Planning and Economic Development

To actively create opportunities and encourage investment for the benefit of Saint Paul residents and businesses, which preserve, sustain, and grow the city's diverse neighborhoods.

Director
- HRA Executive Director
- Dept. Policy Oversight & Coordination
- Fiscal & Human Resource Management

2.0 FTE

Public Information Officer
1.0 FTE

Economic Development Manager
1.0 FTE

East Team
- Housing Revitalization
- Economic Development
- Commercial Corridor Redevelopment
- Neighborhood\Project Planning

9.0 FTE

Downtown Team
- Housing Revitalization
- Economic Development
- Downtown Revitalization
- Commercial Corridor
- Neighborhood\Project Planning

9.0 FTE

West Team
- Housing Revitalization
- Economic Development
- Commercial\Central Corridor Development
- Neighborhood\Project Planning

8.8 FTE

Admin.\ Financial Services
- Department Accounting
- Asset & Contract Management
- Payroll
- Human Resources
- Federal Program Management
- IS and Technical Support
- Program Reporting\ Compliance
- Parking Facilities Management
- Resource Planning
- Capital Project Financing
- Long Term Fund Analysis

10.5 FTE

Mortgage Foreclosure Prevention
- Homeowner Education
- Foreclosure Intervention
- Technical Assistance

Reports to East Team Leader

6.5 FTE

Strategic Services
- Research & Development
- Special Projects

3.0 FTE

Home Loan Fund
- Residential Lending
- Mortgage Foreclosure Program

Reports to West Team Leader

6.5 FTE

Office Support Staff
- Team Office Support
- Communications/Records
- Board and Commission support
- Office Work management
- Supplies/Inventory

Staff assigned to Teams

12.0 FTE

Planning/Zoning
- Planning Commission
- Citywide Land Use Planning
- Citywide Zoning
- Central Corridor

5.5 FTE

Real Estate Services
- Housing Oversight & Coordination
- Credit Committee Manager
- Real Estate & Project Services

Reports to East Team Leader

5.0 FTE

(Total 79.8 FTEs)

7/30/08

About the Department of Planning and Economic Development

What We Do (Description of Services)

PED's mission is "to actively create opportunities and encourage investment for the benefit of Saint Paul residents and businesses, which preserve, sustain, and grow the city's diverse neighborhoods." We accomplish this by assisting in the production of new, and the rehabilitation and preservation of existing, housing, providing mortgage financing to existing homeowners and new homebuyers, and strategic commercial and economic development investment. These actions are guided by careful neighborhood planning by professional planning staff, community collaboration, and inclusiveness. PED continues to build upon its past accomplishments, while looking forward to help establish Saint Paul as the Most Livable City in America.

- Provides sound administration, oversight, coordination, and fiscal management of the city's HUD programs; the Neighborhood and Cultural Sales Tax programs; and all HRA activities, including bond programs, parking facilities, and public lending.
- Annual budget is in excess of $80 million dollars.
- Administers a combined City/HRA loan portfolio in excess of 1,300 loans, with a value of $125 million dollars.
- Annual operations budget is financed without city general funds, and relies primarily on non-city financing, including federal and state programs, land sales, loan repayments and fees for service.
- Staff manage more than 200 agreements with community partners that promote neighborhood input and involvement, and provide direct assistance in housing revitalization, economic development, and crime prevention initiatives.

Statistical Profile

- Administers in excess of $80 million annually in Federal, State, and local resources.
- 2009 operations budget is $9.6 million, with 79.6 FTEs.
- Provides management, contracting and oversight for more than 200 neighborhood, community, business and economic development activities.
- We are a public lending institution, providing housing and economic development products, and has a 1,300+ loan portfolio valued at $122+ million.

2007-2008 Accomplishments

- Late 2007 and 2008 has seen the city's Invest Saint Paul Initiative hit full stride, and PED continues to be at the forefront of the city's efforts. All activities are underway, including: neighborhood focus and visioning sessions; partnerships with DSI and neighborhood groups on removing dilapidated housing; an increased mortgage foreclosure prevention program with a presence in the community libraries; strategic acquisitions of some properties; and cooperative efforts with other city departments to target resources in a thoughtful strategic approach. The goal of ISP is to ensure our neighborhoods are vibrant communities, and to assist those neighborhoods that have suffered from significant disinvestment.
- Major efforts continue on the Central Corridor Initiative as neighborhoods, businesses, the City and all stakeholders move this major undertaking forward. In October, 2007, Mayor Coleman and the City Council adopted the Central Corridor Development Strategy, a vision and set of strategies for how University Avenue, the Capitol area, and Downtown should grow and change over the next 25-30 years. In July, 2008 public hearings were held on the seven draft Stationary Plans. On July 9, 2008, the City Council adopted a resolution approving the Municipal Consent plan with specific programmatic comments for how the City proceeds to help design and implement the LRT project. PED staff continue to lead the coordination of the coordination of the community long-range visioning process, assessing development potential and options, and structuring the multi-year development framework needed for the most important economic development project in the City of Saint Paul.
- While the Ford Motor Company has temporarily postponed closing its Saint Paul manufacturing plant, PED continues to advocate for its operation. In the event the plant does ultimately close, five alternative development scenarios have been prepared by a community task force for analysis, and a fiscal impact model for analyzing city projects has been developed. Further, active partnerships have begun with MN Pollution Control Agency and DEED on Ford project efforts for sustainable redevelopment. As is the case with Central Corridor, PED staff are leading the efforts to bring neighborhood residents, businesses, and all sectors of the community into a meaningful dialogue on the future of the site.
- Minority Business Development and Retention Initiative continues to be successful, including the Socially Responsible Investment Program. A network of community partnerships has been established to increase technical and financial resources for women, minorities, and small businesses. The program and staffing compliment are being moved to the City's new Department of Human Rights and Equal Economic Opportunity.

Planning & Economic Development

Department/Office Director: **CECILE M BEDOR**

	2006 2nd Prior Exp. & Enc.	2007 Last Year Exp. & Enc.	2008 Adopted	2009 Mayor's Proposed	2009 Council Adopted	Change from Mayor's Proposed	Change from 2008 Adopted
Spending By Unit							
100 COMMUNITY DEVELOPMENT BLOCK GRANT	7,039,879	8,810,019	10,348,000	10,100,000	10,100,000		-248,000
101 NEIGHBORHOOD REVITALIZATION PROG	2,593,269	1,959,999		250,000	250,000		250,000
126 PED OPERATIONS FUND	8,078,139	8,569,472	8,966,585	9,375,343	9,370,043	-5,300	403,458
149 CITY DWTN CAPT'L PROJS NOTE REPAY F	910,191	950,313					
Total Spending by Uni	**18,621,477**	**20,289,803**	**19,314,585**	**19,725,343**	**19,720,043**	**-5,300**	**405,458**
Spending By Major Object							
SALARIES	4,927,878	5,052,659	5,567,845	5,428,717	5,428,717		-139,128
SERVICES	4,046,673	4,075,965	1,238,021	1,470,968	1,470,968		232,947
MATERIALS AND SUPPLIES	54,281	70,922	104,400	73,350	73,350		-31,050
EMPLOYER FRINGE BENEFITS	1,553,301	1,917,904	1,770,408	1,969,759	1,964,459	-5,300	194,051
MISC TRANSFER CONTINGENCY ETC	8,039,344	9,080,859	10,618,911	10,761,549	10,761,549		142,638
DEBT							
STREET SEWER BRIDGE ETC IMPROVEMENT		75,888					
EQUIPMENT LAND AND BUILDINGS		15,606	15,000	21,000	21,000		6,000
Total Spending by Object	**18,621,477**	**20,289,803**	**19,314,585**	**19,725,343**	**19,720,043**	**-5,300**	**405,458**
Percent Change from Previous Year		**9.0%**	**-4.8%**	**2.1%**	**0.0%**	**0.0%**	**2.1%**
Financing By Major Object							
GENERAL FUND							
SPECIAL FUND							
TAXES							
LICENSES AND PERMITS							
INTERGOVERNMENTAL REVENUE	7,215,662	8,616,051	8,348,000	8,100,000	8,100,000		-248,000
FEES, SALES AND SERVICES	8,021,318	8,302,532	8,804,432	9,375,343	9,375,343		570,911
ENTERPRISE AND UTILITY REVENUES	26,145	26,008	2,000,000	2,000,000	2,000,000		
MISCELLANEOUS REVENUE	2,227,149	1,327,498	194,304	250,000	250,000		55,696
TRANSFERS	1,537,270	1,434,435					
FUND BALANCES			-32,151		-5,300		26,851
Total Financing by Object	**19,027,544**	**19,706,524**	**19,314,585**	**19,725,343**	**19,720,043**	**-5,300**	**405,458**
Percent Change from Previous Year		**3.6%**	**-2.0%**	**2.1%**	**0.0%**	**0.0%**	**2.1%**

2009 Budget Plan

2009 Goals

- Administer the Invest Saint Paul program activities assigned to PED. Focus public, private and neighborhood resources on comprehensive neighborhood revitalization issues, including mortgage foreclosure prevention, removal of blight, single and multi-family rehabilitation, and economic development opportunities on key commercial corridors.
- Continue the development of the Central Corridor Initiative.
- Continue to provide city leadership in the Ford Site Redevelopment plan.
- Focus economic development activities on increasing investment, promoting partnerships, creating jobs, and sustaining the tax base. Implement the Saint Paul Economic Development Plan.
- Integrate city planning efforts with emerging development priorities.
- Ensure that scarce financial resources are utilized on activities which best support eh goals of the mayor's Strategic Plan.
- Complete a comprehensive study on the parking issues in St. Paul and provide recommendations to elected officials where necessary to improve coordination, ease of use, and customer satisfaction to our citizens and guests.
- Expand the efforts of the Minority Business Development and Retention Program and Small Business Expansion Programs, and coordinate participation in departmental vendor awards of at least 15% of total development costs.
- Complete professional planning work and deliver the city's 10 Year Comprehensive Plan, and 12 significant planning documents.
- Pursue federal, state and local funding opportunities, and create new intergovernmental partnerships.
- Engage community and business groups, to encourage involvement of all sectors of our community to promote responsible decision making.

2009 Budget Explanation

Base Adjustments

The 2008 adopted budget was adjusted to set the budget base for 2009. The base includes the anticipated growth in salaries and fringes for 2009 for employees related to the bargaining process. It also includes inflation on services and materials.

Mayor's Recommendation

The proposed budget for Planning and Economic Development for 2009 is $19,725,343 compared to $19,314,585 in 2008. This is an increase of $410,758 or 2.1%. The department budget is entirely in special funds, PED receives no direct general fund resources. The department budget is split between the Operations Fund ($9,375,343), Neighborhood Revitalization Program ($250,000) and the Community Development Block Grant ($10,100,000). The Operations Fund budget for 2009 is $408,758 more than the 2008 adopted budget and the Community Development Block Grant is proposed to be $248,000 less than the 2008 adopted. The Neighborhood Revitalization Program provides $250,000 of spending associated with the Central Corridor.

The proposed 2009 PED staff complement is 79.6 FTEs, or 3.0 FTEs less than 2008. This staffing change reflects the movement of 3.0 FTEs from PED to the new Department of Human Rights and Equal Economic Opportunity.

Council Action

The City Council adopted the Planning and Economic Development budget and recommendations as proposed by the Mayor and approved the following change:

- Removed $5,300 in planned spending for workers compensation due to revised cost estimates.

The 2009 adopted budget is $19,720,043 in special funds. The FTE count is 79.8 in special funds.