

**Housing and Redevelopment Authority
of the City of Saint Paul, Minnesota**

A Component Unit of the City of Saint Paul, Minnesota

**Comprehensive Annual Financial Report
For the Fiscal Year Ending December 31, 2019**

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HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA

A Component Unit of the City of Saint Paul

COMPREHENSIVE ANNUAL FINANCIAL REPORT For the Fiscal Year Ended December 31, 2019

Chris Tolbert, Chairperson
Melvin Carter, Mayor of the City of Saint Paul
Nicolle Goodman, Executive Director

HRA Board of Commissioners:

Amy Brendmoen
Mitra Jalali
Rebecca Noecker
Jane Prince
Dai Thao
Chris Tolbert
Nelsie Yang

Prepared by:
City of Saint Paul -
Department of Planning & Economic Development

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**HOUSING AND REDEVELOPMENT AUTHORITY OF
THE CITY OF SAINT PAUL, MINNESOTA**

COMPREHENSIVE ANNUAL FINANCIAL REPORT
For the Fiscal Year Ended December 31, 2019

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**HOUSING AND REDEVELOPMENT AUTHORITY OF
THE CITY OF SAINT PAUL, MINNESOTA**

COMPREHENSIVE ANNUAL FINANCIAL REPORT
For the Fiscal Year Ended December 31, 2019

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INTRODUCTORY SECTION



CITY OF SAINT PAUL
Melvin Carter, Mayor

*25 West Fourth Street, Ste. 1300
Saint Paul, MN 55102*

Telephone: 651-266-6565

November 30, 2020

TO: THE BOARD OF COMMISSIONERS OF THE HOUSING AND REDEVELOPMENT
AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA AND THE CITIZENS
OF SAINT PAUL:

The Comprehensive Annual Financial Report of the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota (HRA) for the fiscal year ended December 31, 2019, is hereby presented to the Board of Commissioners and the citizens of Saint Paul. This report has been prepared pursuant to, and demonstrates compliance with, Minnesota Statutes Section 469.013; and recognizes the HRA's past and current practices of financial disclosure.

This report was prepared by the City of Saint Paul's (City) Department of Planning and Economic Development. In accordance with an agreement between the HRA and the City, the responsibility for both the accuracy of the presented data and the completeness and fairness of the presentation, including all disclosures, is with the City. We believe the data, as presented, are accurate in all material aspects; that they are presented in a manner designed to fairly set forth the financial position, changes in financial position, and cash flows of the HRA as measured by the financial activity of its various funds; and that all disclosures necessary to enable the reader to gain the maximum understanding of the HRA's financial affairs have been included. This report has been prepared in accordance with current accounting and financial reporting principles generally accepted in the United States of America and standards set by the Governmental Accounting Standards Board (GASB) and also follows the guidelines recommended by the Government Finance Officers Association of the United States and Canada.

State law also requires an annual audit of the books of account, financial records and transactions, and this financial report by the State Auditor's Office. This requirement has been met and the auditor's opinion has been included in this report. Auditing standards generally accepted in the United States of America and the standards set forth in the U.S. General Accounting Office's "Government Auditing Standards" were used by the State Auditor in conducting the engagement. The State Auditor is also issuing a management and compliance letter covering the review of the HRA's system of internal control over financial reporting and tests of compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The management and compliance letter will not modify or affect, in any way, this report.

Management's Discussion and Analysis (MD&A) immediately follows the independent auditor's report and provides a narrative introduction, overview, and analysis of the basic financial

statements. The MD&A complements this letter of transmittal and should be read in conjunction with it.

The Government Finance Officers Association reports a growing awareness that the annual financial report should be management's report to its governing body, constituents, oversight bodies, resource providers, investors and creditors. We agree with this direction, and, in keeping with past practice, will send a copy of the report to the Board of Commissioners, HRA management, bond rating agencies, financial institutions, government agencies and other interested parties, who have expressed an interest in the HRA's finances.

INTERNAL CONTROL

To provide a reasonable basis for making these representations, the Saint Paul Housing and Redevelopment Authority (which is a component unit of the City of Saint Paul and is, therefore, included in the City's Comprehensive Annual Financial Report) adheres to the internal control framework as established by the City of Saint Paul. The City of Saint Paul has established a comprehensive internal control framework that is designed to protect the government's assets from loss, theft or misuse and to compile sufficiently reliable information for the preparation of the City of Saint Paul's financial statements in conformity with Generally Accepted Accounting Principles (GAAP) in the United States of America as applied to governmental units.

Because the cost of internal controls should not outweigh their benefits, the City of Saint Paul's comprehensive framework of internal controls has been designed to provide a reasonable, rather than absolute, assurance that the financial statements will be free from material misstatement. All internal control evaluations occur within this framework. To the best of our knowledge, this financial report is complete and reliable in all material respects.

PROFILE OF THE GOVERNMENT

The Saint Paul Housing and Redevelopment Authority was established by State Law in 1947, Chapter 487 (codified at Minn. Stat. Ch. 469). The HRA provides the full range of services as stipulated in Chapter 469: urban renewal, redevelopment, economic development, and rehabilitation. Through these services, the HRA strives to redevelop the residential, commercial and industrial areas of Saint Paul, support living wage job growth, a sound fiscal base, and access to safe, affordable housing for Saint Paul residents. The HRA is governed by a seven-member Board of Commissioners consisting of the members of the elected City Council.

The HRA was reorganized in 1979. Under the reorganization, the HRA employees became employees of the City of Saint Paul. The HRA has no employees. The HRA and the City entered into an agreement, effective January 1, 1979, whereby the City agreed to perform administrative and accounting services for the HRA.

This report includes all of the funds, capital assets, and long-term debt of the HRA as described in the Management's Discussion and Analysis, which can be found immediately following the auditor's opinion. In addition, it has been determined that, for financial reporting purposes, the HRA is a component unit of the City of Saint Paul and is, therefore, included in the City's Comprehensive Annual Financial Report for the fiscal year ended December 31, 2019.

The HRA is empowered to levy a tax on both real and personal property in Saint Paul. This tax has been levied annually by the HRA. The HRA also receives property tax increments on designated Saint Paul tax increment financing districts that were established for development purposes. Under State Law, the HRA is authorized to issue revenue bonds on which the principal and interest are payable from specific revenues. The HRA may pledge the general obligations of the City as additional security on these same revenue bonds. The HRA is not authorized to issue bonds which constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.

FINANCIAL POLICIES

The HRA has adopted a number of financial policies related to asset management and valuation and reserves. These key policies are described briefly here:

- In 2009, the HRA adopted a land valuation policy which values any new land purchase at acquisition cost, less transaction costs and fees. That value will continue until disposal, unless the Authority formally changes the value. In 2011, the Authority confirmed the practice and policy of using accumulating conduit bond fees for Planning and Economic Development Administration costs. In 2014, the Authority established a property valuation policy which values lots or buildings offered for sale by the HRA based on a third-party appraisal or broker's opinion of market value with adjustments to market value made at the sole discretion of the HRA prior to posting of properties for sale.
- Minn. Stat. 469.029 allows the HRA to sell or lease real estate without public bidding only after a public hearing and published notice of the hearing at least ten days but not more than 30 days before the hearing. The HRA has established land disposition policies and procedures for real estate it owns. The objectives of these policies and procedures is to ensure a consistent and open process for selling or releasing real estate, maximize the ability to promote development, minimize public investment to acquire and develop real estate, minimize the time period that real estate is held, maximize resources available for further acquisition and development, and provide equal opportunity for all minorities, women, and small businesses to purchase HRA owned real estate.
- Allowances for loans receivable are based on analysis of credit and payment risk. Risk rating recommendations for loans are reviewed and approved by a Credit Committee. The risk ratings approved by the Credit Committee are used to determine allowances for loans. An annual loan portfolio review is completed by the Credit Committee to monitor risk and adjust risk ratings if needed.
- On November 9, 2011, the HRA formalized a fund balance policy to reserve accumulated conduit bonds fees solely for administration. Conduit bond fees are collected in the HRA General Fund and used for administration. Accumulated bond fees on December 31 are reported as Committed Fund Balance in the Governmental Fund Balance Sheet.
- Net position in the HRA Parking Enterprise Fund is restricted per applicable bond covenants. The HRA contracts with parking operators who manage the operations of parking ramps and lots. Parking ramp and lot operators provide monthly or quarterly financial reports which are used to monitor operating revenue and expenses.

For information on significant accounting policies, please see Note 2. of the financial statements.

ECONOMIC OUTLOOK

Saint Paul is a key component of the overall strong Twin Cities metro area economy. Metropolitan Council forecasts indicate that Saint Paul is expected to add 37,567 jobs by 2040 (21.4% growth from 2010).^a The total employee count in Saint Paul at the end of 2019 was estimated to be 173,664.^b

Saint Paul compares favorably when ranked among the 20 large northeast and midwest cities on economic and social factors.^c Among these peer cities:

- Saint Paul had the 4th lowest annual unemployment rate in 2019 (2.9%).^d
- Saint Paul ranked 4th highest in percent of population 25 years and over with a bachelor's degree or higher (40.1%).^e
- Saint Paul ranks 6th highest in median household income (\$55,085), and 8th highest in per capita income (\$30,036).^f
- The median value of owner-occupied houses in Saint Paul is 6th highest compared to peer cities (\$196,500).^g

Over the years, Saint Paul has consistently registered an unemployment rate equal to or lower than that of the U.S. The city's unemployment rate for 2019 was 2.9% which is lower than both the Minnesota rate of 3.5% and the U.S. rate of 3.4%.^h

Saint Paul's largest employment sector is Education and Health Services (57,555 jobs; 33.1% of total jobs). Other large employment sectors include Public Administration (24,280 jobs; 14.0% of total jobs) and Professional and Business Services (21,344 jobs; 12.3% of total jobs).ⁱ

LONG-TERM FINANCIAL PLANNING

The Housing and Redevelopment Authority had an unrestricted fund balance at year end in its General Fund that was greater than 15% of the annual budget spending for this fund. In addition, the Authority has a committed fund balance in its General Fund at year end per its adopted policy of committing the fund balance from conduit revenue bond fees for Planning and Economic

^a Metropolitan Council, available at <https://metro council.org/forecasts>.

^b Minnesota Department of Employment and Economic Development, available at <http://apps.deed.state.mn.us>.

^c The cities are Baltimore, Boston, Buffalo, Chicago, Cincinnati, Cleveland, Columbus, Detroit, Indianapolis, Kansas City, Milwaukee, Minneapolis, New York, Newark, Omaha, Philadelphia, Pittsburgh, Saint Louis and Toledo.

^d Bureau of Labor Statistics, Local Area Unemployment Statistics available at: <http://data.bls.gov>; Minnesota and Minnesota city unemployment rates available at: <http://mn.gov/deed/data/data>.

^e 2018 American Community Survey, through the American Fact Finder, available at: <http://www.census.gov>.

^f 2018 American Community Survey, through the American Fact Finder, available at: <http://www.census.gov>.

^g 2018 American Community Survey, through the American Fact Finder, available at: <http://www.census.gov>.

^h Minnesota Department of Employment and Economic Development, Minnesota Unemployment Statistics available at <http://mn.gov/deed/data/data>.

ⁱ Minnesota Department of Employment and Economic Development's Quarterly Census Employment and Wages available at <http://mn.gov/deed/data>.

Development administration costs. This committed fund balance at year end is greater than the annual support the Authority's General Fund provides for PED Administration costs.

MAJOR INITIATIVES

Key strategic areas for the City's operations include, but are not limited to:

Sustainable Saint Paul: The City is taking proactive steps to protect the City's air, water, and urban landscape by focusing on Carbon Dioxide (CO₂) reduction activities in the areas of energy efficiency and conservation, clean energy supply, alternative fuels and transportation options, recycling and waste reduction, urban reforestation and natural resources management, and water resources management.

Economic Development: To maintain economic growth, the City will continue to develop and implement strategic plans to encourage private investment in housing and economic development projects in Saint Paul. The City of Saint Paul is involved in an initiative to position the Minneapolis-Saint Paul region as the world's premier business location and strengthen our diverse economy to compete in the global marketplace. A Minneapolis-Saint Paul Metropolitan Business Plan is guiding our efforts to coordinate a regional approach to economic development.

Racial Equity: A prosperous Saint Paul must address racial disparities. Diversity is a strength of the City's workforce and enables employees to more effectively and authentically provide services to residents, businesses, and visitors. The City believes inclusion, engagement, transparency, and continuous learning from each other are keys to creating racial equity in city government and in the community.

Youth: Past work with the Saint Paul Public schools, is being built upon by focusing on early childhood investments to give every student a strong start. This includes providing students and their families access to essential health services and affordable housing. Partnering with schools, colleges, workforce training programs and trade unions provides the next generation of leaders with all tools needed for a bright and prosperous future.

Neighborhoods: Police officers that reflect the City's diversity and have a stake in our neighborhoods are best suited to protect and serve all residents. In order to build trust between neighborhoods and their guardians, the City is dedicated to training officers in de-escalation techniques and connecting them to social workers, mental health providers and crisis prevention counselors so people in crisis get the help they need. Officers will be held accountable for conduct that does not meet these standards.

People of Color, Immigrants, and Women: All communities deserve a path to economic prosperity. The City's priorities include investing in businesses along cultural corridors across the city to ensure economic growth reaches all corners of our city. The City is also exploring options to make it easier for Saint Paul residents to open and run a business - especially people of color, immigrants, and women.

MAJOR DEVELOPMENTS

I. Downtown Saint Paul

Riversedge/River Balcony

On July 24, 2019, Ramsey County identified Los Angeles-based AECOM as the master developer for the 12-acre Riversedge site. AECOM's proposed \$788 million development includes four new towers including Class A office and residential space; street-level retail, entertainment and hospitality; a land-bridge extension of public realm space over Shepard Road and the adjacent railway, extending downtown Saint Paul directly to the Mississippi River.

RiverCentre Parking Ramp

On October 7, 2019, the City of Saint Paul solicited proposals for the RiverCentre Opportunity Site. The site includes the air rights above the RiverCentre Parking Ramp and on available adjacent land, located on a bluff overlooking the Mississippi River, and across the street from the Saint Paul RiverCentre Convention Center. The City received six proposals from local and national developers.

7 Corners/Gateway

On September 23, 2019, Kaeding Development broke ground on a \$68 million redevelopment on a 2.4 acres surface parking lot sold by the Saint Paul Housing and Redevelopment Authority across from the Xcel Energy Center, the home of the Minnesota Wild. The redevelopment will consist of two buildings containing a 120-room full-service hotel and a 144-unit apartment building.

Minnesota Museum of Art

On September 9, 2019, the Minnesota Museum of Art (the "M") received a \$1.5 million grant from the Knight Foundation to expand its footprint in downtown's historic Pioneer-Endicott Building.

Best Buy Teen Tech Center

On February 18, 2019, the 23rd Best Buy Teen Tech Center opened in downtown Saint Paul, a block away from Central Station on the city's Green Line.

The Jax Saint Paul

On June 15, 2019, tenants began moving into one-bedroom and two-bedroom apartments at the \$20 million renovation of the Jax building at 253 E. Fourth Street.

Dorothy Day

On October 23, 2019, the second and final building of the new Dorothy Day campus in downtown Saint Paul opened. The six-story building with 177 affordable apartments includes services for building residents and people experiencing homelessness, including meals, medical services and job training and job placement. The total cost of the project was \$100 million — the largest public-private partnership of its kind in Minnesota history.

Irvine Exchange

On November 12, 2019, there was a grand opening celebration for the Irvine Exchange at 200 Exchange Street. The 175-unit, market-rate apartment building was constructed by Schafer Richardson on a surface parking lot previously owned by the Saint Paul Housing and Redevelopment Authority.

II. Along the Green Line, Light Rail Transit

Allianz Field

On April 13, 2019, Allianz Field, the first major development of the proposed Snelling-Midway redevelopment area, welcomed 19,796 soccer fans to Minnesota United Football Club's first home game. The \$250 million, 19,400-seat soccer stadium is located near I-94 and Snelling Avenue, with a "great lawn" anchoring the north end. The site also boasts the Upper Midwest's largest green district stormwater management system including a 675,000-gallon holding tank underneath the site, storing rainwater from Allianz Field's roof. Nearly 200 mature trees around the stadium will help clean rainwater that falls onto nearby streets and parking lots before it is collected. The stadium development was the first phase of a larger redevelopment, with 26 acres remaining for redevelopment with a mix of commercial and residential uses.

III. Neighborhoods

Ford Site

On December 4, 2019, the Housing and Redevelopment Authority approved a redevelopment agreement and \$53 million in tax increment financing arrangement with local developer Ryan Companies. At full build-out, there will be 3,800 housing units, with at least 20% or 760 of these affordable, 265,000 square-feet of office space, 150,000 square feet of retail space, 50,000 square-feet of civic or institutional space and the state's largest urban solar array. The project will feature more than 55 acres of public and open space, including four new city parks. When fully built, the development is expected to have a \$1 billion taxable value, contributing \$18 million annually in property taxes by 2040.

Hillcrest

On July 27, 2019, the City Council approved \$10 million in general obligation bonds for the Saint Paul Port Authority to purchase the shuttered Hillcrest Golf Course on the city's East Side. Port Authority officials anticipate that once fully redeveloped, the Hillcrest site will be home to some \$250 million in residential and job-intensive light industrial development. As a golf course, Hillcrest generated \$500,000 per year in property taxes. That number is anticipated to increase to \$5 million per year, or eight times the annual debt service on the bonds.

Luther Seminary

On July 11, 2019, Master Properties Minnesota unveiled plans for the former Luther Seminary lower campus. The developer plans to construct roughly 450 market-rate and affordable apartments on the 15-acre site.

Junior Achievement

On January 9, 2019, Junior Achievement opened an experiential learning center in Saint Paul's Midway neighborhood. The learning center teaches students financial literacy with the "JA BizTown" curriculum.

University Enterprise Labs

On May 2, 2019, science-focused business incubator University Enterprise Labs opened its \$6.4 million, 19,000 square-foot expansion. The new space contains 18 new labs, including UEL's second group lab space for shared innovation.

University of Saint Thomas

On July 10, 2019, the Opus Group of Minneapolis began construction on a five-story, 480-bed residence hall at the University of St. Thomas campus in Saint Paul.

Ain Dah Yung Center

On November 20, 2019, the new Ain Dah Yung Center on University Avenue celebrated its grand opening. The center offers 42-units of permanent supportive housing for 18- to 24-year-old American Indians.

AWARDS AND ACKNOWLEDGMENTS

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota, for its Comprehensive Annual Financial Report for the fiscal year ended December 31, 2018. This was the 34th consecutive year that the Saint Paul HRA has achieved this prestigious award. In order to be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized comprehensive annual financial report. This report must satisfy both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe our current comprehensive annual financial report continues to meet the Certificate of Achievement Program's requirements and we are submitting it to the GFOA to determine its eligibility for another certificate.

The preparation of this report was accomplished through the efficient and dedicated services of the City Department of Planning and Economic Development accounting staff. The cooperation and assistance provided by the State Auditor's staff was very helpful and is greatly appreciated.



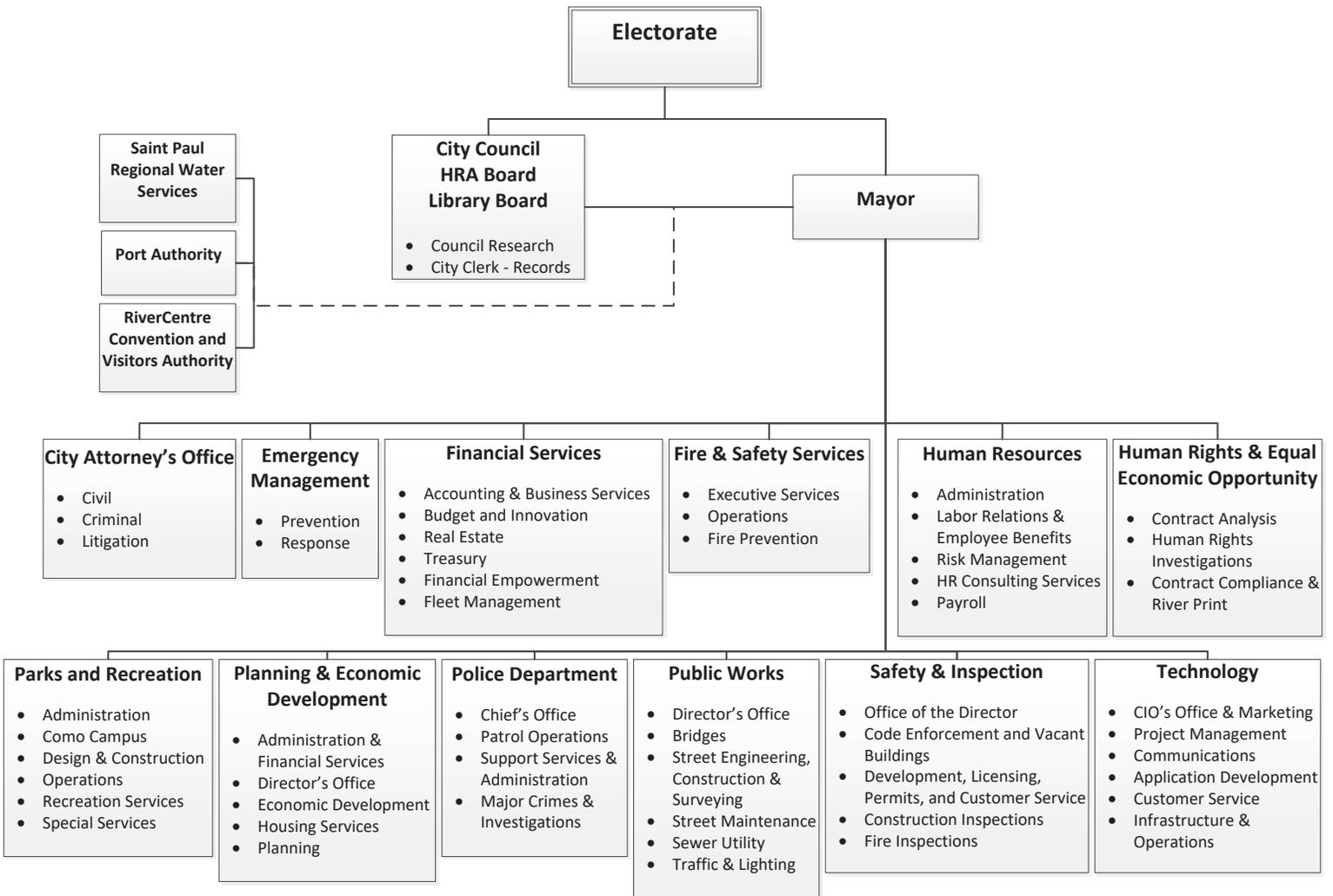
Nicolle Goodman
Executive Director



Rhonda Gillquist
Accountant

City of Saint Paul, Minnesota

(Form of Government: "Strong" Mayor, with Seven Councilmembers Elected by Ward)



**HOUSING AND REDEVELOPMENT AUTHORITY
OF THE CITY OF SAINT PAUL, MINNESOTA
PRINCIPAL OFFICIALS
DECEMBER 31, 2019**

	Term of Office	
	From	To
<u>Commissioners</u>		
Amy Brendmoen	January 11, 2012	December 31, 2019
Kassim Busuri	February 13, 2019	December 31, 2019
Mitra Jalali	September 12, 2018	December 31, 2019
Rebecca Noecker	January 13, 2016	December 31, 2019
Jane Prince	January 13, 2016	December 31, 2019
Dai Thao	November 21, 2013	December 31, 2019
Chris Tolbert	January 11, 2012	December 31, 2019
<u>Officers</u>		
<u>Chairperson</u>		
Chris Tolbert	January 10, 2018	December 31, 2019
<u>Vice-Chairperson</u>		
Rebecca Noecker	January 23, 2019	December 31, 2019
<u>Secretary</u>		
Amy Brendmoen	February 28, 2018	December 31, 2019
<u>Treasurer</u>		
Dai Thao	January 8, 2014	December 31, 2019
<u>Interim Executive Director</u>		
Kristin Guild	July 23, 2019	Indefinite



Government Finance Officers Association

Certificate of
Achievement
for Excellence
in Financial
Reporting

Presented to

**Housing and Redevelopment
Authority of the City of Saint Paul
Minnesota**

For its Comprehensive Annual
Financial Report
for the Fiscal Year Ended

December 31, 2018

Christopher P. Morill

Executive Director/CEO

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FINANCIAL SECTION



JULIE BLAHA
STATE AUDITOR

STATE OF MINNESOTA OFFICE OF THE STATE AUDITOR

SUITE 500
525 PARK STREET
SAINT PAUL, MN 55103-2139

(651) 296-2551 (Voice)
(651) 296-4755 (Fax)
state.auditor@state.mn.us (E-mail)
1-800-627-3529 (Relay Service)

INDEPENDENT AUDITOR'S REPORT

Commissioners of the Housing and Redevelopment
Authority of the City of Saint Paul
Saint Paul, Minnesota

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, and each major fund of the Housing and Redevelopment Authority (HRA) of the City of Saint Paul, a component unit of the City of Saint Paul, Minnesota, as of and for the year ended December 31, 2019, and the related notes to the financial statements, which collectively comprise the HRA's basic financial statements, as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control

relevant to the HRA of the City of Saint Paul's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the HRA of the City of Saint Paul's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, and each major fund of the HRA of the City of Saint Paul as of December 31, 2019, and the respective changes in financial position and, where applicable, cash flows thereof and the budgetary comparisons of the General Fund and Palace Theatre Operations Special Revenue Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Emphasis of Matter – Subsequent Events

As discussed in Note 7 to the financial statements, subsequent to year end, the World Health Organization declared the outbreak of a coronavirus (COVID-19) a pandemic, resulting in a significant economic impact on the HRA of the City of Saint Paul. In addition, officers from the Minneapolis Police Department were involved in the death of George Floyd, resulting in civil unrest that caused extensive damage to private businesses and public property within the City of Saint Paul. Our opinion is not modified with respect to these matters.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information, although not part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary and Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the HRA of the City of Saint Paul’s basic financial statements. The Introductory Section, the Supplementary Schedules, and the Statistical Section as listed in the table of contents are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The Supplementary Schedules as listed in the table of contents are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Supplementary Schedules are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

The Introductory and Statistical Sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated October 27, 2020, on our consideration of the HRA of the City of Saint Paul’s internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the HRA of the City of Saint Paul’s internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the HRA of the City of Saint Paul’s internal control over financial reporting and compliance.



JULIE BLAHA
STATE AUDITOR



DIANNE SYVERSON, CPA
DEPUTY STATE AUDITOR

October 27, 2020

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**HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Fiscal Year Ended December 31, 2019**

As management of the Housing and Redevelopment Authority of the City of Saint Paul (HRA), we provide readers of these financial statements this overview and analysis of the financial activities of the HRA for the fiscal year ended December 31, 2019. We encourage readers to consider the information presented here in conjunction with the financial statements which are found on pages 31-99.

Financial Highlights

- The assets and deferred outflows of resources of the HRA exceeded its liabilities and deferred inflows of resources at the end of 2019 by \$117.3 million (net position). Net position increased by \$0.2 million during 2019. This net increase included a decrease in governmental activity net position by \$4.5 million and an increase in business-type activity net position by \$4.7 million. The business-type activities are the HRA Loan Enterprise Fund, the HRA Parking Enterprise Fund, and the HRA Penfield Enterprise Fund.
- The HRA's governmental funds reported combined fund balances of \$52.2 million. An amount of \$43.0 million is restricted, primarily for future debt service on existing long-term debt and tax increment financing.
- The total principal amount of long-term debt decreased during 2019 by \$6.1 million to a total of \$93.8 million, a 6.1% decrease from 2018. Total interest expense on long-term debt in 2019 was \$8.5 million, a decrease of \$0.2 million from 2018.
- The assets of loans receivable and accrued interest receivable on loans, net of allowances, decreased by \$0.2 million to a total of \$5.2 million at December 31, 2019. The allowances for uncollectible loans decreased by \$0.7 million to a total of \$39.7 million at December 31, 2019.
- No HRA administered tax increment financing districts were created or ended in 2019. Total tax increment revenue for HRA Districts was \$26.9 million in 2019, an increase from 2018 of \$1.1 million. The captured tax capacity of all Saint Paul tax increment financing districts including the Port Authority is 10.6% of Saint Paul's total tax capacity. This represents an increase of 0.1 percentage points from 2018.
- The major housing development initiative continued in 2019 with 789 new or substantially rehabilitated single- and multi-family housing units completed in Saint Paul.

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MANAGEMENT'S DISCUSSION AND ANALYSIS
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Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the HRA's basic financial statements. The HRA's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary schedules and statistical tables, in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad view of the HRA's finances, in a manner similar to a private-sector business. These are found on pages 31-33 of this report.

Both of the government-wide financial statements distinguish functions that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees (business-type activities).

The HRA's governmental activities include:

- Development in the tax increment financing districts and other redevelopment areas
- Federal, state and local grant programs
- Debt service on tax supported debt
- General operations financed through the HRA General Fund
- Multi-year development projects that are locally funded

The HRA's business-type activities are:

- Development loan programs
- Parking operations
- Penfield

The *statement of net position* presents financial information on all of the HRA's assets, deferred outflows of resources, liabilities, and deferred inflows of resources, at December 31, 2019, with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the HRA's financial position is improving or deteriorating.

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The *statement of activities* presents information showing how the HRA's net position changed during 2019. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of the related cash flows. Thus, revenues and expenses are reported in this statement for some items that will result in cash flows in future periods.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The HRA, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the HRA can be divided into two categories: governmental funds and proprietary funds. The governmental fund and proprietary fund financial statements are found on pages 34-37 and pages 38-42 of this report.

Governmental funds are used to account for the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating near-term financing requirements. Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the HRA's near-term financing decisions. Both the *governmental fund balance sheet* and the *governmental fund statement of revenues, expenditures, and changes in fund balances* provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The HRA maintains the following six governmental funds: HRA General Fund, HRA Grants Fund, HRA Palace Theatre Operations Fund, HRA Debt Service Fund, HRA Tax Increment Capital Projects Fund, and the HRA Development Capital Projects Fund. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for each of these six funds.

The HRA adopts an annual appropriated budget for the HRA General Fund, HRA Palace Theatre Operations Fund, and the HRA Debt Service Fund. Multi-year budgets are adopted for the grants fund and the capital projects funds. Budgetary comparison statements have been provided in the basic financial statements for the HRA General Fund and the HRA Palace Theatre Operations Fund. The HRA's governmental funds reflected positive variances for total expenditures and other financing uses compared to the final 2019 budgets.

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Proprietary funds are used to account for the same functions reported as business-type activities in the government-wide financial statements. The HRA maintains three proprietary funds: HRA Loan Enterprise Fund, HRA Parking Enterprise Fund, and the HRA Penfield Enterprise Fund. Information is presented separately in the proprietary fund financial statements for each of these funds.

The HRA sold the Penfield Apartments in 2016. Under the purchase agreement, the HRA was to receive the water remediation escrows back within twelve months after completion of the work. When the full costs are known the HRA is to receive a release of \$1.0 million less 125% of the total cost. Then, once the work is completed, the HRA is to receive 25% of the total cost. The full costs of the water remediation were known in 2017 and the HRA received a refund of \$741,211 from the water remediation escrow. The remaining amount of the water remediation escrow is being held in escrow until the remediation is completed.

HRA fund accounting policies are included in Note 2.A.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements are found on pages 43-99 of this report.

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**HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
MANAGEMENT'S DISCUSSION AND ANALYSIS
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Financial Analysis of the HRA as a Whole

Net Position. The following chart shows components of the HRA's assets, deferred outflows of resources, liabilities, deferred inflows of resources, and net position and compares 2019 with 2018 at December 31.

**SAINT PAUL HRA'S ASSETS, DEFERRED OUTFLOWS OF RESOURCES, LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND NET POSITION
At December 31, 2019 and 2018**

	Governmental Activities		Business-type Activities		Totals		Total Percentage Change
	12/31/19	12/31/18	12/31/19	12/31/18	12/31/19	12/31/18	2019-2018
Assets							
Cash and Investments	\$ 51,199,625	\$ 57,459,274	\$ 50,511,772	\$ 41,463,901	\$ 101,711,397	\$ 98,923,175	2.8%
Other Current Assets	1,690,764	(1,031,021)	2,447,259	2,759,674	4,138,023	1,728,653	139.4%
Land Held for Resale	2,200,253	2,200,631	3,653,875	4,065,742	5,854,128	6,266,373	-6.6%
Loans Receivable (net of allowance)	1,051,484	1,084,881	3,548,572	3,701,278	4,600,056	4,786,159	-3.9%
Leases Receivable	-	3,150,000	-	-	-	3,150,000	-100.0%
Capital Assets	28,718,182	29,822,213	72,857,603	79,404,302	101,575,785	109,226,515	-7.0%
Other Non-Current Assets	786,367	2,537,534	728,801	787,011	1,515,168	3,324,545	-54.4%
Total Assets	85,646,675	95,223,512	133,747,882	132,181,908	219,394,557	227,405,420	-3.5%
Deferred Outflows of Resources	-	-	822,424	901,171	822,424	901,171	-8.7%
Liabilities							
Other Liabilities	2,375,062	3,728,017	3,541,772	3,694,844	5,916,834	7,422,861	-20.3%
Long-Term Liabilities	52,181,928	56,289,185	44,185,135	47,180,440	96,367,063	103,469,625	-6.9%
Total Liabilities	54,556,990	60,017,202	47,726,907	50,875,284	102,283,897	110,892,486	-7.8%
Deferred Inflows of Resources	377,289	-	275,588	331,640	652,877	331,640	96.9%
Net Position							
Net Investment in Capital Assets	8,792,307	9,896,338	32,909,630	36,579,537	41,701,937	46,475,875	-10.3%
Restricted for Debt Service Restricted for Capital Projects	3,020,650	7,398,819	3,127,996	3,293,341	6,148,646	10,692,160	-42.5%
Restricted for Tax Increment Financing	11,765,690	9,832,765	-	-	11,765,690	9,832,765	19.7%
Restricted by Grantors	26,156,359	30,059,623	-	-	26,156,359	30,059,623	-13.0%
Unrestricted	37,610	64,531	853,150	890,805	890,760	955,336	-6.8%
	(19,060,220)	(22,045,766)	49,677,035	41,112,472	30,616,815	19,066,706	60.6%
Total Net Position	\$ 30,712,396	\$ 35,206,310	\$ 86,567,811	\$ 81,876,155	\$ 117,280,207	\$117,082,465	0.2%

Assets and deferred outflows of resources of the HRA exceeded liabilities and deferred inflows of resources resulting in an overall surplus of \$117.3 million at December 31, 2019. Net position of the business-type activities are \$86.6 million at December 31, 2019. In governmental activities, the HRA issues long-term debt for housing and economic development purposes and, in many cases, does not acquire or construct HRA-owned capital assets with the debt proceeds. This is common for housing and redevelopment authorities. For the Saint Paul HRA, this has been the case with the tax increment bonds. The debt is to be retired with future revenues,

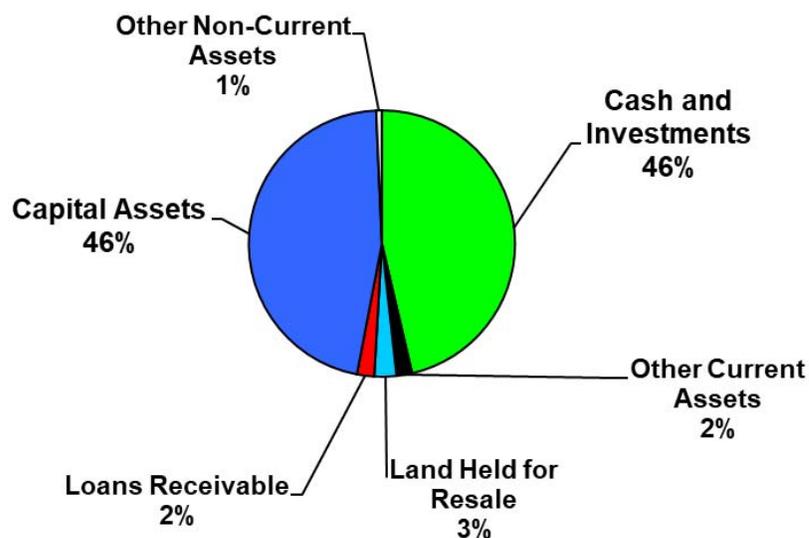
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namely property tax increments. In past years financing has been sufficient for all governmental activity long-term debt service payments and other debt service requirements. Likewise, it is projected that future revenues will adequately finance all existing debt service requirements. Unrestricted net position in business-type activities is \$49.7 million at December 31, 2019. However, a large portion of the unrestricted net position is represented by loans receivable, which often have repayment terms in excess of twenty years.

Total assets of the HRA decreased by 3.5%, to a total of \$219.4 million at year-end. Cash and investment balances increased by 2.8% in 2019. Loans receivable less their allowance decreased in 2019 by 3.9%. Capital assets decreased during 2019 by 7.0%.

The HRA's long-term debt, at \$96.1 million is 94.0% of its total liabilities. The outstanding balance of long-term debt decreased by 6.9% during 2019. Governmental activity long-term debt includes tax-supported debt – the tax increment bonds, along with various development notes and advances from other governments. Business-type activity debt includes the parking revenue bonds, that were issued to finance the construction of HRA-owned parking ramps.

2019 Assets



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Changes in Net Position. The following chart shows the changes in net position during 2019 and compares this with 2018.

**SAINT PAUL HRA'S CHANGES IN NET POSITION
For the Fiscal Year Ended December 31, 2019 and 2018**

	Governmental Activities		Business-type Activities		Totals		Total Percentage Change
	12/31/19	12/31/18	12/31/19	12/31/18	12/31/19	12/31/18	2019-2018
<u>Revenues</u>							
Program Revenues:							
Charges for Services	\$ 830,799	\$ 3,165,485	\$ 20,006,030	\$ 19,009,471	\$ 20,836,829	\$ 22,174,956	-6.0%
Operating Grants and Contributions	3,331,527	1,392,629	2,132,871	612,892	5,464,398	2,005,521	172.5%
General Revenues:							
Property Taxes and Tax Increments	29,839,496	28,431,595	1,224,599	1,173,264	31,064,095	29,604,859	4.9%
Investment Income	2,200,471	796,786	315,015	83,337	2,515,486	880,123	185.8%
Interest Earned - Other	48,695	171,163	440,767	540,329	489,462	711,492	-31.2%
Gain on Sale of Capital Asset	-	-	2,828,879	465,580	2,828,879	465,580	507.6%
Miscellaneous	-	-	-	192,035	-	192,035	-100.0%
Total Revenues	<u>36,250,988</u>	<u>33,957,658</u>	<u>26,948,161</u>	<u>22,076,908</u>	<u>63,199,149</u>	<u>56,034,566</u>	<u>12.8%</u>
<u>Expenses</u>							
Housing and Economic Development	36,084,569	20,670,626	-	-	36,084,569	20,670,626	74.6%
Interest on Governmental Long-Term Debt	6,760,333	7,062,878	-	-	6,760,333	7,062,878	-4.3%
Development Loan Programs	-	-	2,640,138	2,881,898	2,640,138	2,881,898	-8.4%
Parking Operations	-	-	17,516,017	14,546,886	17,516,017	14,546,886	20.4%
Penfield	-	-	350	460	350	460	-23.9%
Total Expenses	<u>42,844,902</u>	<u>27,733,504</u>	<u>20,156,505</u>	<u>17,429,244</u>	<u>63,001,407</u>	<u>45,162,748</u>	<u>39.5%</u>
Excess (Deficiency) before Transfers and Special Items	<u>(6,593,914)</u>	<u>6,224,154</u>	<u>6,791,656</u>	<u>4,647,664</u>	<u>197,742</u>	<u>10,871,818</u>	
Transfers	2,100,000	-	(2,100,000)	-	-	-	
Special Item - Purchase Option Settlement	-	-	-	(3,300,000)	-	(3,300,000)	
Increase (Decrease) in Net Position	<u>(4,493,914)</u>	<u>6,224,154</u>	<u>4,691,656</u>	<u>1,347,664</u>	<u>197,742</u>	<u>7,571,818</u>	
Net Position, January 1	<u>35,206,310</u>	<u>28,982,156</u>	<u>81,876,155</u>	<u>80,528,491</u>	<u>117,082,465</u>	<u>109,510,647</u>	
Net Position, December 31	<u>\$ 30,712,396</u>	<u>\$ 35,206,310</u>	<u>\$ 86,567,811</u>	<u>\$ 81,876,155</u>	<u>\$ 117,280,207</u>	<u>\$ 117,082,465</u>	

Total revenues of the HRA increased by 12.8% in 2019, while total expenses increased by 39.5%, with an overall increase in net position in 2019 of \$0.2 million.

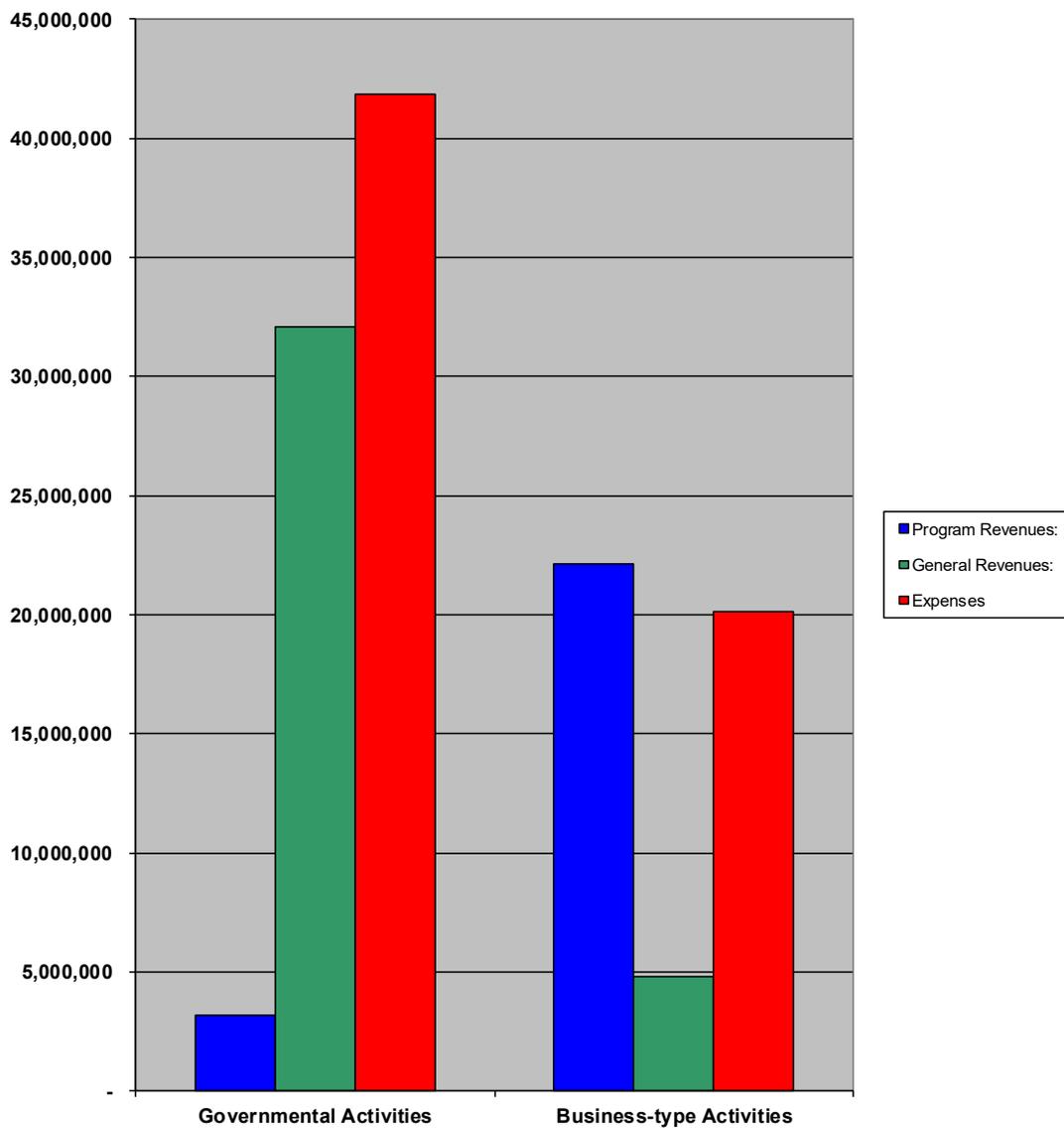
As shown in the table, governmental activities are financed mainly with tax revenue. Property tax and tax increment revenue in governmental activities increased by 5.0% with most of the increase being in current property tax revenue. Operating grants and contributions in governmental activities increased by 172.5% in 2019, primarily because more grant revenue was received for housing and development projects and unearned revenue from the prior year was recognized and used in 2019. Total expenses in governmental activities increased in 2019 from 2018 by \$15.1 million, or 54.5%. Intergovernmental expenses were higher in 2019 compared to

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2018 due to tax increment funding provided for City infrastructure at the Snelling/University site.

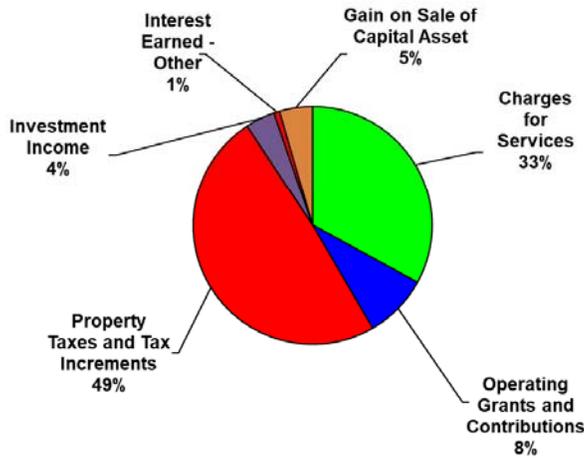
Charges for service revenue in business-type activities in 2019 increased by 5.2%. Total business-type activities expenses increased in 2019 by \$2.7 million or 15.6%.

**2019
 Revenue and Expenses**

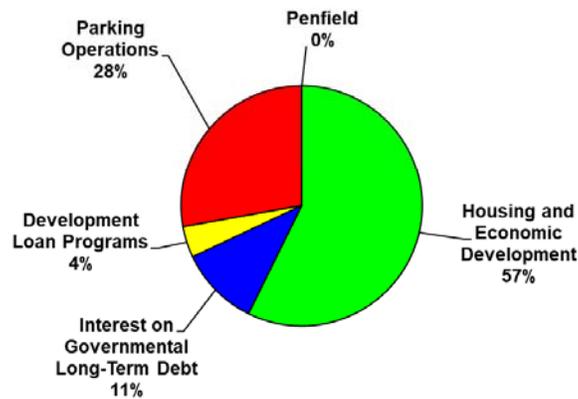


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2019 Revenues by Source



2019 Expenses by Function



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Financial Analysis of the HRA's Funds

As noted earlier, the HRA uses fund accounting to maintain control over resources and to ensure and demonstrate compliance with financial-related legal requirements.

Governmental Funds

The focus of the HRA's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the HRA's financing requirements.

At December 31, 2019, the HRA's governmental funds reported total fund balances of \$52.2 million. 82.4% of this is restricted and 0.6% of this is nonspendable to indicate that it is not available for new spending. \$6.2 million of this restricted amount is for future debt service on existing bonds, notes, and advances. Committed, assigned, and unassigned balances total \$8.9 million. Of the committed, assigned, and unassigned fund balances, \$4.6 million has been committed in the HRA General Fund for support of HRA operations.

The HRA General Fund is the chief operating fund of the HRA. Revenues include the HRA property tax levy, fees from conduit revenue bond issues, property rentals, and investment earnings. The major spending activities are for staff administration of HRA programs, maintenance of HRA properties, and professional services for HRA programs and projects. The fund balance in the HRA General Fund stayed the same for a total of \$9.2 million at December 31, 2019.

The HRA Grants Fund accounts for intergovernmental revenues provided primarily by the Federal and State governments for housing grant programs and projects. Grant revenues are recognized as eligible grant expenditures are incurred, resulting in little or no fund balance. During 2019, the HRA Grants Fund received \$0.2 million in revenues which were grant revenues from other governments.

The HRA Palace Theatre Operations Fund accounts for revenues received that are to be used to repay the Palace Theatre construction debt. Total revenues received in 2019 were \$0.1 million. This revenue was transferred to the fund that was required to pay the \$0.1 million debt service.

The HRA Debt Service Fund accumulates resources and pays debt service for the HRA's debt that is not financed by the enterprise funds. Debt service on the bonds is financed by property tax increments and investment earnings. At December 31, 2019, the fund balance is \$6.2 million, which is entirely restricted for future debt service. Total debt spending during 2019 was \$26.1 million.

The HRA Tax Increment Capital Projects Fund accounts for HRA major development projects and capital projects in Saint Paul tax increment districts and other redevelopment areas. The total fund balance of \$25.1 million at December 31, 2019, is restricted for unspent balances of

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previously approved projects. Total 2019 spending from this Fund was \$29.2 million. All of these projects are financed with tax increment bond proceeds.

The HRA Development Capital Projects Fund accounts for HRA multi-year development projects. These projects are locally funded through transfers from other funds and bonds sold for development purposes. The fund balance was \$11.8 million at December 31, 2019. 2019 spending included housing redevelopment projects.

Proprietary Funds

The proprietary fund financial statements provide the same information found in the business-type activities column of the government-wide statements, but in more detail. The proprietary funds use the economic resources measurement focus and the full accrual basis of accounting, which are the same as those used for private sector business enterprises. The HRA's proprietary funds are the HRA Loan Enterprise Fund, the HRA Parking Enterprise Fund, and the HRA Penfield Enterprise Fund.

The HRA Loan Enterprise Fund accounts for loans issued and related servicing for various housing and economic development programs and projects. The Fund has unrestricted net position totaling \$17.8 million and restricted net position totaling \$0.9 million at December 31, 2019. The assets of the Fund include loans receivable and accrued interest on these loans which are reported at \$3.6 million (net of allowance) and in many cases have long repayment terms before there will be liquidation to cash. Cash and investments are reported at \$15.5 million at December 31, 2019. The Fund had an overall decrease in net position of less than \$1.4 million for 2019.

The HRA Parking Enterprise Fund accounts for the operation of HRA-owned parking facilities in Saint Paul. The Fund has unrestricted net position of \$31.3 million at December 31, 2019. Assets in the Fund include capital assets for parking facilities reported at the depreciated amount of \$72.9 million. Long-term debt used for financing the construction of the parking facilities is \$38.1 million in principal outstanding at December 31, 2019. The Fund had operating income of \$8.0 million during 2019.

The HRA Penfield Enterprise Fund accounts for the Penfield Apartments. Cash and investments are reported at \$0.6 million at December 31, 2019. The Fund had an overall net position of \$0.6 million at December 31, 2019, all of which was unrestricted. The Penfield Apartments were sold on September 22, 2016, but cash is being held until the final escrow from the water remediation is returned to the HRA.

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HRA General Fund Budgetary Highlights

The final amended budget for the HRA General Fund includes the original adopted budget plus any previously appropriated funds set aside for the purpose of honoring legally incurred obligations (prior year encumbrances), plus any additional supplemental appropriations that were legislated by the Board of Commissioners during the year. Actual 2019 spending was 15.3% lower than the final spending budget due to administration expenses being less than budget. Actual revenues were 17.6% higher than the final financing budget due to conduit revenue bond revenue being higher than budget.

Long-Term Debt

At December 31, 2019, the HRA had total long-term debt outstanding of \$96.1 million as shown in the following chart.

**SAINT PAUL HRA'S LONG-TERM DEBT
At December 31, 2019 and 2018**

	Governmental Activities		Business-type Activities		Totals		Total Percentage Change
	2019	2018	2019	2018	2019	2018	2019-2018
Tax Increment Bonds	\$31,893,437	\$32,540,431	\$ -	\$ -	\$31,893,437	\$ 32,540,431	-2.0%
Lease Revenue Bonds	-	3,227,135	-	-	-	3,227,135	-100.0%
Parking Revenue Bonds	-	-	27,799,510	29,072,072	27,799,510	29,072,072	-4.4%
Tax Increment - Parking Bonds	-	-	12,695,299	14,322,224	12,695,299	14,322,224	-11.4%
Development Notes	10,721,468	10,954,596	3,690,326	3,786,144	14,411,794	14,740,740	-2.2%
Advances	9,326,023	9,326,023	-	-	9,326,023	9,326,023	0.0%
Totals	\$51,940,928	\$56,048,185	\$44,185,135	\$47,180,440	\$96,126,063	\$ 103,228,625	-6.9%

All of the debt has specified revenue sources that are pledged for its retirement. In addition, the City of Saint Paul has issued a general obligation pledge on certain tax increment bonds that have a total of \$13.4 million outstanding at year-end 2019. The City's G.O. pledge provides a secondary source of repayment if tax increments are not sufficient to service the related bonds. For the Parking Revenue Bonds, in addition to net parking ramp revenues, the City has pledged the first \$3.0 million collected annually in parking meter and parking fine revenues.

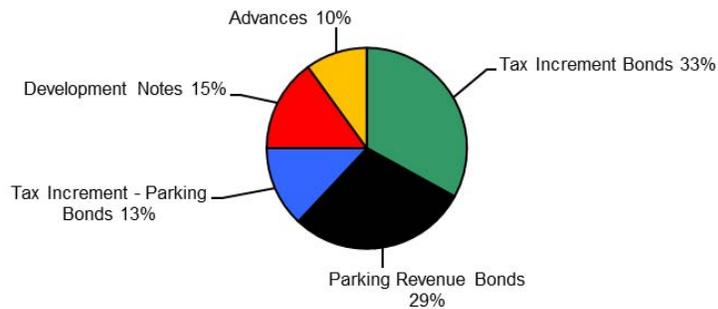
On May 1, 2019, the River Centre Parking Facility Lease Revenue Bonds, Series 2009 were redeemed and the City of Saint Paul exercised its option to purchase the improvements from the HRA. On December 4, 2019, the HRA issued Tax Increment Revenue Refunding Bonds, Series 2019 in the amount of \$20.5 million. The proceeds were used to current refund the General Obligation Tax Increment Refunding Bonds, Series 2011G and the Tax Increment Revenue Refunding Bonds, Series 2012.

All 2019 scheduled principal and interest payments were made in accordance with the terms of the bonds and notes.

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Additional information on the HRA's long-term debt can be found in Note 5.F. on pages 71-76 of this report. The schedule of bond coverage in the Statistical Section of this report shows the history and reliability of debt service financing sources.

2019 Long-Term Debt



Capital Assets

The HRA's investment in capital assets for its governmental and business-type activities as of December 31, 2019 is \$101.6 million (net of accumulated depreciation) as shown in the following chart.

**Saint Paul HRA's Capital Assets
(Net of Depreciation)
At December 31, 2019 and 2018**

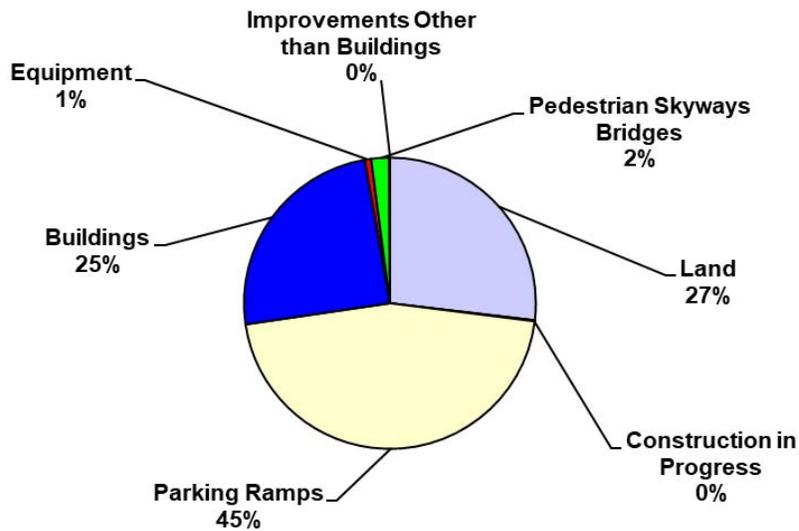
	Governmental Activities		Business-type Activities		Totals		Total Percentage Change 2019-2018
	2019	2018	2019	2018	2019	2018	
Land	\$ 3,042,169	\$ 3,042,169	\$24,247,364	\$ 27,247,487	\$ 27,289,533	\$ 30,289,656	-9.9%
Construction in Progress	-	20,800	117,499	120,500	117,499	141,300	-16.8%
Parking Ramps	-	-	46,414,721	49,386,575	46,414,721	49,386,575	-6.0%
Buildings	23,587,100	24,463,023	1,366,948	1,544,942	24,954,048	26,007,965	-4.1%
Equipment	-	-	711,071	1,104,798	711,071	1,104,798	-35.6%
Pedestrian Skyways Bridges	2,009,291	2,296,221	-	-	2,009,291	2,296,221	-12.5%
Improvements Other than Buildings	79,622	-	-	-	79,622	-	100.0%
Totals	\$28,718,182	\$ 29,822,213	\$72,857,603	\$ 79,404,302	\$101,575,785	\$ 109,226,515	-7.0%

Total depreciation expense for governmental and business-type activities during 2019 was \$4.4 million.

**HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Fiscal Year Ended December 31, 2019**

Additional information on the HRA's capital assets can be found in Note 5.E. on pages 69-70 of this report. A chart of the HRA's capital assets is shown below.

2019 Capital Assets



Requests for Information

This financial report is designed to provide a general overview of the Saint Paul HRA's finances. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the City of Saint Paul, Department of Planning and Economic Development, 25 West Fourth Street, Saint Paul, MN, 55102.

BASIC FINANCIAL STATEMENTS AND NOTES

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL

STATEMENT OF NET POSITION

December 31, 2019

(Amounts in dollars)

	Governmental Activities	Business-type Activities	Total
ASSETS			
Cash and Investments with Treasurer	\$46,719,006	\$44,591,309	\$91,310,315
Cash with Fiscal Agents	-	1,250,912	1,250,912
Cash and Investments with Trustees	4,230,319	913,059	5,143,378
Accrued Interest Receivable on Investments	193,299	27,894	221,193
Property Taxes Receivable	2,941,686	34,510	2,976,196
Accounts Receivable (Net of Allowance)	428,225	326,911	755,136
Due from Other Governmental Units	175,445	-	175,445
Assessments Receivable	-	10,053	10,053
Internal Balances	(2,047,891)	2,047,891	-
Land Held for Resale	2,200,253	3,653,875	5,854,128
Restricted Cash and Investments for:			
General Obligation Bond Debt Service	-	1,577,267	1,577,267
Revenue Bond Debt Service	-	2,179,225	2,179,225
Note Debt Service	250,300	-	250,300
Note Receivable	100,000	-	100,000
Loans Receivable (Net of Allowance)	1,051,484	3,548,572	4,600,056
Accrued Interest Receivable on Loans (Net of Allowance)	35,255	572,437	607,692
Advances to Other Governmental Units	651,112	156,364	807,476
Capital Assets Not Being Depreciated:			
Land	3,042,169	24,247,364	27,289,533
Construction in Progress	-	117,499	117,499
Capital Assets Net of Accumulated Depreciation:			
Parking Ramps	-	46,414,721	46,414,721
Buildings	23,587,100	1,366,948	24,954,048
Equipment	-	711,071	711,071
Pedestrian Skyways Bridges	2,009,291	-	2,009,291
Improvements Other than Buildings	79,622	-	79,622
TOTAL ASSETS	\$85,646,675	\$133,747,882	\$219,394,557
DEFERRED OUTFLOWS OF RESOURCES	\$ -	\$822,424	\$822,424

Continued

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL

STATEMENT OF NET POSITION

December 31, 2019

(Amounts in dollars)

	Governmental Activities	Business-type Activities	Total
<u>LIABILITIES</u>			
Accounts Payable	\$263,364	\$1,268,068	\$1,531,432
Contracts Payable	193,741	49,156	242,897
Due to Other Governmental Units	1,614,597	12,116	1,626,713
Accrued Interest Payable on Long-Term Debt	303,360	-	303,360
Unearned Revenue	-	1,583,936	1,583,936
Liabilities Payable from Restricted Assets:			
Accrued Interest on General Obligation Bonds Payable	-	224,417	224,417
Accrued Interest on Revenue Bonds Payable	-	404,079	404,079
General Obligation Bonds Payable - Due within One Year	-	1,380,000	1,380,000
Revenue Bonds Payable - Due within One Year	-	1,205,000	1,205,000
General Obligation Bonds Payable - Due in more than One Year	-	11,315,299	11,315,299
Revenue Bonds Payable - Due in more than One Year	-	26,594,510	26,594,510
Long-Term Liabilities:			
General Obligation Bonds Payable - Due within One Year	115,000	-	115,000
Revenue Bonds Payable - Due within One Year	2,119,000	-	2,119,000
Notes Payable - Due within One Year	121,616	97,620	219,236
Advances from Other Governmental Units - Due in more than One Year	9,326,023	-	9,326,023
General Obligation Bonds Payable - Due in more than One Year	1,586,437	-	1,586,437
Revenue Bonds Payable - Due in more than One Year	28,073,000	-	28,073,000
Notes Payable - Due in more than One Year	10,599,852	3,592,706	14,192,558
Pollution Remediation Obligation	241,000	-	241,000
TOTAL LIABILITIES	\$54,556,990	\$47,726,907	\$102,283,897
<u>DEFERRED INFLOWS OF RESOURCES</u>	\$377,289	\$275,588	\$652,877
<u>NET POSITION</u>			
Net Investment in Capital Assets	\$8,792,307	\$32,909,630	\$41,701,937
Amounts Restricted for:			
Debt Service	3,020,650	3,127,996	6,148,646
Capital Projects	11,765,690	-	11,765,690
Tax Increment Financing	26,156,359	-	26,156,359
Grantors	37,610	853,150	890,760
Unrestricted Amounts (Deficit)	(19,060,220)	49,677,035	30,616,815
TOTAL NET POSITION	\$30,712,396	\$86,567,811	\$117,280,207

The accompanying notes are an integral part of these financial statements.

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL

STATEMENT OF ACTIVITIES

For the Fiscal Year Ended December 31, 2019

(Amounts in Dollars)

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position		
		Charges for Services/ Loan Programs	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-type Activities	Total
Governmental Activities:							
Housing and Economic Development	\$36,084,569	\$830,799	\$3,331,527	\$ -	(\$31,922,243)	\$ -	(\$31,922,243)
Interest on Governmental Long-Term Debt	6,760,333	-	-	-	(6,760,333)	-	(6,760,333)
Total Governmental Activities	42,844,902	830,799	3,331,527	-	(38,682,576)	-	(38,682,576)
Business-type Activities:							
Development Loan Programs	2,640,138	593,234	632,871	-	-	(1,414,033)	(1,414,033)
Parking Operations	17,516,017	19,412,796	1,500,000	-	-	3,396,779	3,396,779
Penfield Enterprise	350	-	-	-	-	(350)	(350)
Total Business-type Activities	20,156,505	20,006,030	2,132,871	-	-	1,982,396	1,982,396
Total - All Functions/Programs	\$63,001,407	\$20,836,829	\$5,464,398	\$ -	(38,682,576)	1,982,396	(36,700,180)
General Revenues:							
HRA Property Tax					4,150,486	-	4,150,486
Property Tax Increments					25,689,010	1,224,599	26,913,609
Investment Income					2,200,471	315,015	2,515,486
Interest Earned - Other					48,695	440,767	489,462
Gain on Sale of Capital Asset					-	2,828,879	2,828,879
Transfers					2,100,000	(2,100,000)	-
Total General Revenues and Transfers					34,188,662	2,709,260	36,897,922
Change in Net Position					(4,493,914)	4,691,656	197,742
Net Position, January 1, 2019					35,206,310	81,876,155	117,082,465
Net Position, December 31, 2019					\$30,712,396	\$86,567,811	\$117,280,207

The accompanying notes are an integral part of these financial statements.

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL

**BALANCE SHEET
GOVERNMENTAL FUNDS**

December 31, 2019
(Amounts in dollars)

	HRA General	HRA Grants	HRA Debt Service	HRA Tax Increment Capital Projects	HRA Development Capital Projects	Total Governmental Funds
ASSETS						
Cash and Investments with Treasurer	\$8,068,206	\$ -	\$1,788,215	\$27,425,372	\$9,437,213	\$46,719,006
Cash and Investments with Trustees	-	-	4,230,319	-	-	4,230,319
Accrued Interest Receivable on Investments	9,783	-	53,670	129,846	-	193,299
Property Taxes Receivable:						
Due from Ramsey County	125,598	-	209,472	2,419,447	-	2,754,517
Delinquent	53,690	-	7,781	125,698	-	187,169
Accounts Receivable (Net of Allowance)	428,225	-	-	-	-	428,225
Due from Other Governments	-	175,445	-	-	-	175,445
Due from Other Funds	70,914	-	-	-	-	70,914
Note Receivable	-	-	-	-	100,000	100,000
Loans Receivable (Net of Allowance)	10,609	-	-	851,259	189,616	1,051,484
Accrued Interest Receivable on Loans (Net of Allowance)	-	-	-	34,330	925	35,255
Land Held for Resale	324,858	-	-	982,328	893,067	2,200,253
Restricted Cash and Investments for Note Debt Service	-	-	-	250,300	-	250,300
Advances to Other Governmental Units	-	-	-	135,616	515,496	651,112
Advances to Other Funds	428,130	-	-	-	1,105,604	1,533,734
TOTAL ASSETS	\$9,520,013	\$175,445	\$6,289,457	\$32,354,196	\$12,241,921	\$60,581,032
LIABILITIES, DIR, AND FUND BALANCES						
<u>Liabilities</u>						
Accounts Payable	\$34,380	\$40,000	\$1,000	\$1,938	\$186,046	\$263,364
Contracts Payable	193,741	-	-	-	-	193,741
Due to Other Governmental Units	2,907	-	31,742	1,579,948	-	1,614,597
Due to Other Funds	-	70,914	-	-	-	70,914
Advance from Other Funds	-	-	-	3,581,625	-	3,581,625
Total Liabilities	\$231,028	\$110,914	\$32,742	\$5,163,511	\$186,046	\$5,724,241
Total Deferred Inflows of Resources "DIR" (1)	\$113,489	\$55,833	\$48,204	\$2,120,020	\$290,541	\$2,628,087
<u>Fund Balances</u>						
Nonspendable	\$324,858	\$ -	\$ -	\$ -	\$ -	\$324,858
Restricted	-	8,698	6,208,511	25,070,665	11,765,334	43,053,208
Committed	4,638,918	-	-	-	-	4,638,918
Assigned	4,211,720	-	-	-	-	4,211,720
Total Fund Balances	\$9,175,496	\$8,698	\$6,208,511	\$25,070,665	\$11,765,334	\$52,228,704
TOTAL LIABILITIES, DIR, AND FUND BALANCES	\$9,520,013	\$175,445	\$6,289,457	\$32,354,196	\$12,241,921	\$60,581,032

(1) The individual items in the summary total of deferred inflows of resources are shown in Note 5.L, pages 92-93.

Amounts reported for governmental activities in the Statement of Net Position (pages 31-32) are different because:

1. Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.	\$28,718,182
2. Other long-term resources are not available to pay for current period expenditures and, therefore, are unavailable revenue in the funds.	2,628,087
3. Long-term liabilities, including bonds, notes and advances payable, are not due and payable in the current period and, therefore, are not reported in the funds.	(52,621,577)
4. Pollution remediation obligation is not due and payable in the current period and, therefore, is not reported in the funds.	(241,000)
Total Reconciling Items	(21,516,308)
Fund Balances per Balance Sheet - Governmental Funds, December 31, 2019	52,228,704
Net Position per Statement of Net Position - Governmental Activities column, December 31, 2019	\$30,712,396

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS

For the Fiscal Year Ended December 31, 2019
 (Amounts in dollars)

	HRA General	HRA Grants	HRA Palace Theatre Operations	HRA Debt Service	HRA Tax Increment Capital Projects	HRA Development Capital Projects	Total Governmental Funds
REVENUES							
Taxes							
Current Property Taxes	\$3,305,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$3,305,800
Delinquent Property Taxes	14,407	-	-	-	-	-	14,407
Fiscal Disparities	787,573	-	-	-	-	-	787,573
Property Tax Increments	-	-	-	2,898,118	21,690,731	-	24,588,849
Intergovernmental	-	170,639	-	2,068,713	-	-	2,239,352
Fees, Sales and Services							
Revenue Bond Fees	3,799,804	-	-	-	-	-	3,799,804
Other Fees and Services	62,740	-	133,728	-	158	4,058	200,684
Rentals of Property	-	-	-	305,942	-	-	305,942
Interest on Loans	-	-	-	-	35,882	992	36,874
Loan Repayments	-	-	-	-	69,721	7,500	77,221
Investment Income							
Interest Earned on Investments	231,252	-	-	109,844	859,586	-	1,200,682
Increase (Decrease) in the Fair Value of Investments	275,417	-	-	82,231	651,896	-	1,009,544
Interest Earned - Other	-	-	-	-	-	48,695	48,695
Miscellaneous							
Outside Contributions	-	-	-	-	-	1,063,263	1,063,263
Total Revenues	8,476,993	170,639	133,728	5,464,848	23,307,974	1,124,508	38,678,690
EXPENDITURES							
Current							
Housing and Economic Development	7,926,944	199,551	-	-	8,261,623	229,252	16,617,370
Intergovernmental - City	1,062,444	-	-	321,057	15,675,367	1,005,831	18,064,699
Capital Outlay	-	-	-	-	-	59,044	59,044
Debt Service							
Principal Payment on Bonds	-	-	-	23,627,000	-	-	23,627,000
Interest on Bonds	-	-	-	2,013,512	-	-	2,013,512
Principal Payment on Notes	-	-	-	-	233,128	-	233,128
Interest on Notes	-	-	-	-	4,554,105	-	4,554,105
Interest on Advances	-	-	-	-	489,462	133,728	623,190
Debt Prepayment Penalty	-	-	-	226,700	-	-	226,700
Bond Issuance Costs	-	-	-	222,700	-	-	222,700
Fiscal Charges	-	-	-	16,725	-	-	16,725
Total Expenditures	8,989,388	199,551	-	26,427,694	29,213,685	1,427,855	66,258,173
Excess (Deficiency) of Revenues Over (Under) Expenditures	(512,395)	(28,912)	133,728	(20,962,846)	(5,905,711)	(303,347)	(27,579,483)
OTHER FINANCING SOURCES (USES)							
Transfers In	455,132	-	-	820	740,100	2,233,728	3,429,780
Transfers Out	-	-	(133,728)	(1,195,232)	(820)	-	(1,329,780)
Refunding Bonds Issued	-	-	-	20,500,000	-	-	20,500,000
Total Other Financing Sources (Uses)	455,132	-	(133,728)	19,305,588	739,280	2,233,728	22,600,000
Net Changes in Fund Balances	(57,263)	(28,912)	-	(1,657,258)	(5,166,431)	1,930,381	(4,979,483)
FUND BALANCES, January 1	9,232,759	37,610	-	7,865,769	30,237,096	9,834,953	57,208,187
FUND BALANCES, December 31	\$9,175,496	\$8,698	\$ -	\$6,208,511	\$25,070,665	\$11,765,334	\$52,228,704

Amounts reported for governmental activities in the Statement of Activities (page 33) are different because:

Net change in fund balances - total governmental funds (above)							<u>(\$4,979,483)</u>
1. Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.							
Capital outlay						59,044	
Current year depreciation						(1,163,075)	(1,104,031)
2. Revenues in the Statement of Activities that do not provide current financial resources are not reported as revenues in the governmental funds.							(2,427,702)
3. The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of principal on long-term debt consumes the current financial resources of governmental funds. Neither transaction has any effect on net position. Also, governmental funds report the effect of premiums and discounts when debt is issued, whereas, these amounts are amortized in the Statement of Activities. This amount is the net effect of these differences in the treatment of long-term debt and related items.							3,729,968
4. Some expenses reported in the Statement of Activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.							287,334
Total Reconciling Items							<u>485,569</u>
Change in Net Position of Governmental Activities - Statement of Activities							<u>(\$4,493,914)</u>

**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
HRA GENERAL FUND**

For the Fiscal Year Ended December 31, 2019
(Amounts in dollars)

	Budgeted Amounts			Variance with Final Budget - Positive (Negative)
	Original	Final	Actual	
REVENUES				
Taxes	\$4,101,559	\$4,101,559	\$4,107,780	\$6,221
Fees, Sales and Services	2,650,188	2,945,788	3,862,544	916,756
Investment Income	160,000	160,000	506,669	346,669
Total Revenues	<u>6,911,747</u>	<u>7,207,347</u>	<u>8,476,993</u>	<u>1,269,646</u>
EXPENDITURES				
Current				
Housing and Economic Development	8,187,240	8,482,840	7,926,944	555,896
Intergovernmental - City	2,132,416	2,132,416	1,062,444	1,069,972
Total Expenditures	<u>10,319,656</u>	<u>10,615,256</u>	<u>8,989,388</u>	<u>1,625,868</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>(3,407,909)</u>	<u>(3,407,909)</u>	<u>(512,395)</u>	<u>2,895,514</u>
OTHER FINANCING SOURCES (USES)				
Transfers In	837,853	837,853	455,132	(382,721)
Net Changes in Fund Balances	<u>(2,570,056)</u>	<u>(2,570,056)</u>	<u>(57,263)</u>	<u>2,512,793</u>
FUND BALANCE, January 1	<u>9,232,759</u>	<u>9,232,759</u>	<u>9,232,759</u>	<u>-</u>
FUND BALANCE, December 31	<u><u>\$6,662,703</u></u>	<u><u>\$6,662,703</u></u>	<u><u>\$9,175,496</u></u>	<u><u>\$2,512,793</u></u>

The accompanying notes are an integral part of these financial statements.

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
HRA PALACE THEATRE OPERATIONS FUND

For the Fiscal Year Ended December 31, 2019

(Amounts in dollars)

	Budgeted Amounts		Actual	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Fees, Sales and Services	\$202,125	\$202,125	\$133,728	(\$68,397)
Excess (Deficiency) of Revenues Over (Under) Expenditures	202,125	202,125	133,728	(68,397)
OTHER FINANCING SOURCES (USES)				
Transfers Out	(202,125)	(202,125)	(133,728)	68,397
Net Changes in Fund Balances	-	-	-	-
FUND BALANCE, January 1	-	-	-	-
FUND BALANCE, December 31	\$ -	\$ -	\$ -	\$ -

The accompanying notes are an integral part of these financial statements.

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL

STATEMENT OF NET POSITION
PROPRIETARY FUNDS

At December 31, 2019
(Amounts in dollars)

	Business-type Activities - Enterprise Funds			Total Proprietary Funds
	HRA Loan Enterprise	HRA Parking Enterprise	HRA Penfield Enterprise	
ASSETS				
Current Assets:				
Cash and Investments with Treasurer	\$14,584,910	\$29,402,991	\$603,408	\$44,591,309
Cash with Fiscal Agents	-	1,250,912	-	1,250,912
Cash and Investments with Trustees	913,059	-	-	913,059
Accrued Interest Receivable on Investments	1,567	26,327	-	27,894
Property Taxes Receivable	-	34,510	-	34,510
Accounts Receivable (Net of Allowance)	10,000	316,911	-	326,911
Assessments Receivable	10,053	-	-	10,053
Land Held for Resale	3,653,875	-	-	3,653,875
Restricted Cash and Investments for:				
General Obligation Bond Debt Service	-	1,577,267	-	1,577,267
Revenue Bond Debt Service	-	2,179,225	-	2,179,225
Total Current Assets	19,173,464	34,788,143	603,408	54,565,015
Noncurrent Assets:				
Loans Receivable (Net of Allowance)	3,112,322	436,250	-	3,548,572
Accrued Interest Receivable on Loans (Net of Allowance)	441,677	130,760	-	572,437
Advances to Other Governmental Units	156,364	-	-	156,364
Advances to Other Funds	2,297,891	564,744	-	2,862,635
Capital Assets:				
Land	-	24,247,364	-	24,247,364
Construction in Progress	-	117,499	-	117,499
Parking Ramps	-	106,035,765	-	106,035,765
Less: Accumulated Depreciation	-	(59,621,044)	-	(59,621,044)
Buildings	-	1,762,733	-	1,762,733
Less: Accumulated Depreciation	-	(395,785)	-	(395,785)
Equipment	-	2,865,454	-	2,865,454
Less: Accumulated Depreciation	-	(2,154,383)	-	(2,154,383)
Total Capital Assets (Net of Accumulated Depreciation)	-	72,857,603	-	72,857,603
Total Noncurrent Assets	6,008,254	73,989,357	-	79,997,611
TOTAL ASSETS	\$25,181,718	\$108,777,500	\$603,408	\$134,562,626
DEFERRED OUTFLOWS OF RESOURCES (Note 5.L., page 92-93)	\$ -	\$822,424	\$ -	\$822,424

Continued

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL

**STATEMENT OF NET POSITION
PROPRIETARY FUNDS**

At December 31, 2019
(Amounts in dollars)

	Business-type Activities - Enterprise Funds			Total Proprietary Funds
	HRA Loan Enterprise	HRA Parking Enterprise	HRA Penfield Enterprise	
LIABILITIES				
Current Liabilities:				
Accounts Payable	\$389,273	\$878,745	\$50	\$1,268,068
Contracts Payable	49,156	-	-	49,156
Due to Other Governmental Units	12,028	88	-	12,116
Accrued Interest on General Obligation Bonds Payable from Restricted Assets	-	224,417	-	224,417
Accrued Interest on Revenue Bonds Payable from Restricted Assets	-	404,079	-	404,079
Unearned Revenue	1,583,936	-	-	1,583,936
Revenue Notes Payable - Due within One Year	97,620	-	-	97,620
General Obligation Bonds Payable from Restricted Assets	-	1,380,000	-	1,380,000
Revenue Bonds Payable from Restricted Assets	-	1,205,000	-	1,205,000
Total Current Liabilities	2,132,013	4,092,329	50	6,224,392
Noncurrent Liabilities:				
General Obligation Bonds Payable	-	11,315,299	-	11,315,299
Revenue Bonds Payable	-	26,594,510	-	26,594,510
Revenue Notes Payable	3,592,706	-	-	3,592,706
Advances from Other Funds	814,744	-	-	814,744
Total Noncurrent Liabilities	4,407,450	37,909,809	-	42,317,259
TOTAL LIABILITIES	\$6,539,463	\$42,002,138	\$50	\$48,541,651
DEFERRED INFLOWS OF RESOURCES (Note 5.L., page 92-93)	\$ -	\$275,588	\$ -	\$275,588
NET POSITION				
Net Investment in Capital Assets				
Capital Assets				
Capital Assets	\$ -	\$135,028,815	\$ -	\$135,028,815
Accumulated Depreciation	-	(62,171,212)	-	(62,171,212)
Debt: (Related Debt issued for Capital Acquisition)				
Bonds Payable	-	(38,125,000)	-	(38,125,000)
Unamortized Discount and Premium	-	(2,369,809)	-	(2,369,809)
Capital Related Deferred Outflows of Resources	-	822,424	-	822,424
Capital Related Deferred Inflows of Resources	-	(275,588)	-	(275,588)
Total Net Investment in Capital Assets	-	32,909,630	-	32,909,630
Restricted for Debt Service	-	3,127,996	-	3,127,996
Restricted for Grantors	853,150	-	-	853,150
Unrestricted Amounts (deficit)	17,789,105	31,284,572	603,358	49,677,035
TOTAL NET POSITION	\$18,642,255	\$67,322,198	\$603,358	\$86,567,811

The accompanying notes are an integral part of these financial statements.

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL

**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND NET POSITION
PROPRIETARY FUNDS**

For the Year Ended December 31, 2019
(Amounts in dollars)

	Business-type Activities - Enterprise Funds			Total Proprietary Funds
	HRA Loan Enterprise	HRA Parking Enterprise	HRA Penfield Enterprise	
OPERATING REVENUES				
Fees, Sales and Services	\$499,140	\$19,392,796	\$ -	\$19,891,936
Interest Earned on Loans	94,094	20,000	-	114,094
Total Operating Revenues	593,234	19,412,796	-	20,006,030
OPERATING EXPENSES				
Development Loan Programs	2,111,594	-	-	2,111,594
Costs of Parking and Apartment Facility Operation	-	8,177,021	-	8,177,021
Depreciation	-	3,252,058	-	3,252,058
Total Operating Expenses	2,111,594	11,429,079	-	13,540,673
OPERATING INCOME (LOSS)	(1,518,360)	7,983,717	-	6,465,357
NONOPERATING REVENUES (EXPENSES)				
Property Tax Increments and Levy	-	1,224,599	-	1,224,599
Operating Grants	572,507	-	-	572,507
Investment Income:				
Interest Earnings	79,283	51,601	-	130,884
Increase (Decrease) in Fair Value of Investments	102,885	81,246	-	184,131
Interest Earned - Other	440,767	-	-	440,767
Interest on Notes	(39,768)	-	-	(39,768)
Interest on Bonds	-	(1,321,617)	-	(1,321,617)
Intergovernmental Revenue	60,364	1,500,000	-	1,560,364
Intergovernmental Expense	(481,933)	(4,504,754)	-	(4,986,687)
Miscellaneous Other Expenses	(6,843)	(81,152)	(350)	(88,345)
Gain on Sale of Capital Assets	-	2,828,879	-	2,828,879
Loss on Retirement of Capital Assets	-	(179,415)	-	(179,415)
Total Nonoperating Revenues (Expenses)	727,262	(400,613)	(350)	326,299
Income (Loss) Before Transfers	(791,098)	7,583,104	(350)	6,791,656
Transfers Out	(600,000)	(1,500,000)	-	(2,100,000)
CHANGE IN NET POSITION	(1,391,098)	6,083,104	(350)	4,691,656
TOTAL NET POSITION, January 1	20,033,353	61,239,094	603,708	81,876,155
TOTAL NET POSITION, December 31	\$18,642,255	\$67,322,198	\$603,358	\$86,567,811

The accompanying notes are an integral part of these financial statements.

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL

STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS

For the Year Ended December 31, 2019
(Amounts in dollars)

	Business-type Activities - Enterprise Funds			Total Proprietary Funds
	HRA Loan Enterprise	HRA Parking Enterprise	HRA Penfield Enterprise	
CASH FLOWS FROM OPERATING ACTIVITIES				
Receipts from Customers/Borrowers	\$1,069,731	\$19,592,399	\$ -	\$20,662,130
Payments to Suppliers	(2,061,261)	(8,142,304)	-	(10,203,565)
Net Cash Provided (Used) for Operating Activities	(991,530)	11,450,095	-	10,458,565
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES				
Property Taxes	-	1,216,904	-	1,216,904
Operating Grants Received	572,507	-	-	572,507
Repayment of Advance Made to Other Governments	78,181	-	-	78,181
Repayment of Advance Made to Other Funds	99,233	-	-	99,233
Intergovernmental Revenue	60,364	1,500,000	-	1,560,364
Intergovernmental Expense	(481,933)	(4,504,754)	-	(4,986,687)
Transfers Out to Other Funds	(600,000)	(1,500,000)	-	(2,100,000)
Net Cash Provided (Used) for Noncapital Financing Activities	(271,648)	(3,287,850)	-	(3,559,498)
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES				
Proceeds from Sale of Capital Assets	-	6,526,932	-	6,526,932
Payments for Acquisition and Construction of Capital Assets:				
Construction in Progress	-	(117,499)	-	(117,499)
Parking Ramps	-	(443,933)	-	(443,933)
Equipment	-	(21,395)	-	(21,395)
Principal Paid on Debt Maturities:				
General Obligation Bonds	-	(1,485,000)	-	(1,485,000)
Revenue Bonds	-	(1,185,000)	-	(1,185,000)
Revenue Notes	(95,818)	-	-	(95,818)
Interest Paid on Debt:				
General Obligation Bonds	-	(703,402)	-	(703,402)
Revenue Bonds	-	(992,661)	-	(992,661)
Revenue Notes	(39,768)	-	-	(39,768)
Net Cash Provided (Used) for Capital and Related Financing Activities	(135,586)	1,578,042	-	1,442,456
CASH FLOWS FROM INVESTING ACTIVITIES				
Interest and Dividends Received	109,694	60,101	-	169,795
Investment Service Fee Paid	(6,843)	(81,152)	(350)	(88,345)
Increase (Decrease) in the Fair Value of Investments	102,885	81,246	-	184,131
Interest Earned - Other	440,767	-	-	440,767
Net Cash Provided (Used) for Investing Activities	646,503	60,195	(350)	706,348
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	(752,261)	9,800,482	(350)	9,047,871
CASH AND CASH EQUIVALENTS, January 1	16,250,230	24,609,913	603,758	41,463,901
CASH AND CASH EQUIVALENTS, December 31	\$15,497,969	\$34,410,395	\$603,408	\$50,511,772

Continued

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL

STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS

For the Year Ended December 31, 2019
(Amounts in dollars)

	Business-type Activities - Enterprise Funds			Total Proprietary Funds
	HRA Loan Enterprise	HRA Parking Enterprise	HRA Penfield Enterprise	
RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED (USED) FOR OPERATING ACTIVITIES				
Operating Income (Loss)	<u>(\$1,518,360)</u>	<u>\$7,983,717</u>	<u>\$ -</u>	<u>\$6,465,357</u>
Adjustments to Reconcile Operating Income to Net Cash Provided (Used) for Operating Activities:				
Depreciation Expense	-	3,252,058	-	3,252,058
(Increase) Decrease in Accounts Receivable	(10,000)	189,057	-	179,057
(Increase) Decrease in Assessments Receivable	2,909	-	-	2,909
(Increase) Decrease in Land Held for Resale	411,867	-	-	411,867
(Increase) Decrease in Loans Receivable	152,706	-	-	152,706
(Increase) Decrease in Accrued Interest Receivable on Loans	(10,517)	(9,454)	-	(19,971)
Increase (Decrease) in Accounts Payable	48,261	34,800	-	83,061
Increase (Decrease) in Contracts Payable	(6,594)	-	-	(6,594)
Increase (Decrease) in Due to Other Governmental Units	8,666	(83)	-	8,583
Increase (Decrease) in Unearned Revenue	<u>(70,468)</u>	<u>-</u>	<u>-</u>	<u>(70,468)</u>
Total Adjustments	<u>526,830</u>	<u>3,466,378</u>	<u>-</u>	<u>3,993,208</u>
Net Cash Provided (Used) for Operating Activities	<u>(\$991,530)</u>	<u>\$11,450,095</u>	<u>\$ -</u>	<u>\$10,458,565</u>
DETAILS OF CASH AND CASH EQUIVALENTS				
Cash and Investments with Treasurer	\$14,584,910	\$29,402,991	\$603,408	\$44,591,309
Cash with Fiscal Agents	-	1,250,912	-	1,250,912
Cash and Investments with Trustees	913,059	-	-	913,059
Restricted Cash and Investments for:				
General Obligation Bond Debt Service	-	1,577,267	-	1,577,267
Revenue Bond Debt Service	-	2,179,225	-	2,179,225
Total Cash and Cash Equivalents	<u>\$15,497,969</u>	<u>\$34,410,395</u>	<u>\$603,408</u>	<u>\$50,511,772</u>

The accompanying notes are an integral part of these financial statements.

**HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL
SAINT PAUL, MINNESOTA**

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE FISCAL YEAR ENDED DECEMBER 31, 2019**

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**HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL
SAINT PAUL, MINNESOTA**

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE FISCAL YEAR ENDED DECEMBER 31, 2019**

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HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2019

1. Reporting Entity

The Housing and Redevelopment Authority of the City of Saint Paul, Minnesota, (HRA) is a public agency established pursuant to Minn. Laws 1947, Ch. 487, as codified at Minn. Stat. Ch. 469, to undertake urban renewal programs. These programs strive to redevelop the residential, commercial, and industrial areas of the City of Saint Paul (City) and to provide adequate jobs, a sound fiscal base, and a variety of affordable housing for City residents. The HRA is governed by a seven-member Board of Commissioners consisting of the members of the City Council.

The HRA was reorganized during 1978 and 1979. This reorganization consisted of the following:

- A. The HRA employees became employees of the City (Note 5.G.).
- B. The Public Housing Agency was spun off and became a separate governmental entity.
- C. The HRA and the City entered into an agreement, effective January 1, 1979, whereby the City agreed to perform administrative and accounting services for the HRA.

The HRA, for financial reporting purposes, includes all funds for which the HRA is financially accountable. Financial accountability was determined on the basis of selection of the governing body, ability to impose will, a financial benefit/burden relationship, and fiscal dependency including approval of budgets, tax levies, and bonded debt issuance. In applying the above financial accountability criteria, it has been determined that there is a component unit of the HRA.

Also, in applying the financial accountability criteria, it has been determined that the HRA is a component unit of the City of Saint Paul and is, therefore, included in the City's Comprehensive Annual Financial Report for the fiscal year ended December 31, 2019. The HRA's Board of Commissioners consists of the members of the City Council. The City also has the ability to impose its will on the HRA since City staff are responsible for the day-to-day management of the HRA. The City gives final substantive approval to HRA budgets and HRA tax levies. The financial data of the HRA is blended into the City's Comprehensive Annual Financial Report. Copies of the City's Comprehensive Annual Financial Report for the fiscal year ended December 31, 2019, can be obtained from the Financial Services Office, Accounting Section, 110 City Hall, Saint Paul, Minnesota 55102.

Blended Component Unit

The following component unit has been presented as a blended component unit because the component unit's governing body is the same as the governing body of the Housing and Redevelopment Authority of the City of Saint Paul (HRA) and the HRA has operational responsibility for the component unit.

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2019

Note 1. (Continued)

Penfield Apartments, LLC

Penfield Apartments, LLC is the developer and owner of a 253-unit market rate apartment complex, with structured parking and a grocery store located in the complex. It is a special purpose entity LLC, financed primarily by a HUD guaranteed mortgage, and is wholly owned by a single entity, the HRA. The City of Saint Paul's HRA Board of Commissioners act as the Penfield Apartments, LLC board. The Penfield Apartments were sold on September 22, 2016, and the sales proceeds paid off the mortgages. Separate financial statements since then are not available.

Joint Venture

The Minneapolis/Saint Paul Housing Finance Board (the Board) was established in accordance with a Joint Powers Agreement entered into between the HRA and the former Minneapolis Community Development Agency (MCDA), and accepted by the cities of Minneapolis and Saint Paul under State of Minnesota laws. The governing bodies of the HRA and the City of Minneapolis each appoint three of the six members of the Board. The Board was created for the public purpose of providing decent, safe, sanitary, and affordable housing to the residents of the City of Saint Paul and the City of Minneapolis. The powers exercised by the Board include the power to undertake financing programs to implement individual components of the housing plan for each city and to issue revenue bonds to finance such programs. All bonds are special limited obligations of the Board and shall be payable only out of funds specifically pledged for each issue. Total net position at December 31, 2019, was \$9,158,418. The 2019 operations resulted in an increase of \$706,242 to net position. During 2019, there were no distributions made from the Board to Minneapolis/Saint Paul.

Upon dissolution of the Board, all properties acquired by the Board and any surplus monies shall be distributed to the HRA and the City of Minneapolis in the proportion and otherwise pursuant to directions provided in the related indenture of trust or other bond documents. If properties acquired by the Board and any surplus monies are not traceable to a particular bond issue or the indenture is silent as to distribution of the assets upon discharge of the issue, the assets shall be distributed on the basis of the amount of funds each entity has contributed that would affect those assets. The respective percentage shares of the HRA and the City of Minneapolis in the Board's assets, liabilities, and equity were not determined at December 31, 2019. There has been no investment made by the HRA in the joint venture. Thus, the financial statements do not reflect an equity interest in the joint venture. Complete financial statements of the Board can be obtained from the City of Saint Paul, Department of Planning and Economic Development, 1400 City Hall Annex, 25 West Fourth Street, Saint Paul, Minnesota 55102.

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2019

2. Summary of Significant Accounting Policies

The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing generally accepted accounting principles (GAAP) for government units through its pronouncements (statements and interpretations). The financial statements of the HRA have been prepared in conformity with GAAP in the United States of America as applied to government units.

A summary of the significant accounting policies follows:

A. Fund Accounting

The HRA's accounting is organized on the basis of funds. Fund accounting is designed to demonstrate legal compliance and to aid financial management by segregating transactions related to certain government functions or activities. Each fund is a separate accounting entity having its own assets, liabilities, equities, revenues, and expenditures or expenses, as appropriate. Government financial resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled. All HRA funds are reported as major funds. A description of the funds follows:

Governmental Funds

HRA General Fund - accounts for all financial resources of the HRA, except those accounted for in another fund.

HRA Grants Special Revenue Fund - accounts for specific revenue sources, primarily federal and state grants, which are restricted or committed to expenditure for specified purposes.

HRA Palace Theatre Operations Special Revenue Fund - accounts for Palace Theatre revenues received and transferred to the fund that uses it to repay the Palace Theatre construction debt.

HRA Debt Service Fund - accounts for the financing and payments made on the HRA's long-term general debt.

HRA Tax Increment Capital Projects Fund - accounts for the resources segregated for the purpose of financing capital projects, primarily in Saint Paul's tax increment financing districts.

HRA Development Capital Projects Fund - accounts for multi-year development projects that are locally financed.

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2019

Note 2.A. (Continued)

Proprietary Funds

HRA Loan Enterprise Fund - accounts for loans issued and services related to housing and business assistance.

HRA Parking Enterprise Fund - accounts for the HRA's parking facility operations that are financed primarily by parking fees.

HRA Penfield Enterprise Fund - accounts for the operations and debt service for the Penfield Apartments. The Penfield Apartments were sold in 2016, but cash is being held until the final water remediation escrow is received.

B. Government-Wide and Fund Financial Statements

The government-wide financial statements (Statement of Net Position and Statement of Activities) report information on all of the activities of the HRA. Governmental activities, which are normally supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and user charges. Interfund transactions within governmental activities and interfund transactions within business-type activities have been removed from these statements. Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances".

The Statement of Activities demonstrates the degree to which the direct expenses of a given function are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function. Program revenues include: (1) charges to customers who use services provided by a given function and (2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function. Taxes and other revenues not properly included among program revenues are reported as general revenues.

Separate financial statements are provided for governmental funds and proprietary funds. All HRA funds are considered major funds and are reported as separate columns in the fund financial statements section of the basic financial statements.

C. Measurement Focus and Basis of Accounting

The government-wide financial statements are reported using the economic resources measurement focus and the full accrual basis of accounting, as are the proprietary fund financial statements. Revenues are recognized when earned and expenses are recognized when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized in the year for which they are levied. Grants and contributions are recognized as revenue when eligibility requirements imposed by the provider have been met.

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2019

Note 2.C. (Continued)

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting.

Revenues

Governmental fund revenues are recognized in the accounting period in which they become susceptible to accrual - that is, when they become both measurable and available to finance the expenditures of the fiscal period. "Available" means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. Revenues for nonexchange transactions are recognized based on the principal characteristics of the revenue. Exchange transactions are recognized as revenue when the exchange occurs.

Nonexchange Transactions

Derived tax revenue transactions result from assessments imposed by governments on exchange transactions.

Imposed nonexchange transactions result from assessments by governments on nongovernmental entities and individuals. Property taxes are imposed nonexchange transactions. Revenues from property taxes are recognized in the period for which they were levied to the extent they are collected in the current period or soon enough thereafter to be used to pay liabilities of the current period. Property taxes receivable but not available are reported as deferred inflows of resources and will be recognized as revenue in the fiscal year that they become available. The HRA considers these revenues as available if they are collected within 60 days after year-end.

Government-mandated nonexchange transactions occur when a government at one level provides resources to a government at another level and requires that government to use them for a specific purpose. The provider government establishes purpose restrictions and may also establish time requirements. Federal and state grants mandating the HRA perform particular programs are government-mandated nonexchange transactions. Revenues are recognized when the eligibility and time requirements are met, usually when the corresponding HRA expenditure is incurred, using the guidelines of the legal and contractual requirements of the individual programs.

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2019

Note 2.C. (Continued)

Voluntary nonexchange transactions result from legislative or contractual agreements, such as entitlements and donations. The provider may establish purpose restrictions and eligibility requirements. Revenues are recognized in the year to which they apply according to statute or contract. Contributions from individuals and miscellaneous revenues are also considered voluntary nonexchange transactions and are generally recognized when received in cash because they are usually not measurable until received. Tax credits paid by the state (included in intergovernmental revenue) are recognized as revenue in the fiscal year that they become available. The HRA considers revenues from tax credits paid by the state as available if they are collected within 60 days after year-end.

Exchange Transactions

Exchange transactions include revenues such as interest earned and fees, sales, and services. Interest earned is reported as revenue when it becomes both measurable and available to finance expenditures of the fiscal period. The HRA considers this revenue as available if it is collected within 60 days after year-end. Fees, sales, and services are reported as revenue when received in cash because they are usually not measurable until received.

Expenditures

Expenditures are recorded under the modified accrual method in the accounting period in which the fund liability is incurred, with the exception of principal and interest on general long-term debt, which is recognized when due, and claims and judgments, which are recognized when the obligations are due and payable.

D. Proprietary Fund Financial Statement Presentation

Proprietary funds distinguish operating revenues and operating expenses from nonoperating items. Operating revenues and expenses generally result from providing services in connection with a proprietary fund's principal ongoing operations. The principal operating revenue of the HRA Loan Enterprise Fund is the payment of interest from loan recipients and fee revenue from customers who have received loans or grants from the HRA, while the principal operating expenses are administration, bad debts, and loans. The principal operating revenue of the HRA Parking Enterprise Fund is parking fees from parking ramp customers, while the principal operating expenses are parking operation costs, administration, and depreciation on capital assets. All revenues and expenses not meeting these criteria in each fund are reported as non-operating revenues and expenses.

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2019

Note 2. (Continued)

E. Cash and Investments

The City maintains a cash and investments pool which is available for use by all HRA funds. Each fund's portion of this pool is displayed in the financial statements within "Cash and Investments with Treasurer." Cash and investments are also maintained by trustees of the HRA under certain revenue bond indentures.

Investments are reported at fair value using a market approach with the exception of non-negotiable investment contracts, certain external investment pools, and money market investments, including commercial paper, banker's acceptances, and U.S. Treasury and agency obligations that have a remaining maturity at time of purchase of one year or less.

Other than certain external investment pools, these exceptions are reported at amortized cost provided that the fair value of these investments is not significantly affected by the impairment of the credit standing of the issuer. Investments in certain external investment pools are measured at the net asset value per share provided by the pool. All investment income, including changes in the fair value of investments, is reported as revenue.

For purposes of the Statement of Cash Flows, the proprietary fund's cash equivalents are cash on hand, cash in banks, and highly liquid investments having original maturities (time span from purchase date to maturity date) of three months or less. Included in the classification of cash equivalents are cash and investments with treasurer, cash with fiscal agent, cash and investments with trustees, and restricted cash and investments.

F. Property Taxes

Property tax levies are set by the HRA Board of Commissioners and approved by the City Council in December of each year and certified to Ramsey County for collection in the following year. In Minnesota, counties act as collection agents for all property taxes. The County spreads all levies over taxable assessed property. Taxable assessed property values are established by Ramsey County and reviewed by the State of Minnesota. In determining property taxes, estimated market values are converted to tax capacities based on a statutory rate for each class of property. Property taxes become a lien on taxable property on January 1 in the year of collection and are recorded as receivable by the HRA on that date. Property taxes may be paid by taxpayers in two equal installments on May 15 and October 15. Property tax revenue is recognized in the year for which it is levied. Property taxes which remain unpaid at December 31 are classified as delinquent taxes receivable. In the governmental funds balance sheet, the delinquent taxes receivable are offset by deferred inflows of resources, if not collected within 60 days after year-end, because they are not known to be available to finance current expenditures. In the government-wide financial statements, delinquent taxes receivable are recognized as revenue.

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2019

Note 2.F. (Continued)

Property tax increments from the tax increment districts listed in Note 4.C. to the financial statements are levied by the City but deposited to HRA funds.

G. Restricted Assets

Certain proceeds of HRA Parking Enterprise Fund revenue and general obligation bonds, as well as certain resources set aside for their repayment, are classified as restricted assets on the Statement of Net Position because their use is limited by applicable bond covenants. The *revenue bond, and general obligation bond* accounts are used to segregate resources accumulated for debt service payments over the next 12 months. Program income for the HUD Rental Rehab Program is restricted in the HRA Loan Enterprise Fund because it may only be used for affordable housing in accordance with applicable HOME program rules.

H. Loans Receivable

Loans have been issued by the HRA to financially assist private developers in various Saint Paul development projects or to provide housing or commercial rehabilitation financing for Saint Paul property owners. The loans are secured by property mortgages. Loans receivable are reported as an asset in the amount of loan proceeds, less collections on principal. An allowance for uncollectible loans, which offsets the total gross loans receivable, is recognized for the amount of loans receivable for which collection is doubtful or questionable. This allowance is based on an analysis of credit risk and payment delinquency. Interest earned on the loans is recognized as revenue. In governmental funds, the revenue from net loans receivable is not currently available and is reported as deferred inflows of resources, and revenues are recognized when principal payments are received. Unavailable revenue is eliminated when converting the governmental funds balance sheet to the governmental activities column on the Statement of Net Position. In the HRA Loan Enterprise Fund, unearned revenue is reported on the proprietary funds Statement of Net Position for grant-funded net loans receivable, and revenues are recognized when principal payments are received. In the HRA Parking Enterprise Fund, there is no unearned revenue reported on the proprietary funds Statement of Net Position and revenues are recognized when loans are receivable and allowances are recorded.

I. Land Held for Resale

Land is acquired by the HRA for subsequent resale for redevelopment purposes and not as an investment program. In order to entice development, the land is often resold at prices substantially lower than the HRA's cost. Land Held for Resale is reported as an asset at the net realizable value for all assets acquired before 2009 and at cost of purchase for all assets purchased after 2009 in the fund which acquired it. In governmental funds, land acquired is reported as an expenditure in the amount of the acquisition cost and as revenue for the same amount. When the land is subsequently sold, revenue is recognized for the sale amount. In the

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2019

Note 2.I. (Continued)

government-wide financial statements, a write-down of the land to market value is reported as an expense.

J. Capital Assets

Capital assets, which include land, buildings, pedestrian skyway bridges, improvements other than buildings, parking ramp structures and parking lots, equipment, and construction in progress are reported in the applicable governmental or business-type activities column in the government-wide financial statements and in the applicable proprietary fund financial statements. Capital assets are not reported on the governmental funds balance sheet. All capital assets are reported at cost if purchased or constructed, or at acquisition value if received as a gift or contribution. The reported amount of the capital assets is not reflective of the current value. The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized. Interest incurred during the construction phase of capital assets of business-type activities is included as part of the capitalized value of the assets constructed.

Land and construction in progress are not depreciated. The equipment is depreciated over a three-year to 15-year useful life. The parking lots are depreciated over a 15-year useful life. Buildings, parking ramps, pedestrian skyway bridges, and improvements other than buildings are depreciated over a 30-year or 40-year useful life. The depreciation method used is straight-line.

Capital assets are defined by the HRA as assets with an estimated useful life in excess of two years and individual cost exceeding the following thresholds:

Land	any amount
Equipment	\$ 5,000
Buildings	50,000
Parking ramps	20,000
Pedestrian skyway bridges	20,000
Improvements other than buildings	5,000

K. Unearned Revenues

Unearned revenue arises when resources are received by the HRA before it has a legal claim to them, as when grant monies are received prior to the incurrence of qualifying expenditures. In subsequent periods, when revenue recognition criteria are met, or when the HRA has a legal claim to the resources, the liability for unearned revenue is removed and revenue is recognized. This is true for both the government-wide and the fund financial statements.

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2019

Note 2. (Continued)

L. Long-Term Liabilities

In the government-wide financial statements and proprietary funds in the fund financial statements, long-term debt is reported as a liability in the applicable governmental activities, business-type activities, or proprietary fund Statements of Net Position. Bond discounts and premiums, are deferred and amortized over the life of the bonds using the straight-line interest method. Bonds payable are reported net of the applicable bond premium or discount. In the fund financial statements, governmental fund types recognize bond discounts and premiums during the current period. The face amount of debt is reported as other financing sources for governmental funds. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

M. Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to future period(s) and so will *not* be recognized as an outflow of resources (expense/expenditure) until then. The HRA has deferred outflows for refundings of debt that qualify for reporting in this category in the business-type activities and proprietary fund Statement of Net Position. This deferred charge on bond refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will *not* be recognized as an inflow of resources (revenue) until that time. The HRA has the following items, which arise only under a modified accrual basis of accounting, that qualify for reporting in this category. Accordingly, these items, *various unavailable revenues*, are reported only in the governmental funds balance sheet. The governmental funds report unavailable revenues from five sources: property tax levy and increments, investment interest receivable, operating grants, and note and loans receivable. These amounts are recognized as an inflow of resources in the period that the amounts become available. The HRA also has deferred inflows for refundings of debt that qualify for reporting in this category in the governmental fund activities, business-type activities and proprietary fund Statement of Net Position. These deferred inflows on bond refundings result from the difference in the carrying value of refunded debt and its reacquisition price. This amounts are deferred and amortized over the shorter of the life of the refunded debt or refunding debt.

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2019

Note 2. (Continued)

N. Net Position

In the government-wide financial statements and the proprietary fund financial statements, net position includes three components. First is the amount for Net Investment in Capital Assets representing capital assets, net of accumulated depreciation, and reduced by outstanding debt attributed to the acquisition, construction, or improvement of the assets. Second, restricted net position reports amounts that have restrictions imposed by parties outside the HRA (such as creditors, grantors, or federal or state laws). Finally, the difference between total net position and the first two components is unrestricted net position.

When both restricted and unrestricted resources are available for use, it is the HRA's policy to use restricted resources first, if legally permissible, then unrestricted resources as they are needed.

O. Fund Balances - Governmental Fund Financial Statements

In the fund financial statements, governmental funds report components of fund balance to provide information about fund balance availability for appropriation. Nonspendable fund balance represents amounts that cannot be spent because they are not in spendable form, or are legally or contractually required to be maintained intact. Restricted fund balance represents amounts to be spent for specific purposes as determined by enabling legislation or imposed by grantors or debt covenants; used before unrestricted fund balance when an expenditure is incurred for which both restricted and unrestricted fund balance is available.

Committed fund balance classification includes amounts that can be used only for the specific purposes determined by a board resolution of the HRA Board of Commissioners. Once the resolution is passed, the limitation imposed by the resolution remains in place until the HRA Board of Commissioners passes a resolution removing or revising the limitation, or the specific fund balance amount is spent. The HRA Board of Commissioners is the highest level of decision-making authority for the HRA.

Amounts in the assigned fund balance classification are intended to be used by the HRA for HRA spending purposes but do not meet the criteria to be classified as committed. The HRA Board of Commissioners has assigned fund balance when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments may be removed without an additional resolution being passed.

Unassigned fund balance is the residual classification for the General Fund and includes all spendable amounts not contained in the other classifications. When any combination of committed, assigned, and unassigned resources are available for use, it is the HRA's policy to use committed resources first, then assigned, then unassigned resources as needed.

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2019

Note 2. (Continued)

P. Interfund Transactions

Interfund services provided and used are accounted for as revenues and expenditures or expenses. Transactions that constitute reimbursements to a fund for expenditures/expenses initially made from it that are properly applicable to another fund, are recorded as expenditures/expenses in the reimbursing fund and as reductions of expenditures/expenses in the fund that is reimbursed. All other interfund transactions are reported as transfers. Transfers between governmental funds and transfers between proprietary funds are eliminated in the government-wide financial statements.

3. Reconciliation of Government-Wide and Fund Financial Statements

A. Explanation of Certain Differences Between the Governmental Fund Balance Sheet and the Government-Wide Statement of Net Position

The Governmental Fund Balance Sheet includes a reconciliation between fund balances - total governmental funds and net position - governmental activities as reported in the Government-wide Statement of Net Position.

The third element of that reconciliation explains that “long-term liabilities, including bonds, notes, and advances payable, are not due and payable in the current period and, therefore, are not reported in the funds”. The details of this (\$52,621,577) difference are as follows:

Governmental activities premium on bonds payable	\$ (6,437)
Governmental activities deferred inflows from debt refunding	(377,289)
Governmental activities net bonds payable	(31,887,000)
Governmental activities notes payable	(10,721,468)
Governmental activities advances from other governments	(9,326,023)
Accrued interest payable	<u>(303,360)</u>
 Net Adjustment to Decrease Fund Balance - Total	
Governmental Funds to Arrive at Net Position -	
Governmental Activities	<u>\$ (52,621,577)</u>

B. Explanation of Certain Differences between the Governmental Fund Statement of Revenues, Expenditures and Changes in Fund Balances and the Government-Wide Statement of Activities

The Governmental Fund Statement of Revenues, Expenditures and Changes in Fund Balances includes a reconciliation between net changes in fund balances - total governmental funds and changes in net position of governmental activities as reported in the Government-wide Statement of Activities.

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2019

Note 3.B. (Continued)

The third element of that reconciliation explains that “the issuance of long-term debt provides current financial resources to governmental funds, while the repayment of principal on long-term debt consumes the current financial resources of governmental funds. Neither transaction has any effect on net position. Also, governmental funds report the effect of premiums and discounts when debt is issued, whereas, these amounts are amortized in the Statement of Activities”. The details of this \$3,729,968 difference are as follows:

2019 amortization of premium	\$ 747,129
2019 principal payments on bonds	23,627,000
2019 principal payments on notes	233,128
2019 refunding bonds issued	(20,500,000)
2019 deferred inflows of resources on debt refunding	<u>(377,289)</u>
Net Adjustment to Increase Net Changes in Fund Balances -	
Total Governmental Funds to Arrive at Changes in Net	
Position of Governmental Activities	<u>\$ 3,729,968</u>

The fourth element of that reconciliation explains that “some expenses reported in the Statement of Activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds”. The details of this \$287,334 difference are as follows:

Accrued interest on bonds:	
At December 31, 2018	\$ 583,895
At December 31, 2019	(301,029)
Accrued interest on notes:	
At December 31, 2018	6,799
At December 31, 2019	<u>(2,331)</u>
Net Adjustment to Decrease Net Changes in Fund Balances -	
Total Governmental Funds to Arrive at Changes in Net	
Position of Governmental Activities	<u>\$ 287,334</u>

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2019

4. Stewardship, Compliance and Accountability

A. Budgets and Budgetary Accounting

The HRA followed these procedures in establishing the 2019 budget:

The Executive Director presented a proposed budget to the HRA Board of Commissioners for the fiscal year commencing the following January 1, 2019. This budget included proposed expenditures and other uses and the means of financing them. Upon approval by the HRA Board, the Executive Director submitted the budget to the Mayor of the City of Saint Paul who submitted this budget to the City Council for consideration, approval, and certification. All budget amendments that authorize an increase in total fund spending require approval by the HRA Board of Commissioners. Amendments transferring budgeted amounts between cost centers within the same fund require administrative approval by the HRA Executive Director and the City Office of Financial Services Director. HRA Board approval is required for budget amendments transferring greater than \$100,000 of budget amounts between cost centers in the HRA Development Capital Projects Fund.

All annual governmental fund budgets are adopted on a basis consistent with GAAP. Multi-year governmental fund budgets are utilized in the grants special revenue fund and the capital projects funds.

Unexpended appropriation balances lapse at the end of the fiscal year in the annual operating budgets. Unexpended appropriation balances do not lapse at the end of the fiscal year in the multi-year budgets.

Encumbrance accounting, under which purchase orders are recorded, is used. Encumbrances outstanding at year-end represent the estimated amount of the expenditures ultimately to result if unperformed contracts in process at year-end are completed. Encumbrances outstanding at year-end were not reported as expenditures or liabilities in the financial statements. The encumbrances are reappropriated and honored in the subsequent year.

Formal automated budgetary integration is employed as a management control device during the year. The legal level of budgetary control (that is, the level at which expenditures and other financing uses cannot legally exceed the appropriated amount) is at the fund level. Appropriations are controlled administratively at the project/activity level within multi-year budgeted funds. Governmental and proprietary funds with annually adopted budgets are controlled administratively at the accounting unit level and within the following major object levels of expenditure: debt service, services and supplies, equipment, and transfers out. Management is authorized to spend within the above stated administration limits without an HRA Board approved budget amendment or a budget amendment approved by the HRA Executive Director and the City Office of Financial Services Director.

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2019

Note 4.A. (Continued)

Spending budgets are controlled by encumbering requisitions and purchase orders. Encumbering instruments which exceed available appropriations are not authorized until additional appropriations are made available. There were no significant encumbrances for the annually budgeted funds at the end of 2019.

B. General Obligation Bonds Issued by the City of Saint Paul for HRA Programs

During 1998, the City of Saint Paul issued Block 39 Tax Increment General Obligation Bonds, Series 1998A and Series 1998B, in the amount of \$21,255,000 and \$18,745,000, respectively. Proceeds from the Series 1998A and Series 1998B were used to finance the acquisition of Block 39 properties in the downtown area and to construct a parking facility and retail space. During 2009, the City issued the Block 39 Tax Increment Refunding Bonds, Series 2009G and 2009H, in the amount of \$20,695,000 and \$8,655,000, respectively, which refunded the 1998 Bonds. The final scheduled debt service payments were made in 2015 for the Series 2009H bonds. During 2018, the City issued Block 39 Tax Increment Refunding Bond, Series 2018C, in the amount of \$13,175,000, which refunded the 2009G Bond. The bonds have a City general obligation pledge but are to be retired using tax increments from the HRA's Block 39 Lawson/Arena District and revenues from the parking facility. The outstanding Series 2018C bonds are reported as a liability in the HRA Parking Enterprise Fund and in the business-type activities column of the HRA's Government-wide Statement of Net Position (Note 5.F.).

In March 2010, the City of Saint Paul issued Koch Mobil Tax Increment Refunding Bonds, Series 2010A, in the amount of \$2,670,000. The proceeds of the 2010 bonds were used to currently refund Koch Mobil Tax Increment Bonds, Series 2007B. The bonds are to be retired using HRA tax increment revenue from the Koch Mobil Tax Increment District. The City has issued a general obligation pledge on the 2010 bonds. The outstanding Series 2010A bonds are reported as a liability in the governmental activities column of the HRA's Government-wide Statement of Net Position (Note 5.F.).

In August 2011, the City of Saint Paul issued US Bank Tax Increment Refunding Bonds, Series 2011F and 2011G, in the amount of \$3,060,000 and \$8,870,000, respectively, which refunded the 2001 bonds. The bonds have a City general obligation pledge but are to be retired using tax increments from the HRA's US Bank Riverfront Renaissance District. The final scheduled debt service payments were made in 2015 for the Series 2011F bonds. The Series 2011G bonds were refunded in 2019. (Note 5.F.).

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2019

Note 4. (Continued)

C. Tax Increment Financing Districts

Pursuant to state law, the following tax increment financing districts have been established in Saint Paul and are administered by the HRA.

District Number	District	Year Established	Duration of District	Outstanding Long-Term Debt (Including Advances)
83	Spruce Tree Centre/Metz Bakery Area	1987	26 years	\$ -
87	Riverfront	1987	26 years	-
100	Neighborhood Business Development - Scattered Sites	1988	26 years	-
135	Snelling - University	1990	26 years	-
193	Hubbard Site	1997	26 years	-
194	1919 University	1997	26 years	-
212	Block 4 Minnesota Mutual	1997	26 years	919,945
213	Block 39 Lawson/Arena	1997	26 years	11,690,000
215	Superior Street Cottages	1998	26 years	5,000
224	North Quadrant Phase 1 - Essex	2000	26 years	716,000
225 & 261	Riverfront Renaissance-Upper Landing & US Bank	2001	26 years	21,121,616
228	Emerald Park - Emerald Gardens	2002	26 years	4,425,000
232	Straus Building	2002	26 years	-
233	North Quadrant Expansion 1 - Dakota	2003	26 years	916,000
234	Phalen Village	2001	26 years	-
236	J. J. Hill	2001	26 years	2,303,000
237	Osceola Park	2002	26 years	-
240	Bridgescreek Senior Place	2003	26 years	-
241	North Quadrant Phase 2	2004	26 years	820,000
243	Shepard - Davern Owner Occupied	2003	26 years	-
245	Shepard - Davern Senior Rental	2003	26 years	-
248	Koch Mobil	2004	26 years	2,550,604
257	Payne Phalen	2005	26 years	-
260	North Quadrant - Sibley	2006	26 years	-
262	Riverfront Renaissance - Drake Marble	2006	26 years	512,000
263	Riverfront Renaissance - Uncommitted	2006	26 years	1,579,000
264	Riverfront Renaissance - Llewellyn	2006	26 years	-
265	Riverfront Renaissance - HRA	2006	26 years	-
266	Emerald Park - Metro	2006	26 years	-

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2019

Note 4.C. (Continued)

District Number	District	Year Established	Duration of District	Outstanding Long-Term Debt (Including Advances)
267	Emerald Park - Berry	2006	26 years	\$ -
268	North Quadrant Expansion 1 - Sibley	2006	26 years	-
269	Phalen - Rose Hill	2006	26 years	-
271	Carlton Lofts	2007	26 years	-
278	Highland Pointe Lofts	2007	26 years	-
279	Minnesota Building	2010	26 years	-
281	2700 The Avenue	2008	26 years	-
282	Minnesota Events District	2009	26 years	-
291	Carondelet Village	2011	26 years	-
299	Cossetta Project	2011	9 years	-
301	Penfield	2012	26 years	-
302	Pioneer - Endicott	2012	26 years	-
304	Schmidt Brewery	2012	26 years	-
305	West Side Flats	2014	26 years	-
313	Hamline Station East	2014	26 years	12,192
314	Hamline Station West	2014	26 years	29,842
317	Custom House/Post Office	2014	26 years	-
318	East 7 th Bates Senior Housing	2014	26 years	37,058
319	2700 University at Gateway Station	2014	26 years	34,686
322	Ford Site	2016	26 years	138,837
324	Wilson II Housing Project	2016	26 years	40,643
325	Schmidt Keg House Project	2015	26 years	73,059
330	848 Payne Avenue Housing	2019	26 years	56,814
Total Outstanding at December 31, 2019				<u>\$ 47,981,296</u>

Total tax capacity amounts and tax increment revenue for these districts in 2019 are as follows:

Current tax capacity (assessed in 2018, payable in 2019)	\$ 26,379,661
Captured tax capacity retained by the HRA	21,824,015
Total tax increment revenue in 2019 (includes developer shortfall if any)	25,813,448
Total delinquent tax increment receivable at December 31, 2019	167,989

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2019

Note 4. (Continued)

D. Conduit Debt Obligations

The HRA has issued Commercial/Industrial Development, Homeownership Mortgage, and Rental Housing Revenue Bonds to assist developers, businesses, and low-to moderate-income homeowners in projects which improve the economic and housing conditions of the City. The bonds are secured by the financed property and are payable solely from the revenues of the individual commercial/industrial or housing projects. The bonds do not constitute a charge, lien, or encumbrance, legal or equitable, upon any property or funds of the HRA, nor is the HRA subject to any liability thereon. Accordingly, the bonds are not reported as liabilities in the accompanying financial statements. Conduit bonds issued subsequent to January 1, 1996, have an outstanding principal balance of \$2 billion at December 31, 2019. The aggregate principal amount payable for conduit bonds issued prior to January 1, 1996, could not be determined; however, their original issue amounts totaled \$2.9 billion. There were 185 conduit bonds issued prior to January 1, 1996, and 169 conduit bonds issued subsequent to January 1, 1996.

E. Deficit - Net Position of Governmental Activities

On the Government-wide Statement of Net Position, the HRA is reporting a negative unrestricted net position of \$19,060,220 but is reporting an overall positive net position of \$30,712,396. The individual governmental funds which form a part of the governmental activities all have positive fund balances. The deficit was created with the addition of long-term debt to the government-wide governmental activities. The HRA issues long-term debt for development purposes and, in many cases, does not acquire or construct HRA-owned capital assets with the debt proceeds. The debt is to be retired with future revenues, such as property tax increments or sales taxes. (See Notes 3.A. and 5.F.)

5. Detailed Notes on All Funds

A. Deposits and Investments

Through agreement with the City, the HRA deposit and investment functions are managed by the City's Office of Financial Services, Treasury Section. City policies are applied to the HRA's portfolio of deposits and investments.

(1) Deposits

Minn. Stat. § 118A.02 and 118A.04 authorize the City to designate a depository for public funds and to invest in certificates of deposit. Minn. Stat. § 118A.03 requires that all City deposits be protected by insurance, surety bond, or collateral. Per Minn. Stat. § 118A.03, the market value of collateral pledged shall be at least ten percent more than the amount on deposit at the close of the financial institution's banking day, not covered by insurance or bonds.

Authorized collateral includes treasury bills, notes and bonds; issues of U.S.

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
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Note 5.A.(1) (Continued)

government agencies; general obligations rated “A” or better, revenue obligations rated “AA” or better, irrevocable standby letters of credit issued by the Federal Home Loan Bank; and certificates of deposit. Minnesota statutes require that securities pledged as collateral be held in safekeeping in a restricted account at the Federal Reserve Bank or in an account at a trust department of a commercial bank or other financial institution that is not owned or controlled by the financial institution furnishing the collateral. All pledged collateral is held in the City’s name at third party institutions.

The following table represents the HRA’s deposits balances at December 31, 2019:

Deposits:	
City cash and investment pool	\$ 100,459,788
Parking ramp	1,250,912
Cash with trustees	<u>697</u>
Total deposits	<u>\$ 101,711,397</u>

Custodial Credit Risk - Deposits

Custodial credit risk is the risk that in the event of a financial institution failure, the HRA’s deposits may not be returned to it. The City is authorized to use only those financial institutions that have been approved by the City Council. The HRA’s deposits at December 31, 2019 consist of parking ramp checking and money market accounts, and trustee cash. The HRA deposits also consist of the City cash and investment pool. The HRA's deposits were not exposed to custodial credit risk at December 31, 2019.

(2) Investments

Minn. Stat. § 118A.04 and 118A.05 generally authorize the following types of investments as available to the HRA:

- (1) securities which are direct obligations or are guaranteed or insured issues of the United States, its agencies, its instrumentalities, or organizations created by an act of Congress, except mortgage-backed securities defined as “high risk” by Minn. Stat. § 118A.04, sub. 6;
- (2) mutual funds through shares of registered investment companies provided the mutual fund receives certain ratings depending on its investments;
- (3) general obligations of the State of Minnesota and its municipalities, and in certain state agency and local obligations of Minnesota and other states provided such obligations have certain specified bond ratings by national bond rating service;
- (4) bankers’ acceptances of United States banks;
- (5) commercial paper issued by United States corporations or their Canadian subsidiaries that is rated in the highest quality category by two nationally recognized rating agencies and matures in 270 days or less; and

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2019

Note 5.A.(2) (Continued)

- (6) with certain restrictions, in repurchase agreements, securities lending agreements, joint powers investment trusts, and guaranteed investment contracts.

In addition, under Minn. Stat. § 469.012, the HRA can invest funds in properties or securities in which savings banks may legally invest funds which provides broad investment authority.

The City Council has adopted an investment policy, dated July 9, 2003, which provides requirements and guidelines for the following:

- Authority and responsibility;
- Administrative and review procedures;
- Credit risk, interest rate risk, liquidity return, and avoidance of loss;
- Investments in special programs and projects;
- Short term and longer term investments; and
- Investment manager selection and termination.

Interest Rate Risk - Investments

Interest rate risk is the risk that changes in the market interest rates will adversely affect the fair value of an investment. The City minimizes its exposure to interest rate risk by investing in both shorter term and longer term investments and by timing cash flows from maturities so that a portion of the portfolio is maturing or coming close to maturity evenly over time as necessary to provide the cash flow and liquidity needed for operations. The City has established maximum guidelines for investment duration.

Credit Risk - Investments

Generally, credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. The City's investment policy is that each portfolio must be invested in compliance with State of Minnesota Statute 118A. This statute governs which securities and with what credit ratings the City can hold in its portfolio and requires a broker certification annually from all brokers stating that they have read the City policy and will remain compliant with the statute.

Custodial Credit Risk - Investments

The custodial credit risk is the risk that, in the event of the failure of the counterparty to a transaction, a government will not be able to recover the value of an investment or collateral securities that are in possession of an outside party. According to City policy, all securities purchased are held by a third-party safekeeping agent appointed as custodian (US Bank) who is also the lending agent/counterparty. Certificates of Deposit and select securities purchased from the City of St. Paul may be kept in the

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2019

Note 5.A.(2) (Continued)

City's safe. The securities lending agreement, although the program is suspended, is still in place between the City and its custodian.

The City has no custodial credit risk for investments at December 31, 2019.

Concentration of Credit Risk

The concentration of credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. The City minimizes its credit risk by investing primarily in U.S. government backed securities. In accordance with the City's investment policy, the taxable municipal general obligation bonds are rated A or higher and the taxable municipal revenue bonds are rated AA or higher. The U.S. Agencies that are not explicitly guaranteed by the U.S. Government are rated Aaa.

The following table represents the HRA's investment balances at December 31, 2019, and information relating to potential investment risks:

	Credit Risk		Investment Maturities in Years	Carrying Amount at Fair Value	Percentage of Fair Value Per Issuer
	Credit Rating	Rating Agency			
Money Market Mutual Funds:					
First American Government Obligations Fund Class D	AAAm	Standard & Poor's	less than 1	\$ 2,930,131	2.9%
First American Government Treasury Obligations Fund Class Y	AAAm	Standard & Poor's	less than 1	379,785	0.4%
US Bank Money Market Account 5-ct	A-1+	Standard & Poor's	less than 1	919,706	0.9%
Wells Fargo Advantage 100% Treasuries Fund	AAAm	Standard & Poor's	less than 1	913,059	0.9%
Total Investments Held Outside the City				\$ 5,142,681	
HRA funds invested with the City's investment pool				95,317,107	94.9%
Total Investments				\$ 100,459,788	100.0%
Deposits:					
Parking ramp checking and money market accounts				\$ 1,250,912	
Trustee cash				697	
Total Deposits				\$ 1,251,609	
Total Deposits and Investments				\$ 101,711,397	

N/A - Not Applicable

N/R - Not Rated

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2019

Note 5.A. (Continued)

(3) Reconciliation

The above amounts of deposits and investments in Note 5.A.(1) and Note 5.A.(2), respectively, reconcile to the Government-wide Statement of Net Position as follows:

Cash and Investments with Treasurer	\$ 91,310,315
Cash with Fiscal Agents	1,250,912
Cash and Investments with Trustees	5,143,378
Restricted Cash and Investments for General Obligation Bond Debt Service	1,577,267
Restricted Cash and Investments for Revenue Bond Debt Service	2,179,225
Restricted Cash and Investments for Note Debt Service	<u>250,300</u>
 Total Deposits and Investments	 <u>\$ 101,711,397</u>

(4) Net Increase (Decrease) in the Fair Value of Investments

All investment income, including changes in the fair value of investments, is reported as revenue on the operating statements of both governmental and proprietary funds. The calculation of realized gains and losses from the sale of investments is independent of the calculation of the net change in the fair value of investments. Realized gains and losses on investments that have been held in more than one fiscal year and sold in the current year may have been recognized as an increase or decrease in the fair value of investments reported in the prior year. The increase in the fair value of investments during 2019 was \$1,193,675. This amount takes into account all changes in fair value (including purchases and sales) that occurred during the year. The unrealized gain on investments held at December 31, 2019, was \$164,531.

(5) Fair Value Measurement

The HRA categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The hierarchy has three levels. Level 1 investments are valued using inputs that are based on quoted prices in active markets for identical assets. Level 2 investments are valued using inputs that are based on quoted prices for similar assets or inputs that are observable, either directly or indirectly. Level 3 investments are valued using inputs that are not observable. The HRA's investments at year end are all valued at the Net Asset Value (NAV) rather than at the defined level.

The HRA invests in money market funds for the benefit of liquid investments that can be readily re-invested. Money market funds held by the HRA seek a constant NAV of \$1.00 per share. The investments are used primarily for debt service. The HRA also has a money market fund for homeownership loans issued through the joint venture with the Minneapolis/Saint Paul Housing Finance Agency.

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2019

Note 5.A.(5) (Continued)

The HRA invests funds in the City of Saint Paul investment pool. The fair value of the investment is the fair value per share of the underlying portfolio. The HRA invests in this pool for the purpose of joint investment with the City in order to enhance investment earnings. There are no redemption limitations.

B. Loans Receivable

Loans receivable are reported as assets in the following funds at December 31, 2019 (net of allowances):

HRA General Fund	\$ 10,609
HRA Tax Increment Capital Projects Fund	851,259
HRA Development Capital Projects Fund	189,616
HRA Loan Enterprise Fund	3,112,322
HRA Parking Enterprise Fund	<u>436,250</u>
Total All Funds	<u>\$ 4,600,056</u>

Allowances for uncollectible loans have been established for loans for which collection is doubtful or questionable in the total amount of \$39,736,920 at December 31, 2019. During 2019, loans determined to be uncollectible or forgiven were written-off the books in the amount of \$11,970, net of allowance.

Changes in total gross loans receivable, allowances for uncollectible loans, and accrued interest receivable on loans for 2019 are shown below.

Total gross loans receivable - January 1, 2019	\$ 45,233,056
Loans issued	1,225,355
Principal payments received	(865,490)
Loans forgiven and written-off	<u>(1,255,945)</u>
Total Gross Loans Receivable - December 31, 2019	<u>\$ 44,336,976</u>
Less: allowance for uncollectible loans - January 1, 2019	40,446,897
Loans issued allowance	1,111,842
Allowances adjusted for principal payments received	(537,966)
Allowances adjusted for valuation	(39,878)
Loans forgiven and written-off	<u>(1,243,975)</u>
Total Allowance for Uncollectible Loans - December 31, 2019	<u>39,736,920</u>
Net Loans Receivable - December 31, 2019	<u>\$ 4,600,056</u>
Accrued Interest Receivable on Loans - December 31, 2019 (Net of Allowance)	<u>\$ 607,692</u>

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2019

Note 5.B. (Continued)

At December 31, 2019, future minimum principal and interest payments to be received under the loan agreements for the next ten years are as follows:

2020	\$	1,717,403
2021		4,464,153
2022		1,106,800
2023		908,272
2024		617,979
2025 - 2029		<u>3,560,164</u>
Total	\$	<u>12,374,771</u>

During 2006, the HRA entered into an agreement with the City to sell a loan receivable from The Science Museum of Minnesota (SM). The SM loan was sold for \$2,400,000 and had a principal balance of \$4,000,000 at the time of sale which resulted in a loss on the sale of \$1,600,000. The \$2,400,000 in sale proceeds was used by the HRA to repay Ramsey County relating to the final closeout of the West Midway Tax Increment Financing District. Also, as part of the loan sale agreement, the HRA was obligated to advance to the City an amount of \$860,000 in installments from 2006 through 2010. The City is to repay this advance, together with 5% interest, in installments from 2011 through 2021. In 2011, the City began repayment of the advance, with a payment of \$87,475 including interest.

C. Land Held for Resale

Land held for resale is reported in the following funds as an asset at December 31, 2019:

	Balance January 1, 2019	Additions	Deductions	Balance December 31, 2019
HRA General Fund	\$ 325,236	\$ -	\$ 378	\$ 324,858
HRA Tax Increment Capital Projects Fund	982,328	-	-	982,328
HRA Development Capital Projects Fund	893,067	-	-	893,067
HRA Loan Enterprise Fund	<u>4,065,742</u>	<u>-</u>	<u>411,867</u>	<u>3,653,875</u>
Total All Funds	<u>\$ 6,266,373</u>	<u>\$ -</u>	<u>\$ 412,245</u>	<u>\$ 5,854,128</u>

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2019

Note 5. (Continued)

D. Purchase of Lease Improvements

The City is obligated under the RiverCentre Parking Facility Improvement Lease to make lease payments through 2024, which are to be used by the HRA to finance debt service payments on its RiverCentre Parking Facility Lease Revenue Bonds, Series 2009. The City of Saint Paul has approved a debt capital management plan which includes the amounts needed to make the lease payments through 2024.

On May 1, 2019, the River Centre Parking Facility Lease Revenue Bonds, Series 2009 were redeemed and the City of Saint Paul exercised its option to purchase the improvements from the HRA.

E. Capital Assets

Capital asset activity for the year ended December 31, 2019, was as follows:

Governmental Activities	Balance January 1, 2019	Increase	Decrease	Balance December 31, 2019
Land (not depreciated)	\$ 3,042,169	\$ -	\$ -	\$ 3,042,169
Construction in progress (not depreciated)	20,800	59,044	79,844	-
Buildings	29,874,383	-	-	29,874,383
Pedestrian skyway bridges	12,931,967	-	-	12,931,967
Improvements other than buildings	-	79,844	-	79,844
	Total at historical cost	138,888	79,844	45,928,363
Less: accumulated depreciation				
Buildings	(5,411,360)	(875,923)	-	(6,287,283)
Pedestrian skyway bridges	(10,635,746)	(286,930)	-	(10,922,676)
Improvements other than buildings	-	(222)	-	(222)
	Total accumulated depreciation	(1,163,075)	-	(17,210,181)
Total Governmental Activities Capital Assets - Net	\$ 29,822,213	\$ (1,024,187)	\$ 79,844	\$ 28,718,182

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2019

Note 5.E. (Continued)

Business-type Activities	Balance January 1, 2019	Increase	Decrease	Balance December 31, 2019
Land (not depreciated)	\$ 27,247,487	\$ -	\$ 3,000,123	\$ 24,247,364
Construction in progress (not depreciated)	120,500	117,499	120,500	117,499
Parking Ramps	107,993,186	564,433	2,521,854	106,035,765
Buildings	1,993,872	-	231,139	1,762,733
Equipment	3,170,985	21,395	326,926	2,865,454
Total at historical cost	<u>140,526,030</u>	<u>703,327</u>	<u>6,200,542</u>	<u>135,028,815</u>
Less: accumulated depreciation				
Parking Ramps	(58,606,611)	(2,764,111)	(1,749,678)	(59,621,044)
Buildings	(448,930)	(123,940)	(177,085)	(395,785)
Equipment	<u>(2,066,187)</u>	<u>(364,007)</u>	<u>(275,811)</u>	<u>(2,154,383)</u>
Total accumulated depreciation	<u>(61,121,728)</u>	<u>(3,252,058)</u>	<u>(2,202,574)</u>	<u>(62,171,212)</u>
Total Business-type Activities Capital Assets - Net	<u>\$ 79,404,302</u>	<u>\$ (2,548,731)</u>	<u>\$ 3,997,968</u>	<u>\$ 72,857,603</u>

On August 3, 2019, the HRA sold the 7 Corners/Gateway parking lot to Saint Paul QOZ Multifamily, L.L.C. for \$5.0 million. The gain on the sale of the 7 Corners/Gateway parking lot was \$2.0 million and is included in the Proprietary Funds Statement of Revenues, Expenses and Changes in Fund Net Position and the Business-type Activities Statement of Activities.

On December 18, 2019, the HRA sold the Spruce Tree Centre parking ramp to Spruce Tree Centre L.L.P. for \$1.5 million. The gain on the sale of the Spruce Tree parking ramp was \$0.8 million and is included in the Proprietary Funds Statement of Revenues, Expenses and Changes in Fund Net Position and the Business-type Activities Statement of Activities.

Depreciation expense for 2019 was charged to functions/programs as follows:

Governmental Activities	
Housing and economic development	<u>\$ 1,163,075</u>
Business-type Activities	
Parking operations	<u>\$ 3,252,058</u>

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2019

Note 5. (Continued)

F. Long-Term Debt

Long-term debt consists of bonds payable, notes payable, and advances from other governments. This debt has been issued for both governmental and business-type activities. Governmental activity debt has been issued to provide financing for housing and economic development programs and projects. Business-type debt was issued to finance the construction of parking facilities and development projects.

(1) Changes in Long-Term Debt

Long-term debt activity for the year ended December 31, 2019, was as follows:

Governmental Activities	Balance January 1, 2019	Increase	Decrease	Balance December 31, 2019	Due Within One Year
Bonds payable					
Tax increment bonds	\$ 31,864,000	\$ 20,500,000	\$ 20,477,000	\$ 31,887,000	\$ 2,234,000
Lease revenue bonds	3,150,000	-	3,150,000	-	-
Add: unamortized premium on lease revenue bonds	77,135	-	77,135	-	-
Add: unamortized premium on tax increment bonds	676,431	-	669,994	6,437	-
Total bonds payable	<u>35,767,566</u>	<u>20,500,000</u>	<u>24,374,129</u>	<u>31,893,437</u>	<u>2,234,000</u>
Notes payable	10,954,596	-	233,128	10,721,468	121,616
Advances from other government	<u>9,326,023</u>	<u>-</u>	<u>-</u>	<u>9,326,023</u>	<u>-</u>
Total Governmental Activities Long-Term Debt	<u>\$ 56,048,185</u>	<u>\$ 20,500,000</u>	<u>\$ 24,607,257</u>	<u>\$ 51,940,928</u>	<u>\$ 2,355,616</u>

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2019

Note 5.F.(1) (Continued)

Business-type Activities	Balance January 1, 2019	Increase	Decrease	Balance December 31, 2019	Due Within One Year
Bonds payable					
Parking revenue bonds	\$ 27,620,000	\$ -	\$ 1,185,000	\$ 26,435,000	\$ 1,205,000
Tax increment - parking bonds	13,175,000	-	1,485,000	11,690,000	1,380,000
Add: unamortized premium on tax increment bonds	1,147,224	-	141,925	1,005,299	-
Add: unamortized premium on parking revenue bonds	<u>1,452,072</u>	<u>-</u>	<u>87,562</u>	<u>1,364,510</u>	<u>-</u>
Total bonds payable	<u>43,394,296</u>	<u>-</u>	<u>2,899,487</u>	<u>40,494,809</u>	<u>2,585,000</u>
Notes payable					
LAAND Initiative loans	1,580,000	-	-	1,580,000	-
Housing 5000 Program loan	<u>2,206,144</u>	<u>-</u>	<u>95,818</u>	<u>2,110,326</u>	<u>97,620</u>
Total notes payable	<u>3,786,144</u>	<u>-</u>	<u>95,818</u>	<u>3,690,326</u>	<u>97,620</u>
Total Business-type Activities					
Long-Term Debt	<u>\$ 47,180,440</u>	<u>\$ -</u>	<u>\$ 2,995,305</u>	<u>\$ 44,185,135</u>	<u>\$ 2,682,620</u>

A long-term advance of \$9,360,000 was received from the City in 2016 for construction of the Palace Theatre. Interest at 3.0% per annum commences on the beginning of the 3rd year of the operating use agreement. The HRA is to repay the advance only from and to the extent that operating revenues are collected by the HRA, with payments applied to interest first. Annual operating revenues to be received are unknown and therefore, future payments for this advance are not included with the annual requirements schedule for governmental activity.

All 2019 scheduled principal and interest payments were made in accordance with the terms of the bonds and notes.

In November 2013, a loan agreement, with a revolving line of credit, was executed between the Saint Paul Foundation (Foundation) and the HRA whereby the Foundation has made available funds in the amount of \$2,500,000 to the HRA for use in its major housing initiative, the Housing 5000 Program. Any of the funds advanced under the loan agreement to the HRA by the Foundation are to be used solely for developer loans on approved housing projects. The agreement was amended in March 2016 to provide up to \$2,300,000 in loans for the Model Cities Brownstone project. The HRA is to repay the principal amount of the advances to the Foundation as the developer loans are repaid to the HRA. Simple interest of 1% on the outstanding Foundation advances is payable on each December 31 starting with 2016. December 1, 2026, is the final maturity date under the loan agreement.

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2019

Note 5.F.(1) (Continued)

On December 4, 2019, the HRA issued Upper Landing/US Bank Tax Increment Refunding Bonds, Series 2019 in the amount of \$20,500,000. The proceeds were used to current refund the Upper Landing Tax Increment Refunding Bonds, Series 2012 and the US Bank Tax Increment Refunding Bonds, Series 2011G. The difference between the reacquisition price and the net carrying amount of the refunded debt was \$(380,952), resulting in \$377,289 deferred inflows of resources in the Governmental Activities Statement of Net Position. The net present value benefit savings of refunding the Series 2011G bonds was \$1,757,644. The refunding resulted in an economic gain of \$1,747,268 over the life of the Series 2019 bonds.

(2) Description of Bonds, Notes, Advances, and Sources for Retirement

Governmental Activities

The governmental activity long-term debt, represented by the Tax Increment Bonds, long-term notes, and advances from other governments, are not general obligations of the HRA, are not backed by the full faith and credit of the HRA, and are to be retired through specific revenue sources. Under Minn. Stat. § 469.034, the HRA is not authorized to issue bonds which constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction. Tax increments and advances are pledged under the respective bond covenants. Debt service payments have been made on the bonds, notes, and advances using the designated financing sources. The City has issued a general obligation pledge on the Koch Mobil Tax Increment Refunding Bonds, Series 2010A. The governmental activity bonds and notes are serviced by the HRA Debt Service Fund. The governmental activity advances are serviced by the fund that received the advance. A listing of the governmental activity bonds, notes and advances at December 31, 2019, follows on the next page:

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2019

Note 5.F.(2) (Continued)

Debt Issue	Sources for Retirement	Interest Rate (%)	Original Debt Issue Amount	Amount Payable December 31, 2019
North Quadrant Tax Increment Refunding Bonds, Series 2002	North Quadrant District Tax Increments	7.50	\$ 1,089,000	\$ 716,000
North Quadrant Phase II Tax Increment Bonds, Series 2002	North Quadrant District Tax Increments	7.00	1,140,000	916,000
Drake Marble Tax Increment Bonds, Series 2002	Riverfront Renaissance District Tax Increments	6.75	1,800,000	512,000
9th Street Lofts Tax Increment Bonds, Series 2004	9th Street Lofts District Tax Increments	6.375	1,335,000	820,000
Great Northern Lofts (JJ Hill) Tax Increment Bonds, Series 2004	JJ Hill District Tax Increments	6.25	3,660,000	2,303,000
RiverCentre Parking Facility Lease Revenue Bonds, Series 2009	Lease Payments from the City of Saint Paul	3.00 - 4.50	6,790,000	-
Koch Mobil Tax Increment Refunding Bonds, Series 2010A	Koch Mobil District Tax Increments	2.00 - 4.00	2,670,000	1,695,000
Emerald Gardens Tax-Exempt Tax Increment Revenue Bonds, Series 2010	Emerald Gardens District Tax Increments	5.00 - 6.50	6,595,000	4,425,000
US Bank Tax Increment Refunding Bonds, Series 2011G	Riverfront Renaissance District Tax Increments	2.00 - 4.00	8,870,000	-
Upper Landing Tax Increment Refunding Bonds, Series 2012	Riverfront Renaissance District Tax Increments	5.00	15,790,000	-
Upper Landing/US Bank Tax Increment Refunding Bonds, Series 2019	Riverfront Renaissance District Tax Increments	1.96	20,500,000	20,500,000
Catholic Charities Midway Residence POPSHP Loan	Forgiven after 20 years of compliance	0.00	10,599,852	10,599,852
Upper Landing Tax Increment Revenue Note, Series 2008	Upper Landing District Tax Increments	5.75	2,019,087	121,616
Palace Theatre Revenue Advance	Palace Theatre operating revenue received by HRA	3.00	9,360,000	9,326,023
Total Governmental Activities Long-Term Debt			\$ 92,217,939	\$ 51,934,491

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2019

Note 5.F.(2) (Continued)

Business-type Activities

The business-type activity long-term debt is reported in the HRA Parking Enterprise Fund and the HRA Loan Enterprise Fund where specific fund revenues are used to service the debt. A listing of the business-type bonds and notes at December 31, 2019, follows:

<u>Debt Issue</u>	<u>Sources for Retirement</u>	<u>Interest Rate (%)</u>	<u>Original Debt Issue Amount</u>	<u>Amount Payable December 31, 2019</u>
Parking Revenue Refunding Bonds, Series 2017A (Tax Exempt)	HRA Parking Revenues	3.00 - 5.00	\$ 26,315,000	\$ 26,315,000
Parking Revenue Refunding Bonds, Series 2017B (Taxable)	HRA Parking Revenues	1.00 - 3.00	2,630,000	120,000
Block 39 Tax Increment Refunding Bonds, Series 2018C	Block 39 District Tax Increment Block 39 District Parking Revenues	3.00 - 5.00	13,175,000	11,690,000
LAAND Initiative Loan	Land Sales Proceeds	0.00	1,000,000	1,000,000
LAAND Initiative Loan	Land Sales Proceeds	0.00	580,000	580,000
Housing 5000 Program Loan	Model Cities Brownstone Loan Payments	1.00	2,300,000	2,110,326
Total Business-type Activities Long-Term Debt			<u>\$ 46,000,000</u>	<u>\$ 41,815,326</u>

(3) Annual Requirements - Principal and Interest on Long-Term Debt

Annual principal and interest debt service requirements for governmental activity long-term debt are as follows:

<u>Year Ending December 31</u>	<u>Tax Increment Bonds</u>		<u>Development Notes</u>		<u>Total Governmental Activity</u>	
	<u>Principal</u>	<u>Interest</u>	<u>Principal</u>	<u>Interest</u>	<u>Principal</u>	<u>Interest</u>
2020	\$ 2,234,000	\$ 965,545	\$ 121,616	\$ 3,497	\$ 2,355,616	\$ 969,042
2021	2,605,000	999,548	-	-	2,605,000	999,548
2022	2,694,000	922,371	-	-	2,694,000	922,371
2023	2,766,000	841,618	-	-	2,766,000	841,618
2024	2,856,000	757,363	-	-	2,856,000	757,363
2025-2029	18,397,000	2,049,847	10,599,852	-	28,996,852	2,049,847
2030-2034	335,000	13,500	-	-	335,000	13,500
Total	<u>\$ 31,887,000</u>	<u>\$ 6,549,792</u>	<u>\$ 10,721,468</u>	<u>\$ 3,497</u>	<u>\$ 42,608,468</u>	<u>\$ 6,553,289</u>

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2019

Note 5.F.(3) (Continued)

Annual principal and interest debt service requirements for business-type activity long-term debt are as follows:

Year Ending December 31	Parking Revenue Bonds HRA Parking Enterprise Fund		Tax Increment - Parking Bonds HRA Parking Enterprise Fund		LAAND Initiative Loans HRA Loan Enterprise Fund	
	Principal	Interest	Principal	Interest	Principal	Interest
	2020	\$ 1,205,000	\$ 969,790	\$ 1,380,000	\$ 504,100	\$ -
2021	1,240,000	934,744	1,450,000	433,350	1,580,000	-
2022	1,290,000	885,144	1,520,000	359,100	-	-
2023	1,355,000	820,644	1,600,000	281,100	-	-
2024	1,425,000	752,894	1,680,000	199,100	-	-
2025-2029	8,155,000	2,722,620	4,060,000	182,350	-	-
2030-2034	9,655,000	1,228,220	-	-	-	-
2035-2039	2,110,000	65,934	-	-	-	-
Total	<u>\$ 26,435,000</u>	<u>\$ 8,379,990</u>	<u>\$ 11,690,000</u>	<u>\$ 1,959,100</u>	<u>\$ 1,580,000</u>	<u>\$ 17,400</u>

Year Ending December 31	Housing 5000 Program HRA Loan Enterprise Fund		Total Business-type Activity	
	Principal	Interest	Principal	Interest
	2020	\$ 97,620	\$ 21,455	\$ 2,682,620
2021	99,736	20,407	4,369,736	1,388,501
2022	101,777	19,396	2,911,777	1,263,640
2023	103,860	18,364	3,058,860	1,120,108
2024	105,891	17,358	3,210,891	969,352
2025-2029	1,601,442	30,133	13,816,442	2,935,103
2030-2034	-	-	9,655,000	1,228,220
2035-2039	-	-	2,110,000	65,934
Total	<u>\$ 2,110,326</u>	<u>\$ 127,113</u>	<u>\$ 41,815,326</u>	<u>\$ 10,483,603</u>

G. Employee Benefits, Pension Plan Obligations

As part of the reorganization discussed in Note 1, the HRA employees became employees of the City in 1978. The HRA has no employees. Services are provided by the City in administering HRA programs. All pension costs, vacation, and sick leave benefits are paid and accounted for by the City.

H. Risk Management

The HRA is exposed to various risks of losses related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The City of Saint Paul administers the HRA's risk management activities. The HRA's risk management activities are reported in the HRA General Fund. Claim expenditures and liabilities are reported when it is probable that a loss has occurred and the amount of the loss can be reasonably estimated.

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2019

Note 5.H. (Continued)

These losses include an estimate of claims that have been incurred but not reported (IBNRs). The liability for claims and judgments is recognized when amounts are due and payable. The HRA had no January 1, 2018, liability for claims and judgments; nor were there any fiscal year 2018 or 2019 claims or claims payments, which resulted in any end of fiscal year 2018 or 2019 claims liabilities.

The HRA acquired in 2009 a site with existing pollution which required remediation. To address its exposure to risk of loss related to pollution liability torts, the HRA has purchased a Premises Pollution Liability Insurance Policy. The limits of this liability coverage was \$20,000,000 and the policy expired on December 23, 2019.

The City has purchased all risk property insurance coverage for its real and personal property throughout the City. The deductible for each occurrence of damage or loss of property is \$250,000. Each City department participating in the insurance program is charged a yearly amount based upon pro rata shares of the property insurance coverage. The HRA is responsible for the first \$10,000 of each loss. The risk retention pool reimburses losses that exceed \$10,000 that are not covered by insurance. The HRA General Fund pays the insurance premium for HRA-related property coverage. The HRA General Fund reimburses the City for deductible amounts paid each year based on its share of the property insurance coverage. There were no significant reductions in insurance for the previous year or settlements in excess of insurance coverage for any of the past three fiscal years. A complete audit and actuarial analysis is conducted by the City's Risk Management Division to insure proper premium, retention, and administrative charges. Tort liability claims are administered by the City with professional claim managers and attorneys. Because the HRA has no employees, there is no risk for workers' compensation and unemployment compensation (Note 5.G.).

I. Pay-As-You-Go Tax Increment Notes

The HRA provides tax abatements pursuant to Minnesota Statutes 469.174 to 469.1794 (Tax Increment Financing) through a pay-as-you-go note program. Tax increment financing (TIF) can be used to encourage private development, redevelopment, renovation and renewal, growth in low-to-moderate-income housing, and economic development within Saint Paul. TIF captures the increase in tax capacity and property taxes from development or redevelopment to provide funding for the related project.

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Note 5.I. (Continued)

The HRA has issued pay-as-you-go tax increment notes to finance development in the following tax increment financing districts as of December 31, 2019.

No.	Tax Increment Financing District – Project	Date Issued	Note Amount	Note	Note	Total Amount Expended (Principal & Interest) Under Notes for the Year Ended 12/31/2019
				Principal Balance 12/31/2018	Principal Balance 12/31/2019	
194	1919 University	11/7/1997	\$ 1,357,000	\$ 1,357,000	\$ 1,357,000	\$ 129,665
212	Block 4-TIR Note, Series 2004	5/6/2004	17,800,000	12,973,748	11,866,628	1,837,319
215	Superior Street Cottages Series 2016	5/6/2016	205,000	121,434	76,167	49,713
232	Straus Building	12/26/2002	600,000	596,964	596,964	55,810
234	Phalen Village-Cub Foods Project	3/1/2008	3,100,000	2,238,223	2,031,652	338,015
237	Osceola Park Senior Housing	11/4/2002	950,000	950,000	950,000	96,160
240	Bridgecreek Senior Place Project	6/30/2004	2,398,952	2,398,952	2,398,952	145,561
241	Lyons Court Rental Project	4/14/2004	682,000	682,000	682,000	36,488
243	Shepard-Davern Ownership Housing	11/1/2006	3,257,067	2,503,764	2,387,620	277,551
244	Shepard-Davern Rental Housing	3/28/2006	4,820,000	2,007,896	1,313,762	788,311
245	Shepard-Davern Gateway Senior	12/2/2003	1,353,286	1,236,974	1,150,001	147,878
248	Koch Mobil-Schmidt Rathskeller	12/22/2017	1,290,260	1,290,260	1,290,260	-
257	Phalen Senior Lofts Project	2/10/2005	925,000	908,750	908,750	41,316
260	North Quadrant Rental Phase I	2/1/2001	2,140,000	2,140,000	2,140,000	180,529
267	Emerald Park Rental *	10/16/2002	3,110,000	1,901,555	1,546,984	491,892
268	North Quadrant Rental Phase II	2/28/2002	1,500,000	1,500,000	1,500,000	161,364
269	Phalen Village Ames Lake	8/1/2003	418,000	418,000	418,000	29,170
271	Carlton Lofts	10/1/2005	2,358,660	2,358,660	2,358,660	167,934
278	River Pointe Lofts Project	12/27/2007	1,829,000	1,113,875	892,589	277,146
279	Minnesota Building	6/9/2010	936,000	936,000	936,000	82,076
291	Carondelet Village **	8/12/2010	3,104,000	1,588,846	232,812	299,625
299	Cosseta	11/4/2011	388,000	218,631	138,037	93,504
302	Pioneer-Endicott Note #1	10/31/2012	2,500,000	2,352,603	2,041,055	459,513
302	Pioneer-Endicott Note #2	12/15/2017	900,000	669,328	645,715	84,833
304	Schmidt Brewery	11/16/2012	3,770,000	3,770,000	3,770,000	301,360
305	West Side Flats	11/19/2012	3,800,000	3,408,612	3,048,652	464,766
313	Hamline Station East	12/12/2014	530,000	530,000	530,000	24,191
314	Hamline Station West	12/12/2014	1,559,000	1,559,000	1,559,000	73,045
317	Custom House/Post Office	11/12/2014	5,800,000	5,719,365	5,054,955	887,175
318	East 7th-Bates Senior Housing	6/2/2015	2,291,000	2,291,000	2,180,645	218,402
319	2700 University at Westgate Station	6/29/2015	7,865,000	7,865,000	7,826,200	688,367
324	Wilson II Housing Project	10/31/2016	1,720,000	1,720,000	1,720,000	102,777
325	Schmidt Keg House Project	3/8/2017	1,700,000	1,700,000	1,700,000	4,584
Total			\$ 86,957,225	\$ 73,026,440	\$ 67,249,060	\$ 9,036,040

* In 2019 it was discovered that this note instituted a maximum payment that was exceeded in 2017 and 2018 (overpayment). Upon this correction, the 12/31/2018 principal balance was lowered by \$3,610 than previously reported (and the correct amount is shown above, compared to \$1,905,165); the overpayment amount in 2017/2018 totaled \$66,816. This overpayment resulted in a reduced payment than otherwise would have been due and is included in the amounts expended in 2019.

** 2019 ending principal balance reflects non-cash reductions for principal deemed paid of \$615,989 in 2017, \$899,165 in 2018, and \$1,281,961 in 2019. Amounts deemed paid are not included in amount expended as cash was not actually expended.

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Note 5.I. (Continued)

The notes are payable only after the HRA has received tax increment revenue from the above districts and can only be paid using that tax increment as the financing source. No liability is recognized at December 31, 2019, since all scheduled note payments have been made from the available tax increment. All expenditures under the notes are reported in the HRA Tax Increment Capital Project Fund.

During 2019, the HRA had 33 tax increment pay-as-you-go agreements and one subordinate loan agreement in place or executed. The agreements are not a general obligation of the HRA and are payable solely from available tax increment revenues. Accordingly, these agreements are not reflected in the financial statements of the HRA. Details of the pay-as-you-go notes are as follows:

1) TIF District #194, 1919 University:

Issued in 1997 in the principal sum of \$1,357,000 with an interest rate of 9.75% per annum. Principal and interest is paid on August 1, 1999, and each February 1 and August 1 thereafter to and including February 1, 2025. Payments are payable solely from available pledged tax increments derived from the property and paid to the HRA. The pay-as-you-go note provides for the payment to the developer equal to 95% of available tax increments received in the prior six months. The payment reimburses the developer for land acquisition and other public redevelopment costs. Principal and interest payments will be completed February 1, 2025, unless the full principal is repaid earlier or has been deemed paid in full or if the note is otherwise terminated. The HRA shall have no obligation to pay any unpaid balance of principal or accrued interest that may remain after the final payment on February 1, 2025. The current year abatement (TIF note payments) amounted to \$129,665. At December 31, 2019, the principal amount outstanding on the note was \$1,357,000.

2) TIF District #212, Block 4 - TIR Note, Series 2004:

Issued in 2004 in the principal sum of \$17,800,000 with an interest rate of 5.75% per annum. Principal and interest is paid on August 1, 2013 and each February 1 and August 1 thereafter to and including February 1, 2027. Payments are payable solely from available pledged tax increments derived from the property and paid to the HRA. The pay-as-you-go note provides for the payment to the developer equal to 90% declining to 87.5% on August 1, 2016, and to 85% on August 1, 2021 of available tax increments received in the prior six months. The payment reimburses the developer for land acquisition, site assembly and other public redevelopment costs including parking. Principal and interest payments will be completed February 1, 2027, unless the full principal is repaid earlier or has been deemed paid in full or if the note is otherwise terminated. The HRA shall have no obligation to pay any unpaid balance of principal or accrued interest that may remain after the final payment on February 1, 2027. The current year abatement (TIF note payments) amounted to \$1,837,319. At December 31, 2019, the principal amount outstanding on the note was \$11,866,628.

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Note 5.I. (Continued)

3) TIF District #215, Superior Street Cottages Series 2016:

Issued in 1998 in the original principal sum of \$311,341 with an interest rate of 6.00% per annum. Principal and interest is paid on March 15, 1999, and each September 15 and March 15 thereafter to and including March 15, 2016. A new note was issued in 2016 in the principal sum of \$205,000 with an interest rate of 4.00% per annum. Payments are payable solely from available pledged tax increments derived from the property and paid to the HRA. The pay-as-you-go note provides for the payment to the developer equal to 90% of available tax increments received in the prior six months, provided that the total payments made under the new note do not exceed \$236,000. The payment reimburses the project owner for affordable housing construction costs. Principal and interest payments will be completed March 15, 2026, or earlier if the total payments equal \$236,000, the full principal is repaid earlier or has been deemed paid in full, or if the note is otherwise terminated. The Taxable Tax Increment Revenue Note, Series 2016 (dated May 6, 2016) replaces the tax increment revenue portion of the Multi-Family Housing Revenue Note (Superior Street Cottages Project) Series 1998 dated as of July 16, 1998 (the original note) which is hereby deemed cancelled and the HRA has no further obligation to make any payments under the original note. The HRA shall have no obligation to pay any unpaid balance of principal or accrued interest that may remain after the final payment on March 15, 2026. The current year abatement (TIF note payments) amounted to \$49,713. At December 31, 2019, the principal amount outstanding on this note was \$76,167.

4) TIF District #232, Straus Building:

Issued in 2002 in the principal sum of \$600,000 with an interest rate of 6.25% per annum. Principal and interest is paid on March 1, 2004, and each September 1 and March 1 thereafter to and including March 1, 2029. Payments are payable solely from available pledged tax increments derived from the property and paid to the HRA. The pay-as-you-go note provides for the payment to the developer equal to 90% of available tax increments received in the prior six months up to \$23,800. The payment reimburses the developer for affordable housing construction costs. Principal and interest payments will be completed March 1, 2029, unless the full principal is repaid earlier or has been deemed paid in full or if the note is otherwise terminated. The HRA shall have no obligation to pay any unpaid balance of principal or accrued interest that may remain after the final payment on March 1, 2029. The current year abatement (TIF note payments) amounted to \$55,810. At December 31, 2019, the principal amount outstanding on the note was \$596,964.

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Note 5.I. (Continued)

5) TIF District #234, Phalen Village - Cub Foods Project:

Issued in 2008 in the principal sum of \$3,100,000 with an interest rate of 6.00% per annum. Principal and interest is paid on August 1, 2010, and each February 1 and August 1 thereafter to and including February 1, 2029. Payments are payable solely from available pledged tax increments derived from the property and paid to the HRA. The pay-as-you-go note provides for the payment to the developer equal to 90% of the Cub Foods tax increment plus 90% of the balance of available tax increment from the TIF district up to \$47,100 received in the prior six months. The payment reimburses the developer for land acquisition, site assembly and other public redevelopment costs. Principal and interest payments will be completed February 1, 2029, unless the full principal is repaid earlier or has been deemed paid in full or if the note is otherwise terminated. The HRA shall have no obligation to pay any unpaid balance of principal or accrued interest that may remain after the final payment on February 1, 2029. The current year abatement (TIF note payments) amounted to \$338,015. At December 31, 2019, the principal amount outstanding on the note was \$2,031,652.

6) TIF District #236, JJ Hill Subordinate Loan:

Issued in 2002 in the principal sum of \$260,000 without a set interest rate. The principal and interest shall be due in a single payment at such time as a supplemental reserve account is fully funded in the amount of \$260,000. Payments are payable solely from available pledged tax increments derived from the property and paid to the HRA. The payment reimburses the developer for monies used to fund a debt service reserve established under the bond indenture and pledged to the holders of the HRA's JJ Hill Tax Increment Bonds, Series 2004. The HRA shall have no obligation to pay any unpaid balance of principal or accrued interest that may remain after the TIF district expires on December 31, 2028. The current year abatement (TIF note payments) amounted to \$0. At December 31, 2019, the principal amount outstanding on the loan was \$260,000.

7) TIF District #237, Osceola Park Senior Housing:

Issued in 2002 in the principal sum of \$950,000 with an interest rate of 6.35% per annum. Principal and interest is paid on March 1, 2005, and each September 1 and March 1 thereafter to and including March 1, 2030. Payments are payable solely from available pledged tax increments derived from the property and paid to the HRA. The pay-as-you-go note provides for the payment to the developer equal to 90% of available tax increments received in the prior six months. The payment reimburses the developer for affordable housing construction costs. Principal and interest payments will be completed March 1, 2030, unless the full principal is repaid earlier or has been deemed paid in full or if the note is otherwise terminated. The HRA shall have no obligation to pay any unpaid balance of principal or accrued interest that may remain after the final payment on March 1, 2030. The current year abatement (TIF note payments) amounted to \$96,160. At December 31, 2019, the principal amount outstanding on the note was \$950,000.

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Note 5.I. (Continued)

8) TIF District #240, Bridgecreek Senior Place Project:

Issued in 2004 in the principal sum of \$2,398,952 with an interest rate of 6.00% per annum. Principal and interest is paid on September 1, 2004, and each March 1 and September 1 thereafter to and including March 1, 2030. Payments are payable solely from available pledged tax increments derived from the property and paid to the HRA. The pay-as-you-go note provides for the payment to the developer equal to 90% of available tax increments received in the prior six months. The payment reimburses the developer for affordable housing construction costs. Principal and interest payments will be completed March 1, 2030, unless the full principal is repaid earlier or has been deemed paid in full or if the note is otherwise terminated. The HRA shall have no obligation to pay any unpaid balance of principal or accrued interest that may remain after the final payment on March 1, 2030. The current year abatement (TIF note payments) amounted to \$145,561. At December 31, 2019, the principal amount outstanding on the note was \$2,398,952.

9) TIF District #241, Lyons Court Rental Project:

Issued in 2004 in the principal sum of \$682,000 with an interest rate of 5.80% per annum. Principal and interest is paid on September 15, 2006, and each March 15 and September 15 thereafter to and including March 15, 2028. Payments are payable solely from available pledged tax increments derived from the property and paid to the HRA. The pay-as-you-go note provides for the payment to the developer equal to 90% of available tax increments received in the prior six months up to \$30,500. The payment reimburses the developer for affordable housing construction costs. Principal and interest payments will be completed March 15, 2028, unless the full principal is repaid earlier or has been deemed paid in full or if the note is otherwise terminated. The HRA shall have no obligation to pay any unpaid balance of principal or accrued interest that may remain after the final payment on March 15, 2028. The current year abatement (TIF note payments) amounted to \$36,488. At December 31, 2019, the principal amount outstanding on the note was \$682,000.

10) TIF District #243, Shepard-Davern Ownership Housing:

Issued in 2006 in the principal sum of \$3,257,067 with an interest rate of 6.50% per annum. Principal and interest is paid on March 1, 2007, and each September 1 and March 1 thereafter to and including March 1, 2032. Payments are payable solely from available pledged tax increments derived from the property and paid to the HRA. The pay-as-you-go note provides for the payment to the developer equal to 90% of available tax increments received in the prior six months. The payment reimburses the developer for land acquisition, site assembly, and other public redevelopment costs. Principal and interest payments will be completed March 1, 2032, unless the full principal is repaid earlier or has been deemed paid in full or if the note is otherwise terminated. The HRA shall have no obligation to pay any unpaid balance of principal or accrued interest that

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Note 5.I.(10) (Continued)

may remain after the final payment on March 1, 2032. The current year abatement (TIF note payments) amounted to \$277,551. At December 31, 2019, the principal amount outstanding on the note was \$2,387,620.

11) TIF District #244, Shepard-Davern Rental Housing:

Issued in 2006 in the principal sum of \$4,820,000 with an interest rate of 5.09% per annum. Principal and interest is paid on October 1, 2006, and each April 1 and October 1 thereafter to and including April 1, 2032. Payments are payable solely from available pledged tax increments derived from the property and paid to the HRA. The pay-as-you-go note provides for the payment to the developer equal to 90% of available tax increments received in the prior six months. The payment reimburses the developer for land acquisition, site assembly and other public redevelopment costs. Principal and interest payments will be completed April 1, 2032, unless the full principal is repaid earlier or has been deemed paid in full or if the note is otherwise terminated. The HRA shall have no obligation to pay any unpaid balance of principal or accrued interest that may remain after the final payment on April 1, 2032. The current year abatement (TIF note payments) amounted to \$788,311. At December 31, 2019, the principal amount outstanding on the note was \$1,313,762.

12) TIF District #245, Shepard-Davern Gateway Senior:

Issued in 2003 in the principal sum of \$1,353,286 with an interest rate of 5.00% per annum. Principal and interest is paid on September 1, 2006, and each March 1 and September 1 thereafter to and including March 1, 2032. Payments are payable solely from available pledged tax increments derived from the property and paid to the HRA. The pay-as-you-go note provides for the payment to the developer equal to 90% of available tax increments received in the prior six months. The payment reimburses the developer for land acquisition, site assembly, and other public redevelopment costs. Principal and interest payments will be completed March 1, 2032, unless the full principal is repaid earlier or has been deemed paid in full or if the note is otherwise terminated. The HRA shall have no obligation to pay any unpaid balance of principal or accrued interest that may remain after the final payment on March 1, 2032. The current year abatement (TIF note payments) amounted to \$147,878. At December 31, 2019, the principal amount outstanding on the note was \$1,150,001.

13) TIF District #248, Koch Mobil-Schmidt Rathskeller:

Issued in 2017 in the principal sum of \$1,290,260 with an interest rate of 4.50% per annum. Principal and interest is paid each September 1 and March 1 following an initial payment after the project is completed and conditions are satisfied, and continuing until the earlier of the following: a) the date immediately following the final collection of pledged tax increments received prior to the date the Koch Mobil TIF District is decertified by the HRA, or b) March 1, 2031. Payments are payable solely from available

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Note 5.I.(13) (Continued)

pledged tax increments derived from the Koch Mobil TIF District and paid to the HRA. The pay-as-you-go note provides for the payment to the developer equal to 20% of available tax increments received by the HRA. The payment reimburses the developer for qualifying redevelopment expenses related to the renovation of the Schmidt Rathskeller building. Principal and interest payments will be completed March 1, 2031, unless the full principal is repaid earlier or has been deemed paid in full or if the note is otherwise terminated. The HRA shall have no obligation to pay any unpaid balance of principal or accrued interest that may remain after the final payment on March 1, 2031. The current year abatement (TIF note payments) amounted to \$0. At December 31, 2019, the principal amount outstanding on the note was \$1,290,260.

14) TIF District #257, Payne Senior Lofts Project:

Issued in 2005 in the principal sum of \$925,000 with an interest rate of 5.72% per annum. Principal and interest is paid on September 15, 2007, and each March 15 and September 15 thereafter to and including March 15, 2032. Payments are payable solely from available pledged tax increments derived from the property and paid to the HRA. The pay-as-you-go note provides for the payment to the developer equal to 90% of available tax increments received in the prior six months. The payment reimburses the developer for site-related and public redevelopment costs. Principal and interest payments will be completed March 15, 2032, unless the full principal is repaid earlier or has been deemed paid in full or if the note is otherwise terminated. The HRA shall have no obligation to pay any unpaid balance of principal or accrued interest that may remain after the final payment on March 15, 2032. The current year abatement (TIF note payments) amounted to \$41,316. At December 31, 2019, the principal amount outstanding on the note was \$908,750.

15) TIF District #260, North Quadrant Rental Phase I:

Issued in 2001 in the principal sum of \$2,140,000 with an interest rate of 8.00% per annum. Principal and interest is paid on August 15, 2003, and each February 15 and August 15 thereafter to and including February 15, 2028. Payments are payable solely from available pledged tax increments derived from the property and paid to the HRA. The pay-as-you-go note provides for the payment to the developer equal to 95% of available tax increments received in the prior six months. The payment reimburses the developer for site-related and public redevelopment costs. Principal and interest payments will be completed February 15, 2028, unless the full principal is repaid earlier or has been deemed paid in full or if the note is otherwise terminated. The HRA shall have no obligation to pay any unpaid balance of principal or accrued interest that may remain after the final payment on February 15, 2028. The current year abatement (TIF note payments) amounted to \$180,529. At December 31, 2019, the principal amount outstanding on the note was \$2,140,000.

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Note 5.I. (Continued)

16) TIF District #267, Emerald Park Rental:

Issued in 2002 in the principal sum of \$3,110,000 with an interest rate of 7.50% per annum. Principal and interest is paid on September 1, 2005, and each March 1 and September 1 thereafter to and including March 1, 2030. Payments are payable solely from available pledged tax increments derived from the property and paid to the HRA. The pay-as-you-go note provides for the payment to the developer equal to 90% of available tax increments received in the prior six months up to \$279,354. The payment reimburses the developer for affordable housing construction costs. Principal and interest payments will be completed March 1, 2030, unless the full principal is repaid earlier or has been deemed paid in full or if the note is otherwise terminated. The HRA shall have no obligation to pay any unpaid balance of principal or accrued interest that may remain after the final payment on March 1, 2030. The current year abatement (TIF note payments) amounted to \$491,892. At December 31, 2019, the principal amount outstanding on the note was \$1,546,984.

17) TIF District #268, North Quadrant Rental Phase II and North Quadrant Shortfall TIR, Note II:

Issued in 2002 in the principal sum of \$1,500,000 with an interest rate of 8.00% per annum. Principal and interest is paid on August 15, 2003, and each February 15 and August 15 thereafter to and including February 15, 2028. Payments are payable solely from available pledged tax increments derived from the property and paid to the HRA. The pay-as-you-go note provides for the payment to the developer equal to 90% of available tax increments received in the prior six months. The payment reimburses the developer for public redevelopment costs. Principal and interest payments will be completed February 15, 2028, unless the full principal is repaid earlier or has been deemed paid in full or if the note is otherwise terminated. The HRA shall have no obligation to pay any unpaid balance of principal or accrued interest that may remain after the final payment on February 15, 2028. The current year abatement (TIF note payments) amounted to \$161,364. At December 31, 2019, the principal amount outstanding on the note was \$1,500,000.

18) TIF District #269, Phalen Village Ames Lake:

Issued in 2003 in the principal sum of \$418,000 with an interest rate of 8.50% per annum. Principal and interest is paid on February 15, 2004, and each August 15 and February 15 thereafter to and including February 15, 2029. Payments are payable solely from available pledged tax increments derived from the property and paid to the HRA. The pay-as-you-go note provides for the payment to the developer equal to 90% of available tax increments received in the prior six months. The payment reimburses the developer for site assembly and land acquisition costs. Principal and interest payments will be completed February 15, 2029, unless the full principal is repaid earlier or has been deemed paid in full or if the note is otherwise terminated. The HRA shall have no

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Note 5.I.(18) (Continued)

obligation to pay any unpaid balance of principal or accrued interest that may remain after the final payment on February 15, 2029. The current year abatement (TIF note payments) amounted to \$29,170. At December 31, 2019, the principal amount outstanding on the note was \$418,000.

19) TIF District #271, Carleton Lofts:

Issued in 2005 in the principal sum of \$2,358,660 with an interest rate of 6.00% per annum. Principal and interest is paid on September 1, 2008, and each March 1 and September 1 thereafter to and including March 1, 2033. Payments are payable solely from available pledged tax increments derived from the property and paid to the HRA. The pay-as-you-go note provides for the payment to the developer equal to 90% of available tax increments received in the prior six months. The payment reimburses the developer for affordable housing construction costs. Principal and interest payments will be completed March 1, 2033, unless the full principal is repaid earlier or has been deemed paid in full or if the note is otherwise terminated. The HRA shall have no obligation to pay any unpaid balance of principal or accrued interest that may remain after the final payment on March 1, 2033. The current year abatement (TIF note payments) amounted to \$167,934. At December 31, 2019, the principal amount outstanding on the note was \$2,358,660.

20) TIF District #278, River Pointe Lofts Project:

Issued in 2007 in the principal sum of \$1,829,000 with an interest rate of 5.25% per annum. Principal and interest is paid on February 1, 2009, and each August 1 and February 1 thereafter to and including February 1, 2035. Payments are payable solely from available pledged tax increments derived from the property and paid to the HRA. The pay-as-you-go note provides for the payment to the developer equal to 90% of available tax increments received in the prior six months. The payment reimburses the developer for affordable housing construction costs. Principal and interest payments will be completed February 1, 2035, unless the full principal is repaid earlier or has been deemed paid in full or if the note is otherwise terminated. The HRA shall have no obligation to pay any unpaid balance of principal or accrued interest that may remain after the final payment on February 1, 2035. The current year abatement (TIF note payments) amounted to \$277,146. At December 31, 2019, the principal amount outstanding on the note was \$892,589.

21) TIF District #279, Minnesota Building:

Issued in 2010 in the principal sum of \$936,000 with an interest rate of 5.94% per annum. Principal and interest is paid on September 15, 2012, and each March 15 and September 15 thereafter to and including March 15, 2037. Payments are payable solely from available pledged tax increments derived from the property and paid to the HRA. The pay-as-you-go note provides for the payment to the developer equal to 90% of

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Note 5.I.(21) (Continued)

available tax increments received in the prior six months. The payment reimburses the developer for affordable housing construction costs. Principal and interest payments will be completed March 15, 2037, unless the full principal is repaid earlier or has been deemed paid in full or if the note is otherwise terminated. The HRA shall have no obligation to pay any unpaid balance of principal or accrued interest that may remain after the final payment on March 15, 2037. The current year abatement (TIF note payments) amounted to \$82,076. At December 31, 2019, the principal amount outstanding on the note was \$936,000.

22) TIF District #291, Carondelet Village:

Issued in 2010 in the principal sum of \$3,104,000 with an interest rate of 6.00% per annum. Principal and interest is paid on September 15, 2013, and each March 15 and September 15 thereafter to and including March 15, 2039. Payments are payable solely from available pledged tax increments derived from the property and paid to the HRA. The pay-as-you-go note provides for the payment to the developer equal to 90% of the available tax increment received in the prior six months for payments ending March 15, 2016, and 62.55% for payments beginning September 15, 2016. The payment reimburses the developer for site assembly and other public redevelopment costs. Principal and interest payments will be completed March 15, 2039, unless the full principal is repaid earlier or has been deemed paid in full or if the note is otherwise terminated (there is a provision in the note that may reduce the outstanding principal of the note with surplus revenue on each September 15, commencing September 15, 2015, and will likely result in earlier termination). The HRA shall have no obligation to pay any unpaid balance of principal or accrued interest that may remain after the final payment on March 15, 2039. The current year abatement (TIF note payments by cash disbursement) amounted to \$299,625. At December 31, 2019, the principal amount outstanding on the note was \$232,812 (\$1,281,961 of principal was deemed paid in 2019 and the principal amount outstanding was \$1,588,846 at December 31, 2018).

23) TIF District #299, Cossetta:

Issued in 2011 in the principal sum of \$388,000 with an interest rate of 6.50% per annum. Principal and interest is paid on September 15, 2013, and each March 15 and September 15 thereafter to and including March 15, 2021. Payments are payable solely from available pledged tax increments derived from the property and paid to the HRA. The pay-as-you-go note provides for the payment to the developer equal to 90% of available tax increments received in the prior six months. The payment reimburses the developer for site-related parking and other public redevelopment costs. Principal and interest payments will be completed March 15, 2021, unless the full principal is repaid earlier or has been deemed paid in full or if the note is otherwise terminated. The HRA shall have no obligation to pay any unpaid balance of principal or accrued interest that may remain after the final payment on March 15, 2021. The current year abatement (TIF note payments) amounted to \$93,504. At December 31, 2019, the principal amount outstanding on the note was \$138,037.

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2019

Note 5.I. (Continued)

24) TIF District #302, Pioneer Endicott Note #1:

Issued in 2012 in the principal sum of \$2,500,000 with an interest rate of 6.50% per annum. Principal and interest is paid on September 1, 2015, and each March 1 and September 1 thereafter to and including March 1, 2041. Payments are payable solely from available pledged tax increments derived from the property and paid to the HRA. The pay-as-you-go note provides for the payment to the developer equal to 65% of available tax increments received in the prior six months. The payment reimburses the developer for acquisition, site-related, and other public redevelopment costs. Principal and interest payments will be completed March 1, 2041, unless the full principal is repaid earlier or has been deemed paid in full or if the note is otherwise terminated. The HRA shall have no obligation to pay any unpaid balance of principal or accrued interest that may remain after the final payment on March 1, 2041. The current year abatement (TIF note payments) amounted to \$459,513. At December 31, 2019, the principal amount outstanding on the note was \$2,041,055.

25) TIF District #302, Pioneer Endicott Note #2:

Issued in 2017 in the principal sum of \$900,000 with an initial interest rate of 5.25% per annum. Principal and interest is paid each September 1 and March 1 following an initial payment after the project is completed and conditions are satisfied, and continuing until the March 1 which follows 2 collection years from the final collection year for the TIF District #302, Pioneer Endicott (TIF Note #1) listed above. Payments are payable solely from available pledged tax increments derived from the Pioneer Endicott TIF District and paid to the HRA. The pay-as-you-go note provides for the payment to the developer equal to 12% of available tax increments received by the HRA until the TIF District #302, Pioneer Endicott (TIF Note #1) listed above is paid and then equal to 40% for the following two years. The payment reimburses the developer (Minnesota Museum of American Art) for qualifying redevelopment expenses related to the renovation of the Pioneer Endicott building related to their specific project. Principal and interest payments will be completed two years following the repayment of the TIF District #302, Pioneer Endicott (TIF Note #1) listed above (but in no event, any later than March 1, 2041), unless the full principal is repaid earlier or has been deemed paid in full or if the note is otherwise terminated. The HRA shall have no obligation to pay any unpaid balance of principal or accrued interest that may remain after the final payment following the two collection years detailed above. The current year abatement (TIF note payments) amounted to \$84,833. At December 31, 2019, the principal amount outstanding on the note was \$645,715.

26) TIF District #304, Schmidt Brewery:

Issued in 2012 in the principal sum of \$3,770,000 with an interest rate of 4.45% per annum. Principal and interest is paid on September 1, 2015, and each March 1 and September 1 thereafter to and including March 1, 2041. Payments are payable solely from available pledged tax increments derived from the property and paid to the HRA.

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2019

Note 5.I.(26) (Continued)

The pay-as-you-go note provides for the payment to the developer equal to 90% of available tax increments received in the prior six months. The payment reimburses the developer for acquisition and affordable housing construction costs. Principal and interest payments will be completed March 1, 2041, unless the full principal is repaid earlier or has been deemed paid in full or if the note is otherwise terminated. The HRA shall have no obligation to pay any unpaid balance of principal or accrued interest that may remain after the final payment on March 1, 2041. The current year abatement (TIF note payments) amounted to \$301,360. At December 31, 2019, the principal amount outstanding on the note was \$3,770,000.

27) TIF District #305, West Side Flats:

Issued in 2012 in the principal sum of \$3,800,000 with an interest rate of 3.15% per annum. Principal and interest is paid on September 15, 2016, and each September 15 and March 15 thereafter to and including March 15, 2041. Payments are payable solely from available pledged tax increments derived from the property and paid to the HRA. The pay-as-you-go note provides for the payment to the developer equal to 90% of available tax increments received in the prior six months. The payment reimburses the developer for acquisition and affordable housing construction costs. Principal and interest payments will be completed March 15, 2041, unless the full principal is repaid earlier or has been deemed paid in full or if the note is otherwise terminated. The HRA shall have no obligation to pay any unpaid balance of principal or accrued interest that may remain after the final payment on March 15, 2041. The current year abatement (TIF note payments) amounted to \$464,766. At December 31, 2019, the principal amount outstanding on the note was \$3,048,652.

28) TIF District #313, Hamline Station East:

Issued in 2014 in the principal sum of \$530,000 with an interest rate of 5.82% per annum. Principal and interest is paid on September 1, 2017, and each March 1 and September 1 thereafter to and including March 1, 2043. Payments are payable solely from available pledged tax increments derived from the property and paid to the HRA. The pay-as-you-go note provides for the payment to the developer equal to 90% of available tax increments received in the prior six months. The payment reimburses the developer for acquisition and affordable housing construction costs. Principal and interest payments will be completed March 1, 2043, unless the full principal is repaid earlier or has been deemed paid in full or if the note is otherwise terminated. The HRA shall have no obligation to pay any unpaid balance of principal or accrued interest that may remain after the final payment on March 1, 2043. The current year abatement (TIF note payments) amounted to \$24,191. At December 31, 2019, the principal amount outstanding on the note was \$530,000.

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2019

Note 5.I. (Continued)

29) TIF District #314, Hamline Station West:

Issued in 2014 in the principal sum of \$1,559,000 with an interest rate of 5.50% per annum. Principal and interest is paid on September 1, 2017, and each March 1 and September 1 thereafter to and including March 1, 2043. Payments are payable solely from available pledged tax increments derived from the property and paid to the HRA. The pay-as-you-go note provides for the payment to the developer equal to 90% of available tax increments received in the prior six months. The payment reimburses the developer for acquisition and affordable housing construction costs. Principal and interest payments will be completed March 1, 2043, unless the full principal is repaid earlier or has been deemed paid in full or if the note is otherwise terminated. The HRA shall have no obligation to pay any unpaid balance of principal or accrued interest that may remain after the final payment on March 1, 2043. The current year abatement (TIF note payments) amounted to \$73,045. At December 31, 2019, the principal amount outstanding on the note was \$1,559,000.

30) TIF District #317, Custom House/Post Office:

Issued in 2014 in the principal sum of \$5,800,000 with an initial interest rate of 4.00% per annum, to be adjusted up to 6.00%. Principal and interest is paid on September 1, 2017, and each March 1 and September 1 thereafter to and including March 1, 2043. Payments are payable solely from available pledged tax increments derived from the property and paid to the HRA. The pay-as-you-go note provides for the payment to the developer equal to 65% of available tax increments received in the prior six months. The payment reimburses the developer for acquisition, site related and other public redevelopment costs. Principal and interest payments will be completed March 1, 2043, unless the full principal is repaid earlier or has been deemed paid in full or if the note is otherwise terminated. The HRA shall have no obligation to pay any unpaid balance of principal or accrued interest that may remain after the final payment on March 1, 2043. The current year abatement (TIF note payments) amounted to \$887,175. At December 31, 2019, the principal amount outstanding on the note was \$5,054,955.

31) TIF District #318, East - Bates Senior Housing:

Issued in 2015 in the principal sum of \$2,291,000 with an interest rate of 3.84% per annum. Principal and interest is paid on September 1, 2017, and each March 1 and September 1 thereafter to and including March 1, 2043. Payments are payable solely from available pledged tax increments derived from the property and paid to the HRA. The pay-as-you-go note provides for the payment to the developer equal to 90% of available tax increments received in the prior six months. The payment reimburses the developer for affordable housing construction costs. Principal and interest payments will be completed March 1, 2043, unless the full principal is repaid earlier or has been deemed paid in full or if the note is otherwise terminated. The HRA shall have no obligation to pay any unpaid balance of principal or accrued interest that may remain after the final payment on March 1, 2043. The current year abatement (TIF note

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2019

Note 5.I.(31) (Continued)

payments) amounted to \$218,402. At December 31, 2019, the principal amount outstanding on the note was \$2,180,645.

32) TIF District #319, 2700 University at Westgate Station:

Issued in 2015 in the principal sum of \$7,865,000 with an interest rate of 5.16% per annum. Principal and interest is paid on September 1, 2017, and each March 1 and September 1 thereafter to and including March 1, 2043. Payments are payable solely from available pledged tax increments derived from the property and paid to the HRA. The pay-as-you-go note provides for the payment to the developer equal to 90% of available tax increments received in the prior six months. The payment reimburses the developer for acquisition and affordable housing construction costs. Principal and interest payments will be completed March 1, 2043, unless the full principal is repaid earlier or has been deemed paid in full or if the note is otherwise terminated. The HRA shall have no obligation to pay any unpaid balance of principal or accrued interest that may remain after the final payment on March 1, 2043. The current year abatement (TIF note payments) amounted to \$688,367. At December 31, 2019, the principal amount outstanding on the note was \$7,826,200.

33) TIF District #324, Wilson II Housing Project:

Issued in 2016 in the principal sum of \$1,720,000 with an interest rate of 4.25% per annum. Principal and interest is paid on September 1, 2019, and each March 1 and September 1 thereafter to and including March 1, 2045. Payments are payable solely from available pledged tax increments derived from the property and paid to the HRA. The pay-as-you-go note provides for the payment to the developer equal to 90% of available tax increments received in the prior six months. The payment reimburses the developer for affordable housing construction costs. Principal and interest payments will be completed March 1, 2045, unless the full principal is repaid earlier or has been deemed paid in full or if the note is otherwise terminated. The HRA shall have no obligation to pay any unpaid balance of principal or accrued interest that may remain after the final payment on March 1, 2045. The current year abatement (TIF note payments) amounted to \$102,777. At December 31, 2019, the principal amount outstanding on the note was \$1,720,000.

34) TIF District #325, Schmidt Keg House Project:

Issued in 2017 in the principal sum of \$1,700,000 with an interest rate of 4.95% per annum. Principal and interest is paid on September 1, 2018, and each March 1 and September 1 thereafter to and including March 1, 2044. Payments are payable solely from available pledged tax increments derived from the property and paid to the HRA. The pay-as-you-go note provides for the payment to the developer equal to 90% of available tax increments received in the prior six months. The payment reimburses the developer for qualifying redevelopment expenses related to the renovation of the Schmidt

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2019

Note 5.I.(34) (Continued)

Keg House building. Principal and interest payments will be completed March 1, 2044, unless the full principal is repaid earlier or has been deemed paid in full or if the note is otherwise terminated. The HRA shall have no obligation to pay any unpaid balance of principal or accrued interest that may remain after the final payment on March 1, 2044. The current year abatement (TIF note payments) amounted to \$4,584. At December 31, 2019, the principal amount outstanding on the note was \$1,700,000.

J. Loan Guaranty Commitments

The HRA has entered into agreements with lending institutions and various Saint Paul businesses to guarantee the repayment of a portion of loans issued by the lending institutions to the businesses. The primary repayment source of these loans is the business. The HRA would be required to repay a portion of the loans in the event of default by the business. There are no private loans issued where a HRA guaranty exists at December 31, 2019.

K. Construction and Other Significant Commitments

The HRA has \$112,864 construction in progress for the Smith Avenue Parking Ramp stairs repair and \$4,635 construction in progress for security camera upgrades at the 7A Parking Ramp. These amounts are included with the HRA Parking Enterprise Fund Statement of Net Position and the Business-type Activities Statement of Net Position. The remaining commitments are \$10,814 for the construction in progress.

L. Deferred Outflows/Inflows of Resources

The amounts reported as Deferred Outflows of Resources in the Business-type Activities column on the Statement of Net Position and on the Statement of Net Position – Proprietary Funds in the HRA Parking Enterprise Fund include \$822,424 from debt refunding.

The amounts reported as Deferred Inflows of Resources in the Business-type Activities column on the Statement of Net Position and on the Statement of Net Position – Proprietary Funds in the HRA Parking Enterprise Fund include \$275,588 from debt refunding.

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2019

Note 5.L. (Continued)

The amounts reported as Deferred Inflows of Resources on the Balance Sheet – Governmental Funds in the HRA General Fund, HRA Grants Fund, HRA Debt Service Fund, HRA Tax Increment Capital Projects Fund, and HRA Development Capital Projects Fund include \$113,489, \$55,833, \$48,204, \$2,120,020, and \$290,541, respectively, are from the following unavailable revenue sources:

	HRA General Fund	HRA Grants Fund	HRA Debt Service Fund	HRA Tax Increment Capital Projects Fund	HRA Development Capital Projects Fund	HRA Total Governmental Funds
Investment Interest	\$ 5,613	\$ -	\$ 40,423	\$ 108,837	\$ 925	\$ 155,798
Property Tax Increments	-	-	7,781	1,159,924	-	1,167,705
Property Tax Levy	97,267	-	-	-	-	97,267
Operating Grant	-	55,833	-	-	-	55,833
Notes and Loans Receivable	10,609	-	-	851,259	289,616	1,151,484
Total Deferred Inflows of Resources	<u>\$ 113,489</u>	<u>\$ 55,833</u>	<u>\$ 48,204</u>	<u>\$ 2,120,020</u>	<u>\$ 290,541</u>	<u>\$ 2,628,087</u>

M. Interfund Transactions

(1) Interfund Receivables and Payables

During the course of its operations, the HRA has transactions between funds to finance operations and provide services. To the extent that certain transactions between funds had not been paid or received as of December 31, 2019, individual fund interfund receivable and payable balances were as follows:

Fund	Interfund Receivable	Interfund Payable
HRA General Fund	\$ 499,044	\$ -
HRA Grants Fund	-	70,914
HRA Tax Increment Capital Projects Fund	-	3,581,625
HRA Development Capital Projects Fund	1,105,604	-
HRA Loan Enterprise Fund	2,297,891	814,744
HRA Parking Enterprise Fund	564,744	-
Total Interfund Receivables and Payables - All Funds	<u>\$ 4,467,283</u>	<u>\$ 4,467,283</u>

Note: All advances are noncurrent.

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2019

Note 5.M.(1) (Continued)

The interfund receivables in the HRA General Fund, the HRA Development Capital Projects Fund, and the HRA Loan Enterprise Fund include \$428,130, \$855,604, and \$2,297,891, respectively, which were advanced to the HRA Tax Increment Capital Projects Fund for the purpose of financing development expenditures in various tax increment financing districts prior to the receipt of tax increment revenues in these districts. The advances are to be repaid with interest when future available tax increment revenues are received in these districts. The interfund receivable in the HRA General Fund includes \$70,914 due from the HRA Grants Fund which were advanced to prevent negative cash in the HRA Grants Fund. The HRA Grants Fund has receivables from grantor agencies which will be used to repay the HRA General Fund. The interfund receivables in the HRA Development Capital Projects Fund and the HRA Parking Enterprise Fund include \$250,000 and \$564,744, respectively, which were advanced to the HRA Loan Enterprise Fund for the purchase of land held for resale, and to hold a loan to a ballpark project.

(2) Interfund Transfers

Individual fund interfund transfers during the fiscal year ended December 31, 2019, were as follows:

Transfers	Transfers In From Other Funds	Transfers Out To Other Funds
HRA General Fund	\$ 455,132	\$ -
HRA Palace Theatre Operations Special Revenue Fund	-	133,728
HRA Debt Service Fund	820	1,195,232
HRA Tax Increment Capital Projects Fund	740,100	820
HRA Development Capital Projects Fund	2,233,728	-
HRA Loan Enterprise Fund	-	600,000
HRA Parking Enterprise Fund	-	1,500,000
	<hr/>	<hr/>
Total Interfund Transfers - All Funds	<u>\$ 3,429,780</u>	<u>\$ 3,429,780</u>

Generally, transfers are used to (1) move revenues from the fund that collects them to the fund that the budget requires to expend them or (2) transfer unrestricted revenues from the fund that collects them to programs and projects accounted in another fund in accordance with budgetary authorizations.

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2019

Note 5. (Continued)

N. Net Position/Fund Balances

(1) Net Position - Governmental Activities

The amount reported as “Net Investment in Capital Assets” on the government-wide Statement of Net Position for the governmental activities as of December 31, 2019, is determined as follows:

Capital assets	\$ 45,928,363
Less: accumulated depreciation	(17,210,181)
Less: outstanding principal of related debt	<u>(19,925,875)</u>
 Net Investment in Capital Assets	 <u>\$ 8,792,307</u>

The amount reported as “Restricted for Debt Service” on the government-wide Statement of Net Position for the governmental activities is based on required balances per bond indentures. This amount is \$3,020,650 at December 31, 2019.

(2) Net Position - Business-type Activities

The amount reported as “Net Investment in Capital Assets” on the government-wide Statement of Net Position for the business-type activities and on the Statement of Net Position for the Proprietary Funds as of December 31, 2019, is determined as follows:

Capital assets	\$ 135,028,815
Less: accumulated depreciation	(62,171,212)
Less: outstanding principal of related debt	(40,494,809)
Plus: capital-related deferred outflows of resources	822,424
Less: capital-related deferred inflows of resources	<u>(275,588)</u>
 Net Investment in Capital Assets	 <u>\$ 32,909,630</u>

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2019

Note 5.N.(2) (Continued)

The amount reported as “Restricted for Debt Service” is based on required balances per bond indentures. The amount reported as “Restricted for Debt Service” on the government-wide Statement of Net Position for the business-type activities and on the Statement of Net Position for Proprietary Funds as of December 31, 2019, as follows:

	HRA Parking Enterprise Fund
Restricted Assets	
Cash for general obligation bond debt service	\$ 1,577,267
Cash for revenue bond debt service	2,179,225
Less: liabilities payable from restricted assets	
accrued interest on bonds	<u>(628,496)</u>
Restricted for Debt Service	<u>\$ 3,127,996</u>

The amount reported as “Restricted for Grantors” is based on restrictions from granting agencies. The amount reported as “Restricted for Grantors” on the government-wide Statement of Net Position for the business-type activities and on the Statement of Net Position for Proprietary Funds as of December 31, 2019, as follows:

	HRA Loan Enterprise Fund
Restricted assets – program income cash balance for grants	<u>\$ 853,150</u>
Restricted for Grantors	<u>\$ 853,150</u>

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2019

Note 5.N. (Continued)

(3) Fund Balances – Governmental Funds

Portions of the HRA’s fund balance are nonspendable, restricted due to legal restrictions, committed by HRA action, assigned by HRA management, or unassigned. At December 31, 2019, fund balance classifications were reported in the following governmental funds:

	HRA General Fund	HRA Grants Fund	HRA Palace Theatre Operations Fund	HRA Debt Service Fund	HRA Tax Increment Capital Projects Fund	HRA Development Capital Projects Fund	Total Governmental Funds
Nonspendable							
Land Held for Resale	\$ 324,858	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 324,858
Restricted							
Land Held for Resale	\$ -	\$ -	\$ -	\$ -	\$ 982,328	\$ 893,067	\$ 1,875,395
Debt Service	-	-	-	6,208,511	-	-	6,208,511
Tax Increment Financing Grants	-	8,698	-	-	24,088,337	-	24,088,337
Capital Projects	-	-	-	-	-	10,872,267	10,872,267
Total Restricted	\$ -	\$ 8,698	\$ -	\$ 6,208,511	\$ 25,070,665	\$ 11,765,334	\$ 43,053,208
Committed							
Economic Development	\$ 4,638,918	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,638,918
Assigned							
Economic Development	\$ 4,211,720	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,211,720
Total Fund Balance	\$ 9,175,496	\$ 8,698	\$ -	\$ 6,208,511	\$ 25,070,665	\$ 11,765,334	\$ 52,228,704

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2019

6. Contingent Liabilities

Litigation

The HRA, in connection with the normal conduct of its affairs, is involved in various judgments, claims, and litigation; it is expected that the final settlement of these matters will not materially affect the financial statements of the HRA.

Regions Hospital Parking Ramp Contingent Lease

During 2006, the Port Authority of the City of Saint Paul (Port) issued revenue bonds to finance construction of a parking ramp at the Regions Hospital complex. The bonds are 30 year bonds with final scheduled retirement in 2036. The Port leases the ramp for years 2008 through 2030 to Regions Hospital. The HRA agreed to a lease commitment in an amount equal to the annual debt service on the Port bonds for the years 2031 through 2036. The scheduled principal balance on the bonds is \$6,045,000 in 2031 prior to the 2031 through 2036 debt payments. This HRA lease is not triggered and no payments are made by the HRA if any one of the following takes place:

1. Regions Hospital continues to need the ramp for their business and extends the lease with the Port from 2031 through 2036.
2. Sometime during the period of 2008 through 2030, Regions Hospital elects to purchase the ramp for the greater of the outstanding debt or fair market value of the ramp.
3. Regions Hospital defaults on the Port lease and the bond trustee determines on behalf of the bondholders to sell the ramp to a third party and cancels the HRA lease commitment.

Cleanup of Hazardous Materials

Properties owned by the HRA may have certain contingent liabilities associated with them due to potential contamination from hazardous materials or difficulty in securing vacant structures located on them. It is not expected that these contingencies will have a material effect on the financial statements of the HRA.

The Willow Reserve Property has been identified as possible sites of pollution or contamination. The Willow Reserve property is comprised of 11 single family homes, to be constructed by Habitat for Humanity, a public alley, and public space. The public alley and space is in the HRA's possession. During excavation in 2017, construction debris was discovered and excavation stopped. The former use of the site included a greenhouse/garden center, out buildings and one or more residential structures. Several additional borings were conducted by Habitat for Humanity in 2017 and contaminants discovered include asbestos containing waste materials, buried debris and solid waste, arsenic, lead and benzo(a)pyrene (a carcinogen). Habitat for Humanity conducted the site investigation, development of a Phase I and Phase II report, and Response Action Plan. The method of investigation and the proposed course of action have been approved by the Minnesota Pollution Control Agency (MPCA). The investigation covers the entire site and has been done, in part, on behalf of the HRA. The estimated costs for cleanup for the homes, public alley, and public space are \$700,000. The HRA portion of the costs is estimated to be \$350,000, of which \$109,000 was paid in 2018. The remaining estimated costs are \$241,000 and are included with the Pollution

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2019

Note 6. (Continued)

Remediation Obligation identified on the Government-Wide Statement of Net Position. This pollution remediation obligation is an estimate and subject to changes resulting from price increases or reductions, cleanup grants awarded, technology, or changes in applicable laws or regulations.

7. Subsequent Events

In February 2020, the Minnesota Pollution Control Agency (MPCA) identified elevated trichloroethylene (TCE) vapors in the subslab of the HRA owned building at 902 Hersey Street. The MPCA recommended a mitigation system be installed. The cost for construction of the vapor mitigation system was \$79,100 and funded by the HRA. Additional environmental investigation work began in March 2020. Construction of the mitigation system started shortly thereafter. The mitigation system has been installed, is functioning properly, and reaching all the impacted areas. The next step will be to collect documentation vapor and indoor air samples to verify the system effectiveness.

Beginning in early 2020, revenue streams have been negatively impacted by the COVID-19 pandemic including a significant drop in parking revenues. Property taxes are likely to be impacted over the next few years by a more protracted economic downturn. Strategic reductions in operating expenses as well as areas where revenues can be increased have been identified to help offset the economic impact. The HRA is assisting businesses with the economic downturn and allowing deferrals of loan payments. There will also be ongoing needs for spending to assist businesses and city residents due to the economic impact of the pandemic.

Protests, riots, and civil unrest occurred in Saint Paul between late May and early June 2020 in response to the Minneapolis Police Department's involvement with the death of George Floyd. This resulted in property damage to private businesses. There will be ongoing costs as the HRA assists businesses with rebuilding efforts.

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SUPPLEMENTARY SCHEDULES

Supplementary schedules are presented to provide useful additional financial data to readers of this report.

**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
HRA DEBT SERVICE FUND**

For the Fiscal Year Ended December 31, 2019
(Amounts in dollars)

	Budgeted Amounts		Actual	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Taxes	\$ 7,189,270	\$ 7,189,270	\$ 2,898,118	\$ (4,291,152)
Intergovernmental	-	2,675,000	2,068,713	(606,287)
Fees, Sales and Services	578,388	578,388	305,942	(272,446)
Investment Income	209,260	209,260	192,075	(17,185)
Miscellaneous	-	-	-	-
Total Revenues	<u>7,976,918</u>	<u>10,651,918</u>	<u>5,464,848</u>	<u>(5,187,070)</u>
EXPENDITURES				
Intergovernmental - City	-	1,734,149	321,057	1,413,092
Debt Service				
Principal Payment on Bonds	2,805,125	23,690,125	23,627,000	63,125
Interest on Bonds	1,714,689	2,082,326	2,013,512	68,814
Debt Prepayment Penalty	-	226,700	226,700	-
Bond Issuance Costs	-	276,748	222,700	54,048
Fiscal Charges	54,430	54,430	16,725	37,705
Total Expenditures	<u>4,574,244</u>	<u>28,064,478</u>	<u>26,427,694</u>	<u>1,636,784</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>3,402,674</u>	<u>(17,412,560)</u>	<u>(20,962,846)</u>	<u>(3,550,286)</u>
OTHER FINANCING SOURCES (USES)				
Transfers In	175,957	175,957	820	(175,137)
Transfers Out	(3,946,639)	(3,963,919)	(1,195,232)	2,768,687
Refunding Bonds Issued	-	20,500,000	20,500,000	-
Total Other Financing Sources (Uses)	<u>(3,770,682)</u>	<u>16,712,038</u>	<u>19,305,588</u>	<u>2,593,550</u>
Net Changes in Fund Balances	<u>(368,008)</u>	<u>(700,522)</u>	<u>(1,657,258)</u>	<u>(956,736)</u>
FUND BALANCE, January 1	<u>7,865,769</u>	<u>7,865,769</u>	<u>7,865,769</u>	<u>-</u>
FUND BALANCE, December 31	<u>\$ 7,497,761</u>	<u>\$ 7,165,247</u>	<u>\$ 6,208,511</u>	<u>\$ (956,736)</u>

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL

SCHEDULE OF DEPOSITS AND INVESTMENTS

ALL FUNDS

At December 31, 2019

(Amounts in dollars at cost)

Investment Description	Maturity Date	Interest Rate	Amount
Parking Ramp Checking and Money Market Accounts at St. Paul Banks			\$1,250,912
Money Market Mutual Funds:			
First American Government Obligations Fund Class D		0.02%	2,930,131
First American Treasury Obligations Fund Class Y		0.00%	379,785
US Bank Money Market 5 - Ct Accounts		0.04%	919,706
Wells Fargo Advantage Money Market Fund Accounts		0.01%	913,059
Trustee Cash		0.00%	697
City Cash and Investments Pool			95,317,107
TOTAL DEPOSITS AND INVESTMENTS			<u><u>\$101,711,397</u></u>

Summary by Statement of Net Position Account

Cash and Investments with Treasurer	\$91,310,315
Cash with Fiscal Agents	1,250,912
Cash and Investments with Trustees	5,143,378
Restricted Cash and Investments for General Obligation Bond Debt Service	1,577,267
Restricted Cash and Investments for Revenue Bond Debt Service	2,179,225
Restricted Cash and Investments for Note Debt Service	250,300
TOTAL DEPOSITS AND INVESTMENTS	<u><u>\$101,711,397</u></u>

SCHEDULE OF LOANS RECEIVABLE**ALL FUNDS**

At December 31, 2019

(Amounts in dollars)

<u>Fund - Program</u>	<u>Number of Loans Outstanding</u>	<u>Principal Balance 12/31/2019</u>	<u>Allowance for Uncollectible Loans 12/31/2019</u>	<u>Net Reported Loans Receivable 12/31/2019</u>
HRA GENERAL FUND				
Development	1	\$ 42,435	\$ 31,826	\$ 10,609
Total HRA General Fund	1	\$ 42,435	\$ 31,826	\$ 10,609
HRA GRANTS SPECIAL REVENUE FUND				
Ready for Rail Program	2	\$ 8,703	\$ 8,703	\$ -
Total HRA Grants Special Revenue Fund	2	\$ 8,703	\$ 8,703	\$ -
HRA TAX INCREMENT CAPITAL PROJECTS FUND				
Jobs Bill Loan Program	29	\$ 3,425,174	\$ 2,730,415	\$ 694,759
Scattered Site TIF Bonds	8	5,585,335	5,428,835	156,500
Total HRA Tax Increment Capital Projects Fund	37	\$ 9,010,509	\$ 8,159,250	\$ 851,259
HRA DEVELOPMENT CAPITAL PROJECTS FUND				
HRA Funded	48	\$ 809,996	\$ 809,996	\$ -
Inspiring Communities	21	431,502	431,502	-
ISP Programs	13	559,274	369,658	189,616
Total HRA Development Capital Projects Fund	82	\$ 1,800,772	\$ 1,611,156	\$ 189,616
HRA LOAN ENTERPRISE FUND				
Tax Credit Assistance Program (TCAP)	2	\$ 3,166,171	\$ 3,166,171	\$ -
Section 1602 Tax Credit Exchange (TCE)	3	11,302,312	11,302,312	-
Job Opportunity Fund	2	28,528	6,847	21,681
Rental Rehab	13	274,705	206,029	68,676
Enterprise Leverage	2	68,774	35,405	33,369
Commercial Real Estate	6	1,163,133	1,045,633	117,500
Home Purchase and Rehab	15	211,990	161,002	50,988
Home Ownership Opportunities	2	30,000	30,000	-
Housing Real Estate	11	6,415,333	5,899,833	515,500
Mixed Income Housing	10	913,087	684,853	228,234
Business Assistance	6	583,869	497,119	86,750
Strategic Investment Program	5	362,194	362,194	-
Business - UDAG	2	11,735	5,868	5,867
Housing - UDAG	2	256,000	253,500	2,500
HUD Rental Rehab	11	2,135,404	2,061,400	74,004
Home Mortgage Loan Origination Program	29	553,112	417,109	136,003
Mortgage Foreclosure Prevention	9	34,024	25,518	8,506
New Housing and Blighted Land Tax Increment	1	360,000	180,000	180,000
Affordable Housing	5	4,774,186	3,191,442	1,582,744
Total HRA Loan Enterprise Fund	136	\$ 32,644,557	\$ 29,532,235	\$ 3,112,322
HRA PARKING ENTERPRISE FUND				
Neighborhood Parking	2	\$ 515,000	\$ 315,000	\$ 200,000
Land Purchase	1	315,000	78,750	236,250
Total HRA Parking Enterprise Fund	3	\$ 830,000	\$ 393,750	\$ 436,250
TOTAL ALL FUNDS	261	\$ 44,336,976	\$ 39,736,920	\$ 4,600,056

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL

SCHEDULE OF BONDS, NOTES, AND ADVANCES

December 31, 2019

(Amounts in dollars)

Debt Issue	Lender	Sources for Retirement	Interest Rate (%)
<u>GOVERNMENTAL ACTIVITIES</u>			
BONDS:			
North Quadrant Tax Increment Refunding Bonds, Series 2002	Public Sale	North Quadrant District Tax Increments	7.50
North Quadrant Phase II Tax Increment Bonds, Series 2002	Public Sale	North Quadrant District Tax Increments	7.00
Drake Marble Tax Increment Bonds, Series 2002	Public Sale	Riverfront Renaissance District Tax Increments	6.75
9th Street Lofts Tax Increment Bonds, Series 2004	Private Placement	9th Street Lofts District Tax Increments	6.375
Great Northern Lofts (JJ Hill) Tax Increment Bonds, Series 2004	Private Placement	JJ Hill District Tax Increments	6.25
RiverCentre Parking Facility Lease Revenue Bonds, Series 2009	Public Sale	Lease Payments from the City of Saint Paul	3.00 - 4.50
Koch Mobil Tax Increment Refunding Bonds, Series 2010A *	Public Sale	Koch Mobil District Tax Increments	2.00 - 4.00
Emerald Gardens Tax-Exempt Tax Increment Revenue Bonds, Series 2010	Public Sale	Emerald Gardens District Tax Increments	5.00 - 6.50
US Bank Tax Increment Refunding Bonds, Series 2011G *	Public Sale	Riverfront Renaissance District Tax Increments	2.00 - 4.00
Upper Landing Tax Increment Refunding Bonds, Series 2012	Public Sale	Riverfront Renaissance District Tax Increments	5.00
Upper Landing/US Bank Tax Increment Refunding Bonds, Series 2019	Private Placement	Riverfront Renaissance District Tax Increments	1.96
TOTAL BONDS - GOVERNMENTAL ACTIVITIES			
NOTES:			
Catholic Charities Midway Residence POPSH Loan	Public Sale	Forgiven after 20 years of compliance	0.00
Upper Landing Tax Increment Revenue Note, Series 2008	City of Saint Paul	Upper Landing District Tax Increments	5.75
TOTAL NOTES - GOVERNMENTAL ACTIVITIES			
ADVANCES:			
Palace Theatre Revenue Advance	City of Saint Paul	Palace Theatre operating revenue received by the HRA	3.00
TOTAL ADVANCES - GOVERNMENTAL ACTIVITIES			
TOTAL BONDS, NOTES, AND ADVANCES - GOVERNMENTAL ACTIVITIES			

<u>Issue Date</u>	<u>Final Maturity Year</u>	<u>Issued</u>	<u>Retired</u>	<u>Amount Payable December 31, 2019</u>
2002	2028	\$ 1,089,000	\$ 373,000	\$ 716,000
2002	2028	1,140,000	224,000	916,000
2002	2028	1,800,000	1,288,000	512,000
2004	2028	1,335,000	515,000	820,000
2004	2029	3,660,000	1,357,000	2,303,000
2009	2024	6,790,000	6,790,000	-
2010	2031	2,670,000	975,000	1,695,000
2010	2029	6,595,000	2,170,000	4,425,000
2011	2028	8,870,000	8,870,000	-
2012	2029	15,790,000	15,790,000	-
2019	2029	20,500,000	-	20,500,000
		<u>\$ 70,239,000</u>	<u>\$ 38,352,000</u>	<u>\$ 31,887,000</u>
2006	2026	\$ 10,599,852	\$ -	\$ 10,599,852
2008	2020	2,019,087	1,897,471	121,616
		<u>\$ 12,618,939</u>	<u>\$ 1,897,471</u>	<u>\$ 10,721,468</u>
2016	None	\$ 9,360,000	\$ 33,977	\$ 9,326,023
		<u>\$ 9,360,000</u>	<u>\$ 33,977</u>	<u>\$ 9,326,023</u>
		<u>\$ 92,217,939</u>	<u>\$ 40,283,448</u>	<u>\$ 51,934,491</u>

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL

SCHEDULE OF BONDS, NOTES, AND ADVANCES

December 31, 2019

(Amounts in dollars)

Debt Issue	Lender	Sources for Retirement	Interest Rate (%)
<u>BUSINESS-TYPE ACTIVITIES</u>			
BONDS:			
Parking Revenue Refunding Bonds, Series 2017A (Tax Exempt)	Public Sale	HRA Parking Revenues	3.00 - 5.00
Parking Revenue Refunding Bonds, Series 2017B (Taxable)	Public Sale	HRA Parking Revenues	1.00 - 3.00
Block 39 Tax Increment Refunding Bonds, Series 2018C *	Public Sale	Block 39 District Tax Increments Block 39 Parking Revenues	3.00 - 5.00
TOTAL BONDS - BUSINESS-TYPE ACTIVITIES			
NOTES			
LAAND Initiative Loan	Met Council	Land Sales Proceeds	0.00
LAAND Initiative Loan	Family Housing Fund	Land Sales Proceeds	0.00
Housing 5000 Program Loan	Saint Paul Foundation	Model Cities Brownstone Loan Payments	1.00
TOTAL NOTES - BUSINESS -TYPE ACTIVITIES			
TOTAL BONDS, NOTES, AND ADVANCES - BUSINESS-TYPE ACTIVITIES			

* The City of Saint Paul has issued a general obligation pledge on these bonds.

<u>Issue Date</u>	<u>Final Maturity Year</u>	<u>Issued</u>	<u>Retired</u>	<u>Amount Payable December 31, 2019</u>
2017	2035	26,315,000	-	26,315,000
2017	2020	2,630,000	2,510,000	120,000
2018	2027	13,175,000	1,485,000	11,690,000
		<u>\$ 42,120,000</u>	<u>\$ 3,995,000</u>	<u>\$ 38,125,000</u>
2009	2014	\$ 1,000,000	\$ -	\$ 1,000,000
2009	2014	580,000	-	580,000
2016	2026	2,300,000	189,674	2,110,326
		<u>\$ 3,880,000</u>	<u>\$ 189,674</u>	<u>\$ 3,690,326</u>
		<u>\$ 46,000,000</u>	<u>\$ 4,184,674</u>	<u>\$ 41,815,326</u>

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL

SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY - BONDS AND NOTES

December 31, 2019
 (Amounts in dollars)

Year	North Quadrant (Essex on the Park) Tax Increment Refunding Bonds, Series 2002		North Quadrant Phase II Tax Increment Bonds, Series 2002		Drake Marble Tax Increment Bonds, Series 2002		9th Street Lofts Tax Increment Bonds, Series 2004	
	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest
2020	\$ -	\$ 53,700	\$ -	\$ 64,120	\$ -	\$ 34,560	\$ -	\$ 52,275
2021	-	53,700	-	64,120	-	34,560	-	52,275
2022	-	53,700	-	64,120	-	34,560	-	52,275
2023	-	53,700	-	64,120	-	34,560	-	52,275
2024	-	53,700	-	64,120	-	34,560	-	52,275
2025	-	53,700	-	64,120	-	34,560	-	52,275
2026	-	53,700	-	64,120	-	34,560	-	52,275
2027	-	53,700	-	64,120	-	34,560	-	52,275
2028	716,000	26,850	916,000	32,060	512,000	17,280	820,000	26,138
2029	-	-	-	-	-	-	-	-
2030	-	-	-	-	-	-	-	-
2031	-	-	-	-	-	-	-	-
2032	-	-	-	-	-	-	-	-
2033	-	-	-	-	-	-	-	-
2034	-	-	-	-	-	-	-	-
2035	-	-	-	-	-	-	-	-
Totals	<u>\$ 716,000</u>	<u>\$ 456,450</u>	<u>\$ 916,000</u>	<u>\$ 545,020</u>	<u>\$ 512,000</u>	<u>\$ 293,760</u>	<u>\$ 820,000</u>	<u>\$ 444,338</u>

Continued

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL

SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY - BONDS AND NOTES

December 31, 2019
 (Amounts in dollars)

Year	JJ Hill Tax Increment Bonds, Series 2004		Koch Mobil Tax Increment Refunding Bonds, Series 2010A		Emerald Gardens Tax-Exempt Tax Increment Revenue Bonds, Series 2010		Upper Landing & US Bank Tax Increment Refunding Bonds, Series 2019	
	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest
2020	\$ 184,000	\$ 141,094	\$ 115,000	\$ 57,697	\$ 325,000	\$ 270,516	\$ 1,610,000	\$ 291,583
2021	195,000	129,438	120,000	54,230	350,000	250,438	1,940,000	360,787
2022	209,000	117,031	125,000	50,493	380,000	227,625	1,980,000	322,567
2023	221,000	103,782	130,000	46,475	405,000	203,094	2,010,000	283,612
2024	236,000	89,750	130,000	42,250	440,000	176,688	2,050,000	244,020
2025	250,000	74,781	135,000	37,810	475,000	148,094	2,090,000	203,644
2026	266,000	58,906	140,000	33,065	510,000	116,675	2,140,000	162,435
2027	283,000	42,031	150,000	27,915	550,000	82,225	2,180,000	120,295
2028	301,000	24,063	155,000	22,347	590,000	45,175	2,220,000	77,371
2029	158,000	4,938	160,000	16,440	400,000	13,000	2,280,000	22,344
2030	-	-	165,000	10,100	-	-	-	-
2031	-	-	170,000	3,400	-	-	-	-
2032	-	-	-	-	-	-	-	-
2033	-	-	-	-	-	-	-	-
2034	-	-	-	-	-	-	-	-
2035	-	-	-	-	-	-	-	-
Totals	\$ 2,303,000	\$ 785,814	\$ 1,695,000	\$ 402,222	\$ 4,425,000	\$ 1,533,530	\$ 20,500,000	\$ 2,088,658

Continued

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL

SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY - BONDS AND NOTES

December 31, 2019
 (Amounts in dollars)

Year	Upper Landing Tax Increment Revenue Note, Series 2008		Catholic Charities Midway Residence POPSHP Loan		LAAND Initiative Metropolitan Council Loan Saxon Site	
	Principal	Interest	Principal	Interest	Principal	Interest
2020	\$ 121,616	\$ 3,497	\$ -	\$ -	\$ -	\$ -
2021	-	-	-	-	1,000,000	-
2022	-	-	-	-	-	-
2023	-	-	-	-	-	-
2024	-	-	-	-	-	-
2025	-	-	-	-	-	-
2026	-	-	10,599,852	-	-	-
2027	-	-	-	-	-	-
2028	-	-	-	-	-	-
2029	-	-	-	-	-	-
2030	-	-	-	-	-	-
2031	-	-	-	-	-	-
2032	-	-	-	-	-	-
2033	-	-	-	-	-	-
2034	-	-	-	-	-	-
2035	-	-	-	-	-	-
Totals	<u>\$ 121,616</u>	<u>\$ 3,497</u>	<u>\$ 10,599,852</u>	<u>\$ -</u>	<u>\$ 1,000,000</u>	<u>\$ -</u>

Continued

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL

SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY - BONDS AND NOTES

December 31, 2019
 (Amounts in dollars)

Year	LAAND Initiative Family Housing Fund Midway Chev Site		Housing 5000 Program Saint Paul Foundation Note Model Cities Brownstone Project		Parking Revenue Refunding Bonds, Series 2017A (Tax Exempt)	
	Principal	Interest	Principal	Interest	Principal	Interest
2020	\$ -	\$ 17,400	\$ 97,620	\$ 21,455	\$ 1,085,000	\$ 967,294
2021	580,000	-	99,736	20,407	1,240,000	934,744
2022	-	-	101,777	19,396	1,290,000	885,144
2023	-	-	103,860	18,364	1,355,000	820,644
2024	-	-	105,891	17,358	1,425,000	752,894
2025	-	-	108,153	16,237	1,495,000	681,644
2026	-	-	1,493,289	13,896	1,570,000	606,894
2027	-	-	-	-	1,630,000	544,094
2028	-	-	-	-	1,695,000	478,894
2029	-	-	-	-	1,765,000	411,094
2030	-	-	-	-	1,820,000	358,144
2031	-	-	-	-	1,875,000	303,544
2032	-	-	-	-	1,930,000	247,294
2033	-	-	-	-	1,985,000	189,394
2034	-	-	-	-	2,045,000	129,844
2035	-	-	-	-	2,110,000	65,934
Totals	<u>\$ 580,000</u>	<u>\$ 17,400</u>	<u>\$ 2,110,326</u>	<u>\$ 127,113</u>	<u>\$ 26,315,000</u>	<u>\$ 8,377,494</u>

Continued

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL

SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY - BONDS AND NOTES

December 31, 2019
 (Amounts in dollars)

Year	Parking Revenue Refunding Bonds, Series 2017B (Taxable)		Block 39 Tax Increment Refunding Bonds Series 2018C		TOTAL BONDS AND NOTES	
	Principal	Interest	Principal	Interest	Principal	Interest
2020	\$ 120,000	\$ 2,496	\$ 1,380,000	\$ 504,100	\$ 5,038,236	\$ 2,481,787
2021	-	-	1,450,000	433,350	6,974,736	2,388,049
2022	-	-	1,520,000	359,100	5,605,777	2,186,011
2023	-	-	1,600,000	281,100	5,824,860	1,961,726
2024	-	-	1,680,000	199,100	6,066,891	1,726,715
2025	-	-	1,765,000	112,975	6,318,153	1,479,840
2026	-	-	1,130,000	51,900	17,849,141	1,248,426
2027	-	-	1,165,000	17,475	5,958,000	1,038,690
2028	-	-	-	-	7,925,000	750,178
2029	-	-	-	-	4,763,000	467,816
2030	-	-	-	-	1,985,000	368,244
2031	-	-	-	-	2,045,000	306,944
2032	-	-	-	-	1,930,000	247,294
2033	-	-	-	-	1,985,000	189,394
2034	-	-	-	-	2,045,000	129,844
2035	-	-	-	-	2,110,000	65,934
Totals	<u>\$ 120,000</u>	<u>\$ 2,496</u>	<u>\$ 11,690,000</u>	<u>\$ 1,959,100</u>	<u>\$ 84,423,794</u>	<u>\$ 17,036,892</u>

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL

**SCHEDULE OF INTERGOVERNMENTAL REVENUE, OPERATING GRANTS, AND CAPITAL GRANTS
ALL FUNDS**

For the Fiscal Year Ended December 31, 2019

(Amounts in dollars)

	<u>Federal</u>	<u>State</u>	<u>City</u>	<u>Other</u>	<u>Total</u>
<u>HRA GRANTS FUND</u>					
Community Homeownership Impact Funds	\$ -	\$ 46,132	\$ -	\$ -	\$ 46,132
Metro Livable Communities Funds	-	-	-	124,507	124,507
Total HRA Grants Fund	<u>\$ -</u>	<u>\$ 46,132</u>	<u>\$ -</u>	<u>\$ 124,507</u>	<u>\$ 170,639</u>
<u>HRA DEBT SERVICE FUND</u>					
City Bond Refunding Proceeds	\$ -	-	\$ 2,068,713	\$ -	\$ 2,068,713
<u>HRA PARKING ENTERPRISE FUND</u>					
City Share of Parking Meter Fines Pledged to Parking Bonds	\$ -	\$ 1,500,000	\$ -	\$ -	\$ 1,500,000
<u>HRA LOAN ENTERPRISE FUND</u>					
Bond Financing for Predevelopment	\$ -	\$ -	\$ 51,071	\$ -	\$ 51,071
Interest on Advance	-	-	9,293	-	9,293
Housing Counseling Assistance Program - Minnesota Home Ownership Center	22,800	-	-	-	22,800
Homeowner Loan Program - State Administered	-	549,707	-	-	549,707
Total HRA Loan Enterprise Fund	<u>\$ 22,800</u>	<u>\$ 549,707</u>	<u>\$ 60,364</u>	<u>\$ -</u>	<u>\$ 632,871</u>
TOTAL INTERGOVERNMENTAL REVENUE, OPERATING GRANTS, AND CAPITAL GRANTS	<u><u>\$ 22,800</u></u>	<u><u>\$ 2,095,839</u></u>	<u><u>\$ 2,129,077</u></u>	<u><u>\$ 124,507</u></u>	<u><u>\$ 4,372,223</u></u>

**SCHEDULE OF INTERGOVERNMENTAL EXPENDITURES AND EXPENSES
ALL FUNDS**

For the Fiscal Year Ended December 31, 2019

(Amounts in dollars)

	<u>City</u>
<u>HRA GENERAL FUND</u>	
Financing for Minority Business Development	\$ 539,966
Financing for Planning and Economic Development Operating Costs	170,000
Financing for HRA Board Salaries and Expenses	183,233
Financing for Policy Analyst	84,322
Financing for Right Track Program	66,437
Financing for Citizen Participation Program	<u>18,486</u>
Total HRA General Fund	<u>\$ 1,062,444</u>
<u>HRA DEBT SERVICE FUND</u>	
Financing for City Debt Service	\$ 4,026
Financing for City Capital Projects	<u>317,031</u>
Total HRA Debt Service Fund	<u>\$ 321,057</u>
<u>HRA TAX INCREMENT CAPITAL PROJECTS FUND</u>	
Financing for RiverCentre Arena Revenue Bonds	\$ 2,959,675
Financing for Soccer Stadium Site Infrastructure	12,671,466
Financing for Sewer Lift Station	<u>44,226</u>
Total HRA Tax Increment Capital Projects Fund	<u>\$ 15,675,367</u>
<u>HRA DEVELOPMENT CAPITAL PROJECTS FUND</u>	
Financing for Victoria Park	<u>\$ 1,005,831</u>
<u>HRA LOAN ENTERPRISE FUND</u>	
Financing for Right Track Program	\$ 175,000
Financing for Soccer Stadium Site Infrastructure	<u>306,933</u>
Total HRA Loan Enterprise Fund	<u>\$ 481,933</u>
<u>HRA PARKING ENTERPRISE FUND</u>	
Parking Meter and Fine Revenue Financing Used for City Operations	\$ 3,000,000
Financing for Parking Meter Operations	345,000
Financing for Downtown Traffic Study	250,000
Financing for Downtown Alley Study	30,000
Financing for Paid Parking I Regional Parks	281,650
Financing for Emerald Ash Borer	500,000
Financing for Farmers Market Parking Operations	84,665
Financing for Lawson Retail Operations	<u>13,439</u>
Total HRA Parking Enterprise Fund	<u>\$ 4,504,754</u>
TOTAL INTERGOVERNMENTAL EXPENDITURES AND EXPENSES	<u><u>\$ 23,051,386</u></u>

STATISTICAL SECTION

This part of the HRA's Comprehensive Annual Financial Report presents detailed information as a context for understanding what the information in the financial statements and note disclosures says about the HRA's overall financial health.

	<u>Page</u>
Financial Trends	
These schedules contain trend information to help the reader understand how the HRA's financial performance and well-being have changed over time.	116-131
Revenue Capacity	
These schedules contain trend information to help the reader assess the HRA's most significant local revenue sources.	133-143
Debt Capacity	
These schedules present information to help the reader assess the affordability of the HRA's current levels of outstanding debt and the HRA's ability to issue additional debt in the future.	144-159
Demographic and Economic Information	
These schedules offer demographic and economic indicators to help the reader understand the environment within which the HRA's activities take place.	160-161
Operating Information	
These schedules contain service and capital asset data to help the reader understand how the information in the HRA's financial report relates to the services the HRA provides and the activities it performs.	162-165

Sources: Unless otherwise noted, the information in these schedules is derived from the comprehensive annual financial reports for the relevant year.

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HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL

NET POSITION BY COMPONENT

Last Ten Fiscal Years

(Full Accrual Basis of Accounting)

	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>
Governmental Activities		(b)		(b)
Net Investment in Capital Assets	\$ 9,888,295	\$ 9,356,032	\$ 8,680,756	\$ 8,005,434
Restricted	5,548,931	14,346,114	12,230,743	12,372,431
Unrestricted	<u>(43,143,612)</u>	<u>(54,824,532)</u>	<u>(57,967,763)</u>	<u>(54,404,315)</u>
Total Governmental Activities Net Position (a)	<u>(27,706,386)</u>	<u>(31,122,386)</u>	<u>(37,056,264)</u>	<u>(34,026,450)</u>
Business-type Activities		(b)		(b)
Net Investment in Capital Assets	26,573,501	30,569,951	42,227,870	54,190,603
Restricted	13,786,889	4,726,217	4,610,890	4,430,646
Unrestricted	<u>27,002,634</u>	<u>33,102,047</u>	<u>33,211,597</u>	<u>26,801,902</u>
Total Business-type Activities Net Position	<u>67,363,024</u>	<u>68,398,215</u>	<u>80,050,357</u>	<u>85,423,151</u>
Total Saint Paul HRA				
Net Investment in Capital Assets	36,461,796	39,925,983	50,908,626	62,196,037
Restricted	19,335,820	19,072,331	16,841,633	16,803,077
Unrestricted	<u>(16,140,978)</u>	<u>(21,722,485)</u>	<u>(24,756,166)</u>	<u>(27,602,413)</u>
Total Housing & Redevelopment Authority Net Position	<u>\$ 39,656,638</u>	<u>\$ 37,275,829</u>	<u>\$ 42,994,093</u>	<u>\$ 51,396,701</u>

(a) The deficit in governmental activities net position is explained in Management's Discussion and Analysis and Note 4.E. to the financial statements.

(b) Restated

<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
		(b)			
\$ 7,330,112	\$ 9,793,139	\$ 20,498,706	\$ 11,022,552	\$ 9,896,338	\$ 8,792,307
30,974,146	27,664,863	36,994,276	40,933,217	47,355,738	40,980,309
<u>(31,972,604)</u>	<u>(23,821,849)</u>	<u>(20,823,012)</u>	<u>(22,973,613)</u>	<u>(22,045,766)</u>	<u>(19,060,220)</u>
<u>6,331,654</u>	<u>13,636,153</u>	<u>36,669,970</u>	<u>28,982,156</u>	<u>35,206,310</u>	<u>30,712,396</u>
47,512,699	46,591,094	33,066,408	34,307,681	36,579,537	32,909,630
5,571,110	4,698,504	4,766,231	4,541,360	4,184,146	3,981,146
<u>34,574,716</u>	<u>39,875,937</u>	<u>43,048,001</u>	<u>41,679,450</u>	<u>41,112,472</u>	<u>49,677,035</u>
<u>87,658,525</u>	<u>91,165,535</u>	<u>80,880,640</u>	<u>80,528,491</u>	<u>81,876,155</u>	<u>86,567,811</u>
54,842,811	56,384,233	53,565,114	45,330,233	46,475,875	41,701,937
36,545,256	32,363,367	41,760,507	45,474,577	51,539,884	44,961,455
<u>2,602,112</u>	<u>16,054,088</u>	<u>22,224,989</u>	<u>18,705,837</u>	<u>19,066,706</u>	<u>30,616,815</u>
<u>\$ 93,990,179</u>	<u>\$ 104,801,688</u>	<u>\$ 117,550,610</u>	<u>\$ 109,510,647</u>	<u>\$ 117,082,465</u>	<u>\$ 117,280,207</u>

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL

CHANGES IN NET POSITION

Last Ten Fiscal Years

(Full Accrual Basis of Accounting)

	<u>2010</u>	<u>2011</u>	<u>2012</u>
EXPENSES		(1)	
Governmental Activities:			
Housing and Economic Development	\$ 53,868,777	\$ 41,241,422	\$ 38,347,251
Interest on Long-Term Debt	10,132,800	11,037,746	9,027,333
Total Governmental Activities Expenses	<u>64,001,577</u>	<u>52,279,168</u>	<u>47,374,584</u>
Business-type Activities:			
Development Loan Programs	1,462,546	4,515,981	3,090,554
Parking Operations	11,610,535	11,584,599	11,105,306
Lofts	-	-	-
Penfield	-	-	-
Total Business-type Activities Expenses	<u>13,073,081</u>	<u>16,100,580</u>	<u>14,195,860</u>
Total Saint Paul HRA Expenses	<u>77,074,658</u>	<u>68,379,748</u>	<u>61,570,444</u>
PROGRAM REVENUES			
Governmental Activities:			
Charges for Services:			
Housing and Economic Development	5,104,319	1,465,054	3,651,135
Operating Grants and Contributions	37,531,003	23,644,851	24,344,903
Capital Grants and Contributions	27,711	148,459	-
Total Governmental Activities Program Revenues	<u>42,663,033</u>	<u>25,258,364</u>	<u>27,996,038</u>
Business-type Activities:			
Charges for Services:			
Development Loan Programs	504,286	2,478,443	919,137
Parking Operations	11,394,497	12,140,085	12,186,953
Lofts	-	-	-
Penfield	-	-	-
Operating Grants and Contributions	317,340	647,787	983,084
Capital Grants and Contributions	534,591	1,592,480	15,713
Total Business-type Activities Program Revenues	<u>12,750,714</u>	<u>16,858,795</u>	<u>14,104,887</u>
Total Saint Paul HRA Program Revenues	<u>55,413,747</u>	<u>42,117,159</u>	<u>42,100,925</u>
NET (EXPENSE) REVENUE			
Governmental Activities	(21,338,544)	(27,020,804)	(19,378,546)
Business-type Activities	(322,367)	758,215	(90,973)
Total Saint Paul HRA Net (Expense) Revenue	<u>\$ (21,660,911)</u>	<u>\$ (26,262,589)</u>	<u>\$ (19,469,519)</u>

2013	2014	2015	2016	2017	2018	2019
\$ 35,650,269	\$ 25,470,071	\$ 18,308,894	\$ 21,848,201	\$ 27,761,356	\$ 20,670,626	\$ 36,084,569
8,442,342	10,166,094	5,931,537	6,169,591	5,850,217	7,062,878	6,760,333
<u>44,092,611</u>	<u>35,636,165</u>	<u>24,240,431</u>	<u>28,017,792</u>	<u>33,611,573</u>	<u>27,733,504</u>	<u>42,844,902</u>
2,826,743	1,802,462	4,380,104	9,039,259	4,771,234	2,881,898	2,640,138
11,779,363	11,938,124	13,469,087	13,389,604	15,294,478	14,546,886	17,516,017
-	1,122,190	1,168,300	438,769	-	-	-
-	3,777,489	4,587,216	3,685,094	4,172	460	350
<u>14,606,106</u>	<u>18,640,265</u>	<u>23,604,707</u>	<u>26,552,726</u>	<u>20,069,884</u>	<u>17,429,244</u>	<u>20,156,505</u>
<u>58,698,717</u>	<u>54,276,430</u>	<u>47,845,138</u>	<u>54,570,518</u>	<u>53,681,457</u>	<u>45,162,748</u>	<u>63,001,407</u>
1,659,753	3,586,141	2,602,414	2,254,099	3,600,694	3,165,485	830,799
24,700,142	46,968,517	2,039,549	1,040,493	920,401	1,392,629	3,331,527
-	-	-	4,846,083	443,040	-	-
<u>26,359,895</u>	<u>50,554,658</u>	<u>4,641,963</u>	<u>8,140,675</u>	<u>4,964,135</u>	<u>4,558,114</u>	<u>4,162,326</u>
968,535	606,581	3,820,711	174,557	284,973	1,087,678	593,234
13,525,771	13,669,640	14,856,306	15,828,064	16,654,305	17,921,793	19,412,796
-	1,013,404	964,050	590	-	-	-
-	2,745,170	4,924,670	3,820,113	-	-	-
2,673,781	2,223,684	576,559	795,291	545,698	612,892	2,132,871
17,971	-	-	-	-	-	-
<u>17,186,058</u>	<u>20,258,479</u>	<u>25,142,296</u>	<u>20,618,615</u>	<u>17,484,976</u>	<u>19,622,363</u>	<u>22,138,901</u>
<u>43,545,953</u>	<u>70,813,137</u>	<u>29,784,259</u>	<u>28,759,290</u>	<u>22,449,111</u>	<u>24,180,477</u>	<u>26,301,227</u>
(17,732,716)	14,918,493	(19,598,468)	(19,877,117)	(28,647,438)	(23,175,390)	(38,682,576)
2,579,952	1,618,214	1,537,589	(5,934,111)	(2,584,908)	2,193,119	1,982,396
<u>\$ (15,152,764)</u>	<u>\$ 16,536,707</u>	<u>\$ (18,060,879)</u>	<u>\$ (25,811,228)</u>	<u>\$ (31,232,346)</u>	<u>\$ (20,982,271)</u>	<u>\$ (36,700,180)</u>

Continued

Unaudited

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL

CHANGES IN NET POSITION

Last Ten Fiscal Years

(Full Accrual Basis of Accounting)

	<u>2010</u>	<u>2011</u>	<u>2012</u>
GENERAL REVENUES AND OTHER CHANGES IN NET POSITION		(1)	
Governmental Activities:			
HRA Property Tax	\$ 2,990,745	\$ 3,174,596	\$ 2,678,548
Property Tax Increments	20,984,261	19,794,753	20,437,440
State Market Value Homestead Credit	354,395	347,852	-
Investment Income	1,062,612	1,900,121	370,954
Interest Earned - Other	-	-	-
Transfers	<u>(2,062,510)</u>	<u>(188,087)</u>	<u>(10,042,274)</u>
Total Governmental Activities	<u>23,329,503</u>	<u>25,029,235</u>	<u>13,444,668</u>
Business-type Activities			
HRA Property Tax	-	-	257,046
Property Tax Increments	1,258,761	1,242,838	1,181,563
Investment Income	305,311	733,407	259,732
Interest Earned - Other	-	-	-
Miscellaneous	-	-	-
Gain on Sale of Capital Assets	-	-	2,500
Transfers	2,062,510	188,087	10,042,274
Special Item	-	-	-
Total Business-type Activities	<u>3,626,582</u>	<u>2,164,332</u>	<u>11,743,115</u>
Total Saint Paul HRA General Revenues and Other			
Changes in Net Position	<u>26,956,085</u>	<u>27,193,567</u>	<u>25,187,783</u>
CHANGES IN NET POSITION			
Governmental Activities	1,990,959	(1,991,569)	(5,933,878)
Business-type Activities	<u>3,304,215</u>	<u>2,922,547</u>	<u>11,652,142</u>
Total Saint Paul HRA Changes in Net Position	<u>\$ 5,295,174</u>	<u>\$ 930,978</u>	<u>\$ 5,718,264</u>

Notes:

Large housing and development expenses were incurred and large operating grants, contributions, and direct appropriations were received during 2010 for tax credit assistance and exchange.

(1) Restated

<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
\$ 2,462,066	\$ 2,515,651	\$ 2,534,187	\$ 3,240,341	\$ 3,504,744	\$ 3,829,334	\$ 4,150,486
19,277,414	19,828,634	20,129,392	21,946,057	18,525,898	24,602,261	25,689,010
-	-	-	-	-	-	-
(681,645)	1,405,439	644,865	593,254	1,130,294	796,786	2,200,471
-	-	-	-	-	171,163	48,695
(994,613)	1,689,887	3,594,523	14,988,428	(58,458)	-	2,100,000
<u>20,063,222</u>	<u>25,439,611</u>	<u>26,902,967</u>	<u>40,768,080</u>	<u>23,102,478</u>	<u>29,399,544</u>	<u>34,188,662</u>
618,035	650,730	656,206	-	-	-	-
1,120,132	1,102,365	1,124,374	1,099,375	1,103,567	1,173,264	1,224,599
(221,893)	553,952	219,249	1,587	160,409	83,337	315,015
-	-	-	191,184	149,184	540,329	440,767
-	-	-	-	761,141	192,035	-
31,681	-	-	-	-	465,580	2,828,879
994,613	(1,689,887)	(3,594,523)	(14,988,428)	58,458	-	(2,100,000)
-	-	3,564,115	9,345,498	-	(3,300,000)	-
<u>2,542,568</u>	<u>617,160</u>	<u>1,969,421</u>	<u>(4,350,784)</u>	<u>2,232,759</u>	<u>(845,455)</u>	<u>2,709,260</u>
<u>22,605,790</u>	<u>26,056,771</u>	<u>28,872,388</u>	<u>36,417,296</u>	<u>25,335,237</u>	<u>28,554,089</u>	<u>36,897,922</u>
2,330,506	40,358,104	7,304,499	20,890,963	(5,544,960)	6,224,154	(4,493,914)
5,122,520	2,235,374	3,507,010	(10,284,895)	(352,149)	1,347,664	4,691,656
<u>\$ 7,453,026</u>	<u>\$ 42,593,478</u>	<u>\$ 10,811,509</u>	<u>\$ 10,606,068</u>	<u>\$ (5,897,109)</u>	<u>\$ 7,571,818</u>	<u>\$ 197,742</u>

Unaudited

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL

PROGRAM REVENUES BY FUNCTIONS / PROGRAMS

Last Ten Fiscal Years

(Full Accrual Basis of Accounting)

	2010	2011	2012	2013
		(1)		
<u>GOVERNMENTAL ACTIVITIES</u>				
Housing and Economic Development				
Charges for Services	\$ 5,104,319	\$ 1,465,054	\$ 3,651,135	\$ 1,659,753
Operating Grants and Contributions	37,531,003	23,644,851	24,344,903	24,700,142
Capital Grants and Contributions	27,711	148,459	-	-
Total Housing and Economic Development	<u>42,663,033</u>	<u>25,258,364</u>	<u>27,996,038</u>	<u>26,359,895</u>
TOTAL GOVERNMENTAL ACTIVITIES	<u>42,663,033</u>	<u>25,258,364</u>	<u>27,996,038</u>	<u>26,359,895</u>
<u>BUSINESS-TYPE ACTIVITIES</u>				
Development Loan Programs				
Charges for Services	504,286	2,478,443	919,137	968,535
Operating Grants and Contributions	317,340	647,787	983,084	1,673,781
Capital Grants and Contributions	534,591	1,592,480	15,713	-
Total Development Loan Programs	<u>1,356,217</u>	<u>4,718,710</u>	<u>1,917,934</u>	<u>2,642,316</u>
Parking Operations				
Charges for Services	11,394,497	12,140,085	12,186,953	13,525,771
Operating Grants and Contributions	-	-	-	1,000,000
Capital Grants and Contributions	-	-	-	17,971
Total Parking Operations	<u>11,394,497</u>	<u>12,140,085</u>	<u>12,186,953</u>	<u>14,543,742</u>
Lofts				
Charges for Services	-	-	-	-
Operating Grants and Contributions	-	-	-	-
Total Lofts	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Penfield				
Charges for Services	-	-	-	-
Operating Grants and Contributions	-	-	-	-
Total Penfield	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
TOTAL BUSINESS-TYPE ACTIVITIES	<u>12,750,714</u>	<u>16,858,795</u>	<u>14,104,887</u>	<u>17,186,058</u>
TOTAL - ALL FUNCTIONS / PROGRAMS	<u>\$ 55,413,747</u>	<u>\$ 42,117,159</u>	<u>\$ 42,100,925</u>	<u>\$ 43,545,953</u>

(1) Restated

Unaudited

<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
\$ 3,586,141	\$ 2,602,414	\$ 2,254,099	\$ 3,600,694	\$ 3,165,485	\$ 830,799
46,968,517	2,039,549	1,040,493	920,401	1,392,629	3,331,527
-	-	4,846,083	443,040	-	-
<u>50,554,658</u>	<u>4,641,963</u>	<u>8,140,675</u>	<u>4,964,135</u>	<u>4,558,114</u>	<u>4,162,326</u>
<u>50,554,658</u>	<u>4,641,963</u>	<u>8,140,675</u>	<u>4,964,135</u>	<u>4,558,114</u>	<u>4,162,326</u>
606,581	3,820,711	174,557	284,973	1,087,678	593,234
721,925	419,430	795,291	545,698	612,892	632,871
-	-	-	-	-	-
<u>1,328,506</u>	<u>4,240,141</u>	<u>969,848</u>	<u>830,671</u>	<u>1,700,570</u>	<u>1,226,105</u>
13,669,640	14,856,306	15,828,064	16,654,305	17,921,793	19,412,796
82,945	-	-	-	-	1,500,000
-	-	-	-	-	-
<u>13,752,585</u>	<u>14,856,306</u>	<u>15,828,064</u>	<u>16,654,305</u>	<u>17,921,793</u>	<u>20,912,796</u>
1,013,404	964,050	590	-	-	-
157,299	157,129	-	-	-	-
<u>1,170,703</u>	<u>1,121,179</u>	<u>590</u>	<u>-</u>	<u>-</u>	<u>-</u>
2,745,170	4,924,670	3,820,113	-	-	-
1,261,515	-	-	-	-	-
<u>4,006,685</u>	<u>4,924,670</u>	<u>3,820,113</u>	<u>-</u>	<u>-</u>	<u>-</u>
<u>20,258,479</u>	<u>25,142,296</u>	<u>20,618,615</u>	<u>17,484,976</u>	<u>19,622,363</u>	<u>22,138,901</u>
<u>\$ 70,813,137</u>	<u>\$ 29,784,259</u>	<u>\$ 28,759,290</u>	<u>\$ 22,449,111</u>	<u>\$ 24,180,477</u>	<u>\$ 26,301,227</u>

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL

FUND BALANCES - GOVERNMENTAL FUNDS

Last Ten Fiscal Years

(Modified Accrual Basis of Accounting)

	<u>2010</u>	<u>2011</u> (1)	<u>2012</u>	<u>2013</u> (2)
HRA General Fund				
Nonspendable	\$ -	\$ 717,599	\$ 717,599	\$ 717,599
Committed	-	4,448,812	6,168,246	5,814,724
Assigned	-	1,414,495	597,945	1,224,283
Unassigned	-	4,242,795	4,145,023	4,147,129
Reserved	731,031	-	-	-
Unreserved	<u>9,133,372</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total HRA General Fund	<u>\$ 9,864,403</u>	<u>\$ 10,823,701</u>	<u>\$ 11,628,813</u>	<u>\$ 11,903,735</u>
All Other HRA Funds				
Nonspendable	\$ -	\$ -	\$ -	\$ -
Restricted	-	44,696,696	32,446,803	30,156,288
Assigned	-	562,349	562,349	241,165
Reserved	31,047,251	-	-	-
Unreserved	<u>21,230,536</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total All Other HRA Funds	<u>\$ 52,277,787</u>	<u>\$ 45,259,045</u>	<u>\$ 33,009,152</u>	<u>\$ 30,397,453</u>
TOTAL - ALL HRA FUNDS				
Nonspendable	\$ -	\$ 717,599	\$ 717,599	\$ 717,599
Restricted	-	44,696,696	32,446,803	30,156,288
Committed	-	4,448,812	6,168,246	5,814,724
Assigned	-	1,976,844	1,160,294	1,465,448
Unassigned	-	4,242,795	4,145,023	4,147,129
Reserved	31,778,282	-	-	-
Unreserved	<u>30,363,908</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total All HRA Funds	<u>\$ 62,142,190</u>	<u>\$ 56,082,746</u>	<u>\$ 44,637,965</u>	42,301,188
Restatement				<u>(3,120,079)</u>
Total All HRA Funds, Restated				<u>\$ 39,181,109</u>

- (1) The implementation of Governmental Accounting Standards Board Statement No. 54 in 2011 resulted in a significant change in the Authority's fund balance classifications.
- (2) The implementation of a new fund structure related to the City's implementation of the new finance system on January 1, 2014 resulted in a significant change in the Authority's fund balance classifications.
- (3) On January 1, 2017, the fund balances for governmental funds were adjusted to eliminate deferred inflows for land held for resale.

<u>2014</u>	<u>2015</u>	<u>2016</u> (3)	<u>2017</u>	<u>2018</u>	<u>2019</u>
\$ 692,050	\$ 1,047,962	\$ -	\$ 325,236	\$ 325,236	\$ 324,858
6,370,768	7,172,276	6,148,400	6,001,576	4,696,182	4,638,918
4,959,422	4,245,483	4,937,447	4,211,338	4,211,341	4,211,720
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
<u>\$ 12,022,240</u>	<u>\$ 12,465,721</u>	<u>\$ 11,085,847</u>	<u>\$ 10,538,150</u>	<u>\$ 9,232,759</u>	<u>\$ 9,175,496</u>
\$ 3,047,078	\$ 3,658,385	\$ -	\$ -	\$ -	\$ -
28,709,493	29,116,951	51,524,185	42,803,109	47,975,428	43,053,208
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
<u>\$ 31,756,571</u>	<u>\$ 32,775,336</u>	<u>\$ 51,524,185</u>	<u>\$ 42,803,109</u>	<u>\$ 47,975,428</u>	<u>\$ 43,053,208</u>
\$ 3,739,128	\$ 4,706,347	\$ -	\$ 325,236	\$ 325,236	\$ 324,858
28,709,493	29,116,951	51,524,185	42,803,109	47,975,428	43,053,208
6,370,768	7,172,276	6,148,400	6,001,576	4,696,182	4,638,918
4,959,422	4,245,483	4,937,447	4,211,338	4,211,341	4,211,720
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
<u>\$ 43,778,811</u>	<u>\$ 45,241,057</u>	<u>62,610,032</u>	<u>\$ 53,341,259</u>	<u>\$ 57,208,187</u>	<u>\$ 52,228,704</u>
		<u>2,142,854</u>			
		<u>\$ 64,752,886</u>			

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL

CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS

Last Ten Fiscal Years

(Modified Accrual Basis of Accounting)

	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>
REVENUES				
Taxes	\$ 23,568,364	\$ 23,240,973	\$ 24,402,731	\$ 21,775,071
Intergovernmental	35,188,892	22,421,293	23,229,228	23,854,124
Fees, Sales and Services	5,556,017	2,008,781	4,248,416	2,154,654
Investment Income	1,074,507	1,904,956	413,264	(705,720)
Miscellaneous	<u>2,448,040</u>	<u>1,223,558</u>	<u>1,115,675</u>	<u>846,018</u>
Total Revenues	<u>67,835,820</u>	<u>50,799,561</u>	<u>53,409,314</u>	<u>47,924,147</u>
EXPENDITURES				
Housing and Economic Development	37,390,286	23,993,249	31,220,168	18,857,958
Intergovernmental	16,142,704	16,896,257	16,209,356	16,197,775
Capital Outlay	-	-	-	-
Debt Service:				
Interest	10,089,143	11,311,119	9,493,948	8,286,020
Principal	9,227,737	6,580,944	7,588,309	5,924,558
Issuance Costs & Fiscal Charges	384,506	139,665	297,016	-
Debt Prepayment Penalty	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Expenditures	<u>73,234,376</u>	<u>58,921,234</u>	<u>64,808,797</u>	<u>49,266,311</u>
Excess of Revenues over (under) Expenditures	(5,398,556)	(8,121,673)	(11,399,483)	(1,342,164)
OTHER FINANCING SOURCES (USES)				
Proceeds from Borrowing	6,595,000	-	-	-
Proceeds from Refunding	2,682,662	12,085,316	16,785,330	-
Redemption of Refunded Bonds	(3,895,000)	(9,835,000)	(17,141,000)	-
Transfers In	7,462,416	20,745,170	9,712,248	7,659,365
Transfers Out	<u>(9,524,926)</u>	<u>(20,933,258)</u>	<u>(9,401,876)</u>	<u>(8,653,978)</u>
Total Other Financing Sources (Uses)	<u>3,320,152</u>	<u>2,062,228</u>	<u>(45,298)</u>	<u>(994,613)</u>
Net Change in Fund Balance	<u>\$ (2,078,404)</u>	<u>\$ (6,059,445)</u>	<u>\$ (11,444,781)</u>	<u>\$ (2,336,777)</u>
Debt Service as a Percentage of Noncapital Expenditures	26.4%	30.4%	26.4%	28.8%
	(a)			

(a) In 2010, a balloon payment of \$3,450,000 was made on the HUD Section 108 Note, Series 2003-B.

<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
\$ 22,383,553	\$ 22,724,508	\$ 25,197,511	\$ 22,048,750	\$ 28,461,194	\$ 28,696,629
44,599,377	1,471,179	11,129,073	732,844	572,118	2,239,352
2,922,779	3,944,542	3,165,531	3,665,322	3,474,894	4,420,525
1,238,909	598,355	547,786	1,101,846	897,304	2,258,921
2,910,215	983,295	1,029,548	670,018	793,590	1,063,263
<u>74,054,833</u>	<u>29,721,879</u>	<u>41,069,449</u>	<u>28,218,780</u>	<u>34,199,100</u>	<u>38,678,690</u>
14,445,892	15,138,425	16,926,287	16,950,979	15,903,080	16,617,370
9,732,751	2,652,900	2,867,458	10,587,230	3,660,831	18,064,699
-	3,129,938	11,372,429	1,274,290	20,800	59,044
10,468,007	6,105,479	6,326,420	5,994,186	7,213,480	7,190,807
37,692,841	4,796,830	10,526,669	4,743,140	3,499,257	23,860,128
56,887	30,584	29,639	22,124	34,724	239,425
757,271	-	-	-	-	226,700
<u>73,153,649</u>	<u>31,854,156</u>	<u>48,048,902</u>	<u>39,571,949</u>	<u>30,332,172</u>	<u>66,258,173</u>
901,184	(2,132,277)	(6,979,453)	(11,353,169)	3,866,928	(27,579,483)
-	-	9,360,000	-	-	-
2,006,611	-	-	-	-	20,500,000
-	-	-	-	-	-
7,169,198	4,173,451	16,819,094	3,558,596	2,435,567	3,429,780
(5,479,311)	(578,928)	(1,830,666)	(3,617,054)	(2,435,567)	(1,329,780)
<u>3,696,498</u>	<u>3,594,523</u>	<u>24,348,428</u>	<u>(58,458)</u>	<u>-</u>	<u>22,600,000</u>
<u>\$ 4,597,682</u>	<u>\$ 1,462,246</u>	<u>\$ 17,368,975</u>	<u>\$ (11,411,627)</u>	<u>\$ 3,866,928</u>	<u>\$ (4,979,483)</u>
66.9%	38.0%	46.0%	28.0%	35.5%	47.6%

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL

NET POSITION - PROPRIETARY FUNDS

Last Ten Fiscal Years

(Full Accrual Basis of Accounting)

	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>
HRA Loan Enterprise Fund		(1)		
Net Investment in Capital Assets	\$ (21,292)	\$ 1,530,300	\$ 14,015,074	\$ 25,145,183
Restricted	7,250,562	393,566	256,756	414,569
Unrestricted	<u>17,267,290</u>	<u>23,048,381</u>	<u>22,371,117</u>	<u>13,396,478</u>
Total HRA Loan Enterprise Fund	<u>24,496,560</u>	<u>24,972,247</u>	<u>36,642,947</u>	<u>38,956,230</u>
 HRA Parking Enterprise Fund				
Net Investment in Capital Assets	26,594,793	27,152,295	28,212,796	29,045,420
Restricted	6,536,327	4,332,651	4,354,134	4,016,077
Unrestricted	<u>9,735,344</u>	<u>11,941,022</u>	<u>10,840,480</u>	<u>13,155,150</u>
Total HRA Parking Enterprise Fund	<u>42,866,464</u>	<u>43,425,968</u>	<u>43,407,410</u>	<u>46,216,647</u>
 HRA Lofts Enterprise Fund				
Net Investment in Capital Assets	-	-	-	-
Restricted	-	-	-	-
Unrestricted	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total HRA Lofts Enterprise Fund	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
 HRA Penfield Enterprise Fund				
Net Investment in Capital Assets	-	-	-	-
Unrestricted	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total HRA Penfield Enterprise Fund	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
 TOTAL - ALL PROPRIETARY FUNDS				
Net Investment in Capital Assets	26,573,501	28,682,595	42,227,870	54,190,603
Restricted	13,786,889	4,726,217	4,610,890	4,430,646
Unrestricted	<u>27,002,634</u>	<u>34,989,403</u>	<u>33,211,597</u>	<u>26,551,628</u>
Total Net Position - All Proprietary Funds	<u>\$ 67,363,024</u>	<u>\$ 68,398,215</u>	<u>\$ 80,050,357</u>	85,172,877
2013 Restatements (2)				250,274
Total Net Position - All Proprietary Funds, Restated				<u>\$ 85,423,151</u>

(1) Restated

(2) The implementation of a new fund structure related to the City's implementation of the new finance system on January 1, 2014 resulted in a significant change in the Authority's net position classifications.

Unaudited

<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
773,865	815,483	834,754	802,592	890,805	853,150
<u>16,496,404</u>	<u>18,830,554</u>	<u>22,881,556</u>	<u>19,289,898</u>	<u>19,142,548</u>	<u>17,789,105</u>
<u>17,270,269</u>	<u>19,646,037</u>	<u>23,716,310</u>	<u>20,092,490</u>	<u>20,033,353</u>	<u>18,642,255</u>
30,153,360	31,490,755	33,066,408	34,307,681	36,579,537	32,909,630
4,273,882	3,883,021	3,931,477	3,738,768	3,293,341	3,127,996
<u>14,245,591</u>	<u>15,920,392</u>	<u>17,780,311</u>	<u>21,477,419</u>	<u>21,366,216</u>	<u>31,284,572</u>
<u>48,672,833</u>	<u>51,294,168</u>	<u>54,778,196</u>	<u>59,523,868</u>	<u>61,239,094</u>	<u>67,322,198</u>
1,774,510	-	-	-	-	-
523,363	-	-	-	-	-
<u>174,812</u>	<u>971,985</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<u>2,472,685</u>	<u>971,985</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
15,584,829	15,100,339	-	-	-	-
<u>3,657,909</u>	<u>4,153,006</u>	<u>2,386,134</u>	<u>912,133</u>	<u>603,708</u>	<u>603,358</u>
<u>19,242,738</u>	<u>19,253,345</u>	<u>2,386,134</u>	<u>912,133</u>	<u>603,708</u>	<u>603,358</u>
47,512,699	46,591,094	33,066,408	34,307,681	36,579,537	32,909,630
5,571,110	4,698,504	4,766,231	4,541,360	4,184,146	3,981,146
<u>34,574,716</u>	<u>39,875,937</u>	<u>43,048,001</u>	<u>41,679,450</u>	<u>41,112,472</u>	<u>49,677,035</u>
<u>\$ 87,658,525</u>	<u>\$ 91,165,535</u>	<u>\$ 80,880,640</u>	<u>\$ 80,528,491</u>	<u>\$ 81,876,155</u>	<u>\$ 86,567,811</u>

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL

CHANGES IN NET POSITION - PROPRIETARY FUNDS

Last Ten Fiscal Years

(Full Accrual Basis of Accounting)

	2010	2011	2012	2013
OPERATING REVENUES		(2)		
Fees, Sales and Services:				
Loan Programs	\$ 139,364	\$ 1,466,278	\$ 726,949	\$ 1,081,783
Apartment Facilities	-	-	-	-
Parking Facilities	11,394,497	12,140,085	12,101,480	13,485,208
Interest Earned on Loans	364,922	1,012,165	277,661	(72,685)
Total Operating Revenues	<u>11,898,783</u>	<u>14,618,528</u>	<u>13,106,090</u>	<u>14,494,306</u>
OPERATING EXPENSES				
Development Loan Programs	710,321	2,929,465	639,686	949,697
Costs of Parking and Apartment Facility Operation	5,425,658	5,229,275	5,652,432	6,370,512
Depreciation	2,846,729	2,937,220	3,187,169	3,246,852
Bad Debt Expense on Loans	309,257	5,994	-	-
Forgivable Loan Expense	161,365	609,833	-	-
Total Operating Expenses	<u>9,453,330</u>	<u>11,711,787</u>	<u>9,479,287</u>	<u>10,567,061</u>
OPERATING INCOME (LOSS)	2,445,453	2,906,741	3,626,803	3,927,245
NONOPERATING REVENUES (EXPENSES)				
Property Tax Increments	1,258,761	1,242,838	1,438,609	1,738,167
Operating Grants	294,329	519,025	681,284	1,172,384
Gain on Sale of Capital Assets	-	-	2,500	31,681
Noncapital Contributions	23,011	128,762	301,800	501,397
Investment Income	305,311	733,407	259,732	(221,893)
Interest Earned - Other	-	-	-	-
Interest on Long-Term Debt	(3,162,276)	(3,313,774)	(3,201,470)	(3,079,041)
Debt Service Issuance Costs	-	-	-	-
Intergovernmental Revenues	-	-	-	1,000,000
Intergovernmental Expenses	(312,089)	(467,116)	(402,201)	(822,616)
Miscellaneous Other Revenue	-	-	-	-
Miscellaneous Other Expense	-	-	-	-
Loss on Retirement of Assets	-	(405,036)	(117,091)	(137,388)
Litigation Mediation - Noncash Advance	(412,753)	-	-	-
Amortization of Debt Issuance Costs (1)	(145,386)	(2,090,223)	(995,811)	-
Total Non-operating Revenues (Expenses)	<u>(2,151,092)</u>	<u>(3,652,117)</u>	<u>(2,032,648)</u>	<u>182,691</u>
Capital Contributions	947,344	1,592,480	10,368,359	17,971
Transfers In	2,078,822	195,190	2,377,524	2,709,828
Transfers Out	(16,312)	(7,103)	(2,687,896)	(1,715,215)
Special Item	-	-	-	-
Change in Net Position	<u>\$ 3,304,215</u>	<u>\$ 1,035,191</u>	<u>\$ 11,652,142</u>	5,122,520
2013 Restatements (3)				250,274
Change in Net Position, Restated				<u>\$ 5,372,794</u>

(1) In 2012, with adoption of GASB 65, total debt issuance cost for the year is expensed, not amortized.

(2) Restated

(3) The implementation of a new fund structure related to the City's implementation of the new finance system on January 1, 2014 resulted in a significant change in the Authority's net position classifications.

2014	2015	2016	2017	2018	2019
\$ 524,197	\$ 3,482,030	\$ 142,618	\$ 103,185	\$ 978,132	\$ 499,140
3,758,574	5,888,720	3,820,703	-	-	-
13,669,640	14,856,306	15,828,064	16,654,305	17,913,460	19,392,796
82,384	338,681	31,939	181,788	117,879	114,094
<u>18,034,795</u>	<u>24,565,737</u>	<u>19,823,324</u>	<u>16,939,278</u>	<u>19,009,471</u>	<u>20,006,030</u>
1,040,210	3,589,939	3,626,474	852,407	1,856,260	2,111,594
7,661,228	8,650,210	8,508,630	7,065,359	8,470,842	8,177,021
4,586,554	4,652,169	4,080,855	3,244,400	3,239,037	3,252,058
-	-	-	-	-	-
-	-	-	-	-	-
<u>13,287,992</u>	<u>16,892,318</u>	<u>16,215,959</u>	<u>11,162,166</u>	<u>13,566,139</u>	<u>13,540,673</u>
4,746,803	7,673,419	3,607,365	5,777,112	5,443,332	6,465,357
1,753,095	1,780,580	1,099,375	1,103,567	1,173,264	1,224,599
869,931	567,266	385,998	215,202	472,119	572,507
-	-	-	-	465,580	2,828,879
-	-	-	-	-	-
553,952	219,249	1,587	160,409	83,337	315,015
-	-	191,184	149,184	540,329	440,767
(4,151,237)	(4,110,741)	(3,072,558)	(1,783,361)	(1,473,720)	(1,361,385)
-	-	-	(433,684)	(109,099)	-
1,353,753	9,293	409,293	330,496	140,773	1,560,364
(770,432)	(2,204,113)	(6,819,949)	(6,427,486)	(2,111,452)	(4,986,687)
-	-	-	761,141	192,035	-
(254,256)	(269,133)	(165,574)	(21,160)	(18,992)	(88,345)
(176,348)	(128,402)	(278,686)	(242,027)	(149,842)	(179,415)
-	-	-	-	-	-
-	-	-	-	-	-
<u>(821,542)</u>	<u>(4,136,001)</u>	<u>(8,249,330)</u>	<u>(6,187,719)</u>	<u>(795,668)</u>	<u>326,299</u>
-	-	-	-	-	-
1,903,282	2,858,575	14,640,594	2,289,428	500,000	-
(3,593,169)	(6,453,098)	(29,629,022)	(2,230,970)	(500,000)	(2,100,000)
-	3,564,115	9,345,498	-	(3,300,000)	-
<u>\$ 2,235,374</u>	<u>\$ 3,507,010</u>	<u>\$ (10,284,895)</u>	<u>\$ (352,149)</u>	<u>\$ 1,347,664</u>	<u>\$ 4,691,656</u>

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HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL

TAX REVENUES BY SOURCE - GOVERNMENTAL FUNDS

Last Ten Fiscal Years

(Modified Accrual Basis of Accounting)

Fiscal Year	HRA Property Tax Levy	Property Tax Increments	Total Tax Revenue
2010	\$2,797,136	\$20,771,228	\$23,568,364
2011	3,185,612	20,055,361	23,240,973
2012	2,866,172	21,536,559	24,402,731
2013	2,463,327	19,311,744	21,775,071
2014	2,548,212	19,835,341	22,383,553
2015	2,544,885	20,179,623	22,724,508
2016	3,246,045	21,951,466	25,197,511
2017	3,506,341	18,542,409	22,048,750
2018	3,827,951	24,633,243	28,461,194
2019	4,107,780	24,588,849	28,696,629
Change 2010-2019	46.9%	18.4%	21.8%

Unaudited

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL

HRA PROPERTY TAX LEVIES, PROPERTY VALUES, AND RATES
Last Ten Fiscal Years

LEVY - PAYABLE	2010	2011	2012	2013
Tax Capacity*				
Real Property*	\$234,400,482	\$217,930,655	\$197,620,962	\$186,461,109
Personal Property*	5,850,737	7,032,252	6,062,185	6,816,827
Fiscal Disparities*	26,101,435	26,457,028	25,556,968	23,150,886
Total Net Tax Capacity*	266,352,654	251,419,935	229,240,115	216,428,822
Taxable Market Value*	21,551,886,800	20,065,253,800	18,163,450,800	18,187,359,400
Tax Capacity Rate	1.2720%	1.2620%	1.4180%	1.4824%
State Law Maximum Levy Rate (% of Taxable Market Value)	0.0185%	0.0185%	0.0185%	0.0185%
Maximum Tax Levy per State Law	\$ 3,987,099	\$ 3,712,072	\$ 3,360,238	\$ 3,364,661
Actual Tax Levy Certified	\$ 3,178,148	\$ 3,178,148	\$ 3,178,148	\$ 3,178,148
Actual Levy under Maximum	\$ 808,951	\$ 533,924	\$ 182,090	\$ 186,513
% of Actual Levy to Maximum	79.71%	85.62%	94.58%	94.46%

Data for this table is obtained from the City of Saint Paul Comprehensive Annual Financial Report, the Housing and Redevelopment Authority of the City of Saint Paul Comprehensive Annual Financial Report, and the City of Saint Paul Office of Financial Services.

* Amounts are in Dollars. Real and Personal Property, Fiscal Disparity, and Taxable Market Value. Beginning in 2013, Taxable Market Value is replaced by Estimated Market Value. The levy is based on the prior year's estimated market value but applies to the current year's net tax capacity.

2014	2015	2016	2017	2018	2019
\$187,239,027	\$201,250,561	\$232,125,615	\$251,086,775	\$277,106,531	\$298,346,666
6,953,340	7,153,758	7,462,143	7,574,675	8,069,306	7,867,960
24,580,157	25,956,548	29,541,926	30,129,216	31,363,745	29,904,769
218,772,524	234,360,867	269,129,684	288,790,666	316,539,582	336,119,395
18,388,992,700	18,425,451,200	19,709,227,700	20,563,822,400	22,091,435,000	24,107,017,400
1.4445%	1.3860%	1.3110%	1.3270%	1.3040%	1.3540%
0.0185%	0.0185%	0.0185%	0.0185%	0.0185%	0.0185%
\$ 3,401,964	\$ 3,408,708	\$ 3,646,207	\$ 3,804,307	\$ 4,086,915	\$ 4,459,798
\$ 3,178,148	\$ 3,278,148	\$ 3,278,148	\$ 3,546,597	\$ 3,822,159	\$ 4,185,264
\$ 223,816	\$ 130,560	\$ 368,059	\$ 257,710	\$ 264,756	\$ 274,534
93.42%	96.17%	89.91%	93.23%	93.52%	93.84%

HRA PROPERTY TAX LEVIES AND COLLECTIONS
Last Ten Fiscal Years

	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>
Total Taxes Levied for Current Fiscal Year	\$ 3,178,148	\$ 3,178,148	\$ 3,178,148	\$ 3,178,148
Collection of Current Year Tax Levy				
From Taxpayers	\$ 2,259,765	\$ 2,470,269	\$ 2,476,585	\$ 2,464,092
Fiscal Disparity Aid	493,367	693,746	633,373	662,508
State Credits and Aids	115,779	108,652	-	70
Closed TIF District Adj.	194,065	-	-	-
Total Current Year Tax Levy Collection	<u>\$ 3,062,976</u>	<u>\$ 3,272,667</u>	<u>\$ 3,109,958</u>	<u>\$ 3,126,670</u>
	(1)			
Actual Percent of Current Year Levy	96.38%	102.97%	97.85%	98.38%
Collection of Delinquent Taxes for Subsequent Years				
1st Year Delinquent	\$ 14,489	\$ 21,851	\$ (40,292)	\$ 75,700
2nd Year Delinquent	(8,660)	(4,284)	(5,424)	(6,309)
3rd Year Delinquent	(1,867)	(3,642)	(4,229)	(949)
4th Year Delinquent	1,259	(2,854)	1,604	1,543
5th Year Delinquent	(1,904)	932	1,100	583
6th Year & Prior Delinquent	1,693	1,902	1,202	2,025
Total Delinquent Taxes Collection	<u>\$ 5,010</u>	<u>\$ 13,905</u>	<u>\$ (46,039)</u>	<u>\$ 72,593</u>
Total Tax Collections	<u>\$ 3,067,986</u>	<u>\$ 3,286,572</u>	<u>\$ 3,063,919</u>	<u>\$ 3,199,263</u>
Total Percent of Levy Collected	96.53%	103.41%	96.41%	100.60%

(1) Revaluation downward of property in a closed Tax Increment Finance District reduced net levy collected by HRA by 6.11%

Note: Collections do not include Tax Increment Districts.

2014	2015	2016	2017	2018	2019
\$ 3,178,148	\$ 3,278,148	\$ 3,278,148	\$ 3,546,597	\$ 3,822,159	\$ 4,185,264
\$ 2,432,640	\$ 2,481,531	\$ 2,505,951	\$ 2,776,822	\$ 3,035,185	\$ 3,305,800
696,821	725,135	723,429	719,336	778,441	787,573
-	-	166	-	-	-
-	-	-	-	-	-
<u>\$ 3,129,461</u>	<u>\$ 3,206,666</u>	<u>\$ 3,229,546</u>	<u>\$ 3,496,158</u>	<u>\$ 3,813,626</u>	<u>\$ 4,093,373</u>
98.47%	97.82%	98.52%	98.58%	99.78%	97.80%
\$ 18,489	\$ 17,114	\$ 11,543	\$ 11,608	\$ 7,926	\$ -
(3,895)	(4,511)	(1,117)	949	-	-
(1,394)	1,565	1,829	-	-	-
484	1,408	-	-	-	-
270	-	-	-	-	-
-	-	-	-	-	-
<u>\$ 13,954</u>	<u>\$ 15,576</u>	<u>\$ 12,255</u>	<u>\$ 12,557</u>	<u>\$ 7,926</u>	<u>\$ -</u>
<u>\$ 3,143,415</u>	<u>\$ 3,222,242</u>	<u>\$ 3,241,801</u>	<u>\$ 3,508,715</u>	<u>\$ 3,821,552</u>	<u>\$ 4,093,373</u>
98.91%	98.29%	98.89%	98.93%	99.98%	97.80%

PROPERTY TAX INCREMENT LEVIES AND COLLECTIONS
Last Ten Fiscal Years

	2010	2011	2012
TOTAL - ALL TAX INCREMENT DISTRICTS			
Original Tax Capacity Before Development - All Tax Increment Districts	\$4,491,122	\$4,838,654	\$4,977,370
Current Tax Capacity - All Tax Increment Districts	\$29,809,160	\$27,664,571	\$26,928,860
Captured Tax Capacity Retained by HRA / Port Authority	\$25,318,038	\$22,825,917	\$21,961,592
Tax capacity rate (Watershed district)	120.820%	133.883%	153.079%
Tax Increment Spread	\$28,705,815	\$27,278,203	\$27,580,222
Tax Increment Collected:			
Current	\$27,171,525	\$26,021,565	\$26,690,452
Delinquent	(\$592,694)	(\$1,359,307)	\$495,150
Developer Shortfall Payments	-	-	-
Homestead Credit	\$238,616	\$239,200	-
Total Tax Increment Collected	\$26,817,447	\$24,901,458	\$27,185,602
Percentage of Tax Increment Collected to Tax Increment Spread	93.42%	91.29%	98.57%
Delinquent Tax Increment Receivable at December 31	\$696,706	\$1,188,906	\$459,660
Percentage of Delinquent Tax Increment Receivable to Tax Increment Spread	2.43%	4.36%	1.67%
Percentage of Captured Tax Capacity to Saint Paul Total Tax Capacity	8.67%	9.23%	8.85%

Note: This table includes data from both Saint Paul Housing and Redevelopment Authority and Saint Paul Port Authority administered tax increment financing districts.

The percentage of Total Captured Tax Capacity to Saint Paul Total Tax Capacity was adjusted for 2011.

2013	2014	2015	2016	2017	2018	2019
\$4,900,569	\$4,918,344	\$4,671,951	\$4,532,616	\$3,502,068	\$4,382,677	\$4,258,370
\$25,718,660	\$25,654,138	\$25,562,017	\$26,768,060	\$24,495,735	\$29,001,697	\$30,706,589
\$20,826,379	\$20,796,390	\$20,745,503	\$22,093,792	\$20,845,463	\$24,444,434	\$26,379,661
162.369%	163.482%	152.350%	150.696%	145.553%	149.826%	147.330%
\$25,932,396	\$25,973,141	\$25,364,445	\$27,075,751	\$25,820,957	\$30,981,109	\$33,438,567
\$25,144,638	\$25,817,771	\$25,092,583	\$26,721,385	\$24,975,673	\$30,454,196	\$32,870,361
(\$162,936)	(\$387,772)	(\$450,152)	(\$245,152)	(\$2,121,942)	\$455,771	(\$1,053,292)
-	\$88,360	\$23,097	-	-	-	-
-	-	-	-	-	-	-
\$24,981,702	\$25,518,359	\$24,665,528	\$26,476,233	\$22,853,731	\$30,909,967	\$31,817,069
96.33%	98.25%	97.24%	97.79%	88.51%	99.77%	95.15%
\$322,048	\$254,843	\$207,659	\$174,789	\$162,688	\$94,359	\$167,989
1.24%	0.98%	0.82%	0.65%	0.63%	0.30%	0.50%
9.75%	9.74%	9.71%	9.24%	9.83%	10.49%	10.58%

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City of Saint Paul, Minnesota
 PRINCIPAL PROPERTY TAXPAYERS
 Current Year and Nine Years Ago

Taxpayer	2019			2010		
	Taxable Capacity Value	Rank	Percentage of Total City Capacity Value	Taxable Capacity Value	Rank	Percentage of Total City Capacity Value
Xcel Energy	\$ 7,445,112	1	2.39%	\$ 4,620,653	1	1.73%
BNSF Railway Co.	1,857,471	2	0.60%	951,867	7	0.36%
St. Paul Tower LP (World Trade Center)	1,607,676	3	0.52%	1,899,250	3	0.71%
Minnesota Mutual Life Insurance	1,439,169	4	0.46%	2,555,136	2	0.96%
U.S. Bank Corp. Property & U.S. Bancorp	1,198,962	5	0.39%	1,199,250	6	0.45%
Group Health Plan Inc.	1,084,934	6	0.35%			
1944 Rice Street LLC	1,016,590	7	0.33%			
Ecolab	964,786	8	0.31%			
Bigos-Kellogg LLC	888,655	9	0.29%			
Chicago Milwaukee St. Paul Pacific	879,992	10	0.28%			
Traveler's Insurance (St. Paul Companies)				1,608,680	4	0.60%
Behringer Harvard LC LLC (Lawson Software)				1,234,250	5	0.46%
Court International LLC				804,466	8	0.30%
Ford Motor Company (1)				799,270	9	0.30%
DDR Midway Marketplace LLC				718,996	10	0.27%
	<u>\$ 18,383,347</u>		<u>5.92%</u>	<u>\$ 16,391,818</u>		<u>6.14%</u>

1) Ford Motor Company closed its Highland Park plant in December 2011 and is in the process of completing the environmental cleanup of the site for future redevelopment.

Source: Ramsey County Auditor

HRA PARKING FACILITY REVENUES
Last Ten Fiscal Years

	2010	2011	2012	2013	2014
Block 7A Ramp					
Operating Revenues	\$ 1,008,924	\$ 1,033,804	\$ 1,059,400	\$ 1,049,940	\$ 1,044,868
Operating Expenses	491,015	521,086	516,900	546,847	762,043
Operating Income (Loss)	<u>\$ 517,909</u>	<u>\$ 512,718</u>	<u>\$ 542,500</u>	<u>\$ 503,093</u>	<u>\$ 282,825</u>
Seventh Street Ramp					
Operating Revenues	\$ 1,225,291	\$ 1,248,375	\$ 1,226,439	\$ 1,227,220	\$ 1,219,279
Operating Expenses	384,743	430,719	456,382	467,827	471,983
Operating Income (Loss)	<u>\$ 840,548</u>	<u>\$ 817,656</u>	<u>\$ 770,057</u>	<u>\$ 759,393</u>	<u>\$ 747,296</u>
Robert Street Ramp					
Operating Revenues	\$ 1,163,213	\$ 1,164,102	\$ 1,319,575	\$ 1,475,567	\$ 1,520,183
Operating Expenses	622,956	596,312	598,830	696,759	676,882
Operating Income (Loss)	<u>\$ 540,257</u>	<u>\$ 567,790</u>	<u>\$ 720,745</u>	<u>\$ 778,808</u>	<u>\$ 843,301</u>
Kellogg Street Ramp					
Operating Revenues	\$ 970,621	\$ 1,043,662	\$ 961,304	\$ 1,163,536	\$ 1,194,375
Operating Expenses	815,042	856,609	893,418	1,038,693	996,053
Operating Income (Loss)	<u>\$ 155,579</u>	<u>\$ 187,053</u>	<u>\$ 67,886</u>	<u>\$ 124,843</u>	<u>\$ 198,322</u>
Lowertown Ramp					
Operating Revenues	\$ 1,287,034	\$ 1,432,031	\$ 1,345,168	\$ 1,401,241	\$ 1,469,667
Operating Expenses	944,781	982,832	915,991	937,227	1,039,248
Operating Income (Loss)	<u>\$ 342,253</u>	<u>\$ 449,199</u>	<u>\$ 429,177</u>	<u>\$ 464,014</u>	<u>\$ 430,419</u>
Block 19 Ramp					
Operating Revenues	\$ 932,988	\$ 1,096,533	\$ 1,306,133	\$ 1,437,421	\$ 1,530,096
Operating Expenses	813,000	820,691	811,633	816,552	849,658
Operating Income (Loss)	<u>\$ 119,988</u>	<u>\$ 275,842</u>	<u>\$ 494,500</u>	<u>\$ 620,869</u>	<u>\$ 680,438</u>
Block 39 - Lawson Ramp					
Operating Revenues	\$ 2,813,317	\$ 2,889,249	\$ 3,029,724	\$ 3,165,835	\$ 3,290,496
Operating Expenses	1,450,502	1,519,414	1,512,407	1,587,752	1,681,046
Operating Income (Loss)	<u>\$ 1,362,815</u>	<u>\$ 1,369,835</u>	<u>\$ 1,517,317</u>	<u>\$ 1,578,083</u>	<u>\$ 1,609,450</u>
Spruce Tree Ramp					
Operating Revenues	\$ 30,000	\$ 30,000	\$ 30,025	\$ 30,038	\$ 30,000
Operating Expenses	81,139	86,405	94,876	89,326	87,822
Operating Income (Loss)	<u>\$ (51,139)</u>	<u>\$ (56,405)</u>	<u>\$ (64,851)</u>	<u>\$ (59,288)</u>	<u>\$ (57,822)</u>
Smith Avenue Transit Hub					
Operating Revenues	\$ 844,516	\$ 831,464	\$ 660,969	\$ 1,007,458	\$ 943,745
Operating Expenses	1,013,551	971,022	977,159	1,026,926	1,031,141
Operating Income (Loss)	<u>\$ (169,035)</u>	<u>\$ (139,558)</u>	<u>\$ (316,190)</u>	<u>\$ (19,468)</u>	<u>\$ (87,396)</u>
HRA Parking Lots / Miscellaneous					
Operating Revenues	\$ 1,118,591	\$ 1,370,866	\$ 1,162,743	\$ 1,526,953	\$ 1,426,929
Operating Expenses	1,655,659	1,381,405	1,483,691	1,761,185	1,702,331
Operating Income (Loss)	<u>\$ (537,068)</u>	<u>\$ (10,539)</u>	<u>\$ (320,948)</u>	<u>\$ (234,232)</u>	<u>\$ (275,402)</u>
TOTAL PARKING FACILITIES					
Operating Revenues	\$ 11,394,495	\$ 12,140,086	\$ 12,101,480	\$ 13,485,209	\$ 13,669,638
Operating Expenses	8,272,388	8,166,495	8,261,287	8,969,094	9,298,207
Operating Income (Loss)	<u>\$ 3,122,107</u>	<u>\$ 3,973,591</u>	<u>\$ 3,840,193</u>	<u>\$ 4,516,115</u>	<u>\$ 4,371,431</u>

<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
\$ 1,110,516 573,329 <u>\$ 537,187</u>	\$ 1,145,264 590,271 <u>\$ 554,993</u>	\$ 1,174,849 620,742 <u>\$ 554,107</u>	\$ 1,183,335 603,873 <u>\$ 579,462</u>	\$ 1,232,966 626,979 <u>\$ 605,987</u>
\$ 1,195,643 470,663 <u>\$ 724,980</u>	\$ 1,225,142 473,375 <u>\$ 751,767</u>	\$ 1,136,824 442,330 <u>\$ 694,494</u>	\$ 1,701,386 1,072,517 <u>\$ 628,869</u>	\$ 4,435,599 1,611,549 <u>\$ 2,824,050</u>
\$ 1,553,435 639,971 <u>\$ 913,464</u>	\$ 1,619,622 649,713 <u>\$ 969,909</u>	\$ 1,708,509 678,815 <u>\$ 1,029,694</u>	\$ 1,805,357 765,113 <u>\$ 1,040,244</u>	\$ 1,908,137 850,016 <u>\$ 1,058,121</u>
\$ 1,205,243 1,073,383 <u>\$ 131,860</u>	\$ 1,226,502 1,004,038 <u>\$ 222,464</u>	\$ 1,382,260 1,092,206 <u>\$ 290,054</u>	\$ 1,407,173 1,262,314 <u>\$ 144,859</u>	\$ 1,382,813 1,040,656 <u>\$ 342,157</u>
\$ 1,735,826 949,400 <u>\$ 786,426</u>	\$ 1,757,488 1,051,626 <u>\$ 705,862</u>	\$ 1,547,721 967,095 <u>\$ 580,626</u>	\$ 1,479,014 1,038,687 <u>\$ 440,327</u>	\$ 1,596,217 1,038,752 <u>\$ 557,465</u>
\$ 1,663,251 873,283 <u>\$ 789,968</u>	\$ 1,873,562 877,505 <u>\$ 996,057</u>	\$ 1,879,963 1,034,919 <u>\$ 845,044</u>	\$ 2,056,595 968,241 <u>\$ 1,088,354</u>	\$ 2,153,078 980,646 <u>\$ 1,172,432</u>
\$ 3,507,248 2,168,142 <u>\$ 1,339,106</u>	\$ 3,660,130 2,293,303 <u>\$ 1,366,827</u>	\$ 3,961,403 2,234,381 <u>\$ 1,727,022</u>	\$ 4,379,297 2,329,418 <u>\$ 2,049,879</u>	\$ 3,765,793 2,165,909 <u>\$ 1,599,884</u>
\$ 50,999 97,673 <u>\$ (46,674)</u>	\$ 50,000 100,760 <u>\$ (50,760)</u>	\$ 50,030 104,492 <u>\$ (54,462)</u>	\$ 50,000 126,115 <u>\$ (76,115)</u>	\$ 48,088 98,903 <u>\$ (50,815)</u>
\$ 1,056,062 991,024 <u>\$ 65,038</u>	\$ 1,279,189 1,076,340 <u>\$ 202,849</u>	\$ 1,731,944 1,246,729 <u>\$ 485,215</u>	\$ 1,696,477 1,487,211 <u>\$ 209,266</u>	\$ 1,527,732 1,417,311 <u>\$ 110,421</u>
\$ 1,778,083 1,747,537 <u>\$ 30,546</u>	\$ 1,991,165 1,821,945 <u>\$ 169,220</u>	\$ 2,080,802 1,888,050 <u>\$ 192,752</u>	\$ 2,163,159 2,056,390 <u>\$ 106,769</u>	\$ 1,362,373 1,598,358 <u>\$ (235,985)</u>
\$ 14,856,306 9,584,405 <u>\$ 5,271,901</u>	\$ 15,828,064 9,938,876 <u>\$ 5,889,188</u>	\$ 16,654,305 10,309,759 <u>\$ 6,344,546</u>	\$ 17,921,793 11,709,879 <u>\$ 6,211,914</u>	\$ 19,412,796 11,429,079 <u>\$ 7,983,717</u>

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL

RATIOS OF OUTSTANDING DEBT BY TYPE
Last Ten Fiscal Years

Fiscal Year	Governmental Activities					Business-type Activities	
	Tax Increment Bonds	Sales Tax Bonds	Lease Revenue Bonds	Development Notes	Advances from Other Governments	Parking Revenue Bonds	Tax Increment Parking Bonds
2010	\$57,038,439	\$37,360,000	\$13,846,060	\$20,113,997	\$ -	\$42,918,567	\$28,911,245
2011	55,695,011	35,520,000	13,256,820	19,532,701	-	41,344,761	27,260,807
2012	50,892,817	33,545,000	12,652,579	18,931,187	-	39,664,327	25,580,369
2013	48,228,892	31,430,000	12,028,339	18,310,491	-	37,910,580	23,864,931
2014	45,288,952	-	11,384,098	13,930,515	-	36,076,152	22,079,493
2015	41,886,032	-	10,719,857	13,104,685	-	34,156,723	20,358,434
2016	38,589,707	-	4,150,616	12,358,016	9,360,000	32,142,294	18,584,271
2017	34,723,382	-	3,696,375	11,849,876	9,360,000	30,484,634	16,735,108
2018	32,540,431	-	3,227,135	10,954,596	9,326,023	29,072,072	14,322,224
2019	31,893,437	-	-	10,721,468	9,326,023	27,799,510	12,695,299
Change 2010-2019	-44.08%	-100.00%	-100.00%	-46.70%	100.00%	-35.23%	-56.09%

Notes:

Details regarding the HRA's outstanding debt can be found in the notes to the financial statements.

(1) See the "Demographic and Economic Statistics" Table for population data. Beginning in 2016, the ratio is calculated using population for the current year. Prior to 2016, the ratio is calculated using population for the prior calendar year.

(2) See the "Demographic and Economic Statistics" Table for personal income data. Beginning in 2016, the ratio is calculated using personal income for the current year. Prior to 2016, the ratio is calculated using personal income for the prior calendar year.

Business-type Activities					
Limited Tax Bonds	Revenue Notes	Mortgages	Total Saint Paul HRA	Per Capita (1)	Percent of Household Personal Income (2)
\$ 7,855,000	\$1,775,190	\$ -	\$209,818,498	729.70	3.02%
7,855,000	1,580,000	-	202,045,100	708.76	2.86%
7,855,000	1,580,000	25,000	190,726,279	666.02	2.68%
7,855,000	1,580,000	33,372,108	214,580,341	741.80	3.00%
7,755,000	1,580,000	40,464,920	178,559,130	605.55	2.34%
7,170,000	1,580,000	39,810,124	168,785,855	561.96	2.26%
-	3,880,000	-	119,064,904	391.09	1.50%
-	3,880,000	-	110,729,375	358.14	1.33%
-	3,786,144	-	103,228,625	329.79	1.16%
-	3,690,326	-	96,126,063	304.27	1.01%
-100.00%	107.88%	0.00%	-54.19%		

SCHEDULE OF BOND COVERAGE**Last Ten Fiscal Years**

Note: For TIF or levy supported debt issues, revenues available for debt service reflect taxes received in July and December of the fiscal year and debt service requirements reflect obligations during the fiscal year. Since the second half taxes are not received until December, they are used for the first debt payments of the following fiscal year; and second half taxes received in December of the prior fiscal year are used for the first debt payments of the current fiscal year.

	2010	2011	2012	2013
SPRUCE TREE CENTRE TAX INCREMENT BONDS, SERIES 1988A AND 2003				
Fund Servicing Debt - HRA Debt Service Fund				
Revenues Available for Debt Service				
Tax Increments	\$ 441,406	\$ 480,427	\$ 392,445	\$ 484,506
Net Investment Earnings	53,062	52,227	(52,150)	(11,161)
Total Revenues Available for Debt Service	<u>\$ 494,468</u>	<u>\$ 532,654</u>	<u>\$ 340,295</u>	<u>\$ 473,345</u>
Debt Service Requirements				
Principal	\$ 204,364	\$ 217,648	\$ 231,795	\$ 246,862
Interest	58,544	45,260	31,113	16,046
Total Debt Service Requirements	<u>\$ 262,908</u>	<u>\$ 262,908</u>	<u>\$ 262,908</u>	<u>\$ 262,908</u>
Coverage (Revenues / Debt Service)	1.88	2.03	1.29	1.80

MIDWAY MARKETPLACE TAX INCREMENT BONDS, SERIES 1995A / SNELLING-UNIVERSITY TAX INCREMENT BONDS, SERIES 2005C AND 2014D
Fund Servicing Debt - HRA Debt Service Fund

Revenues Available for Debt Service				
Tax Increments	\$ 1,197,542	\$ 1,175,554	\$ 1,888,544	\$ 1,363,792
Net Investment Earnings	133,263	121,825	(81,945)	(49,832)
Total Revenues Available for Debt Service	<u>\$ 1,330,805</u>	<u>\$ 1,297,379</u>	<u>\$ 1,806,599</u>	<u>\$ 1,313,960</u>
Debt Service Requirements				
Principal	\$ 395,000	\$ 400,000	\$ 420,000	\$ 450,000
Interest	169,923	151,638	132,568	111,898
Total Debt Service Requirements	<u>\$ 564,923</u>	<u>\$ 551,638</u>	<u>\$ 552,568</u>	<u>\$ 561,898</u>
Coverage (Revenues / Debt Service)	2.36	2.35	3.27	2.34

* Tax increment from prior year was used to make final debt service payment in 2017 (final maturity was 3/1/2017).

SALES TAX REVENUE BONDS, SERIES 1993 AND 1996

Fund Servicing Debt - HRA Debt Service Fund

Note: In 2014 the bonds were refunded and upon funding of the escrow and defeasance of the bonds in August 2014, sales tax revenue was no longer available for debt service.

Revenues Available for Debt Service				
City Sales Tax Revenues	\$ 18,652,765	\$ 20,125,431	\$ 18,811,159	\$ 18,633,271
Net Investment Earnings	(3,252)	(3,379)	(3,940)	(3,994)
Total Revenues Available for Debt Service	<u>\$ 18,649,513</u>	<u>\$ 20,122,052</u>	<u>\$ 18,807,219</u>	<u>\$ 18,629,277</u>
Debt Service Requirements				
Principal	\$ 1,720,000	\$ 1,840,000	\$ 1,975,000	\$ 2,115,000
Interest	2,774,680	2,652,560	2,521,920	2,381,695
Total Debt Service Requirements	<u>\$ 4,494,680</u>	<u>\$ 4,492,560</u>	<u>\$ 4,496,920</u>	<u>\$ 4,496,695</u>
Coverage (Revenues / Debt Service)	4.15	4.48	4.18	4.14

2014	2015	2016	2017	2018	2019	Totals
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,798,784
-	-	-	-	-	-	41,978
<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,840,762</u>
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900,669
-	-	-	-	-	-	150,963
<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,051,632</u>
N/A	N/A	N/A	N/A	N/A	N/A	1.75
\$ 1,400,686	\$ 1,318,512	\$ 1,393,693	\$ -	\$ -	\$ -	\$ 9,738,323
18,586	9,413	-	-	-	-	151,310
<u>\$ 1,419,272</u>	<u>\$ 1,327,925</u>	<u>\$ 1,393,693</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 9,889,633</u>
\$ 470,000	\$ 660,000	\$ 665,000	\$ 670,000	\$ -	\$ -	\$ 4,130,000
83,077	20,548	11,700	4,188	-	-	685,540
<u>\$ 553,077</u>	<u>\$ 680,548</u>	<u>\$ 676,700</u>	<u>\$ 674,188</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 4,815,540</u>
2.57	1.95	2.06	- *	N/A *	N/A	2.05
\$ 11,663,648	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 87,886,274
(1)	-	-	-	-	-	(14,566)
<u>\$ 11,663,647</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 87,871,708</u>
\$ 2,265,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,915,000
2,231,530	-	-	-	-	-	12,562,385
<u>\$ 4,496,530</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 22,477,385</u>
2.59	N/A	N/A	N/A	N/A	N/A	3.91

Continued

SCHEDULE OF BOND COVERAGE
Last Ten Fiscal Years

Note: For TIF or levy supported debt issues, revenues available for debt service reflect taxes received in July and December of the fiscal year and debt service requirements reflect obligations during the fiscal year. Since the second half taxes are not received until December, they are used for the first debt payments of the following fiscal year; and second half taxes received in December of the prior fiscal year are used for the first debt payments of the current fiscal year.

	2010	2011	2012	2013
RIVERCENTRE PARKING FACILITY LEASE REVENUE BONDS, SERIES 2000 AND SERIES 2009				
Fund Servicing Debt - HRA Debt Service Fund				
Revenues Available for Debt Service				
Lease Payments from the City	\$ 580,367	\$ 586,422	\$ 607,712	\$ 604,005
Trustee Reserve	-	-	-	-
Net Investment Earnings	19,761	19,596	20,075	20,820
Total Revenues Available for Debt Service	<u>\$ 600,128</u>	<u>\$ 606,018</u>	<u>\$ 627,787</u>	<u>\$ 624,825</u>
Debt Service Requirements				
Principal	\$ 360,000	\$ 370,000	\$ 380,000	\$ 390,000
Interest	240,800	229,850	218,600	207,050
Total Debt Service Requirements	<u>\$ 600,800</u>	<u>\$ 599,850</u>	<u>\$ 598,600</u>	<u>\$ 597,050</u>
Coverage (Revenues / Debt Service)	1.00	1.01	1.05	1.05
RIVERFRONT TAX INCREMENT BONDS, SERIES 1993C, 1993D, 2000D, AND 2002C				
Fund Servicing Debt - HRA Debt Service Fund				
Revenues Available for Debt Service				
Tax Increments	\$ 1,067,737	\$ (223,653)	\$ 986,088	\$ 1,041,947
Tax Increment Pooling from Other Districts	214,049	702,798	296,000	-
Net Investment Earnings	(368)	(14,128)	(19,360)	32,466
Total Revenues Available for Debt Service	<u>\$ 1,281,418</u>	<u>\$ 465,017</u>	<u>\$ 1,262,728</u>	<u>\$ 1,074,413</u>
Debt Service Requirements				
Principal	\$ 1,150,000	\$ 1,215,000	\$ 1,295,000	\$ -
Interest	155,899	97,255	33,366	-
Total Debt Service Requirements	<u>\$ 1,305,899</u>	<u>\$ 1,312,255</u>	<u>\$ 1,328,366</u>	<u>\$ -</u>
Coverage (Revenues / Debt Service)	0.98	0.35	0.95	N/A

2014	2015	2016	2017	2018	2019	Totals
\$ 586,204	\$ 583,745	\$ 582,903	\$ 583,885	\$ 561,382	\$ 305,943	\$ 5,582,568
-	-	-	-	-	207,933	207,933
22,536	22,069	24,385	21,028	32,986	26,268	229,524
<u>\$ 608,740</u>	<u>\$ 605,814</u>	<u>\$ 607,288</u>	<u>\$ 604,913</u>	<u>\$ 594,368</u>	<u>\$ 540,144</u>	<u>\$ 6,020,025</u>
\$ 405,000	\$ 415,000	\$ 425,000	\$ 440,000	\$ 455,000	\$ 475,000	\$ 4,115,000
195,125	182,825	169,694	155,638	139,388	65,144	1,804,114
<u>\$ 600,125</u>	<u>\$ 597,825</u>	<u>\$ 594,694</u>	<u>\$ 595,638</u>	<u>\$ 594,388</u>	<u>\$ 540,144</u>	<u>\$ 5,919,114</u>
1.01	1.01	1.02	1.02	1.00	1.00	1.02
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,872,119
-	-	-	-	-	-	1,212,847
-	-	-	-	-	-	(1,390)
<u>\$ -</u>	<u>\$ 4,083,576</u>					
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,660,000
-	-	-	-	-	-	286,520
<u>\$ -</u>	<u>\$ 3,946,520</u>					
N/A	N/A	N/A	N/A	N/A	N/A	1.03

Continued

SCHEDULE OF BOND COVERAGE
Last Ten Fiscal Years

Note: For TIF or levy supported debt issues, revenues available for debt service reflect taxes received in July and December of the fiscal year and debt service requirements reflect obligations during the fiscal year. Since the second half taxes are not received until December, they are used for the first debt payments of the following fiscal year; and second half taxes received in December of the prior fiscal year are used for the first debt payments of the current fiscal year.

	2010	2011	2012	2013
US BANK TAX INCREMENT BONDS, SERIES 2001, 2011F, AND 2011G				
Fund Servicing Debt - HRA Debt Service Fund				
Revenues Available for Debt Service				
Tax Increments	\$ 1,388,596	\$ 1,497,416	\$ 1,511,315	\$ 1,511,314
Net Investment Earnings	16,670	19,255	(26,204)	(3,845)
Total Revenues Available for Debt Service	<u>\$ 1,405,266</u>	<u>\$ 1,516,671</u>	<u>\$ 1,485,111</u>	<u>\$ 1,507,469</u>
Debt Service Requirements				
Principal	\$ 410,000	\$ 400,000	\$ 745,000	\$ 755,000
Interest	677,692	677,870	335,182	333,844
Total Debt Service Requirements	<u>\$ 1,087,692</u>	<u>\$ 1,077,870</u>	<u>\$ 1,080,182</u>	<u>\$ 1,088,844</u>
Coverage (Revenues / Debt Service)	1.29	1.41	1.37	1.38

NORTH QUADRANT TAX INCREMENT BONDS, SERIES 2000 AND 2002, AND 9TH STREET LOFTS TAX INCREMENT BONDS, SERIES 2004

Fund Servicing Debt - HRA Debt Service Fund

Revenues Available for Debt Service				
Tax Increments	\$ 309,134	\$ 316,996	\$ 274,069	\$ 275,240
Net Investment Earnings	(956)	1,590	3,049	(2,931)
Total Revenues Available for Debt Service	<u>\$ 308,178</u>	<u>\$ 318,586</u>	<u>\$ 277,118</u>	<u>\$ 272,309</u>
Debt Service Requirements				
Principal	\$ 38,000	\$ 41,000	\$ 116,000	\$ 61,000
Interest	225,002	222,939	218,594	211,719
Total Debt Service Requirements	<u>\$ 263,002</u>	<u>\$ 263,939</u>	<u>\$ 334,594</u>	<u>\$ 272,719</u>
Coverage (Revenues / Debt Service)	1.17	1.21	0.83	1.00

UPPER LANDING TAX INCREMENT BONDS, SERIES 2002A, 2002B-1, 2002B-2, and 2012

Fund Servicing Debt - HRA Debt Service Fund

Revenues Available for Debt Service				
Tax Increments	\$ 1,769,019	\$ 1,952,421	\$ 1,906,253	\$ 1,915,100
Trustee Reserve	-	-	-	-
Developer Shortfall Payments	261,324	130,176	156,464	-
Net Investment Earnings	21,728	32,681	4,950	(234,242)
Total Revenues Available for Debt Service	<u>\$ 2,052,071</u>	<u>\$ 2,115,278</u>	<u>\$ 2,067,667</u>	<u>\$ 1,680,858</u>
Debt Service Requirements				
Principal	\$ 415,000	\$ 444,000	\$ 474,000	\$ -
Interest	1,262,249	1,232,981	1,563,948	550,457
Total Debt Service Requirements	<u>\$ 1,677,249</u>	<u>\$ 1,676,981</u>	<u>\$ 2,037,948</u>	<u>\$ 550,457</u>
Coverage (Revenues / Debt Service)	1.22	1.26	1.01	3.05

2014	2015	2016	2017	2018	2019	Totals
\$ 1,511,316	\$ 1,442,099	\$ 1,413,008	\$ 1,339,734	\$ 1,571,850	\$ 1,478,069	\$ 14,664,717
13,359	17,700	-	-	-	-	36,935
<u>\$ 1,524,675</u>	<u>\$ 1,459,799</u>	<u>\$ 1,413,008</u>	<u>\$ 1,339,734</u>	<u>\$ 1,571,850</u>	<u>\$ 1,478,069</u>	<u>\$ 14,701,652</u>
\$ 770,000	\$ 790,000	\$ 570,000	\$ 580,000	\$ 600,000	\$ 615,000	\$ 6,235,000
318,744	303,344	287,544	276,144	258,744	240,744	3,709,852
<u>\$ 1,088,744</u>	<u>\$ 1,093,344</u>	<u>\$ 857,544</u>	<u>\$ 856,144</u>	<u>\$ 858,744</u>	<u>\$ 855,744</u>	<u>\$ 9,944,852</u>
1.40	1.34	1.65	1.56	1.83	1.73	1.48
\$ 260,720	\$ 287,447	\$ 264,991	\$ 288,215	\$ 315,742	\$ 296,843	\$ 2,889,397
1,222	(550)	(748)	(1,052)	(1,282)	(967)	(2,625)
<u>\$ 261,942</u>	<u>\$ 286,897</u>	<u>\$ 264,243</u>	<u>\$ 287,163</u>	<u>\$ 314,460</u>	<u>\$ 295,876</u>	<u>\$ 2,886,772</u>
\$ 52,000	\$ 68,000	\$ 84,000	\$ 94,000	\$ 125,000	\$ 137,000	\$ 816,000
207,646	203,936	198,285	183,190	197,669	178,243	2,047,223
<u>\$ 259,646</u>	<u>\$ 271,936</u>	<u>\$ 282,285</u>	<u>\$ 277,190</u>	<u>\$ 322,669</u>	<u>\$ 315,243</u>	<u>\$ 2,863,223</u>
1.01	1.06	0.94	1.04	0.97	0.94	1.01
\$ 1,961,196	\$ 1,883,254	\$ 1,963,776	\$ 2,436,541	\$ 2,663,736	\$ 1,207,582	\$ 19,658,878
-	-	-	-	-	105,745	105,745
-	-	-	-	-	-	547,964
233,211	60,606	29,158	4,509	18,699	19,048	190,348
<u>\$ 2,194,407</u>	<u>\$ 1,943,860</u>	<u>\$ 1,992,934</u>	<u>\$ 2,441,050</u>	<u>\$ 2,682,435</u>	<u>\$ 1,332,375</u>	<u>\$ 20,502,935</u>
\$ 825,000	\$ 590,000	\$ 620,000	\$ 650,000	\$ 680,000	\$ 720,000	\$ 5,418,000
776,000	741,000	711,125	679,750	646,875	612,375	8,776,760
<u>\$ 1,601,000</u>	<u>\$ 1,331,000</u>	<u>\$ 1,331,125</u>	<u>\$ 1,329,750</u>	<u>\$ 1,326,875</u>	<u>\$ 1,332,375</u>	<u>\$ 14,194,760</u>
1.37	1.46	1.50	1.84	2.02	1.00	1.44

Continued

SCHEDULE OF BOND COVERAGE**Last Ten Fiscal Years**

Note: For TIF or levy supported debt issues, revenues available for debt service reflect taxes received in July and December of the fiscal year and debt service requirements reflect obligations during the fiscal year. Since the second half taxes are not received until December, they are used for the first debt payments of the following fiscal year; and second half taxes received in December of the prior fiscal year are used for the first debt payments of the current fiscal year.

	2010	2011	2012	2013
DRAKE MARBLE TAX INCREMENT BONDS, SERIES 2002				
Fund Servicing Debt - HRA Debt Service Fund				
Note: trustee redeemed \$28,000 in 2014 for 2013 debt service.				
Revenues Available for Debt Service				
Tax Increments	\$ 177,334	\$ 219,640	\$ 213,154	\$ 181,391
Net Investment Earnings	183	(739)	(299)	(3,430)
Total Revenues Available for Debt Service	<u>\$ 177,517</u>	<u>\$ 218,901</u>	<u>\$ 212,855</u>	<u>\$ 177,961</u>
Debt Service Requirements				
Principal	\$ 57,000	\$ 61,000	\$ 96,000	\$ 48,000
Interest	104,186	101,723	96,019	89,505
Total Debt Service Requirements	<u>\$ 161,186</u>	<u>\$ 162,723</u>	<u>\$ 192,019</u>	<u>\$ 137,505</u>
Coverage (Revenues / Debt Service)	1.10	1.35	1.11	1.29

* Tax increments from prior years used to redeem additional principal.

KOCH MOBIL TAX INCREMENT BONDS, SERIES 2004C, 2007B, AND 2010A

Fund Servicing Debt - HRA Debt Service Fund

Revenues Available for Debt Service				
Tax Increments	\$ 299,002	\$ 269,163	\$ 241,305	\$ 241,732
Net Investment Earnings	2,649	5,005	8,734	(7,285)
Total Revenues Available for Debt Service	<u>\$ 301,651</u>	<u>\$ 274,168</u>	<u>\$ 250,039</u>	<u>\$ 234,447</u>
Debt Service Requirements				
Principal	\$ -	\$ 150,000	\$ 95,000	\$ 100,000
Interest	124,419	79,113	76,663	74,713
Total Debt Service Requirements	<u>\$ 124,419</u>	<u>\$ 229,113</u>	<u>\$ 171,663</u>	<u>\$ 174,713</u>
Coverage (Revenues / Debt Service)	2.42	1.20	1.46	1.34

JJ HILL TAX INCREMENT BONDS, SERIES 2004

Fund Servicing Debt - HRA Debt Service Fund

Revenues Available for Debt Service				
Tax Increments	\$ 308,946	\$ 303,555	\$ 284,913	\$ 277,029
Trustee Reserve Funds	-	-	-	-
Net Investment Earnings	373	403	2,022	(3,308)
Total Revenues Available for Debt Service	<u>\$ 309,319</u>	<u>\$ 303,958</u>	<u>\$ 286,935</u>	<u>\$ 273,721</u>
Debt Service Requirements				
Principal	\$ 69,000	\$ 81,000	\$ 94,000	\$ 108,000
Interest	220,750	216,250	211,000	204,906
Total Debt Service Requirements	<u>\$ 289,750</u>	<u>\$ 297,250</u>	<u>\$ 305,000</u>	<u>\$ 312,906</u>
Coverage (Revenues / Debt Service)	1.07	1.02	0.94	0.87

2014	2015	2016	2017	2018	2019	Totals
\$ 191,471	\$ 201,974	\$ 200,074	\$ 204,663	\$ 225,784	\$ 217,404	\$ 2,032,889
2,254	913	(2,500)	(2,495)	(2,492)	(2,487)	(11,092)
<u>\$ 193,725</u>	<u>\$ 202,887</u>	<u>\$ 197,574</u>	<u>\$ 202,168</u>	<u>\$ 223,292</u>	<u>\$ 214,917</u>	<u>\$ 2,021,797</u>
\$ 119,000	\$ 92,000	\$ 107,000	\$ 173,000	\$ 142,000	\$ 157,000	\$ 1,052,000
85,320	78,300	71,888	62,674	52,515	42,491	784,621
<u>\$ 204,320</u>	<u>\$ 170,300</u>	<u>\$ 178,888</u>	<u>\$ 235,674</u>	<u>\$ 194,515</u>	<u>\$ 199,491</u>	<u>\$ 1,836,621</u>
0.95	1.19	1.10	0.86 *	1.15 *	1.08	1.10
\$ 242,286	\$ 331,295	\$ 645,355	\$ 776,297	\$ 849,973	\$ 651,375	\$ 4,547,783
4,000	2,886	1,639	(1,639)	-	-	15,989
<u>\$ 246,286</u>	<u>\$ 334,181</u>	<u>\$ 646,994</u>	<u>\$ 774,658</u>	<u>\$ 849,973</u>	<u>\$ 651,375</u>	<u>\$ 4,563,772</u>
\$ 100,000	\$ 100,000	\$ 105,000	\$ 105,000	\$ 110,000	\$ 110,000	\$ 975,000
72,713	70,713	68,663	66,431	63,820	60,878	758,126
<u>\$ 172,713</u>	<u>\$ 170,713</u>	<u>\$ 173,663</u>	<u>\$ 171,431</u>	<u>\$ 173,820</u>	<u>\$ 170,878</u>	<u>\$ 1,733,126</u>
1.43	1.96	3.73	4.52	4.89	3.81	2.63
\$ 284,200	\$ 310,208	\$ 323,453	\$ 343,914	\$ 405,519	\$ 394,537	\$ 3,236,274
3,205	33,156	2	9,317	7,017	-	52,697
3,100	15	(1,951)	(610)	(1,751)	(395)	(2,102)
<u>\$ 290,505</u>	<u>\$ 343,379</u>	<u>\$ 321,504</u>	<u>\$ 352,621</u>	<u>\$ 410,785</u>	<u>\$ 394,142</u>	<u>\$ 3,286,869</u>
\$ 124,000	\$ 136,000	\$ 144,000	\$ 153,000	\$ 163,000	\$ 173,000	\$ 1,245,000
197,906	189,906	181,281	172,156	162,438	152,094	1,908,687
<u>\$ 321,906</u>	<u>\$ 325,906</u>	<u>\$ 325,281</u>	<u>\$ 325,156</u>	<u>\$ 325,438</u>	<u>\$ 325,094</u>	<u>\$ 3,153,687</u>
0.90	1.05	0.99	1.08	1.26	1.21	1.04

Continued

SCHEDULE OF BOND COVERAGE
Last Ten Fiscal Years

Note: For TIF or levy supported debt issues, revenues available for debt service reflect taxes received in July and December of the fiscal year and debt service requirements reflect obligations during the fiscal year. Since the second half taxes are not received until December, they are used for the first debt payments of the following fiscal year; and second half taxes received in December of the prior fiscal year are used for the first debt payments of the current fiscal year.

	2010	2011	2012	2013
NEIGHBORHOOD SCATTERED SITE TAX INCREMENT BONDS, SERIES 2005				
Fund Servicing Debt - HRA Debt Service Fund				
Revenues Available for Debt Service				
Tax Increments	\$ 2,252,256	\$ 2,044,411	\$ 1,974,102	\$ 1,811,777
Reserve Funds	-	-	-	-
Net Investment Earnings	189,872	191,976	(152,884)	(66,738)
Total Revenues Available for Debt Service	<u>\$ 2,442,128</u>	<u>\$ 2,236,387</u>	<u>\$ 1,821,218</u>	<u>\$ 1,745,039</u>
Debt Service Requirements				
Principal	\$ 510,000	\$ 535,000	\$ 565,000	\$ 585,000
Interest	269,762	244,612	217,854	188,556
Total Debt Service Requirements	<u>\$ 779,762</u>	<u>\$ 779,612</u>	<u>\$ 782,854</u>	<u>\$ 773,556</u>
Coverage (Revenues / Debt Service)	3.13	2.87	2.33	2.26

* Tax increment from prior year was used to make final debt service payment in 2017 (final maturity was 3/1/2017).

JIMMY LEE RECREATION FACILITY LEASE BONDS, SERIES 2008

Fund Servicing Debt - HRA Debt Service Fund

Revenues Available for Debt Service				
Lease Payments from the City	\$ 521,579	\$ 529,575	\$ 507,199	\$ 513,972
Net Investment Earnings	69,224	24,500	23,865	(5,480)
Total Revenues Available for Debt Service	<u>\$ 590,803</u>	<u>\$ 554,075</u>	<u>\$ 531,064</u>	<u>\$ 508,492</u>
Debt Service Requirements				
Principal	\$ 195,000	\$ 205,000	\$ 210,000	\$ 220,000
Interest	342,900	336,075	328,388	319,988
Total Debt Service Requirements	<u>\$ 537,900</u>	<u>\$ 541,075</u>	<u>\$ 538,388</u>	<u>\$ 539,988</u>
Coverage (Revenues / Debt Service)	1.10	1.02	0.99	0.94

EMERALD GARDENS TAX INCREMENT BONDS, SERIES 2010

Fund Servicing Debt - HRA TI Capital Projects Fund

Note: A portion of the listed tax increments are not pledged (10% of the Emerald-Metro).

Revenues Available for Debt Service				
Tax Increments	\$ -	\$ 610,362	\$ 713,258	\$ 666,507
Net Investment Earnings	-	40,194	5,571	31
Total Revenues Available for Debt Service	<u>\$ -</u>	<u>\$ 650,556</u>	<u>\$ 718,829</u>	<u>\$ 666,538</u>
Debt Service Requirements				
Principal	\$ -	\$ 40,000	\$ 290,000	\$ 225,000
Interest	-	448,342	388,431	374,581
Total Debt Service Requirements	<u>\$ -</u>	<u>\$ 488,342</u>	<u>\$ 678,431</u>	<u>\$ 599,581</u>
Coverage (Revenues / Debt Service)	N/A	1.33	1.06	1.11

2014	2015	2016	2017	2018	2019	Totals
\$ 1,707,814	\$ 1,711,344	\$ 1,792,663	\$ -	\$ -	\$ -	\$ 13,294,367
-	-	-	1,084,809	-	-	1,084,809
21,312	14,537	7	221	-	-	198,303
<u>\$ 1,729,126</u>	<u>\$ 1,725,881</u>	<u>\$ 1,792,670</u>	<u>\$ 1,085,030</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 14,577,479</u>
\$ 620,000	\$ 660,000	\$ 690,000	\$ 1,110,000	\$ -	\$ -	\$ 5,275,000
157,858	124,468	88,835	30,248	-	-	1,322,193
<u>\$ 777,858</u>	<u>\$ 784,468</u>	<u>\$ 778,835</u>	<u>\$ 1,140,248</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 6,597,193</u>
2.22	2.20	2.30	0.95 *	N/A *	N/A	2.21
\$ 534,538	\$ 535,538	\$ 537,788	\$ -	\$ -	\$ -	\$ 3,680,189
10,572	5,492	32,203	-	-	-	160,376
<u>\$ 545,110</u>	<u>\$ 541,030</u>	<u>\$ 569,991</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 3,840,565</u>
\$ 225,000	\$ 235,000	\$ 245,000	\$ -	\$ -	\$ -	\$ 1,535,000
311,188	302,188	292,788	-	-	-	2,233,515
<u>\$ 536,188</u>	<u>\$ 537,188</u>	<u>\$ 537,788</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 3,768,515</u>
1.02	1.01	1.06	N/A	N/A	N/A	1.02
\$ 650,750	\$ 585,460	\$ 677,148	\$ 686,816	\$ 755,883	\$ 802,318	\$ 6,148,502
3,684	(772)	(24)	1,123	1,652	1,282	52,741
<u>\$ 654,434</u>	<u>\$ 584,688</u>	<u>\$ 677,124</u>	<u>\$ 687,939</u>	<u>\$ 757,535</u>	<u>\$ 803,600</u>	<u>\$ 6,201,243</u>
\$ 240,000	\$ 225,000	\$ 240,000	\$ 260,000	\$ 295,000	\$ 355,000	\$ 2,170,000
362,469	350,581	338,206	324,144	308,469	289,881	3,185,104
<u>\$ 602,469</u>	<u>\$ 575,581</u>	<u>\$ 578,206</u>	<u>\$ 584,144</u>	<u>\$ 603,469</u>	<u>\$ 644,881</u>	<u>\$ 5,355,104</u>
1.09	1.02	1.17	1.18	1.26	1.25	1.16

Continued

SCHEDULE OF BOND COVERAGE
Last Ten Fiscal Years

Note: For TIF or levy supported debt issues, revenues available for debt service reflect taxes received in July and December of the fiscal year and debt service requirements reflect obligations during the fiscal year. Since the second half taxes are not received until December, they are used for the first debt payments of the following fiscal year; and second half taxes received in December of the prior fiscal year are used for the first debt payments of the current fiscal year.

	2010	2011	2012	2013
HOUSING 5000 LAND ASSEMBLY BONDS, SERIES 2004				
Fund Servicing Debt - HRA Loan Enterprise Fund				
Revenues Available for Debt Service				
Land Sales	\$ -	\$ 1,404,760	\$ -	\$ -
Net Investment Earnings	24,642	2,033	(4,057)	-
Total Revenues Available for Debt Service	<u>\$ 24,642</u>	<u>\$ 1,406,793</u>	<u>\$ (4,057)</u>	<u>\$ -</u>
Debt Service Requirements				
Principal	\$ 2,510,000	\$ -	\$ -	\$ -
Interest	1,681	-	-	-
Total Debt Service Requirements	<u>\$ 2,511,681</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Coverage (Revenues / Debt Service)	0.01	N/A	N/A	N/A
PARKING REVENUE BONDS, SERIES 1997A				
Fund Servicing Debt - HRA Parking Enterprise Fund				
Revenues Available for Debt Service				
Ramp Lease Revenues	\$ 1,075,591	\$ 1,077,475	\$ 1,076,739	\$ 1,077,520
Capital Repair Reserves	-	-	-	-
Net Investment Earnings	(4,018)	(4,023)	(3,884)	(4,024)
Total Revenues Available for Debt Service	<u>\$ 1,071,573</u>	<u>\$ 1,073,452</u>	<u>\$ 1,072,855</u>	<u>\$ 1,073,496</u>
Debt Service Requirements				
Principal	\$ 635,000	\$ 680,000	\$ 725,000	\$ 775,000
Interest	436,388	393,525	347,625	298,687
Total Debt Service Requirements	<u>\$ 1,071,388</u>	<u>\$ 1,073,525</u>	<u>\$ 1,072,625</u>	<u>\$ 1,073,687</u>
Coverage (Revenues / Debt Service)	1.00	1.00	1.00	1.00
BLOCK 39 TAX INCREMENT GENERAL OBLIGATION BONDS, SERIES 1998A, 1998B, 2009G, 2009H AND 2018C				
Fund Servicing Debt - HRA Parking Enterprise Fund				
Revenues Available for Debt Service				
Tax Increments	\$ 1,236,563	\$ 1,226,734	\$ 1,181,563	\$ 1,120,132
Net Parking Revenues	1,924,977	1,946,959	2,121,341	2,165,993
Net Investment Earnings	152,120	184,762	(8,022)	(33,083)
Total Revenues Available for Debt Service	<u>\$ 3,313,660</u>	<u>\$ 3,358,455</u>	<u>\$ 3,294,882</u>	<u>\$ 3,253,042</u>
Debt Service Requirements				
Principal	\$ 1,295,000	\$ 1,575,000	\$ 1,605,000	\$ 1,640,000
Interest	763,015	935,129	885,839	835,542
Total Debt Service Requirements	<u>\$ 2,058,015</u>	<u>\$ 2,510,129</u>	<u>\$ 2,490,839</u>	<u>\$ 2,475,542</u>
Coverage (Revenues / Debt Service)	1.61	1.34	1.32	1.31

2014	2015	2016	2017	2018	2019	Totals
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,404,760
-	-	-	-	-	-	22,618
<u>\$ -</u>	<u>\$ 1,427,378</u>					
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,510,000
-	-	-	-	-	-	1,681
<u>\$ -</u>	<u>\$ 2,511,681</u>					
N/A	N/A	N/A	N/A	N/A	N/A	0.57
\$ 1,038,283	\$ 1,069,187	\$ 1,120,692	\$ 903,815	\$ -	\$ -	\$ 8,439,302
-	-	-	193,959	-	-	193,959
6,457	17,949	(4,023)	674	-	-	5,108
<u>\$ 1,044,740</u>	<u>\$ 1,087,136</u>	<u>\$ 1,116,669</u>	<u>\$ 1,098,448</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 8,638,369</u>
\$ 825,000	\$ 880,000	\$ 940,000	\$ 1,005,000	\$ -	\$ -	\$ 6,465,000
246,375	190,688	131,288	67,838	-	-	2,112,414
<u>\$ 1,071,375</u>	<u>\$ 1,070,688</u>	<u>\$ 1,071,288</u>	<u>\$ 1,072,838</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 8,577,414</u>
0.98	1.02	1.04	1.02	N/A	N/A	1.01
\$ 1,102,365	\$ 1,124,373	\$ 1,099,375	\$ 1,103,567	\$ 1,173,264	\$ 1,224,598	\$ 11,592,534
2,236,509	1,441,510	1,745,163	2,097,249	3,189,430	2,741,916	21,611,047
66,618	38,950	360	370	392	(3,948)	398,519
<u>\$ 3,405,492</u>	<u>\$ 2,604,833</u>	<u>\$ 2,844,898</u>	<u>\$ 3,201,186</u>	<u>\$ 4,363,086</u>	<u>\$ 3,962,566</u>	<u>\$ 33,602,100</u>
\$ 1,710,000	\$ 1,650,000	\$ 1,725,000	\$ 1,800,000	\$ 1,850,000	\$ 1,485,000	\$ 16,335,000
783,616	727,847	664,082	593,581	431,925	703,402	7,323,978
<u>\$ 2,493,616</u>	<u>\$ 2,377,847</u>	<u>\$ 2,389,082</u>	<u>\$ 2,393,581</u>	<u>\$ 2,281,925</u>	<u>\$ 2,188,402</u>	<u>\$ 23,658,978</u>
1.37	1.10	1.19	1.34	1.91	1.81	1.42

Continued

SCHEDULE OF BOND COVERAGE
Last Ten Fiscal Years

Note: For TIF or levy supported debt issues, revenues available for debt service reflect taxes received in July and December of the fiscal year and debt service requirements reflect obligations during the fiscal year. Since the second half taxes are not received until December, they are used for the first debt payments of the following fiscal year; and second half taxes received in December of the prior fiscal year are used for the first debt payments of the current fiscal year.

	2010	2011	2012	2013
PARKING REVENUE BONDS, SERIES 1992A, 1995A, 1995B, 2001A, 2002A, 2002B, 2005A, 2010A, AND 2017A				
Fund Servicing Debt - HRA Parking Enterprise Fund				
Note: Revenues are pledged in aggregate for Parking Revenue Bonds, Series 2017A and 2017B, and have been adjusted for the Smith Avenue Transit Center bonds.				
Revenues Available for Debt Service				
Parking Facility Net Revenues	\$ 3,043,611	\$ 3,492,539	\$ 3,794,576	\$ 3,895,149
Parking Meter and Parking Fine Revenues	2,000,000	3,000,000	3,000,000	3,000,000
Net Investment Earnings	-	-	-	-
Total Revenues Available for Debt Service	<u>\$ 5,043,611</u>	<u>\$ 6,492,539</u>	<u>\$ 6,794,576</u>	<u>\$ 6,895,149</u>
Debt Service Requirements				
Principal	\$ 1,790,000	\$ 565,000	\$ 615,000	\$ 635,000
Interest	1,307,828	1,087,242	1,038,056	1,019,606
Total Debt Service Requirements	<u>\$ 3,097,828</u>	<u>\$ 1,652,242</u>	<u>\$ 1,653,056</u>	<u>\$ 1,654,606</u>
Coverage (Revenues / Debt Service)	1.63	3.93	4.11	4.17

PARKING REVENUE BONDS (SMITH AVENUE TRANSIT CENTER), SERIES 2005, 2010B AND 2017B

Fund Servicing Debt - HRA Parking Enterprise Fund

Note: Revenues are pledged in aggregate and have been adjusted for the Smith Avenue Transit Center bonds.

Revenues Available for Debt Service				
Parking & Transit Center Net Revenues	\$ 290,945	\$ 320,922	\$ 145,161	\$ 443,593
Parking Meter and Parking Fine Revenues	-	-	-	-
Net Investment Earnings	9,924	49,559	33,800	(14,339)
Total Revenues Available for Debt Service	<u>\$ 300,869</u>	<u>\$ 370,481</u>	<u>\$ 178,961</u>	<u>\$ 429,254</u>
Debt Service Requirements				
Principal	\$ 130,000	\$ 305,000	\$ 330,000	\$ 340,000
Interest	406,450	563,798	537,931	528,032
Total Debt Service Requirements	<u>\$ 536,450</u>	<u>\$ 868,798</u>	<u>\$ 867,931</u>	<u>\$ 868,032</u>
Coverage (Revenues / Debt Service)	0.56	0.43	0.21	0.49

LOFTS AT FARMERS MARKET LIMITED TAX BONDS, SERIES 2010A AND 2010B

Fund Servicing Debt - HRA Lofts Enterprise Fund

Note: The bonds were defeased in 2015 using sales proceeds from the 12/14/2015 sale of the Lofts at Farmers Market Apartments.

Revenues Available for Debt Service				
HRA Tax Levy	\$ -	\$ -	\$ 257,047	\$ 618,035
Bond Proceeds - Capitalized Interest	569,786	-	-	-
Net Investment Earnings	-	16,249	5,494	(6,048)
Total Revenues Available for Debt Service	<u>\$ 569,786</u>	<u>\$ 16,249</u>	<u>\$ 262,541</u>	<u>\$ 611,987</u>
Debt Service Requirements				
Principal	\$ -	\$ -	\$ -	\$ -
Interest	-	312,740	514,093	514,093
Total Debt Service Requirements	<u>\$ -</u>	<u>\$ 312,740</u>	<u>\$ 514,093</u>	<u>\$ 514,093</u>
Coverage (Revenues / Debt Service)	N/A	0.05	0.51	1.19

2014	2015	2016	2017	2018	2019	Totals
\$ 3,326,529	\$ 4,001,857	\$ 4,182,523	\$ 4,026,595	\$ 4,386,180	\$ 5,289,109	\$ 39,438,668
2,491,647	2,596,814	2,661,622	2,969,537	2,249,938	2,326,577	26,296,135
58,694	13,945	12,644	3,874	16,728	24,346	130,231
<u>\$ 5,876,870</u>	<u>\$ 6,612,616</u>	<u>\$ 6,856,789</u>	<u>\$ 7,000,006</u>	<u>\$ 6,652,846</u>	<u>\$ 7,640,032</u>	<u>\$ 65,865,034</u>
\$ 655,000	\$ 675,000	\$ 695,000	\$ 715,000	\$ -	\$ -	\$ 6,345,000
1,000,556	980,906	960,656	1,551,845	814,139	967,416	10,728,250
<u>\$ 1,655,556</u>	<u>\$ 1,655,906</u>	<u>\$ 1,655,656</u>	<u>\$ 2,266,845</u>	<u>\$ 814,139</u>	<u>\$ 967,416</u>	<u>\$ 17,073,250</u>
3.55	3.99	4.14	3.09	8.17	7.90	3.86
\$ 328,667	\$ 460,205	\$ 526,670	\$ 917,970	\$ 604,743	\$ 546,916	\$ 4,585,792
508,353	403,186	338,378	30,463	750,062	673,423	2,703,865
30,723	7,028	6,484	2,038	10,281	(9,972)	125,526
<u>\$ 867,743</u>	<u>\$ 870,419</u>	<u>\$ 871,532</u>	<u>\$ 950,471</u>	<u>\$ 1,365,086</u>	<u>\$ 1,210,367</u>	<u>\$ 7,415,183</u>
\$ 350,000	\$ 360,000	\$ 375,000	\$ 385,000	\$ 1,325,000	\$ 1,185,000	\$ 5,085,000
517,743	507,332	496,532	565,471	40,086	25,367	4,188,742
<u>\$ 867,743</u>	<u>\$ 867,332</u>	<u>\$ 871,532</u>	<u>\$ 950,471</u>	<u>\$ 1,365,086</u>	<u>\$ 1,210,367</u>	<u>\$ 9,273,742</u>
1.00	1.00	1.00	1.00	1.00	1.00	0.80
\$ 650,730	\$ 656,206	\$ -	\$ -	\$ -	\$ -	\$ 2,182,018
-	-	-	-	-	-	569,786
11,864	7,196	-	-	-	-	34,755
<u>\$ 662,594</u>	<u>\$ 663,402</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,786,559</u>
\$ 100,000	\$ 110,000	\$ -	\$ -	\$ -	\$ -	\$ 210,000
511,918	507,350	-	-	-	-	2,360,194
<u>\$ 611,918</u>	<u>\$ 617,350</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,570,194</u>
1.08	1.07	N/A	N/A	N/A	N/A	1.08

City of Saint Paul, Minnesota
 DEMOGRAPHIC AND ECONOMIC STATISTICS
 Last Ten Fiscal Years

Fiscal Year	Population (1)	Per Capita Personal Income	Personal Income (2)	Labor Force (3)	Unemployment Rate (3)
2010	285,068	\$ 25,066	\$ 7,145,514,488	148,515	7.6%
2011	286,367	25,576	7,106,711,800	149,870	6.9%
2012	289,270	25,072	7,165,005,800	150,515	6.0%
2013	294,873	25,695	7,636,250,500	151,967	5.1%
2014	297,640	26,268	7,818,407,520	152,612	4.2%
2015	300,353	25,611	7,692,209,635	153,855	3.7%
2016	304,442	26,054	7,931,854,576	153,035	3.5%
2017	309,180	26,896	8,315,693,459	153,216	2.8%
2018	313,010	28,535	8,931,740,350	159,675	2.8%
2019	315,925	30,036	9,489,123,300	160,222	2.9%

Sources:

- (1) 2010 and 2013-2015 data is based on U.S. Census Bureau information. 2011-2012, 2016-2018 and 2019 data is based on Metropolitan Council estimates.
- (2) 2010-2015 and 2018-2019 data provided by U.S. Census Bureau's Annual American Community Survey. 2016-2017 data is provided by Minnesota Department of Employment and Economic Development (DEED).
- (3) Annual average - not seasonally adjusted. Data provided by Minnesota DEED.

City of Saint Paul, Minnesota
 PRINCIPAL EMPLOYERS
 Current Year and Nine Years Ago

<u>Employers</u>	2019			2010		
	Number of Employees	Rank	Percentage of Total City Employment	Number of Employees	Rank	Percentage of Total City Employment
University of Minnesota ¹⁾	18,000	1	11.24%	22,703	1	12.94%
3M Company	16,500	2	10.30%	15,000	3	8.55%
State of Minnesota ¹⁾	14,122	3	8.81%	15,100	2	8.60%
Health East ^{1) 2)}	7,500	4	4.68%	7,210	4	4.11%
Saint Paul Public Schools	5,966	5	3.72%	5,953	5	3.39%
Regions Hospital ¹⁾	5,593	6	3.49%	4,007	7	2.28%
Ramsey County ¹⁾	4,427	7	2.76%	4,183	6	2.38%
United Hospital	3,600	8	2.25%	3,250	9	1.85%
City of Saint Paul ¹⁾	2,907	9	1.81%	2,649	10	1.51%
Securian Financial Group	2,750	10	1.72%			
U.S. Bancorp				3,545	8	2.02%
Total	<u>81,365</u>		<u>50.78%</u>	<u>83,600</u>		<u>47.63%</u>

¹⁾ Includes full- and part-time employees

²⁾ Includes all home care clinics in its network

Sources: 2019 data compiled by Springsted Inc. based on April 2019 telephone survey of individual employers
 2010 data compiled by Springsted Inc. based on January 2011 telephone survey of individual employers

OPERATING INDICATORS
Last Ten Fiscal Years

	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>
New and Substantially Rehabilitated Single- and Multi-Family Housing Units	96	100	106	99
Number of Pedestrian Skyway Bridges	37	37	37	37

Source: City of Saint Paul, Department of Planning and Economic Development.

<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
774	316	1,600	1,232	372	789
37	37	37	37	37	37

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL

CAPITAL ASSET STATISTICS
Last Ten Fiscal Years

	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>
Number of Parking Ramps	9	9	9	9
Number of Parking Lots	8	8	8	8
Number of Parking Spaces	7,958	7,958	7,958	7,958
Depreciated Cost of Parking Ramps, Lots, and Buildings	\$ 97,997,999	\$ 93,596,580	\$ 92,237,595	\$ 89,282,341
Number of Apartment Houses	-	-	2	2
Depreciated Cost of Apartment Houses and Land	\$ -	\$ -	\$ 24,545,604	\$ 66,353,501

Source: City of Saint Paul, Department of Planning and Economic Development.

<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
9	9	9	9	9	8
9	9	9	8	7	6
8,008	8,008	8,008	7,884	7,810	7,178
\$ 88,309,005	\$ 86,005,911	\$ 83,792,973	\$ 81,527,423	\$ 79,404,302	\$ 72,857,603
2	1	-	-	-	-
\$ 65,579,259	\$ 54,910,462	\$ -	\$ -	\$ -	\$ -

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