

HOUSING & REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
ANNUAL DISCLOSURE OF TAX INCREMENT DISTRICTS FOR THE YEAR ENDED DECEMBER 31, 2023

District Name	Scattered Sites- Neighborhood Business Dev	Scattered Sites- Empire Builder	1919 University	Block 4 MN Mutual 212	Block 39/ Arena 213	North Quadrant 224-233-241-260- 268	Riverfront Renaissance 225-261	Emerald Park 228-266-267	Straus Building 232	Phalen Village 234-269	J.J.Hill Redevelopment 236	Osceola Park Housing 237	Bridgecreek Senior Place 240	Shepard Davern Owner Occupied 243
County Number	100	148	194	212	213	268	225-261	228-266-267	232	234-269	236	237	240	243
Type of District	Redevelopment	Redevelopment	Redevelopment	Redevelopment	Redevelopment	Housing	Redevelopment	Redevelopment	Housing	Redevelopment	Redevelopment	Housing	Housing	Redevelopment
Date Certified	11/30/1988	11/30/1988	03/25/1998	02/05/1999	02/05/1999	12/27/2001	01/07/2002	7/15/2003	03/25/2003	07/30/2003	07/15/2003	03/25/2003	1/25/2005	1/12/2006
Current net tax capacity	0	0	128,980	1,351,198	1,546,198	764,080	3,577,602	1,341,526	68,166	1,044,305	322,347	85,572	142,110	310,623
Original net tax capacity	0	0	16,250	75,632	297,900	25,830	104,670	32,038	4,991	242,702	4,882	170	2,472	5,375
Captured net tax capacity	0	0	112,730	1,275,566	1,248,298	738,260	3,472,932	1,309,488	63,175	801,603	317,465	85,402	139,638	305,248
Principal & Interest payments due during current year	0	0	100,000	1,543,377	1,900,000	470,260	2,294,020	621,238	47,600	420,061	325,750	99,502	86,339	333,197
Tax Increment received	11,468	0	99,177	1,579,830	1,648,476	916,125	4,519,408	1,704,817	73,805	1,333,890	431,047	111,233	97,940	376,132
Tax Increment expended	200,000	0	121,411	1,669,223	1,881,603	930,614	7,304,270	1,082,868	48,166	422,619	330,717	110,512	167,392	335,100
Month & Year of first tax increment receipt	01/1991	07/1992	01/1999	01/2001	07/2001	07/2002	07/2003	07/2003	07/2003	07/2003	07/2003	12/2003	07/2004	07/2005
Date of required decertification	12-31-2016	12-31-2017	12-31-2024	12-31-2026	12-31-2026	12-31-2027	12-31-2028	12-31-2028	12-31-2028	12-31-2028	12-31-2028	12-31-2028	12-31-2029	12-31-2030
Increased Property tax imposed on other properties as a result of fiscal disparities contribution*	0	0	42,466	480,003	342,266	8,632	95,466	14,651	5,521	160,736	0	0	0	0

District Name	Shepard Davern Rental 244	Shepard Davern Senior Rental 245	Koch Mobil 248	Payne Phalen Senior Lofts 257	Carleton Lofts 271	Highland Pointe Lofts 278	Minnesota Building 279	Minn. Events District 282	Cossetta Project 299	Penfield Redevelopment 301	Pioneer-Endicott Redevelopment 302	Schmidt Brewery 304	West Side Flats 305	Hamline Station East 313
County Number	244	245	248	257	271	278	279	282	299	301	302	304	305	313
Type of District	Housing	Housing	Redevelopment	Housing	Housing	Housing	Housing	Redevelopment	Economic Dev	Redevelopment	Redevelopment	Housing	Housing	Housing
Date Certified	1/12/2006	1/12/2006	10/14/2005	10/14/2005	1/29/2007	7/23/2008	8/05/2008	1/2/2009	10/21/2011	1/4/2013	1/4/2013	1/21/2014	1/15/2014	7/30/2014
Current net tax capacity	757,529	120,915	1,755,994	63,141	184,598	318,068	125,621	7,994,991	0	0	505,076	260,975	507,661	53,980
Original net tax capacity	33,475	4,217	32,797	4,793	7,929	12,122	24,211	1,713,921	0	0	14,316	4,271	10,111	3,805
Captured net tax capacity	724,054	116,698	1,723,197	58,348	176,669	305,946	101,410	6,281,070	0	0	490,760	256,704	497,550	50,175
Principal & Interest payments due during current year	0	117,755	172,250	57,806	172,263	0	93,036	0	0	0	458,550	182,080	352,442	61,717
Tax Increment received	869,799	141,109	2,096,480	63,016	193,457	323,205	104,605	6,280,170	(292)	3,908	667,553	364,001	719,428	69,035
Tax Increment expended	1,675	137,079	1,958,481	59,573	209,128	259,207	102,327	6,224,905	0	0	565,273	374,118	598,992	68,030
Month & Year of first tax increment receipt	07/2006	07/2005	07/2005	07/2007	05/2007	07/2010	07/2012	07/2009	07/2013	07/2015	07/2015	07/2015	07/2015	07/2017
Date of required decertification	12-31-2031	12-31-2030	12-31-2030	12-31-2032	12-31-2032	12-31-2035	12-31-2035	12-31-2023	12-31-2021	12-31-2040	12-31-2040	12-31-2040	12-31-2040	12-31-2042
Increased Property tax imposed on other properties as a result of fiscal disparities contribution*	0	0	21,811	0	0	1,001	1,982	1,942,849	0	0	17,763	0	12,548	0

District Name	Hamline Station West 314	Custom House/ Post Office 317	East 7th & Bates 318	2700 Univ at Westgate 319	Ford Site 322	Wilson II Housing Proj. 324	Schmidt Keig House 325	848 Payne Avenue 330	West Side Flats Phase III Apartment Project 340	Snelling Midway Renewal and Renovation 344	Ford Site Housing #1 345	Ford Site Housing #2 346	520 Payne Ave (The Hollows) 350	Farwell Yards 352
County Number	314	317	318	319	322	324	325	330	340	344	345	346	350	352
Type of District	Housing	Redevelopment	Housing	Housing	Redevelopment	Housing	Redevelopment	Housing	Housing	Redevelopment	Housing	Housing	Housing	Redevelopment
Date Certified	7/30/2014	9/14/2015	12/31/2015	9/14/2015	5/28/2016	12/30/2017	12/30/2017	1/30/2020	7/23/2021	7/28/2021	8/17/2021	8/17/2021	6/27/2022	7/9/2024**
Current net tax capacity	78,901	1,065,172	171,710	611,093	2,335,051	99,747	63,832	229,000	719,613	0	0	0	0	0
Original net tax capacity	12,467	77,512	10,382	26,044	481,769	3,994	12,114	5,295	20,810	0	0	0	0	0
Captured net tax capacity	66,434	987,660	161,328	585,049	1,853,282	95,753	51,718	223,705	698,803	0	0	0	0	0
Principal & Interest payments due during current year	85,000	518,793	259,000	588,080	1,994,512	117,756	63,018	275,163	435,095	0	0	0	37,267	0
Tax Increment received	90,772	1,494,378	147,736	692,591	2,330,472	127,980	254,214	301,415	931,056	0	0	0	0	0
Tax Increment expended	86,471	1,069,509	167,844	710,516	2,451,030	131,130	168,433	247,725	300,795	8,712	3,468	10,847	0	0
Month & Year of first tax increment receipt	07/2017	07/2017	07/2017	07/2017	7/2020	7/2019	7/2018	7/2021	7/2021	7/2022	7/2024	7/2024	7/2024	7/2050
Date of required decertification	12-31-2042	12-31-2042	12-31-2042	12-31-2042	12-31-2045	12-31-2044	12-31-2043	12-31-2047	12-31-2047	12-31-2039	12-31-2049	12-31-2049	12-31-2049	12/31/2050
Increased Property tax imposed on other properties as a result of fiscal disparities contribution*	7,744	124,121	23,081	5,133	0	0	19,483	5,612	0	0	0	0	0	0

*The fiscal disparity property tax provision provides that the growth in commercial-industrial property tax values is shared throughout the metropolitan area. In a tax increment financing district, this value sharing can either result in a tax increase for other properties in the municipality or result in a decrease in tax increment revenue depending on how the tax increment financing district is established.

**In report filed with OAS, Certification Date for Farwell Yards (TIF 352) is incorrectly cited as 12/13/2023. Correct Certification Date is 7/9/2024.

Except for Cossetta #299 and Ford Site #322, Saint Paul's tax increment financing districts do not share their growth in commercial-industrial property tax values. This results in an increase in property taxes for other properties in Saint Paul. For taxes payable in 2023, this increase in taxes on other properties amounted to the values listed above. The Cossetta Project and Ford Site districts do share their growth in commercial-industrial property tax values according to the fiscal disparities Option B.

Additional information may be obtained from: Jenny Wolfe, 25 West 4th Street, St Paul, MN 55102, (651) 266-6680 St. Paul Pioneer Press August 10, 2024

St Paul Port Authority
Annual Disclosure of Tax Increment Districts for the year ended December 31, 2023

Name	Westgate 89	Williams Hill 198 & 198-1	Riverbend 210	Great Northern Business Ctr No 222	Energy Lane Business Ctr 238 & 238-1	Westminster Business Ctr 249 & 249-1	Great Northern Business Ctr So 254	Globe 285 & 285-1	Griffin 286 & 286-1	Pelham 292 & 292-1	Chatsworth Pierce-Butler 293 & 293-1	Gerdau 303	Southport 312	Wabasha and Sixth 321
County Number	89	198 & 198-1	210	222	238 & 238-1	249 & 249-1	254	285 & 285-1	286 & 286-1	292 & 292-1	293 & 293-1	303	312	321
Current net tax capacity	46,472	1,514,604	652,229	535,324	178,192	1,448,358	470,346	120,586	208,926	134,072	124,844	96,252	27,000	706,070
Original net tax capacity	0	86,763	55,638	59,076	25,416	328,811	50,158	23,608	39,890	24,068	133,302	22,138	112,070	112,070
Captured net tax capacity	46,472	1,427,841	596,591	476,248	152,776	1,119,547	420,188	185,318	91,384	94,182	100,776	0	4,862	594,000
Principal & Interest payments due during current year	0	0	226,349	367,997	174,757	0	518,201	133,000	200,000	140,000	110,000	0	0	0
Tax Increment received	44,821	1,910,353	832,613	731,625	227,477	1,353,440	515,707	127,920	223,302	172,079	160,969	0	6,514	811,621
Tax Increment expended	46,179	2,278,187	259,985	369,739	208,366	1,494	158,999	117,992	101,032	101,093	1,093	1,093	1,057	870,465
Month & Year of first tax increment receipt	07/1989	07/2001	07/2007	07/2004	07/2005	07/2006	07/2007	07/2018	07/2012	07/2015	07/2013	07/2015	07/2017	07/2019
Date of required decertification	12-31-2014	12-31-2026	12-31-2032	12-31-2029	12-31-2030	12-31-2031	12-31-2032	12-31-2043	12-31-2037	12-31-2040	12-31-2038	12/31/2023	12/31/2025	12/31/2044
Increased Property tax imposed on other properties as a result of fiscal disparities contribution.*	17,366	532,793	243,318	200,132	65,459	417,671	175,342	44,960	68,965	50,198	45,620	Option B	Option B	221,705

*The fiscal disparity property tax law provides that the growth in commercial-industrial property tax values is shared throughout the area. In a tax increment financing district, this value sharing can either result in a decrease in tax increment financing district revenue or a tax increase for other properties in the municipality depending on whether the tax increment financing district contributes its share of the growth.

Saint Paul Port Authority tax increment financing (TIF) districts do not share their growth in commercial-industrial property tax values. This results in an increase in property taxes for other properties in Saint Paul. For taxes payable in 2023, this increase in taxes on other properties was \$17,366 relating to the Westgate TIF District, \$532,793 relating to the Williams Hill TIF District, \$243,318 relating to the Riverbend TIF District, \$200,132 relating to the Great Business Center North TIF District, \$64,459 relating to Energy Lane TIF District, \$417,671 relating to Westminster Business Center TIF District, \$175,342 relating to the Great Northern Business Center South TIF District, \$44,960 related to Globe TIF District, \$68,965 related to Griffin District TIF District, \$50,198 relate to Pelham TIF District, \$45,620 related to Chatsworth Pierce-Butler TIF District and \$221,705 related to Wabasha and Sixth TIF District.

Additional information may be obtained from: Janitta Almquist, Controller, Port Authority of the City of Saint Paul, 651-204-6213 St. Paul Pioneer Press August 12, 2024