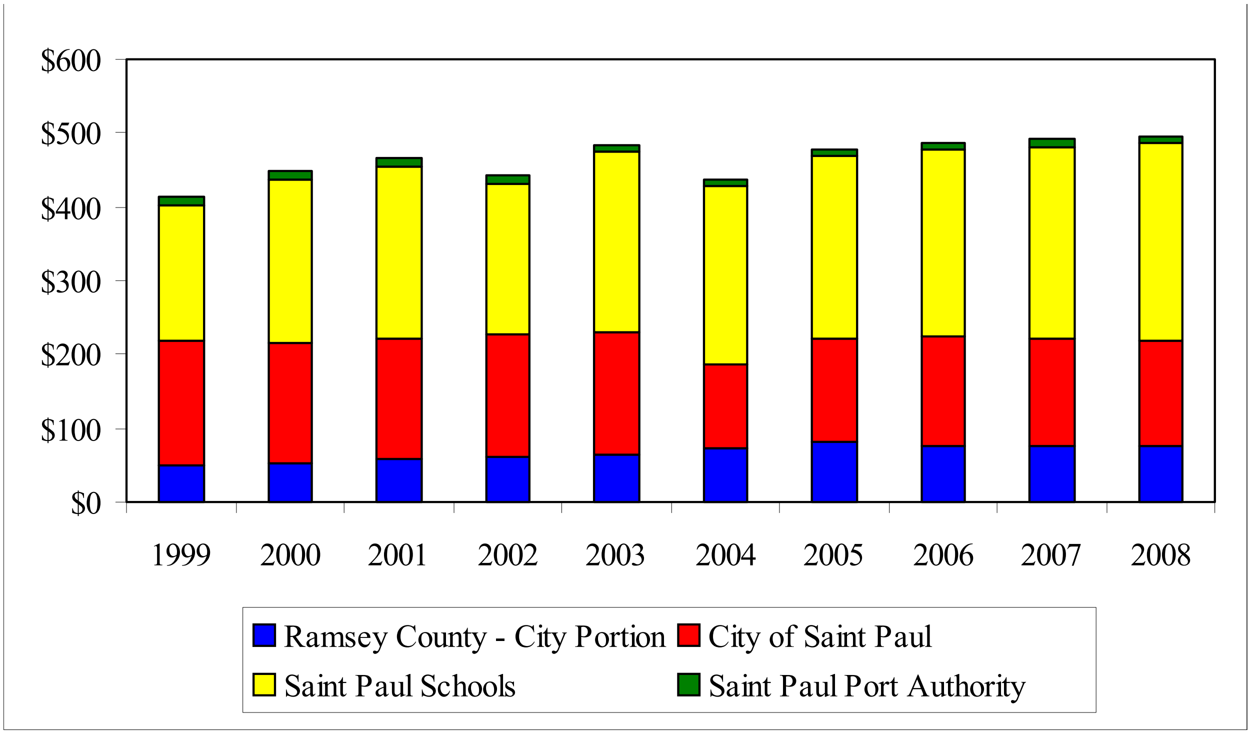
Definition and Purpose: The property tax can be viewed as the price government charges for its services. These services are broadly divided into operations (such as public safety, street maintenance, etc.) and infrastructure investment (such as pay-as-you-go capital and debt service). This indicator measures the annual debt service property tax levy per household (annual price of debt). The purpose is to show how this price to the citizens for debt service changes over time with annual debt levy variations. This indicator is not a representation of the tax bill for debt service (which is based on property values rather than income). A sample tax bill for debt service of median value homes is provided on pages 25-26.

Target Range: Not to exceed $550.

Trend/Summary: The combined debt service levy per household increased from $413 to $484 during the years 1999 to 2003, an average annual increase of 4.3%. The combined debt service levy per household is expected to increase from $437 to $496 in the years 2004 to 2008, an average annual increase of 3.4%.

The target range is met through 2008.

Ability-to-Pay Indicator
Debt Service Levy Per Household



Debt Service Levy Per Household

	1999	2000	2001	2002	2003
Ramsey County - City Portion	$50	$53	$57	$61	$64
City of Saint Paul	170	163	165	167	166
Saint Paul Public Schools	182	222	233	203	245
Saint Paul Port Authority	11	11	11	11	10
Total	$413	$449	$466	$442	$485
Number of City Households	111,923	112,109	112,195	112,784	113,686

	2004	2005	2006	2007	2008
Ramsey County - City Portion	$73	$81	$76	$77	$76
City of Saint Paul	114	141	147	145	143
Saint Paul Public Schools	241	247	254	261	268
Saint Paul Port Authority	9	9	9	9	9
Total	$437	$478	$486	$492	$496
Number of City Households	114,588	115,490	116,392	117,294	118,196

Figures reported are for the years taxes are payable.

Ability to Pay Indicator
Debt Service Levy Per Capita to Per Capita Income

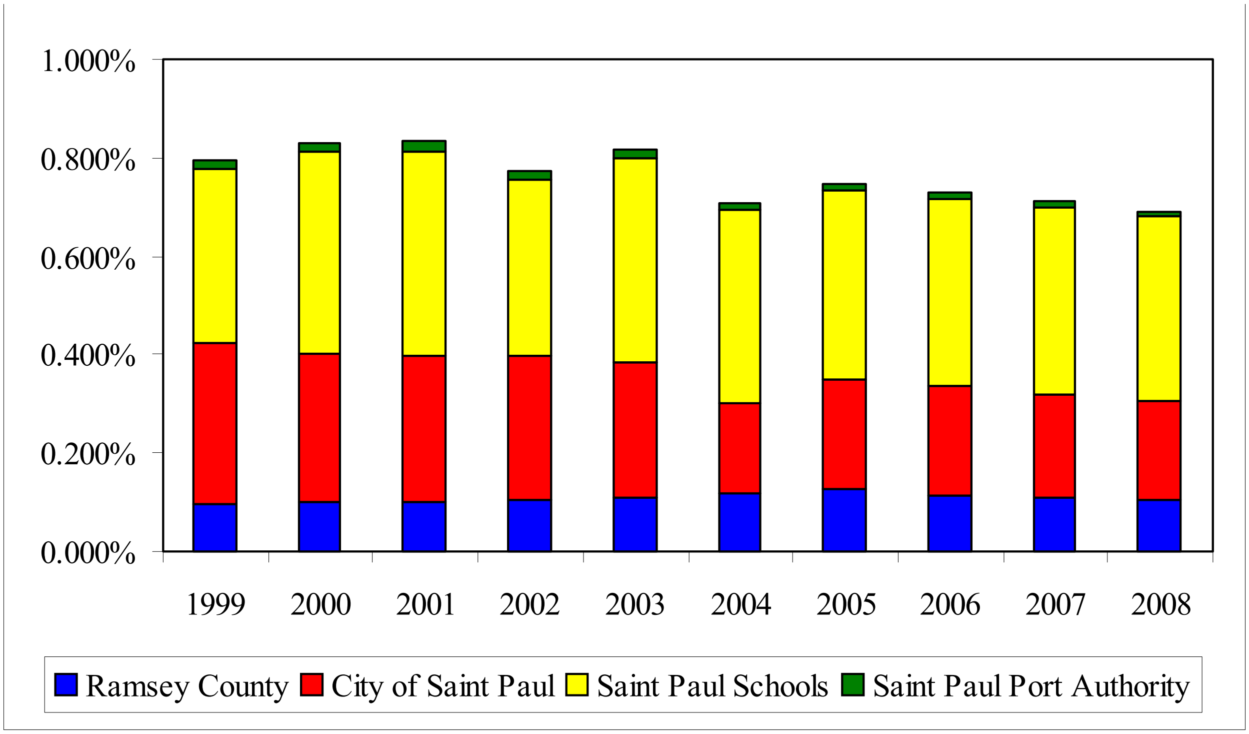
Definition and Purpose: This indicator is formulated by dividing the Debt Service Property Tax Levy per capita by per capita income. It depicts the annual debt service property tax levy burden placed on the income capacity of Saint Paul citizens as both debt and income levels change over time. Low ratios are viewed as positive indicators.

Target Range: Not to exceed 1%.

Trend/Summary: Net Debt Service Property Tax Levy per capita to per capita income decreases from 1999 to 2008, from .873% to .692%. For the years 2004 through 2008, per capita income is assumed to rise 4% per year.

The target range is met through 2008.

Ability-to-Pay Indicator
Debt Service Levy Per Capita to Per Capita Income



Debt Service Levy to Per Capita Income

	1999	2000	2001	2002	2003
Ramsey County	0.096%	0.098%	0.102%	0.107%	0.107%
City of Saint Paul	0.328%	0.303%	0.295%	0.292%	0.279%
Saint Paul Public Schools	0.352%	0.411%	0.416%	0.355%	0.412%
Saint Paul Port Authority	0.021%	0.020%	0.019%	0.019%	0.018%
Total	0.797%	0.832%	0.832%	0.773%	0.816%
City Per Capita Income	$20,216	$21,079	$21,867	$22,404	$23,274

	2004	2005	2006	2007	2008
Ramsey County	0.118%	0.127%	0.115%	0.111%	0.106%
City of Saint Paul	0.185%	0.221%	0.220%	0.209%	0.199%
Saint Paul Public Schools	0.391%	0.385%	0.381%	0.378%	0.374%
Saint Paul Port Authority	0.015%	0.014%	0.014%	0.013%	0.013%
Total	0.709%	0.747%	0.730%	0.711%	0.692%
City Per Capita Income	$24,175	$25,109	$26,078	$27,083	$28,125

Figures reported are for the years taxes are payable.

Ability-to-Pay Indicator
Tax Bill for Debt Service Tax Levies – Median Value Home in Saint Paul

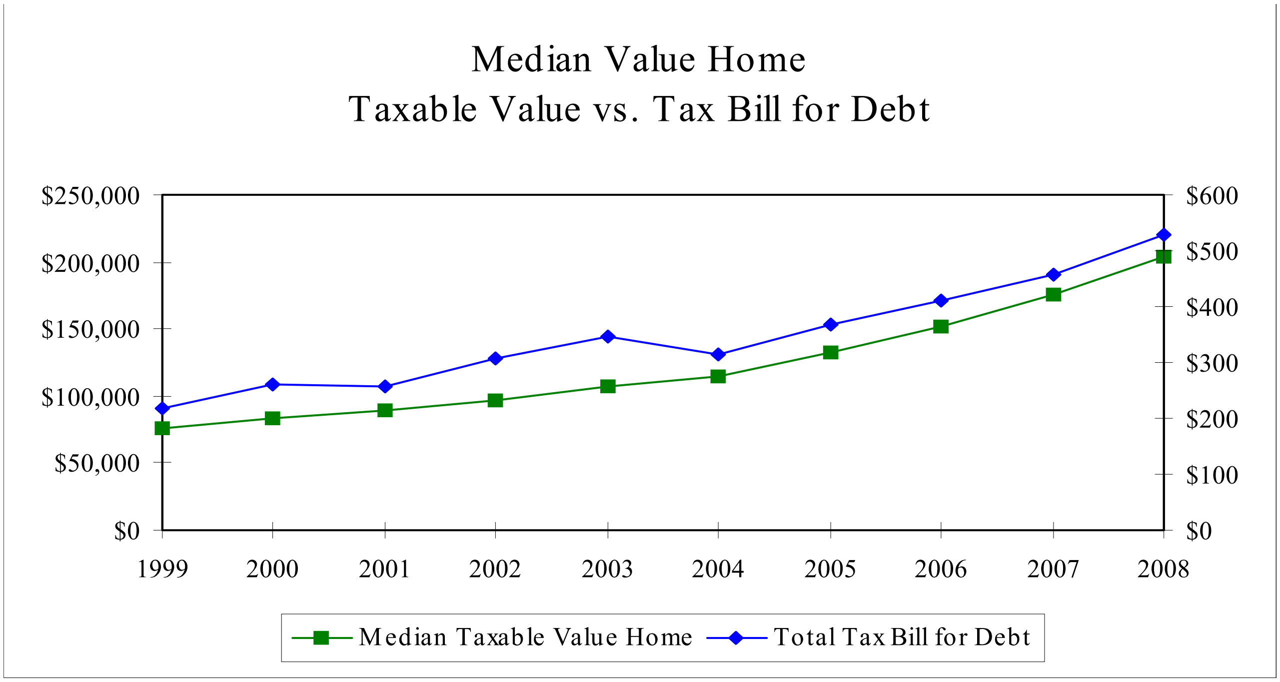
Definition and Purpose: A major portion of the debt covered in this report will be repaid by property taxes. An indicator of the burden of this debt is how the amount of the tax bill for this debt service changes over time for representative residential properties. This indicator estimates the change in property tax bills for debt service for a property with the annual median value in Saint Paul.

Target Range: Effective Tax Rate of less than 0.5%

Trend/Summary: Over the period shown, the increase in the debt service tax bill for a median priced house in Saint Paul was consistent with the rise in Median Taxable Value. The effective tax rate has remained constant at .3% for the years 1999-2003 and is expected to remain the same for the years 2004-2008. For the years 2004 through 2008, the median value home is assumed to grow by an average of 8.4% per year.

The target range is met through 2008.

Ability-to-Pay Indicator
Tax Bill for Debt Service Tax Levies – Median Value Home in Saint Paul



	1999	2000	2001	2002	2003
Median Value Home	$76,100	$83,400	$96,900	$117,100	$135,000
Taxable Value	$76,100	$82,600	$89,600	$97,200	$106,900
Ramsey County - City Portion	$28	$32	$35	$45	$46
City of Saint Paul	92	99	103	111	119
Saint Paul Public Schools	95	124	116	144	174
Saint Paul Port Authority	4	4	4	8	7
Total Debt Taxes (Gross)	$219	$259	$258	$308	$346
Effective Tax Rate for Debt	0.3%	0.3%	0.3%	0.3%	0.3%

	2004	2005	2006	2007	2008
Median Value Home	$153,200	$168,500	$182,000	$192,900	$204,500
Taxable Value	$115,000	$132,300	$152,200	$175,100	$204,500
Ramsey County - City Portion	$52	$62	$63	$70	$78
City of Saint Paul	82	109	124	135	160
Saint Paul Public Schools	174	191	214	243	281
Saint Paul Port Authority	7	7	8	8	9
Total Debt Taxes (Gross)	$315	$369	$409	$456	$528
Effective Tax Rate for Debt	0.3%	0.3%	0.3%	0.3%	0.3%

Total debt taxes are reported for the years taxes are payable.

Operational/Capital Finance Interface Indicator
Debt Service Tax Levy to Total Tax Levy

Definition and Purpose: The total tax levy has an operational component and a debt service component. This indicator shows the proportional share that represents the debt service component and illustrates over time any pressure it may exert, either on the total levy or on the operational components. This indicator is specific to each jurisdiction and not applicable to the combined jurisdictions.

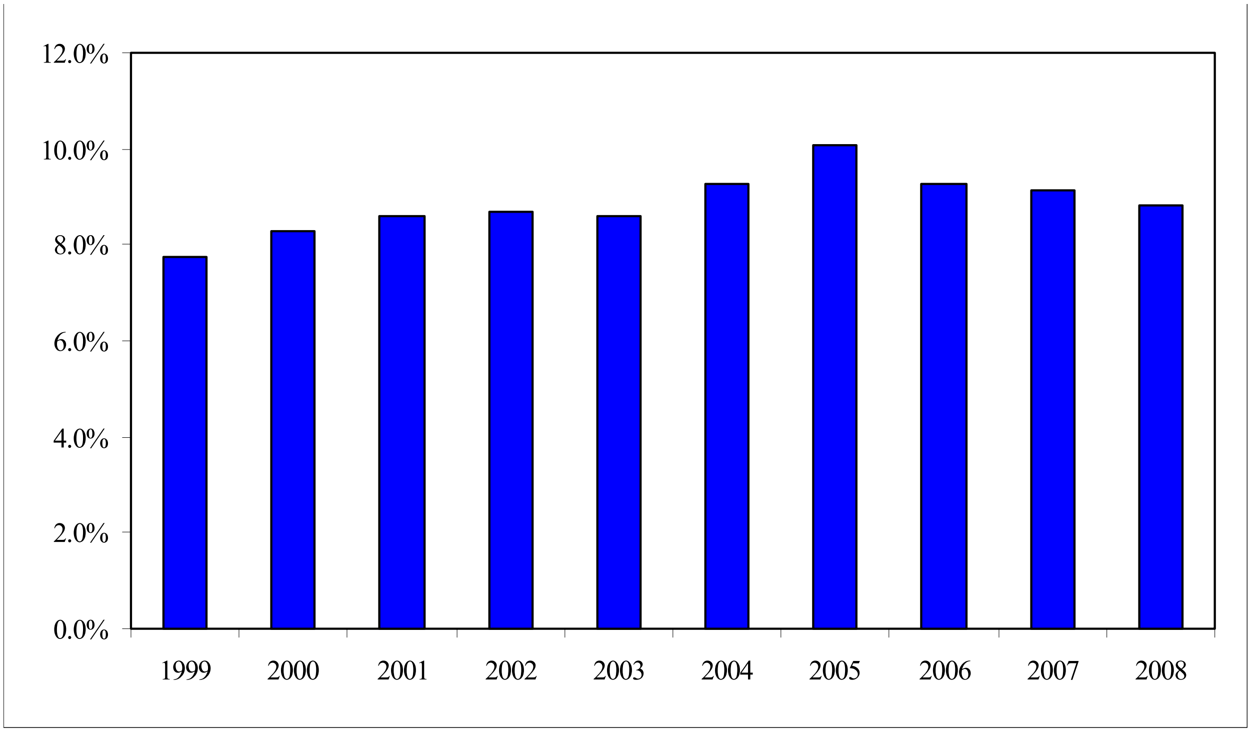
Trend/Summary: The County's ratio increases from 7.8% in 1999 to a projected rate of 8.8% in 2008.

The City's ratio decreases from 29.8% in 1999 to a projected rate of 26.4% in 2008.

The School's ratio increases from 18.3% in 1999 to a projected rate of 38.4% in 2008. The debt service tax levy has increased due to the issuance of capital and alternative bonds; however, the overall total net tax levy has decreased over the same time period. Major property tax reform by the Minnesota Legislature in 2001 resulted in a $66.3 million drop in the total tax levy of the district between the payable 2001 levy and the payable 2002 levy.

The Port Authority's ratio stays consistent at approximately 45% through 2008.

Operational/Capital Finance Interface Indicator
Debt Service Tax Levy to Total Tax Levy – Ramsey County



Ramsey County

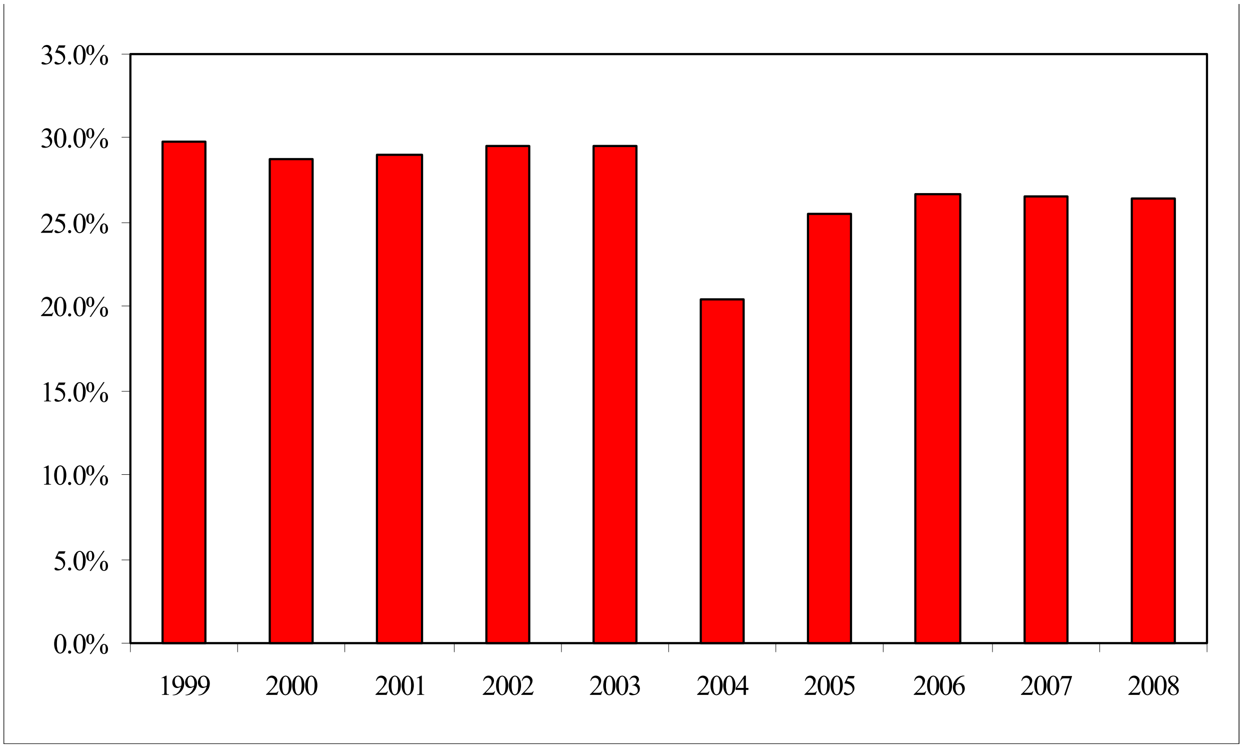
	1999	2000	2001	2002	2003
Debt Service Tax Levies	$11,759,477	$12,588,304	$13,602,238	$14,573,159	$15,272,897
Total Net Tax Levies	$151,579,843	$151,580,941	$158,235,432	$167,653,264	$177,789,322
Debt Service Levy to Total	7.8%	8.3%	8.6%	8.7%	8.6%

	2004	2005	2006	2007	2008
Debt Service Tax Levies	$17,587,559	$19,756,967	$18,733,589	$18,924,907	$18,895,885
Total Net Tax Levies	$190,164,964	$195,869,913	$201,746,010	$207,618,111	$213,846,654
Debt Service Levy to Total	9.2%	10.1%	9.3%	9.1%	8.8%

Note: The tax levy amounts shown above represent levies spread on all taxable property within Ramsey County, not just the portion attributable to the City of Saint Paul.

Figures reported are for the years taxes are payable.

Operational/Capital Finance Interface Indicator
Debt Service Levy to Total Tax Levy – City of Saint Paul



City of Saint Paul

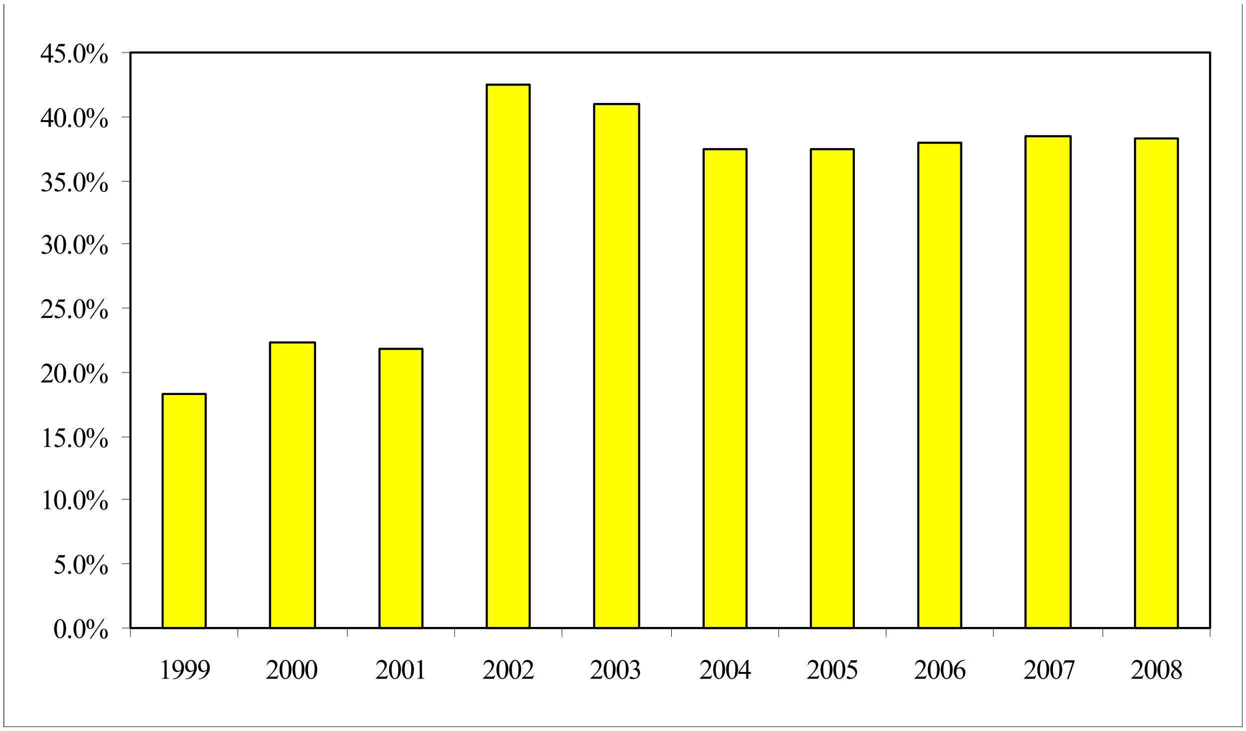
	1999	2000	2001	2002	2003
Debt Service Tax Levies	$19,019,487	$18,319,487	$18,519,487	$18,838,395	$18,838,395
Total Net Tax Levies	$63,843,263	$63,843,263	$63,843,263	$63,843,263	$63,843,263
Debt Service Levy to Total	29.8%	28.7%	29.0%	29.5%	29.5%

	2004	2005	2006	2007	2008
Debt Service Tax Levies	$13,038,686	$16,323,240	$17,055,271	$16,965,876	$16,896,332
Total Net Tax Levies	$63,927,263	$63,972,887	$63,972,887	$63,972,887	$63,972,887
Debt Service Levy to Total	20.4%	25.5%	26.7%	26.5%	26.4%

Note: The Total Net Tax Levy includes the mandatory/discretionary levy imposed by the City on behalf of the Port Authority.

Figures reported are for the years taxes are payable.

Operational/Capital Finance Interface Indicator
Debt Service Levy to Total Tax Levy – Saint Paul Public Schools



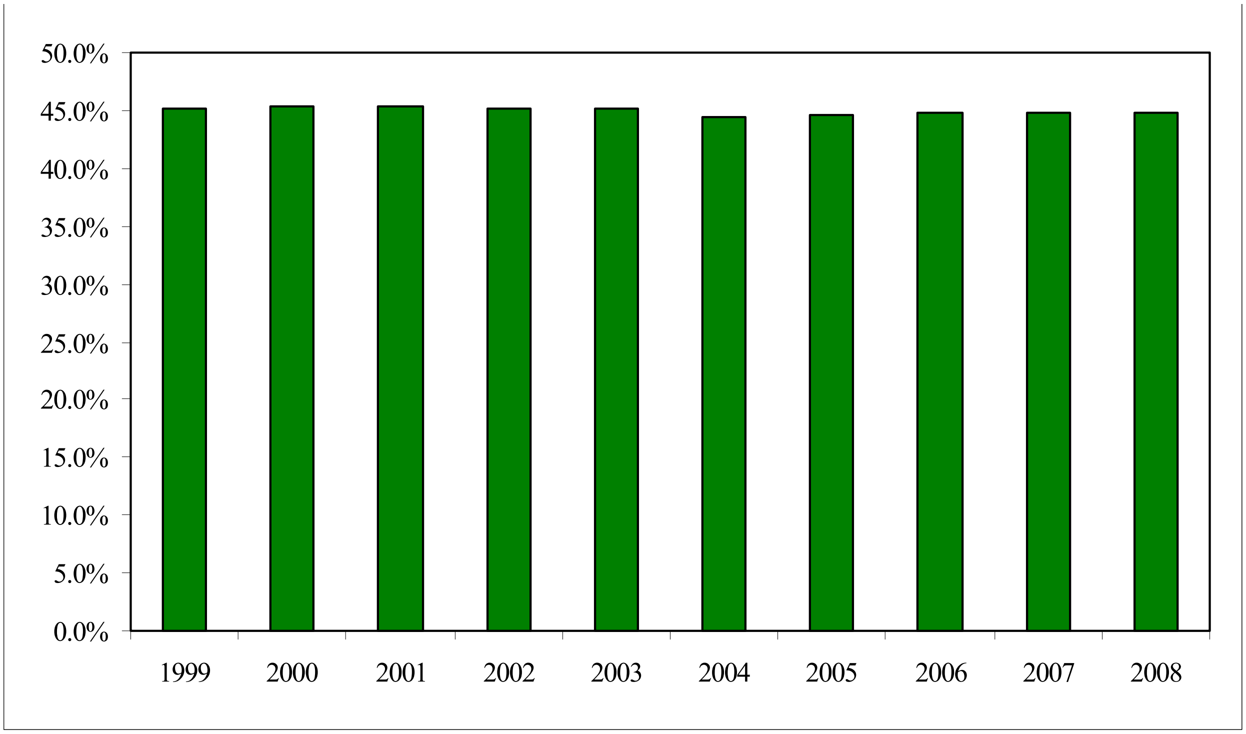
Saint Paul Schools

	1999	2000	2001	2002	2003
Debt Service Tax Levies	$20,392,364	$24,854,731	$26,132,583	$22,881,945	$27,809,400
Total Net Tax Levies	$111,431,635	$111,085,498	$120,137,297	$53,854,010	$67,822,018
Debt Service Levy to Total	18.3%	22.4%	21.8%	42.5%	41.0%

	2004	2005	2006	2007	2008
Debt Service Tax Levies	$27,637,507	$28,483,113	$29,513,234	$30,583,222	$31,709,877
Total Net Tax Levies	$73,808,113	$75,981,400	$77,765,500	$79,657,400	$82,660,202
Debt Service Levy to Total	37.4%	37.5%	38.0%	38.4%	38.4%

Figures reported are for the years taxes are payable.

Operational/Capital Finance Interface Indicator
Debt Service Levy to Total Tax Levy – Saint Paul Port Authority



Saint Paul Port Authority

	1999	2000	2001	2002	2003
Debt Service Tax Levies	$1,195,107	$1,200,000	$1,200,000	$1,195,000	$1,190,000
Total Net Tax Levies	$2,645,085	$2,650,000	$2,650,000	$2,645,000	$2,640,000
Debt Service Levy to Total	45.2%	45.3%	45.3%	45.2%	45.1%

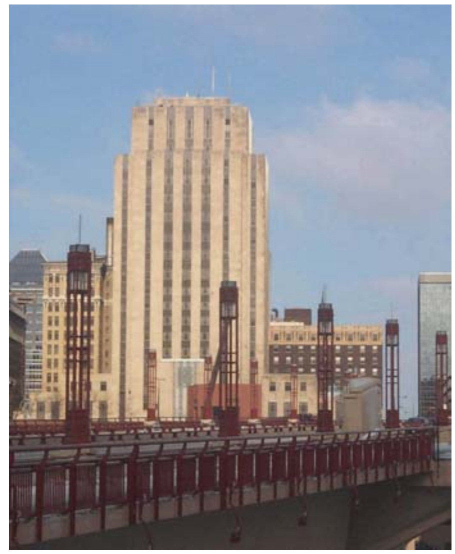
	2004	2005	2006	2007	2008
Debt Service Tax Levies	$1,061,000	$1,061,000	$1,061,000	$1,060,000	$1,065,000
Total Net Tax Levies	$2,393,000	$2,374,000	$2,373,000	$2,370,000	$2,376,000
Debt Service Levy to Total	44.3%	44.7%	44.7%	44.7%	44.8%

Note: The Total Net Tax Levy includes the mandatory/discretionary levy imposed by the City on behalf of the Port Authority.

Figures reported are for the years taxes are payable.

Capital Investment Strategies and Initiatives

Each participating jurisdiction is making infrastructure investments to accomplish their specific initiatives. These initiatives are based on the individual conditions and objectives of each jurisdiction. This section summarizes – by participant – these conditions, objectives and initiatives.



Ramsey County

Ramsey County provides services to its residents in five major areas: Human Services, Public Safety and Justice, Public Health, Parks and Public Works and Central Administration. The County owns a large number of facilities and other infrastructure throughout the County necessary in providing these services. Ramsey County has a capital improvement program process and bonding authority to finance the capital needs of all of these facilities.

Capital Improvement Program
The County Board established the capital improvement program process, including a citizens' advisory committee, in 1987. The Capital Improvement Program Advisory Committee (CIPAC) is made up of 14 citizens appointed by the seven County Commissioners. Ramsey County's Capital Improvement Program (CIP) budget process begins with departments requesting projects for $25,000 or more. CIP projects are currently divided into four categories: 1) Regular Projects, 2) Major Projects, 3) Equipment Replacement Schedule and 4) Building Improvements. Major Projects, Equipment Replacement Schedule Projects and Building Improvements are separated from what are generally considered more regular capital maintenance projects for discussion and recommendation purposes.

Regular Projects
The County Board established the following priorities for rating individual capital projects: 1) Protect Life/Safety, 2) Maintain Public Health, 3) Replace Facility, 4) Maintain Physical Property, 5) Reduce Operating Costs, 6) Protect Property, 7) Provide Public Service, 8) Provide Public Convenience and 9) Enhance County Image. CIPAC members individually rank requested regular projects. Staff from the County Manager's Department, Property Management and the County Attorney's Office also individually rate the regular projects, and the two rankings are then combined. This combined rank is used to set overall regular CIP project request priorities for the Capital Improvement Program 5-Year Plan, and the annual amount to be financed from bonds. Most of the CIP regular projects are repair/replacement and maintenance projects that maintain capital facilities and infrastructure. These projects should help improve operating efficiencies and offset increased costs for operations and repairs.

Major Projects
Major Projects requested by departments include: a sheriff patrol station, court expansion projects, final funding for a public works facility, an 800 MHz radio communications system and other projects. These projects have a total cost that would be too expensive to finance all at once. The projects are prioritized annually by the County Board with recommendations from the County Manager to decide which project, if any, will be included in the annual bond sale. Projects will be considered for financing in future years, depending upon their priority and the County's debt levels, as well as debt service compared to industry benchmarks.

Equipment Replacement Schedule
This program provides for scheduled replacement of equipment for Parks and Recreation, Public Works, Community Corrections and sheriff's Departments from tax levy funds. Funds are used annually to purchase equipment such as squad cars, road construction, maintenance equipment and grounds maintenance equipment.

Building Improvements
The Ramsey County Government Centers East and West currently collect rent from occupants of those buildings. Included in the rental rate is an amount to finance building improvements that will be needed in the future. A five-year plan is prepared annually to fund capital improvement and building maintenance improvement projects in these buildings from rental revenue.

Debt Strategy
In November 1992, Ramsey County became the only Home Rule Charter County in the State of Minnesota. Most debt and building fund levy limits and other restrictions established under previous statutes no longer apply, giving Ramsey County the opportunity – and the responsibility – to establish realistic and affordable capital improvement levies for debt service and a Capital Improvement and Equipment Replacement levy (pay-as-you-go). The only debt limit applies to all local governmental units in Minnesota. This limit is 2% of the market value of all taxable property in the County. With this in mind, the following policy was established:

1) A long-range finance plan (10 years) for regular capital maintenance projects and major building projects.

2) A responsible debt level in accordance with industry benchmarks.

In addition, the County participates with the City of Saint Paul, Saint Paul Public Schools and Saint Paul Port Authority to review overall general obligation debt on the Saint Paul tax base through the work of the Joint Debt Subcommittee of the Joint Property Tax Advisory Committee.

City of Saint Paul

Saint Paul is the State Capital and Minnesota's second largest city. The City covers an area of 56 square miles, and is situated wholly in Ramsey County.

Downtown and Corridor Redevelopment

Over the past eight years, Saint Paul has developed and implemented a comprehensive revitalization strategy detailed as follows:

Downtown Commercial Developments: The office market has been repositioned by converting several office buildings to housing, upgrading others and developing two new office towers for Lawson Software and Minnesota Mutual. The City and Port Authority have anchored several key employers downtown such as: Ecolab, the Saint Paul Companies, Minnesota Mutual, Marshall Fields, Minnesota Public Radio, US Bank and the State of Minnesota. A new educational/cultural district is emerging at the north end of downtown with the Minnesota Business Academy, MusicTech College and Minnesota Public Radio. A new entertainment district, located at the west end of downtown, is anchored by the Xcel Energy Center and the Minnesota Wild. At the edges of downtown, Regions and United Hospitals have just completed major expansions. Across the river from downtown, a new office business center for national corporations like AT&T Broadband and US Bank has been developed.

Downtown Residential Developments: Projects completed in the past five years and planned over the next two years will bring 1,850 new housing units and more than 3,000 new residents to the downtown area, a 50% increase in population. The North Quadrant and the Upper Landing are two new downtown urban villages, and the existing Lowertown urban village is filling out. Just east of downtown, a contaminated railroad yard is being turned into the Bruce Vento Nature Sanctuary, and a new urban village will be developed around the old Lowertown Depot.

Corridor Redevelopment: Major progress has been achieved in revitalizing several of Saint Paul's five identified development corridors. The greatest progress has been with the Phalen Corridor redevelopment of Phalen Village at its eastern end, the Williams Hill Business Center at its western end, and the first section of Phalen Boulevard now open from Williams Hill to Payne Avenue. The Great Northern Corridor has been redeveloped from a long-vacant steel plant into the Great Northern Business Center. Redevelopment plans are being completed for the University Avenue Corridor and the Riverview Corridor for Light Rail Transit (LRT) and Bus Rapid Transit (BRT) within the next decade. The River Corridor is being dramatically redeveloped with projects on the West Side Flats, the Upper Landing and the old Island Station Power Plant, where a new residential project has been proposed.

The Housing 5000 Program: Mayor Kelly and the City Council have committed the City to developing 5,000 new and rehabilitated housing units for all incomes and ages by the end of 2005. Housing projects have been identified and prioritized based on demand, level of public investment, readiness to proceed and investment of City resources to leverage other private and public funds. By the end of 2003, the City will have completed or closed on about 2,000 of its 5,000-unit goal, and potential new projects are expected to keep the Housing 5000 Program on track. By achieving economies of scale, the Housing 5000 Plan allows the City to implement its Affordable Housing Policy, which makes 10% of the units affordable to families at or below 30% of area median income and another 10% of the units affordable to families between 31% and 50% of area median. To date, the City has exceeded both goals.

Competitive Industry Clusters: In the past five years, the City has made significant progress in anchoring two globally competitive industry clusters in the downtown and in diversifying its economy. The computer and software industry is now anchored by the world headquarters of Lawson Software, and the insurance industry continues to be anchored by the Saint Paul Companies and Minnesota Mutual. In anticipation of City and State plans to establish the Bioscience Corridor, the City has purchased a building to develop into a Bioscience Incubator in partnership with the University of Minnesota.

Women and Minority Businesses: The City is beginning to implement its Minority Business Development and Retention Program by reaching out to minority chambers of commerce and helping businesses owned by women, minorities and the disabled become certified vendors in the City-County Vendor Outreach Program.

Strategic Partnerships: The final component of the City's comprehensive revitalization strategy is to continue to develop its strategic partnerships. The City and the Port Authority continue to work together on long-term corridor revitalization projects like the Phalen Corridor. Other key partnerships include the Capital City Partnership and the Saint Paul Riverfront Corporation, each of which has become a clear and independent force for downtown and riverfront revitalization in the decade since their formation.

Preservation of City Infrastructure

Each year, the City capital budget contains funds to maintain City-owned facilities. The purpose of this program is to provide funds to be utilized under specific eligibility guidelines for maintenance, to protect the City's investment in its public facilities.

Capital Improvement Process: The CIB process is built on the premise that the City must preserve the fiscal integrity of its operating, debt service and capital improvement budgets by engaging in careful and thorough analysis of each capital improvement proposal, including the long-range impact on operating costs and revenue generation. City departments, District councils and other parties annually submit proposals for capital projects. These proposals are evaluated and prioritized by the Saint Paul Long-Range Capital Improvement Budget Committee (CIB Committee) and its task forces. Based on the recommendations of the CIB Committee, the City Council adopts an annual capital budget and a five-year "Tentative Program of Commitments," which estimates future appropriates needed to complete initiated projects. Projects are categorized with one of eleven capital functions: Streets, Street Lighting, Traffic Engineering, Bridges, Sewers, Parks and Open Spaces, Libraries, Housing and Economic Development, Police, Fire and Safety, and Special Facility Support.

Saint Paul Public Schools

Saint Paul Public Schools is recognized locally and nationally as a leader in urban education. Students and their families benefit from a myriad of educational programs and services available at schools throughout the City. Schools are maintained and managed in an efficient and cost-effective manner that make them effective learning environments.

With more than 43,000 students and 6,500 employees, Saint Paul Public Schools is the second largest school district in Minnesota. Students hail from countries throughout the world, and speak more than 95 languages and dialects.

In 2002-03, Saint Paul Public Schools students were:

White American:	13,450	(31%)
Asian American	12,946	(30%)
African American	11,667	(26%)
Hispanic American	4,752	(11%)
American Indian	797	(2%)

Families choose from neighborhood schools, magnet/specialty schools and extended day programs. All Saint Paul public schools offer rigorous curriculum and specialized programs, such as the English language learner program, gifted services and International Baccalaureate pre-college programs, that challenge all students to reach their potential.

Making Progress: In 1999, Saint Paul Public Schools developed its Strategic Plan to help the district better meet the needs of its students. By following the Strategic Plan, the District has been able to significantly increase student achievement.

Since 1998, the percentage of third- and fifth-grade students considered proficient (at level II-B or above) on the Minnesota Comprehensive Assessments (MCA) in reading and math has more than doubled. In 2002-03, students had a greater increase in proficient students than the state overall on the third- and fifth-grade reading and math MCAs.

Schools and Buildings

To serve its diverse student population, the district operates schools located throughout the city that serve not only as educational hubs, but also as community gathering spots where meetings, elections, events and celebrations are held throughout the year.

Saint Paul Public Schools operates fifty elementary schools (K-6, K-8 or 1-8), nine junior/middle schools (6-8), seven senior high schools (9-12), a special education school, and Open School (K-12) and a variety of alternative learning centers. In all, the School District owns 72 facilities and leases 18, comprising a total of 7,227,060 square feet About 50 percent of the buildings owned by Saint Paul Public Schools are more than 50 years old.

Currently, space is at a premium in the secondary schools, where a student population bubble is moving through the high schools. The School District is addressing the issue by making creative use of smaller spaces that in the past had been utilized as non-instructional areas. In the next few years, the district expects the high school space crunch to dissipate.

When school is not in session, district buildings become community gathering spots. Each November, thousands of Saint Paul residents visit their neighborhood schools to vote. Thousands more visit schools for Community Education activities, including personal growth programs, family education, employment training, adult literacy programs and more. Schools are also used for community gatherings and non-district sporting events.

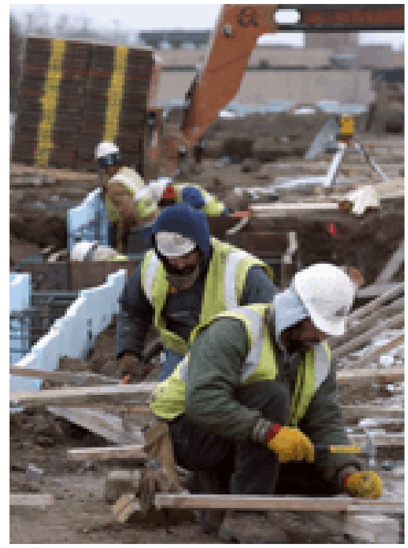
Facilities Management and Funding
To ensure that the schools and facilities are meeting the needs of students and the community, School Services manages buildings and their operating and construction funds. In the 2002-03 school year, the revenue from tax levies and bond sales totaled about $26 million. Saint Paul Public Schools continues to sell $15 million per year in capital bonding to finance improvements to its buildings and another $11 million per year in alternative bonding to finance deferred maintenance projects throughout the district.

Construction Projects Recently Completed or Currently Underway
- An addition to Jackson Preparatory Magnet, 437 Edmund Avenue, that includes space for Early Education
- Upgrades to the technological capacity of Cleveland Quality Middle School, 1000 Walsh Street; Nokomis Montessori Magnet, 985 Ruth Street; Wilson Middle School, 631 N Albert Street; Humboldt Junior High School, 640 Humboldt Avenue and Humboldt Senior High School, 30 E Baker Street
- Remodeling to Murray Junior High School, 2200 Buford Avenue to improve space for students to study science and technology.

School Services plans and completes projects in the areas of deferred maintenance, handicapped-accessibility and health and safety compliance from alternative bonds ($11 million) revenue each year. Deferred maintenance projects recently completed or currently underway include:
- Re-roofing projects at Roosevelt West Side School of Excellence, 160 E Isabel Street; Bruce F. Vento Elementary School, 409 Case Avenue; and Webster Magnet, 707 Holly Avenue
- Accessibility improvements at Murray Junior High School, 2200 Buford Avenue; Ramsey Junior High School, 1700 Summit Avenue; and Washington Technology Magnet, 1041 Marion Street
- Fire alarm system upgrades at various schools throughout the district.

While the School District takes a steady approach to maintaining and managing facilities, the 2002 legislature has made changes that will affect the way the District levies for projects. Starting in 2004, the District will only be allowed to levy for 90 percent of its authorized lease cost. In the past, the legislature allowed districts to levy for 100 percent of the authorized lease cost. This change will impact the District’s bottom line, as it must find other resources to fund building projects.

Saint Paul Port Authority



The Saint Paul Port Authority, authorized by the Minnesota Legislature and organized in 1932, contributes to the Twin Cities East Metro area growth and prosperity by providing businesses with clean land on which to expand, space on the Mississippi River to receive and ship commodities efficiently, loans for real estate and equipment purchases and workforce development programs for businesses.

Since 1997, the Port helped retain or create more than 18,000 jobs in the East Metro area.

A seven-member Board of Commissioners governs the Port Authority. The Mayor, with the approval and consent of the Saint Paul City Council, appoints the Board to overlapping six-year terms. Two Board members must also be City Councilmembers.

The Port provides four primary business lines for its industrial customers – brownfield redevelopment, asset-based financing, workforce development and harbor management.

The Port also is active in East Metro economic development through partnerships with neighboring communities and regional organizations, and it manages nearly $200 million in loans and properties on behalf of private investors.

The Port may, after holding a public hearing, create development districts within its area of jurisdiction, make public improvements, acquire and lease or sell land and buildings for industrial uses. The Port also may acquire, construct, lease and sell industrial commercial and other revenue-producing projects, enter into revenue agreements for the financings thereof, and issue bonds payable from revenues derived from such agreements. State-delegated Port Authority powers include: (1) Acquiring property by condemnation and (2) Levying ad valorem taxes to pay debt service on general obligation bonds issued by the Port with the approval of the Saint Paul City Council. City Council consent also is required prior to the issuance of Port Authority general obligation bonds.

The Port, as an industrial development organization, has 16 fully developed business centers in Saint Paul. Two other centers are being prepared for redevelopment.

Westminster Junction

The Westminster Junction Business Center is a 20 developable acre business center located less than a quarter mile from Interstate 35E on the new Phalen Boulevard. It will generate over 500 jobs in 300,000 square feet of new building space, and about $590,000 in annual property taxes. New building construction will start in spring 2004 and continue through 2005. The new Phalen Boulevard has made the business center possible and has spurred construction of new housing and commercial development on the East Side.

RiverBend
Established in 1997, the Port Authority and Wellington Management, Inc. agreed in October 2003 to jointly develop 10 acres of the 22-acre business center along Shepard Road and Randolph Avenue in Saint Paul. The Port and Wellington each will pay half of the estimated $10 million cost to develop a 120,000 square foot office and showroom building and own 50 percent of the building when it is completed. The development is expected to provide more than 300 jobs.

Energy Park
The Port Authority and Ryan Development Companies of Minneapolis jointly developed a 100,000-square foot office/showroom building on the last remaining four-acre parcel in the Energy Park Business Center at Lexington Avenue and Energy Park Drive. Experior Assessments, a national testing firm, and 250 of its employees, occupied 60,000 square feet of the Space on August 1, 2003.

Great Northern (Phase I)
Twin City Glass Co., a manufacturer now renting space in Roseville, agreed in 2003 to build a plant in the Great Northern Business Center. Custom Drywall, a stalwart North End firm, also operates out of the center that formerly was home to Maxson Steel. The Port established the 22-acre center in 1997. When fully completed, the business center is expected to employ 475 people and generate $350,000 annually in property taxes.

Great Northern (Phase II)
The Port Authority recently reached agreement to purchase 13 acres of land from the Burlington Northern Railroad to form this business center just south of Great Northern Phase I in the heart of Saint Paul. Plans for the appropriate use of this business center are currently in process.

Williams Hill
Established in 1997, this 25-acre, fully developed business center is along East University Avenue and Interstate 35E in Saint Paul. Six businesses now occupy the site, employing 460 people and generating more than $440,000 annually in property taxes.

Arlington
Established in 1996, this 21-acre business center is adjacent to Interstate 35E north of downtown Saint Paul, between Maryland Avenue and Arlington Street. Four businesses now occupy the site, employing more than 500 people and generating more than $340,000 annually in property taxes.

Crosby Lake
Established in 1995, this 30-acre business center, once used to store petroleum products, runs along Shepard Road on the bluffs overlooking the Mississippi River at Interstate 35E in Saint Paul. Six companies now occupy the site, employing more than 380 people and generating more than $400,000 annually in property taxes.

Appendix

This Appendix contains statistical data, sources and detailed footnotes that support the analysis contained in this report.

Projected Annual General Obligation Bonding Assumptions (in millions)

(Principal Only)

	2004	2005	2006	2007	2008
CITY OF SAINT PAUL					
Property Tax Financed					
- Capital Improvement	19.000	19.000	19.000	19.000	19.000
- Street Improvement Assessment	2.500	2.200	2.200	2.200	2.200
- Library Agency Bonds	12.280	0.000	0.000	0.000	0.000
- Koch-Mobil TIGO	3.950	0.000	0.000	0.275	0.000
Subtotal	37.730	21.200	21.200	21.475	21.200
SAINT PAUL PUBLIC SCHOOLS					
Property Tax Financed					
- Facility Improvements	11.000	11.000	11.000	11.000	11.000
- New Facilities (High School)	15.000	15.000	15.000	15.000	15.000
Subtotal	26.000	26.000	26.000	26.000	26.000
RAMSEY COUNTY					
Property Tax Financed					
- Capital Improvement	2.500	2.500	2.500	2.500	2.500
- Soccer Partners Program	0.500	0.000	0.000	0.000	0.000
Major Building Projects					
- 800 MHZ Communication System	14.614	0.000	0.000	0.000	0.000
- Sheriff Patrol Station	5.334	0.000	0.000	0.000	0.000
- Public Works Facility	2.765	0.000	0.000	0.000	0.000
- Courts Facilities	4.137	0.000	0.000	0.000	0.000
- Other Projects	0.750	7.500	7.500	7.500	7.500
Subtotal	30.600	10.000	10.000	10.000	10.000
SAINT PAUL PORT AUTHORITY	0.000	0.000	0.000	0.000	0.000
Subtotal	0.000	0.000	0.000	0.000	0.000
TOTAL	**94.330**	**57.200**	**57.200**	**57.475**	**57.200**

Table I – Total Net General Obligation Debt by Issuer

Total general obligation debt by issuer consists of the following types of debt:

Ramsey County

Consists of all County general obligation debt outstanding as of December 31, 2003, with the exception of library bonds paid by taxes collected outside Saint Paul. Certificates of Participation issued in April 1996, which are not backed by the full faith and credit of the County, are excluded. Also excluded are a portion of the 2000 CIP issue which financed the Lake Owasso Residence, the 2001 Minnesota Public Facilities Authority loan for the RiverCentre Pedestrian Connection Project, a portion of the 2002 CIP issue which financed the Ponds Golf Course, the 2002 Street Aid Bonds and the 2003 Public Facility Lease Revenue Series A issue for the Griffin Building. All of these issues have outside revenue which is used to pay the debt. Three of these issues are general obligation debt. In addition, the amount of general obligation debt shown is the net amount applicable to just the City's property value as a percent of the entire County value in taxable net tax capacity. The full debt amount and applicable Saint Paul share is as follows:

Payable Year	Existing Countywide Net G.O. Debt	Projected New Debt	Total County Net G.O. Debt	% Applicable to Saint Paul	Saint Paul Portion of County Net G.O. Debt
1998	$115,015,000	$0	$115,015,000	48.40%	$55,667,260
1999	$114,580,000	$0	$114,580,000	47.30%	$54,196,340
2000	$116,055,000	$0	$116,055,000	47.30%	$54,894,015
2001	$117,425,000	$0	$117,425,000	47.30%	$55,542,025
2002	$133,090,000	$0	$133,090,000	47.30%	$62,951,570
2003	$146,300,000	$0	$146,300,000	47.30%	$69,199,900
2004	$136,670,000	$30,600,000	$167,270,000	47.50%	$79,453,250
2005	$156,729,300	$10,000,000	$166,729,300	47.50%	$79,196,418
2006	$155,473,600	$10,000,000	$165,473,600	47.50%	$78,599,960
2007	$153,942,900	$10,000,000	$163,942,900	47.50%	$77,872,878
2008	$152,372,200	$10,000,000	$162,372,200	47.50%	$77,126,795

Note: Projections for the percent applicable to Saint Paul in 2004 through 2008 assume a stabilized share of the County's total debt to be applicable to the City of Saint Paul.

Table I – Continued

Ramsey County

The following table lists general obligation debt included and excluded for Ramsey County for the year ending December 31, 2003.

Issue	Principal	Debt Service Payment Source
1992 Capital Improvement Refund Series C	$1,590,000	Property Taxes
1994 Capital Improvement Series A	$2,835,000	Property Taxes
1994 Capital Improvement Refunding Series C	$760,000	Property Taxes
1995 Capital Improvement Series A	$6,575,000	Property Taxes
1996A Capital Improvement Plan Series	$12,120,000	Property Taxes
1997 Capital Improvement Plan Series A	$6,420,000	Property Taxes
1998 Capital Improvement Plan Series A	$1,360,000	Property Taxes
1998 Capital Improvement Plan Refunding Series B	$3,025,000	Property Taxes
1999 Capital Improvement Plan Series A	$4,180,000	Property Taxes
2000 Capital Improvement Plan Series A	$10,680,000	Property Taxes
2001 Capital Improvement Plan Series 2001A	$10,110,000	Property Taxes
2002 Capital Improvement Plan Series 2002A	$30,900,000	Property Taxes
2002 Capital Improvement Plan Refunding Series 2002B	$28,730,000	Property Taxes
2003 Capital Improvement Plan Series 2003A	$27,015,000	Property Taxes
Total Debt Recognized for JDAC Report	**$146,300,000**	
2001 General Obligation Notes (Pedestrian Connection)	$6,722,000	Lease Payments
2000 Capital Improvement Plan Series A (Lake Owasso)	$3,905,000	State Medicaid
2002 Capital Improvement Plan Series 2002A (Ponds)	$3,440,000	Revenue Fees
2002 Street Aid Bonds 2002C	$4,400,000	State Aid
Total G.O. Debt	**$164,767,000**	

Table I – Continued

City of Saint Paul

Consists of general obligation debt as of December 31, 2003. The following types of debt are included in this report:

- Capital Improvement (CIB)
- Urban renewal
- Special assessment street improvement
- Tax increments with a G.O. pledge
- Leases payable from property tax

The following types of debt are excluded from this report:

- Debt which is not secured by the City's G.O. pledge
- Water and sewer revenue debt with a proven source
- Debt supported by other sources that do not affect the City's tax base

The following table lists general obligation debt included and excluded for the City of Saint Paul for the year ending December 31, 2003.

Purpose	Principal	Debt Service Payment Source
Urban Renewal	$135,000	Property Taxes
Capital Improvements	$99,815,000	Property Taxes
Street Improvements	$22,915,000	Street Assessments
Tax Increments:		
Block 39/Lawson	$16,940,000	Tax Increments
Midway Marketplace	$5,460,000	Tax Increments
Riverfront Development	$9,395,000	Tax Increments
Griffin Building Lease (Police Headquarters)	$13,845,000	Property Taxes
Total Debt Recognized for JDAC Report	**$168,505,000**	
CIB for Science Museum/Wabasha Bridge	$4,150,000	Franchise Fees
Block 39/Lawson Project – Revenue Supported	$21,255,000	Parking Revenues
Water Pollution Abatement	$1,270,000	Water/Sewer User Fees
Water Loan (PFA)	$3,139,545	Water Utility Revenues
Sewer Loan (PFA)	$17,563,718	Sewer Utility Revenues
Sewer Bonds	$3,865,000	Sewer Utility Revenues
Subtotal	$51,243,263	
Total G.O. Debt	**$219,748,263**	

Table I – Continued

Saint Paul Public Schools

Consists of all the School District general obligation debt outstanding as of June 30, 2003, including Certificates of Participation which are secured by the full faith and credit and taxing power of the District. The Saint Paul Public Schools debt figures increased over the past 12 years due to three major factors that were impacting the need for capital funding. Some of these factors will continue into the future, and others are no longer an issue for the District.

The first factor was the rapid enrollment growth that began in the mid-'80s and continued through the late '90s. In the ten years between 1991 and 2001, the student enrollment grew by 6,579 students or 18%. This growth fueled the need for one high school and two elementary schools. They were built with the proceeds of the sale of Certificates of Participation. The enrollment has now leveled off, and new debt for the construction of new buildings is not anticipated in the near future.

The second factor has been the changing demographics of the District and the changing needs of the new students coming into the schools. The District has faced a need to remodel space and make smaller learning environments to accommodate the needs of these students. Other issues related to changing student needs for facilities have arisen due to changes in technology use in schools and the growth of girls' athletic programs requiring new and different types of spaces in schools. The District has sold $15 million in general obligation bonds, known as capital bonds, for the past five years to fund these improvements and will continue to do so for the next six years.

The third factor is the age of the District's buildings and the growing need to deal with deferred maintenance, code requirements and environmental safety mandates that arise in older buildings. The average age of the District's 70 buildings is 44 years old. The District did not issue any debt for capital purposes from 1978 through 1998 and during that period of time, the operating capital funds were not enough to keep up with the growing maintenance needs and changing code and environmental safety mandates of the aging buildings. Major areas of expenditure here include roof repair, tuck pointing, fire and life safety updates, architectural barrier removal, asbestos abatement and management, indoor air quality, lead in water and paint, etc. The District has issued $11 million in general obligation bonds, known as alternative bonds, for the past eight years to address these issues in District buildings and will continue to do so for the foreseeable future.

Table I – Continued

Saint Paul Public Schools

The following table lists general obligation debt included and excluded for the Saint Paul Public Schools for the year ending June 30, 2003.

Issue	Principal	Debt Service Payment Source
1992C Refunding School Building Bonds	$550,000	Property Taxes
1995A School Building Bonds	$7,200,000	Property Taxes
1996A School Building Bonds	$7,025,000	Property Taxes
1996C Refunding Bonds	$14,075,000	Property Taxes
1998A School Building Bonds	$9,875,000	Property Taxes
1998B School Building Bonds	$13,375,000	Property Taxes
1999B School Building Bonds	$8,900,000	Property Taxes
1999C School Building Bonds	$12,165,000	Property Taxes
2000A School Building Bonds	$14,555,000	Property Taxes
2000B School Building Bonds	$10,675,000	Property Taxes
2001A QZABs	$6,000,000	Property Taxes
2001B School Building Bonds	$4,405,000	Property Taxes
2001C School Building Bonds	$13,500,000	Property Taxes
2002A School Building Bonds	$11,000,000	Property Taxes
2002B School Building Bonds	$15,000,000	Property Taxes
2002D Refunding Bonds	$13,440,000	Property Taxes
2003B School Building Bonds	$11,000,000	Property Taxes
2003C School Building Bonds	$15,000,000	Property Taxes
1990B Certificates	$5,268,543	Property Taxes
1993A Certificates	$2,570,000	Property Taxes
1993C Certificates	$3,861,837	Property Taxes
1995C Certificates	$23,625,000	Property Taxes
1997B Certificates	$13,800,000	Property Taxes
1999A Certificates	$12,375,000	Property Taxes
2002E Refunding Certificates	$15,810,000	Property Taxes
Total Debt Recognized for JDAC Report	**$265,050,380**	
1994B School Building Bonds	$7,300,000	State Grants
1995B School Building Bonds	$8,075,000	State Grants
1996B School Building Bonds	$8,575,000	State Grants
1997A School Building Bonds	$8,625,000	State Grants
Total G.O. Debt	**$297,625,380**	

Table I – Continued

Saint Paul Port Authority

Consists of all Port Authority general obligation debt outstanding as of December 31, 2003 and excludes all revenue debt.

Issue	Principal	Debt Service Payment Source
1994 Crosby/Jackson Business Parks	$395,000	Property Taxes
2002 Williams Hill Business Center	$4,955,000	Tax Increments/ G.O. Credit Enhancement
2003 Crosby/Jackson Refunding	$14,535,000	Property Taxes
2003 Great Northern Business Center	$4,365,000	Tax Levy/ G.O. Credit Enhancement
Total Debt Recognized for JDAC Report	**$24,250,000**	

Table II – Overlapping Net G.O. Debt as Percent to Total

The percentages shown in Table II are calculated from the debt figures used in Table I.

Table III – Total Net G.O. Debt – Nominal and Constant 1999 Dollar

The inflation adjusted numbers for Net G.O. Debt are based on the debt figures from Table I and Twin Cities Consumer Price Index figures from the U.S. Department of Labor.

Economic Statistics

Unemployment

Unemployment figures are seasonally adjusted and were obtained from the Department of Planning and Economic Development.

Job Retention

Numbers reflect the actual number of jobs available in Saint Paul on average throughout each year. Figures are provided by the Department of Planning and Economic Development.

Median Family Income

Numbers indicate median income for a family and are supplied by the City's Planning and Economic Development Department. Median income means that half of the incomes are higher and half are lower. A family is defined as two or more people related by marriage or blood, as compared to households which is the number of people living in the same unit, even if it is only one person.

Sales Growth

All figures are supplied by the City's Office of Financial Services to indicate the amount of taxable sales in Saint Paul over the course of a year.

Value of Single Family Home
All figures supplied by the City's Planning and Economic Development Department.

Jobs by Sector in Saint Paul
This indicator uses actual numbers supplied by the City's Planning and Economic Development Department.

Debt Position Indicators

Total Net General Obligation Debt to Indicated Market Value

This indicator uses the same debt figures developed in Table I. "Indicated Market Value" (IMV) is also known as the true or full market value. The IMV is based on the County Assessor's Estimated Market Value for the City divided by the sales ratio for each year. The ratio for pay years 1999-2003 was determined by the State Department of Revenue, and the ratio for pay years 2004-2008 was estimated by the County Assessor's Office. The sales ratio represents the overall relationship between the Estimated Market Value of property within the community and the actual "arms length" selling price when the property changes hands. IMV projection for pay 2004-2008 include a 4.4% average annual growth factor.

Assessment Year	Payable Year	Estimated Market Value	Sales Ratio	Indicated Market Value
1998	1999	$8,488,585,500	86.80%	$9,779,476,382
1999	2000	$9,169,403,301	81.60%	$11,237,013,849
2000	2001	$11,065,165,900	77.90%	$14,204,320,796
2001	2002	$13,046,883,300	74.50%	$17,512,595,034
2002	2003	$15,532,144,700	70.40%	$22,062,705,540
2003	2004	$17,594,406,800	75.00%	$23,459,209,000
2004	2005	$19,353,847,480	76.00%	$25,465,589,000
2005	2006	$20,902,155,300	79.00%	$26,458,424,000
2006	2007	$22,156,284,600	82.00%	$27,019,859,000
2007	2008	$23,485,661,700	85.00%	$27,630,190,000

Total Net G.O. Debt Per Capita

This indicator offers a ratio of the debt provided in Table I to the city population each year. While the 2000 number is a figure extracted from the 2000 census, the other numbers are estimations obtained from Metropolitan Council and the Saint Paul Planning and Economic Development Department.

Ability-to-Pay Indicators

Debt Service Levy Per Household

Debt service levies are the tax levies spread by each entity annually to pay for debt service solely supported by taxes. The Ramsey County levies represent only the portion spread on the City of Saint Paul tax base. The proportional amount applied is the same percent detailed in the notes for Table I. Figures for the actual number of City households are obtained from the 2000 Census and estimates are provided by Metropolitan Council and Planning and Economic Development.

Debt Service Tax Levies

	1999	2000	2001	2002	2003
Ramsey County - City Portion	$5,562,233	$5,954,268	$6,433,859	$6,893,104	$7,224,080
City of Saint Paul	19,019,487	18,319,487	18,519,487	18,838,395	18,838,395
Saint Paul Public Schools	20,392,364	24,854,731	26,132,583	22,881,945	27,809,400
Saint Paul Port Authority	1,195,107	1,200,000	1,200,000	1,195,000	1,190,000
Total	$46,169,191	$50,328,486	$52,285,929	$49,808,444	$55,061,875

	2004	2005	2006	2007	2008
Ramsey County - City Portion	$8,354,091	$9,384,559	$8,898,455	$8,989,331	$8,975,545
City of Saint Paul	13,038,686	16,323,240	17,055,271	16,965,876	16,896,332
Saint Paul Public Schools	27,637,507	28,483,113	29,513,234	30,583,222	31,709,877
Saint Paul Port Authority	1,061,000	1,061,000	1,061,000	1,060,000	1,065,000
Total	$50,091,284	$55,251,912	$56,527,960	$57,598,429	$58,646,754

Figures reported are for the years taxes are payable.

Total Net General Obligation Debt Service Levy Per Capita to Per Capita Income

This indicator uses the Debt Service Levy Per Capita figures developed in the table below. Per capita income is the estimated amount of total income divided by the number of persons in Saint Paul. Actual City population figures are obtained from the 2000 Census and estimates are provided by Metropolitan Council and the Saint Paul Planning and Economic Development Department. The source for personal income per capita information is also provided by the Department of Planning and Economic Development. Their estimates assume a 3% annual rate of inflation.

Debt Service Tax Levy Per Capita

	1999	2000	2001	2002	2003
Ramsey County - City Portion	$19	$21	$22	$24	$25
City of Saint Paul	66	64	64	65	65
Saint Paul Schools	71	87	91	79	96
Saint Paul Port Authority	4	4	4	4	4
	$160	$176	$181	$172	$190
City Population	286,675	287,151	287,260	288,000	289,899

	2004	2005	2006	2007	2008
Ramsey County - City Portion	$29	$32	$30	$30	$30
City of Saint Paul	45	55	57	57	56
Saint Paul Schools	95	97	99	102	105
Saint Paul Port Authority	4	4	4	4	4
	$173	$188	$190	$193	$195
City Population	292,199	294,500	296,800	299,100	301,400

Tax Bill for Debt Service Tax Levies – Saint Paul Resident

Debt service levies are the tax levies spread by each entity annually to pay for debt service solely supported by taxes. The debt service levies are net of Market Value Credits (MVC) paid directly to the entity by the State. The County determines the taxable value of a median home value reflecting the Limited Market Value (LMV) formula adopted by state law. The tax capacity of a median value home is then determined by multiplying the class rate by the taxable value.
The tax capacity is then multiplied by the tax rate for debt for each entity. This results in the tax bill for debt service of a median value home in Saint Paul. The City's annual taxable values of a median value home, tax capacity of median value home and tax rates for debt of each jurisdiction are as follows:

	1999	2000	2001	2002	2003
Median Taxable Value Home	$76,100	$82,600	$89,600	$97,200	$106,900
Tax Capacity	$769	$869	$985	$985	$1,069
Debt Tax Rates					
Ramsey County - City Portion	3.641%	3.682%	3.553%	4.569%	4.303%
City of Saint Paul	11.964%	11.392%	10.457%	11.269%	11.132%
Saint Paul Schools	12.354%	14.269%	11.777%	14.619%	16.277%
Saint Paul Port Authority	0.520%	0.460%	0.406%	0.812%	0.655%

	2004	2005	2006	2007	2008
Median Taxable Value Home	$115,000	$132,300	$152,200	$175,100	$204,500
Tax Capacity	$1,150	$1,323	$1,522	$1,751	$2,045
Debt Tax Rates					
Ramsey County - City Portion	4.522%	4.686%	4.139%	3.998%	3.814%
City of Saint Paul	7.130%	8.239%	8.147%	7.710%	7.335%
Saint Paul Schools	15.130%	14.437%	14.060%	13.878%	13.741%
Saint Paul Port Authority	0.609%	0.529%	0.526%	0.457%	0.440%

The median value home values for years 2004 through 2008 include an average annual growth factor of 8.4%.

Operational/Capital Finance Interface Indicator

Debt Service Tax Levy to Total Tax Levy

Debt service tax levies are the same figures described under the Ability-to-Pay Indicators in this Appendix, with the exception of the County's, which represents the full County levy rather than the portion attributable only to the City.

Page Reserved for City Council Resolution

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Page Reserved for Ramsey County Resolution

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