

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

A Component Unit of the City of Saint Paul, Minnesota

**Annual Comprehensive Financial Report
For the Fiscal Year Ending December 31, 2020**

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

A Component Unit of the City of Saint Paul

ANNUAL COMPREHENSIVE FINANCIAL REPORT For the Fiscal Year Ended December 31, 2020

**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**

ANNUAL FINANCIAL REPORT
For the Fiscal Year Ended December 31, 2020

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

ANNUAL FINANCIAL REPORT
For the Fiscal Year Ended December 31, 2020

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INTRODUCTORY SECTION



October 22, 2021

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 Annual Comprehensive Financial Report of the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota (HRA) for the fiscal year ended December 31, 2020, 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 Annual Comprehensive 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 AND INITIATIVES

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 initiatives include redeveloping the residential, commercial and industrial areas of Saint Paul, supporting living wage job growth, providing a sound fiscal base, and providing 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 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 Annual Comprehensive Financial Report for the fiscal year ended December 31, 2020.

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 AND LONG-TERM FINANCIAL PLANNING

The HRA has adopted financial policies related to budget amendments, asset valuation, sales and leases of real estate, and reserves. These key policies are described briefly here:

- The HRA establishes an annual budget for annually budgeted funds and operations. The HRA Board is required to approve budget amendments that increase the budget or transfer more than \$100,000 of budget amounts between costs centers in the HRA Development Capital Projects Fund.
- The HRA has 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.
- 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.
- The HRA 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.

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

Financial projections are completed during the annual budget process to determine the appropriate amount of budget appropriations and the HRA tax levy.

Parking revenue was negatively impacted by the COVID-19 pandemic that began in early 2020. Strategic reductions in parking operating and capital expenses were made to help offset the economic impact to parking revenues.

ECONOMIC OUTLOOK AND MAJOR DEVELOPMENTS

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).¹ The total employee count in Saint Paul at the end of 2020 was estimated to be 158,731.²

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 2020 was 5% which is about the same rate as the Minnesota rate of 4.9% and lower than the U.S. rate of 6.5%.³

Saint Paul's largest employment sector is Education and Health Services (55,877 jobs; 35.2% of total jobs). Other large employment sectors include Public Administration (24,196 jobs; 15.2% of total jobs) and Professional and Business Services (19,612 jobs; 12.3% of total jobs).⁴

The City was impacted by the economic downturn in 2020 caused by the COVID-19 pandemic and by protests, riots, and civil unrest between late May and early June 2020 in response to the Minneapolis Police Department's involvement with the death of George Floyd. The HRA provided grants to businesses and allowed deferrals of loan payments to help businesses with the economic downturn and has budgeted funds to assist businesses that had property damage.

Building permits issued in 2020 for major developments that had HRA funding and/or conduit bond issuances through the HRA:

- Infrastructure development for the Highland Bridge began and includes HRA Tax Increment Financing. The Highland Bridge is a major mixed-use development arising at the former Ford Motor Company Assembly Plant in the Highland Park neighborhood. At the heart of the new development, a new central water feature will anchor the development, collect and help filter stormwater, feed Hidden Falls, and provide an iconic urban amenity for the neighborhood and larger community. The Hidden Falls Headwaters Park will connect the central water feature at the heart of the redevelopment site to Hidden Falls, an existing waterfall and park.
- Construction began on The Scenic at 55 Livingston Avenue which includes HRA Tax Increment Financing. The Scenic is a six-story 182-unit market rate building with commercial space.
- Next to The Scenic, construction also began on The Verdant at 85 Livingston Avenue which includes HRA Tax Increment Financing funding and conduit bonds issued by the HRA. The Verdant is a five story 84-unit apartment building.
- The HRA sold vacant land on the southern end of Rice Street and issued conduit bonds for the Rice Street Flats project that began in 2020. The Rice Street Flats at 782-804 Rice Street is a four-story, 41-unit apartment building with street-level retail space.
- Medical device manufacturer Minnetronix has grown rapidly in recent years and completed a construction project to renovate and increase its space on 1635 Energy Park Drive. This project was

¹ Metropolitan Council, available at metro council.org/forecasts.

² Minnesota Department of Employment and Economic Development's Quarterly Census Employment and Wages available at mn.gov/deed/data.

³ Minnesota Department of Employment and Economic Development unemployment statistics available at mn.gov/deed/data.

⁴ Minnesota Department of Employment and Economic Development's Quarterly Census Employment and Wages available at mn.gov/deed/data.

supported by the Minnesota Department of Employment and Economic Development and by HRA predevelopment assistance.

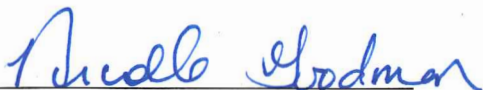
- Conduit bonds were issued through the HRA and a new TIF District was established for the Nova SP project at 848 Payne Avenue. The Nova SP is a 99-unit apartment building with affordable housing.
- The HRA issued conduit bonds for Community of Peace Academy's 72,900 square foot expansion that was completed at 471 Magnolia Avenue East. The Community of Peace Academy is a PreK-12 charter school in the Payne-Phalen neighborhood.
- The HRA issued conduit bonds for the Hmong College Prep Academy to build a new middle school building. The middle school is expected to house 45 new classrooms, a new gym, robotics suite, offices, and skyway connection to the existing main building at 1515 Brewster Street.
- The HRA issued conduit bonds for two six-story apartment buildings on 1845 University Avenue that will provide 243 units of housing. The project will utilize "income averaging" with 27 units at 30% of Area Median Income (AMI), 83 units at 50% of AMI, 58 units at 60% of AMI and 75 units at 80% of AMI.

AWARDS AND ACKNOWLEDGMENTS

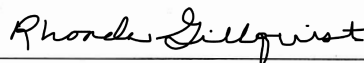
The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota, for its Comprehensive Annual Financial Report for the fiscal year ended December 31, 2019. This was the 35th consecutive year that the Saint Paul HRA has achieved this prestigious award. To be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized annual comprehensive 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 annual comprehensive 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 and Office of Financial Services staff. The cooperation and assistance provided by staff from the Minnesota Office of the State Auditor was very helpful and greatly appreciated during the audit. We would like to thank everyone who assisted with this report. We also thank the Mayor and members of the HRA Board for their support with the financial operations of the HRA.



Nicolle Goodman
Executive Director

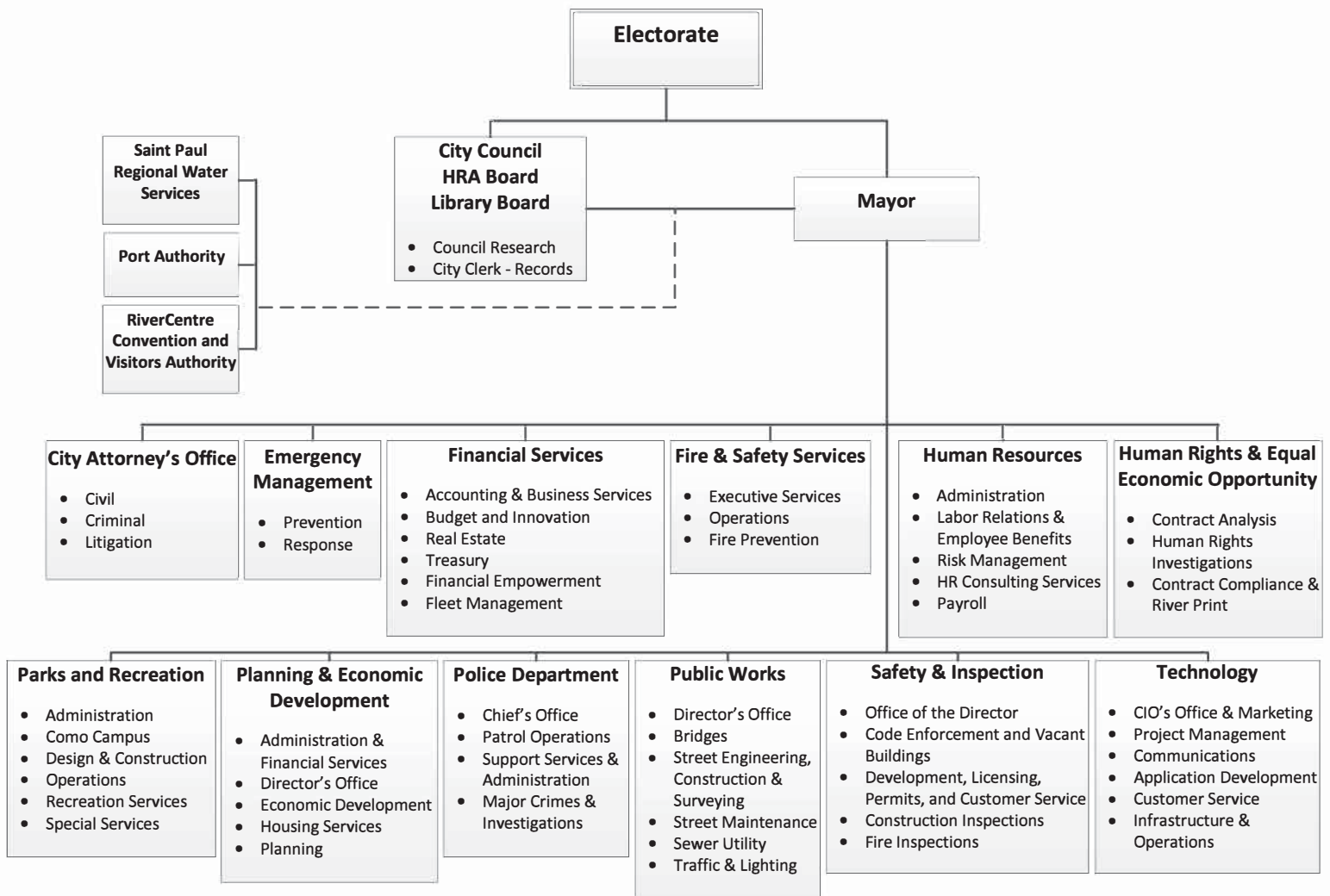


Rhonda Gillquist
Accountant

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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, 2020**

	Term of Office	
	From	To
<u>Commissioners</u>		
Amy Brendmoen	January 11, 2012	December 31, 2020
Mitra Jalali	September 12, 2018	December 31, 2020
Rebecca Noecker	January 13, 2016	December 31, 2020
Jane Prince	January 13, 2016	December 31, 2020
Dai Thao	December 11, 2013	December 31, 2020
Chris Tolbert	January 11, 2012	December 31, 2020
Nelsie Yang	January 8, 2020	December 31, 2020
<u>Officers</u>		
<u>Chairperson</u>		
Chris Tolbert	January 10, 2018	December 31, 2020
<u>Vice-Chairperson</u>		
Rebecca Noecker	January 23, 2019	December 31, 2020
<u>Secretary</u>		
Amy Brendmoen	February 28, 2018	December 31, 2020
<u>Treasurer</u>		
Dai Thao	January 8, 2014	December 31, 2020
<u>Executive Director</u>		
Nicolle Goodman	August 12, 2020	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, 2019

Christopher P. Morill

Executive Director/CEO

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FINANCIAL SECTION



INDEPENDENT AUDITOR'S REPORT

Board of Commissioners
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, 2020, 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, 2020, and the respective changes in financial position and, where applicable, cash flows thereof and the budgetary comparisons of the HRA General Fund and HRA Palace Theatre Operations Special Revenue Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

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.

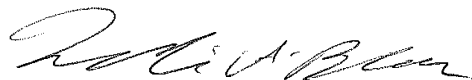
The Supplementary Schedules as listed in the table of contents are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied 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 19, 2021, 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 19, 2021

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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, 2020**

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, 2020. We encourage readers to consider the information presented here in conjunction with the financial statements which are found on pages 33-99.

Financial Highlights

- The assets and deferred outflows of resources of the HRA exceeded its liabilities and deferred inflows of resources at the end of 2020 by \$119.9 million (net position). Net position increased by \$2.6 million during 2020. This net increase included an increase in governmental activity net position by \$5.9 million and a decrease in business-type activity net position by \$3.3 million. The business-type activities are the HRA Loan Enterprise Fund, the HRA Parking Enterprise Fund, the HRA World Trade Center Parking Enterprise Fund, and the HRA Penfield Enterprise Fund.
- The HRA's governmental funds reported combined fund balances of \$56.5 million. An amount of \$48.3 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 2020 by \$5.4 million to a total of \$88.3 million, a 5.8% decrease from 2019. Total interest expense on long-term debt in 2020 was \$6.1 million, a decrease of \$2.4 million from 2019.
- The assets of loans receivable and accrued interest receivable on loans, net of allowances, decreased by \$0.1 million to a total of \$5.1 million at December 31, 2020. The allowances for uncollectible loans increased by \$0.9 million to a total of \$40.6 million at December 31, 2020.
- Two HRA administered tax increment financing districts were created in 2020 and no tax increment financing districts ended in 2020. Total tax increment revenue for HRA Districts was \$26.4 million in 2020, a decrease from 2019 of \$0.5 million. The captured tax capacity of all Saint Paul tax increment financing districts including the Port Authority is 8.3% of Saint Paul's total tax capacity. This represents a decrease of 0.3 percentage points from 2019.
- The major housing development initiative continued in 2020 with 416 new or substantially rehabilitated single- and multi-family housing units completed in Saint Paul.

**HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Fiscal Year Ended December 31, 2020**

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 33-35 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 (including the World Trade Center ramp)
- 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, 2020, 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.

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Fiscal Year Ended December 31, 2020

The *statement of activities* presents information showing how the HRA's net position changed during 2020. 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 36-39 and pages 40-44 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 Special Revenue Fund, HRA Palace Theatre Operations Special Revenue 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 Special Revenue 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 Special Revenue Fund. The HRA's governmental funds reflected positive variances for total expenditures and other financing uses compared to the final 2020 budgets.

**HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Fiscal Year Ended December 31, 2020**

Proprietary funds are used to account for the same functions reported as business-type activities in the government-wide financial statements. The HRA maintains four proprietary funds: HRA Loan Enterprise Fund, HRA Parking Enterprise Fund, HRA World Trade Center 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 45-99 of this report.

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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, 2020

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 2020 with 2019 at December 31.

SAINT PAUL HRA'S ASSETS, DEFERRED OUTFLOWS OF RESOURCES, LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND NET POSITION
At December 31, 2020 and 2019

	Governmental Activities		Business-type Activities		Totals		Total Percentage Change	Percentage of Component
	12/31/20	12/31/19	12/31/20	12/31/19	12/31/20	12/31/19	2020-2019	To Total
Assets								
Cash and Investments	\$ 54,767,111	\$ 51,199,625	\$ 47,632,302	\$ 50,511,772	\$ 102,399,413	\$ 101,711,397	0.7%	47.4%
Other Current Assets	1,029,772	1,690,764	1,087,788	2,447,259	2,117,560	4,138,023	-48.8%	1.0%
Land Held for Resale	2,147,686	2,200,253	3,463,325	3,653,875	5,611,011	5,854,128	-4.2%	2.6%
Loans Receivable (net of allowance)	1,024,394	1,051,484	3,478,928	3,548,572	4,503,322	4,600,056	-2.1%	2.1%
Capital Assets	27,577,092	28,718,182	70,457,955	72,857,603	98,035,047	101,575,785	-3.5%	45.4%
Other Non-Current Assets	2,579,128	786,367	678,271	728,801	3,257,399	1,515,168	115.0%	1.5%
Total Assets	89,125,183	85,646,675	126,798,569	133,747,882	215,923,752	219,394,557	-1.6%	100.0%
Deferred Outflows of Resources	-	-	754,920	822,424	754,920	822,424	-8.2%	
Liabilities								
Other Liabilities	2,997,210	2,375,062	2,166,778	3,541,772	5,163,988	5,916,834	-12.7%	
Long-Term Liabilities	49,161,679	52,181,928	41,914,386	44,185,135	91,076,065	96,367,063	-5.5%	
Total Liabilities	52,158,889	54,556,990	44,081,164	47,726,907	96,240,053	102,283,897	-5.9%	
Deferred Inflows of Resources	333,333	377,289	219,536	275,588	552,869	652,877	-15.3%	
Net Position								
Net Investment in Capital Assets	7,651,217	8,792,307	33,313,017	32,909,630	40,964,234	41,701,937	-1.8%	
Restricted for Debt Service	7,535,748	3,020,650	3,278,881	3,127,996	10,814,629	6,148,646	75.9%	
Restricted for Capital Projects	12,408,427	11,765,690	-	-	12,408,427	11,765,690	5.5%	
Restricted for Tax Increment Financing	28,116,262	26,156,359	-	-	28,116,262	26,156,359	7.5%	
Restricted by Grantors	59,167	37,610	853,150	853,150	912,317	890,760	2.4%	
Unrestricted	(19,137,860)	(19,060,220)	45,807,741	49,677,035	26,669,881	30,616,815	-12.9%	
Total Net Position	\$ 36,632,961	\$ 30,712,396	\$ 83,252,789	\$ 86,567,811	\$ 119,885,750	\$ 117,280,207	2.2%	

Assets and deferred outflows of resources of the HRA exceeded liabilities and deferred inflows of resources resulting in an overall surplus of \$119.9 million at December 31, 2020. Net position of the business-type activities is \$83.3 million at December 31, 2020. 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,

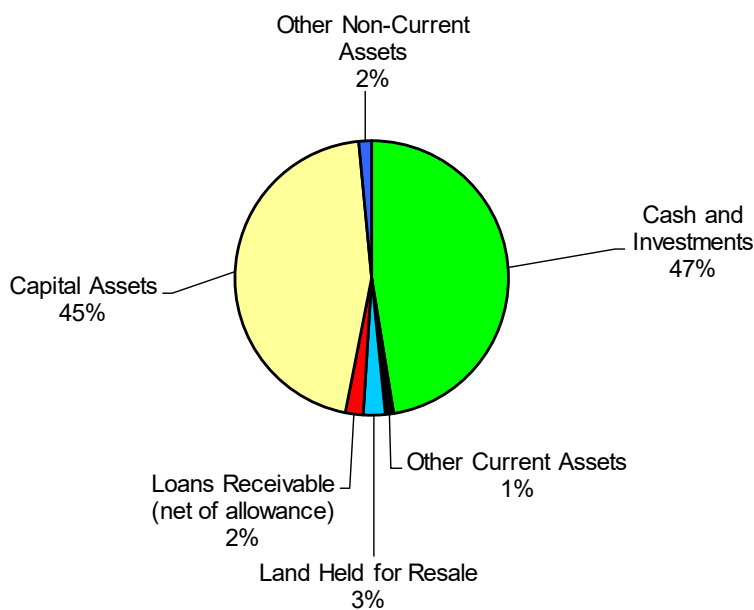
HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Fiscal Year Ended December 31, 2020

namely property tax increments. In past years financing has been sufficient for all governmental activities 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 \$45.8 million at December 31, 2020. 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 1.6%, to a total of \$215.9 million at year-end. Cash and investment balances increased by 0.7% in 2020 as a result of the overall increase in net position. Loans receivable less their allowance decreased in 2020 by 2.1% due to principal net of allowance paid in 2020. Capital assets decreased during 2020 by 3.5% because no new major capital assets were added in 2020.

The HRA's long-term debt, at \$91.1 million is 94.6% of its total liabilities. The outstanding balance of long-term debt decreased by 5.5% during 2020 because no new debt was issued in 2020. Governmental activities long-term debt includes tax-supported debt – the tax increment bonds, along with various development notes and advances from other governments. Business-type activities debt includes the parking revenue bonds, that were issued to finance the construction of HRA-owned parking ramps.

2020 Assets



HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Fiscal Year Ended December 31, 2020

Changes in Net Position. The following chart shows the changes in net position during 2020 and compares this with 2019.

SAINT PAUL HRA'S CHANGES IN NET POSITION For the Fiscal Year Ended December 31, 2020 and 2019							
	Governmental Activities		Business-type Activities		Totals		Total Percentage Change
	12/31/20	12/31/19	12/31/20	12/31/19	12/31/20	12/31/19	2020-2019
<u>Revenues</u>							
Program Revenues:							
Charges for Services	\$ 3,314,953	\$ 830,799	\$12,767,865	\$20,006,030	\$ 16,082,818	\$ 20,836,829	-22.8%
Operating Grants and Contributions	1,509,191	3,331,527	1,439,474	2,132,871	2,948,665	5,464,398	-46.0%
Capital Grants and Contributions	-	-	41,748	-	41,748	-	100.0%
General Revenues:							
Property Taxes and Tax Increments	29,670,615	29,839,496	1,224,639	1,224,599	30,895,254	31,064,095	-0.5%
Investment Income	2,054,462	2,200,471	363,775	315,015	2,418,237	2,515,486	-3.9%
Interest Earned - Other	25,668	48,695	111,707	440,767	137,375	489,462	-71.9%
Gain on Sale of Capital Asset	-	-	-	2,828,879	-	2,828,879	-100.0%
Total Revenues	36,574,889	36,250,988	15,949,208	26,948,161	52,524,097	63,199,149	-16.9%
<u>Expenses</u>							
Housing and Economic Development	27,007,381	36,084,569	-	-	27,007,381	36,084,569	-25.2%
Interest on Governmental Long-Term Debt	4,831,432	6,760,333	-	-	4,831,432	6,760,333	-28.5%
Development Loan Programs	-	-	1,677,360	2,640,138	1,677,360	2,640,138	-36.5%
Parking Operations	-	-	15,093,536	17,516,017	15,093,536	17,516,017	-13.8%
World Trade Center Parking Operations	-	-	1,308,729	-	1,308,729	-	100.0%
Penfield	-	-	116	350	116	350	-66.9%
Total Expenses	31,838,813	42,844,902	18,079,741	20,156,505	49,918,554	63,001,407	-20.8%
Excess (Deficiency) before Transfers	4,736,076	(6,593,914)	(2,130,533)	6,791,656	2,605,543	197,742	
Transfers	1,184,489	2,100,000	(1,184,489)	(2,100,000)	-	-	
Increase (Decrease) in Net Position	5,920,565	(4,493,914)	(3,315,022)	4,691,656	2,605,543	197,742	
Net Position, January 1	30,712,396	35,206,310	86,567,811	81,876,155	117,280,207	117,082,465	
Net Position, December 31	\$36,632,961	\$30,712,396	\$83,252,789	\$86,567,811	\$119,885,750	\$117,280,207	

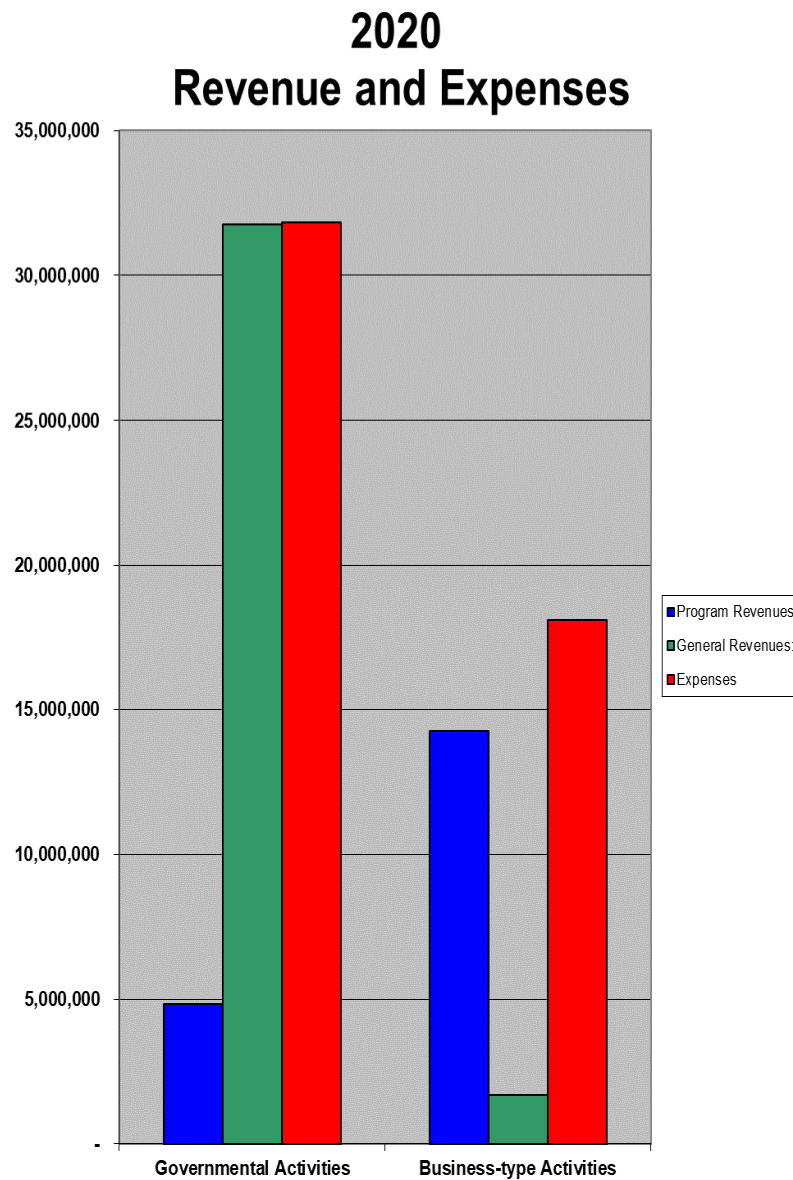
Total revenues of the HRA decreased by 16.9% in 2020 mainly due to less parking revenues received in 2020 due to the COVID-19 pandemic. Total expenses decreased by 20.8% mainly due to less tax increment spent on City capital projects. The overall increase in net position in 2020 was \$2.6 million.

As shown in the table, governmental activities are financed mainly with tax revenue. Property tax and tax increment revenue in governmental activities decreased by 0.5% with most of the decrease due to less tax increment received. Operating grants and contributions in governmental activities decreased by 54.7% in 2020, primarily because the HRA received \$2,068,713 from the City in 2019 to refund the US Bank Tax Increment Refunding Bonds, Series 2011G and the Upper Landing Tax Increment Refunding Bonds, Series 2012.

Total expenses in governmental activities decreased in 2020 from 2019 by \$11.0 million, or 25.7%. Intergovernmental expenses for the HRA Tax Increment Capital Projects Fund were higher in 2019 due to funds provided to the City for infrastructure at the Snelling/University Avenue Soccer Stadium Site.

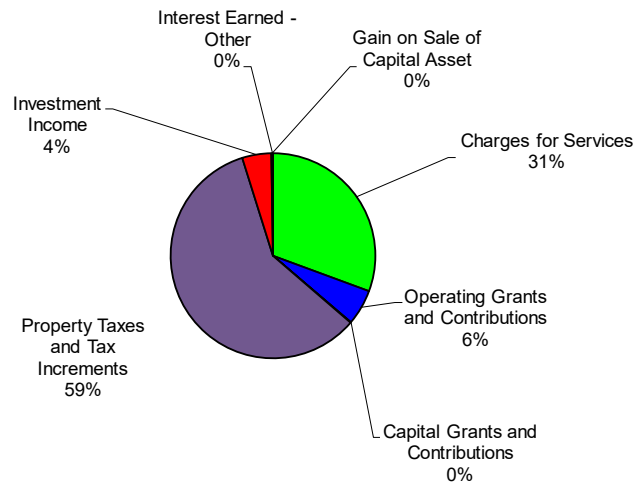
**HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
MANAGEMENT'S DISCUSSION AND ANALYSIS
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Charges for service revenue in business-type activities in 2020 decreased by 36.2% due to less parking revenues as a result of the COVID-19 pandemic. Total business-type activities expenses decreased in 2020 by \$2.1 million or 10.3% due to reductions in parking costs that were made to help offset the reduced parking revenues.

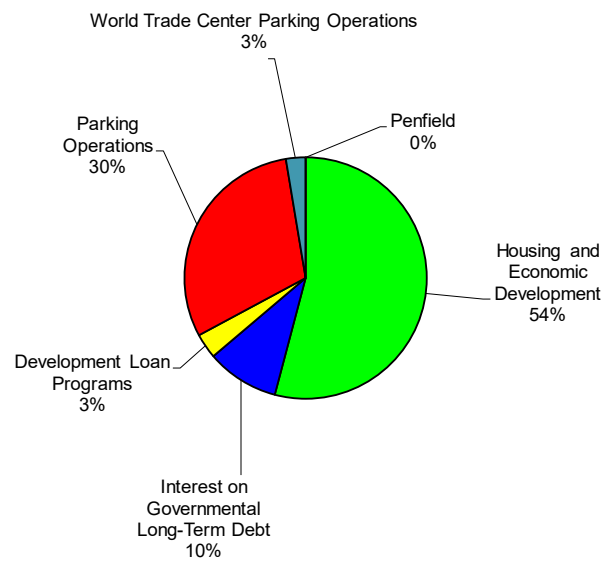


HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Fiscal Year Ended December 31, 2020

2020 Revenues by Source



2020 Expenses by Function



**HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Fiscal Year Ended December 31, 2020**

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, 2020, the HRA's governmental funds reported total fund balances of \$56.5 million. 85.6% of this is restricted and 0.5% of this is nonspendable to indicate that it is not available for new spending. \$7.5 million of this restricted amount is for future debt service on existing bonds, notes, and advances. Committed, assigned, and unassigned balances total \$7.8 million. Of the committed, assigned, and unassigned fund balances, \$3.6 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 decreased by 1.0 million for a total of \$8.2 million at December 31, 2020. Committed fund balance was used in 2020 for internal administrative costs.

The HRA Grants Special Revenue 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 2020, the HRA Grants Special Revenue Fund received \$1.4 million in revenues, \$0.5 million of which were grant revenues from other governments, and the remaining \$0.9 million of which were from outside contributions. Grants and donations were received in 2020 that were not fully spent resulting in an increase in cash and unearned revenue from 2019.

The HRA Palace Theatre Operations Special Revenue Fund accounts for revenues received that are to be used to repay the Palace Theatre construction debt. Total revenues received in 2020 were \$0.01 million. Due to the COVID-19 pandemic, the HRA received revenues for January events only. No events were held after February and February receipts were retained by the operator to pay for operating costs.

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, 2020, the fund balance is \$7.5 million, which is entirely restricted for future debt service. Total debt spending during 2020 was \$3.6 million. No debt was issued or refunded in 2020 and because debt was refunded in 2019 total debt spending was less in 2020 compared to 2019.

**HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Fiscal Year Ended December 31, 2020**

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 \$28.4 million at December 31, 2020, is restricted for unspent balances of previously approved projects. Total 2020 spending from this Fund was \$18.9 million and decreased from 2019 because there were less expenses related to City projects. Projects in this fund are financed with tax increment.

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 \$12.4 million at December 31, 2020 which was an increase from 2019 due to payments on advances from other funds. 2020 spending included housing redevelopment projects and housing programs.

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, the HRA World Trade Center 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 \$19.4 million and restricted net position totaling \$0.9 million at December 31, 2020. The assets of the Fund include loans receivable and accrued interest on these loans which are reported at \$3.5 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 \$18.3 million at December 31, 2020. The Fund had an overall increase in net position of \$1.6 million for 2020. Cash and investments and net position increased from 2019 to 2020 because there were more repayments of advances and transfers in for programs.

The HRA Parking Enterprise Fund accounts for the operation of HRA-owned parking facilities in Saint Paul. The Fund has unrestricted net position of \$25.5 million at December 31, 2020. Assets in the Fund include capital assets for parking facilities reported at the depreciated amount of \$66.7 million. Long-term debt used for financing the construction of the parking facilities is \$37.7 million in principal outstanding at December 31, 2020. The Fund had operating income of \$2.4 million during 2020. Due to the COVID-19 pandemic, operating income was less in 2020 compared to 2019.

The HRA World Trade Center Parking Enterprise Fund accounts for the operation of the HRA-owned World Trade Center Parking Ramp in Saint Paul. Cash and investments are reported at \$0.3 million at December 31, 2020. The Fund had an overall net position of \$4.1 million at December 31, 2020, of which \$0.3 million was unrestricted. Assets in the Fund include capital assets for parking facilities reported at the depreciated amount of \$3.7 million.

**HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Fiscal Year Ended December 31, 2020**

The Fund had operating income of \$0.6 million during 2020. Due to the COVID-19 pandemic, operating income was less in 2020 compared to 2019.

The HRA Penfield Enterprise Fund accounts for the Penfield Apartments. Cash and investments are reported at \$0.6 million at December 31, 2020. The Fund had an overall net position of \$0.6 million at December 31, 2020, 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.

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 2020 spending was 12.4% lower than the final spending budget because property maintenance and internal administrative costs were less than budget. Actual revenues were 18.7% higher than the final financing budget because additional revenue was received from new conduit bond issuances.

Long-Term Debt

At December 31, 2020, the HRA had total long-term debt outstanding of \$90.5 million as shown in the following chart.

**SAINT PAUL HRA'S LONG-TERM DEBT
At December 31, 2020 and 2019**

	Governmental Activities		Business-type Activities		Totals		Total Percentage Change
	2020	2019	2020	2019	2020	2019	2020-2019
Tax Increment Bonds	\$ 29,235,804	\$ 31,893,437	\$ -	\$ -	\$29,235,804	\$ 31,893,437	-8.3%
Parking Revenue Bonds	-	-	26,506,948	27,799,510	26,506,948	27,799,510	-4.6%
Tax Increment - Parking Bonds	-	-	11,173,374	12,695,299	11,173,374	12,695,299	-12.0%
Development Notes	10,599,852	10,721,468	3,648,920	3,690,326	14,248,772	14,411,794	-1.1%
Advances	9,326,023	9,326,023	-	-	9,326,023	9,326,023	0.0%
Totals	<u>\$ 49,161,679</u>	<u>\$ 51,940,928</u>	<u>\$ 41,329,242</u>	<u>\$ 44,185,135</u>	<u>\$ 90,490,921</u>	<u>\$ 96,126,063</u>	<u>-5.9%</u>

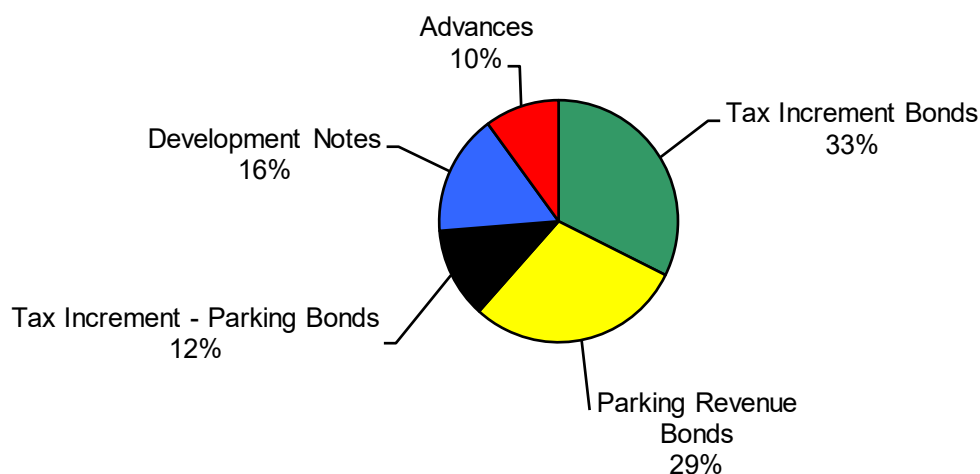
All of the debt has specified revenue sources that are pledged for its retirement. In addition, the City of Saint Paul has issued a general obligation pledge on certain tax increment bonds that have a total of \$11.9 million outstanding at year-end 2020. The City's G.O. pledge provides a secondary source 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.

All 2020 scheduled principal and interest payments were made in accordance with the terms of the bonds and notes.

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Fiscal Year Ended December 31, 2020

Additional information on the HRA's long-term debt can be found in Note 5.E. on pages 74-78 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.

2020 Long-Term Debt



Capital Assets

The HRA's investment in capital assets for its governmental and business-type activities as of December 31, 2020 is \$98.0 million (net of accumulated depreciation) as shown in the following chart.

Saint Paul HRA's Capital Assets
(Net of Depreciation)
At December 31, 2020 and 2019

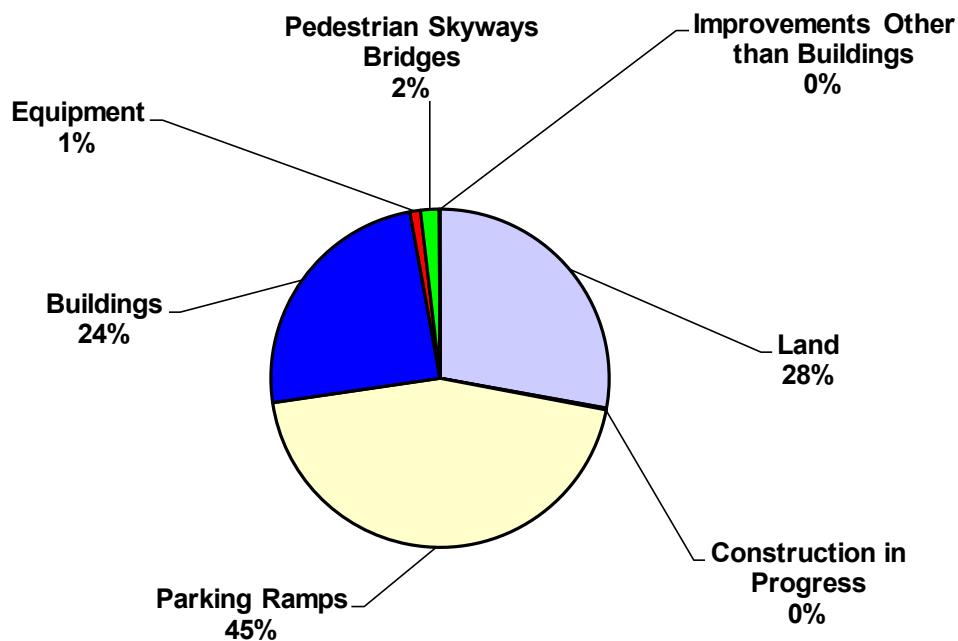
	Governmental Activities		Business-type Activities		Totals		Total Percentage Change
	2020	2019	2020	2019	2020	2019	2020-2019
Land	\$ 3,042,169	\$ 3,042,169	\$ 24,247,364	\$ 24,247,364	\$ 27,289,533	\$ 27,289,533	0.0%
Construction in Progress	-	-	156,245	117,499	156,245	117,499	33.0%
Parking Ramps	-	-	43,816,155	46,414,721	43,816,155	46,414,721	-5.6%
Buildings	22,711,178	23,587,100	1,249,054	1,366,948	23,960,232	24,954,048	-4.0%
Equipment	-	-	989,137	711,071	989,137	711,071	39.1%
Pedestrian Skyways Bridges	1,744,345	2,009,291	-	-	1,744,345	2,009,291	-13.2%
Improvements Other than Buildings	79,400	79,622	-	-	79,400	79,622	-0.3%
Totals	<u>\$27,577,092</u>	<u>\$ 28,718,182</u>	<u>\$ 70,457,955</u>	<u>\$72,857,603</u>	<u>\$ 98,035,047</u>	<u>\$ 101,575,785</u>	<u>-3.5%</u>

**HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
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For the Fiscal Year Ended December 31, 2020**

Total depreciation expense for governmental and business-type activities during 2020 was \$4.3 million.

Additional information on the HRA's capital assets can be found in Note 5.D. on pages 72-73 of this report. A chart of the HRA's capital assets is shown below.

2020 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, 2020

(Amounts in dollars)

	Governmental Activities	Business-type Activities	Total
ASSETS			
Cash and Investments with Treasurer	\$50,386,665	\$42,460,588	\$92,847,253
Cash with Fiscal Agents	-	391,544	391,544
Cash and Investments with Trustees	4,130,146	916,145	5,046,291
Accrued Interest Receivable on Investments	181,999	32,893	214,892
Property Taxes Receivable	1,386,537	53,650	1,440,187
Accounts Receivable (Net of Allowance)	205,834	67,649	273,483
Due from Other Governmental Units	115,000	73,315	188,315
Assessments Receivable	-	683	683
Internal Balances	(859,598)	859,598	-
Land Held for Resale	2,147,686	3,463,325	5,611,011
Restricted Cash and Investments for:			
General Obligation Bond Debt Service	-	1,684,800	1,684,800
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)	1,024,394	3,478,928	4,503,322
Accrued Interest Receivable on Loans (Net of Allowance)	35,448	600,089	635,537
Advances to Other Governmental Units	2,443,680	78,182	2,521,862
Capital Assets Not Being Depreciated:			
Land	3,042,169	24,247,364	27,289,533
Construction in Progress	-	156,245	156,245
Capital Assets Net of Accumulated Depreciation:			
Parking Ramps	-	43,816,155	43,816,155
Buildings	22,711,178	1,249,054	23,960,232
Equipment	-	989,137	989,137
Pedestrian Skyways Bridges	1,744,345	-	1,744,345
Improvements Other than Buildings	79,400	-	79,400
TOTAL ASSETS	\$89,125,183	\$126,798,569	\$215,923,752
DEFERRED OUTFLOWS OF RESOURCES	\$ -	\$754,920	\$754,920

Continued

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

December 31, 2020

(Amounts in dollars)

	Governmental Activities	Business-type Activities	Total
LIABILITIES			
Accounts Payable	\$404,741	\$575,569	\$980,310
Contracts Payable	220,130	21,770	241,900
Due to Other Governmental Units	1,505,522	5,570	1,511,092
Accrued Interest Payable on Long-Term Debt	338,521	-	338,521
Unearned Revenue	528,296	1,563,869	2,092,165
Liabilities Payable from Restricted Assets:			
Accrued Interest on General Obligation Bonds Payable	-	195,667	195,667
Accrued Interest on Revenue Bonds Payable	-	389,477	389,477
General Obligation Bonds Payable - Due within One Year	-	1,450,000	1,450,000
Revenue Bonds Payable - Due within One Year	-	1,240,000	1,240,000
General Obligation Bonds Payable - Due in more than One Year	-	9,723,374	9,723,374
Revenue Bonds Payable - Due in more than One Year	-	25,266,948	25,266,948
Long-Term Liabilities:			
General Obligation Bonds Payable - Due within One Year	120,000	-	120,000
Revenue Bonds Payable - Due within One Year	2,485,000	-	2,485,000
Notes Payable - Due within One Year	-	679,736	679,736
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	1,465,804	-	1,465,804
Revenue Bonds Payable - Due in more than One Year	25,165,000	-	25,165,000
Notes Payable - Due in more than One Year	10,599,852	2,969,184	13,569,036
TOTAL LIABILITIES	\$52,158,889	\$44,081,164	\$96,240,053
DEFERRED INFLOWS OF RESOURCES	\$333,333	\$219,536	\$552,869
NET POSITION			
Net Investment in Capital Assets	\$7,651,217	\$33,313,017	\$40,964,234
Amounts Restricted for:			
Debt Service	7,535,748	3,278,881	10,814,629
Capital Projects	12,408,427	-	12,408,427
Tax Increment Financing	28,116,262	-	28,116,262
Grantors	59,167	853,150	912,317
Unrestricted Amounts (Deficit)	(19,137,860)	45,807,741	26,669,881
TOTAL NET POSITION	\$36,632,961	\$83,252,789	\$119,885,750

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, 2020

(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	\$27,007,381	\$3,314,953	\$1,509,191	\$ -	(\$22,183,237)	\$ -	(\$22,183,237)
Interest on Governmental Long-Term Debt	4,831,432	-	-	-	(4,831,432)	-	(4,831,432)
Total Governmental Activities	<u>31,838,813</u>	<u>3,314,953</u>	<u>1,509,191</u>	<u>-</u>	<u>(27,014,669)</u>	<u>-</u>	<u>(27,014,669)</u>
Business-type Activities:							
Development Loan Programs	1,677,360	813,289	391,786	-	-	(472,285)	(472,285)
Parking Operations	15,093,536	10,021,988	1,047,688	41,748	-	(3,982,112)	(3,982,112)
World Trade Center Parking Operations	1,308,729	1,932,588	-	-	-	623,859	623,859
Penfield Enterprise	116	-	-	-	-	(116)	(116)
Total Business-type Activities	<u>18,079,741</u>	<u>12,767,865</u>	<u>1,439,474</u>	<u>41,748</u>	<u>-</u>	<u>(3,830,654)</u>	<u>(3,830,654)</u>
Total - All Functions/Programs	<u>\$49,918,554</u>	<u>\$16,082,818</u>	<u>\$2,948,665</u>	<u>\$41,748</u>	<u>(27,014,669)</u>	<u>(3,830,654)</u>	<u>(30,845,323)</u>
General Revenues:							
HRA Property Tax					4,506,858	-	4,506,858
Property Tax Increments					25,163,757	1,224,639	26,388,396
Investment Income					2,054,462	363,775	2,418,237
Interest Earned - Other					25,668	111,707	137,375
Transfers					<u>1,184,489</u>	<u>(1,184,489)</u>	<u>-</u>
Total General Revenues and Transfers					<u>32,935,234</u>	<u>515,632</u>	<u>33,450,866</u>
Change in Net Position					5,920,565	(3,315,022)	2,605,543
Net Position, January 1, 2020					<u>30,712,396</u>	<u>86,567,811</u>	<u>117,280,207</u>
Net Position, December 31, 2020					<u>\$36,632,961</u>	<u>\$83,252,789</u>	<u>\$119,885,750</u>

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

**BALANCE SHEET
GOVERNMENTAL FUNDS**December 31, 2020
(Amounts in dollars)

	HRA General	HRA Grants Special Revenue	HRA Debt Service	HRA Tax Increment Capital Projects	HRA Development Capital Projects	Total Governmental Funds
ASSETS						
Cash and Investments with Treasurer	\$7,416,304	\$517,826	\$3,497,037	\$28,180,530	\$10,774,968	\$50,386,665
Cash and Investments with Trustees	-	-	3,895,553	-	234,593	4,130,146
Accrued Interest Receivable on Investments	18,091	-	35,081	128,827	-	181,999
Property Taxes Receivable:						
Due from Ramsey County	109,951	-	145,828	603,677	-	859,456
Delinquent	64,593	-	11,453	451,035	-	527,081
Accounts Receivable (Net of Allowance)	205,834	-	-	-	-	205,834
Due from Other Governmental Units	-	115,000	-	-	-	115,000
Note Receivable	-	-	-	-	100,000	100,000
Loans Receivable (Net of Allowance)	10,609	-	-	827,815	185,970	1,024,394
Accrued Interest Receivable on Loans (Net of Allowance)	-	-	-	35,407	41	35,448
Land Held for Resale	285,858	-	-	982,328	879,500	2,147,686
Restricted Cash and Investments for Note Debt Service	-	-	-	250,300	-	250,300
Advances to Other Governmental Units	-	-	-	1,928,184	515,496	2,443,680
Advances to Other Funds	537,285	-	-	-	250,000	787,285
TOTAL ASSETS	\$8,648,525	\$632,826	\$7,584,952	\$33,388,103	\$12,940,568	\$63,194,974
LIABILITIES, DIR, AND FUND BALANCES						
<u>Liabilities</u>						
Accounts Payable	\$122,282	\$40,000	\$1,000	\$434	\$241,025	\$404,741
Contracts Payable	220,130	-	-	-	-	220,130
Due to Other Governmental Units	443	-	-	1,504,504	575	1,505,522
Unearned Revenue	-	528,296	-	-	-	528,296
Advance from Other Funds	-	-	-	1,646,883	-	1,646,883
Total Liabilities	\$342,855	\$568,296	\$1,000	\$3,151,821	\$241,600	\$4,305,572
Total Deferred Inflows of Resources "DIR" (1)	\$134,878	\$115,000	\$36,007	\$1,851,594	\$286,011	\$2,423,490
<u>Fund Balances</u>						
Nonspendable	\$285,858	\$ -	\$ -	\$ -	\$ -	\$285,858
Restricted	-	-	7,547,945	28,384,688	12,412,957	48,345,590
Committed	3,636,704	-	-	-	-	3,636,704
Assigned	4,248,230	-	-	-	-	4,248,230
Unassigned	-	(50,470)	-	-	-	(50,470)
Total Fund Balances	\$8,170,792	(\$50,470)	\$7,547,945	\$28,384,688	\$12,412,957	\$56,465,912
TOTAL LIABILITIES, DIR, AND FUND BALANCES	\$8,648,525	\$632,826	\$7,584,952	\$33,388,103	\$12,940,568	\$63,194,974

(1) The individual items in the summary total of deferred inflows of resources are shown in Note 5.K, page 93.

Amounts reported for governmental activities in the Statement of Net Position (pages 33-34) are different because:

1. Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.	\$27,577,092
2. Other long-term resources are not available to pay for current period expenditures and, therefore, are unavailable revenue in the funds.	2,423,490
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.	(49,833,533)
Total Reconciling Items	(19,832,951)

Fund Balances per Balance Sheet - Governmental Funds, December 31, 2020 **56,465,912**Net Position per Statement of Net Position - Governmental Activities column, December 31, 2020 **\$36,632,961**

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

For the Fiscal Year Ended December 31, 2020

(Amounts in dollars)

	HRA General	HRA Grants Special Revenue	HRA Palace Theatre Operations Special Revenue	HRA Debt Service	HRA Tax Increment Capital Projects	HRA Development Capital Projects	Total Governmental Funds
REVENUES							
Taxes							
Current Property Taxes	\$3,611,454	\$ -	\$ -	\$ -	\$ -	\$ -	\$3,611,454
Delinquent Property Taxes	13,314	-	-	-	-	-	13,314
Fiscal Disparities	880,516	-	-	-	-	-	880,516
Property Tax Increments	-	-	-	4,777,025	20,621,569	-	25,398,594
Intergovernmental	4,337	519,678	-	-	-	-	524,015
Fees, Sales and Services							
Revenue Bond Fees	2,956,035	-	-	-	-	-	2,956,035
Other Fees and Services	86,976	-	12,342	-	-	3,805	103,123
Program Income	221,309	-	-	-	-	-	221,309
Interest on Loans	-	-	-	-	24,033	3,620	27,653
Loan Repayments	-	-	-	-	31,258	14,293	45,551
Investment Income							
Interest Earned on Investments	165,284	-	-	142,902	716,104	-	1,024,290
Increase (Decrease) in the Fair Value of Investments	113,901	-	-	149,118	758,936	-	1,021,955
Interest Earned - Other	-	-	-	-	-	25,668	25,668
Miscellaneous							
Outside Contributions	-	926,009	-	-	-	-	926,009
Total Revenues	8,053,126	1,445,687	12,342	5,069,045	22,151,900	47,386	36,779,486
EXPENDITURES							
Current							
Housing and Economic Development	7,631,440	1,504,855	-	-	10,986,666	1,354,621	21,477,582
Intergovernmental - City	533,946	-	-	-	3,940,147	134,250	4,608,343
Debt Service							
Principal Payment on Bonds	-	-	-	2,657,000	-	-	2,657,000
Interest on Bonds	-	-	-	960,216	-	-	960,216
Principal Payment on Notes	-	-	-	-	121,616	-	121,616
Interest on Notes	-	-	-	-	3,743,269	-	3,743,269
Interest on Advances	-	-	-	-	137,375	-	137,375
Fiscal Charges	-	-	-	21,199	-	167	21,366
Total Expenditures	8,165,386	1,504,855	-	3,638,415	18,929,073	1,489,038	33,726,767
Excess (Deficiency) of Revenues Over (Under) Expenditures	(112,260)	(59,168)	12,342	1,430,630	3,222,827	(1,441,652)	3,052,719
OTHER FINANCING SOURCES (USES)							
Transfers In	-	-	-	65,651	156,847	2,089,275	2,311,773
Transfers Out	(892,444)	-	(12,342)	(156,847)	(65,651)	-	(1,127,284)
Total Other Financing Sources (Uses)	(892,444)	-	(12,342)	(91,196)	91,196	2,089,275	1,184,489
Net Changes in Fund Balances	(1,004,704)	(59,168)	-	1,339,434	3,314,023	647,623	4,237,208
FUND BALANCES, January 1	9,175,496	8,698	-	6,208,511	25,070,665	11,765,334	52,228,704
FUND BALANCES, December 31	\$8,170,792	(\$50,470)	\$ -	\$7,547,945	\$28,384,688	\$12,412,957	\$56,465,912

Amounts reported for governmental activities in the Statement of Activities (page 35) are different because:

Net change in fund balances - total governmental funds (above)	\$4,237,208
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.	
Current year depreciation	(1,141,090)
2. Revenues in the Statement of Activities that do not provide current financial resources are not reported as revenues in the governmental funds.	(204,597)
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.	2,823,205
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.	205,839
Total Reconciling Items	1,683,357
Change in Net Position of Governmental Activities - Statement of Activities	\$5,920,565

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

For the Fiscal Year Ended December 31, 2020

(Amounts in dollars)

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
REVENUES				
Taxes	\$4,456,412	\$4,456,412	\$4,505,284	\$48,872
Intergovernmental Revenue	-	-	4,337	4,337
Fees, Sales and Services	2,226,164	2,226,164	3,264,320	1,038,156
Investment Income	100,000	100,000	279,185	179,185
Total Revenues	<u>6,782,576</u>	<u>6,782,576</u>	<u>8,053,126</u>	<u>1,270,550</u>
EXPENDITURES				
Current				
Housing and Economic Development	8,658,824	8,783,824	7,631,440	1,152,384
Intergovernmental - City	2,206,270	533,946	533,946	-
Total Expenditures	<u>10,865,094</u>	<u>9,317,770</u>	<u>8,165,386</u>	<u>1,152,384</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>(4,082,518)</u>	<u>(2,535,194)</u>	<u>(112,260)</u>	<u>2,422,934</u>
OTHER FINANCING SOURCES (USES)				
Transfers Out	<u>-</u>	<u>(892,444)</u>	<u>(892,444)</u>	<u>-</u>
Net Changes in Fund Balance	<u>(4,082,518)</u>	<u>(3,427,638)</u>	<u>(1,004,704)</u>	<u>2,422,934</u>
FUND BALANCE, January 1	<u>9,175,496</u>	<u>9,175,496</u>	<u>9,175,496</u>	<u>-</u>
FUND BALANCE, December 31	<u><u>\$5,092,978</u></u>	<u><u>\$5,747,858</u></u>	<u><u>\$8,170,792</u></u>	<u><u>\$2,422,934</u></u>

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

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

For the Fiscal Year Ended December 31, 2020

(Amounts in dollars)

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
REVENUES				
Fees, Sales and Services	\$301,326	\$301,326	\$12,342	(\$288,984)
Excess (Deficiency) of Revenues Over (Under) Expenditures	301,326	301,326	12,342	(288,984)
OTHER FINANCING SOURCES (USES)				
Transfers Out	(301,326)	(301,326)	(12,342)	288,984
Net Changes in Fund Balance	-	-	-	-
FUND BALANCE, January 1	-	-	-	-
FUND BALANCE, December 31	\$ -	\$ -	\$ -	\$ -

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

STATEMENT OF NET POSITION**PROPRIETARY FUNDS**

At December 31, 2020

(Amounts in dollars)

	Business-type Activities - Enterprise Funds				Total Proprietary Funds
	HRA Loan Enterprise	HRA Parking Enterprise	HRA World Trade Center Parking Enterprise	HRA Penfield Enterprise	
ASSETS					
Current Assets:					
Cash and Investments with Treasurer	\$17,428,301	\$24,080,433	\$348,612	\$603,242	\$42,460,588
Cash with Fiscal Agents	-	390,262	1,282	-	391,544
Cash and Investments with Trustees	916,145	-	-	-	916,145
Accrued Interest Receivable on Investments	5,606	27,287	-	-	32,893
Property Taxes Receivable	-	53,650	-	-	53,650
Accounts Receivable (Net of Allowance)	1,640	66,009	-	-	67,649
Due from Other Governmental Units	73,315	-	-	-	73,315
Assessments Receivable	683	-	-	-	683
Land Held for Resale	3,463,325	-	-	-	3,463,325
Restricted Cash and Investments for:					
General Obligation Bond Debt Service	-	1,684,800	-	-	1,684,800
Revenue Bond Debt Service	-	2,179,225	-	-	2,179,225
Total Current Assets	21,889,015	28,481,666	349,894	603,242	51,323,817
Noncurrent Assets:					
Loans Receivable (Net of Allowance)	3,042,678	436,250	-	-	3,478,928
Accrued Interest Receivable on Loans (Net of Allowance)	469,377	130,712	-	-	600,089
Advances to Other Governmental Units	78,182	-	-	-	78,182
Advances to Other Funds	1,109,598	564,744	-	-	1,674,342
Capital Assets:					
Land	-	22,956,834	1,290,530	-	24,247,364
Construction in Progress	-	156,245	-	-	156,245
Parking Ramps	-	92,440,728	13,726,401	-	106,167,129
Less: Accumulated Depreciation	-	(50,700,479)	(11,650,495)	-	(62,350,974)
Buildings	-	1,614,129	148,604	-	1,762,733
Less: Accumulated Depreciation	-	(412,646)	(101,033)	-	(513,679)
Equipment	-	2,664,898	691,403	-	3,356,301
Less: Accumulated Depreciation	-	(2,006,505)	(360,659)	-	(2,367,164)
Total Capital Assets (Net of Accumulated Depreciation)	-	66,713,204	3,744,751	-	70,457,955
Total Noncurrent Assets	4,699,835	67,844,910	3,744,751	-	76,289,496
TOTAL ASSETS	\$26,588,850	\$96,326,576	\$4,094,645	\$603,242	\$127,613,313
DEFERRED OUTFLOWS OF RESOURCES (Note 5.L., page 93)	\$ -	\$754,920	\$ -	\$ -	\$754,920

Continued

STATEMENT OF NET POSITION**PROPRIETARY FUNDS**

At December 31, 2020

(Amounts in dollars)

	Business-type Activities - Enterprise Funds				
	HRA Loan Enterprise	HRA Parking Enterprise	HRA World Trade Center Parking Enterprise	HRA Penfield Enterprise	Total Proprietary Funds
LIABILITIES					
Current Liabilities:					
Accounts Payable	\$307,284	\$261,386	\$6,899	\$ -	\$575,569
Contracts Payable	21,770	-	-	-	21,770
Due to Other Governmental Units	5,570	-	-	-	5,570
Accrued Interest on General Obligation Bonds Payable from Restricted Assets	-	195,667	-	-	195,667
Accrued Interest on Revenue Bonds Payable from Restricted Assets	-	389,477	-	-	389,477
Unearned Revenue	1,563,869	-	-	-	1,563,869
Revenue Notes Payable - Due within One Year	679,736	-	-	-	679,736
General Obligation Bonds Payable from Restricted Assets	-	1,450,000	-	-	1,450,000
Revenue Bonds Payable from Restricted Assets	-	1,240,000	-	-	1,240,000
Total Current Liabilities	2,578,229	3,536,530	6,899	-	6,121,658
Noncurrent Liabilities:					
General Obligation Bonds Payable	-	9,723,374	-	-	9,723,374
Revenue Bonds Payable	-	25,266,948	-	-	25,266,948
Revenue Notes Payable	2,969,184	-	-	-	2,969,184
Advances from Other Funds	814,744	-	-	-	814,744
Total Noncurrent Liabilities	3,783,928	34,990,322	-	-	38,774,250
TOTAL LIABILITIES	\$6,362,157	\$38,526,852	\$6,899	\$ -	\$44,895,908
DEFERRED INFLOWS OF RESOURCES (Note 5.K., page 93)	\$ -	\$219,536	\$ -	\$ -	\$219,536
NET POSITION					
Net Investment in Capital Assets					
Capital Assets					
Capital Assets	\$ -	\$119,832,834	\$15,856,938	\$ -	\$135,689,772
Accumulated Depreciation	-	(53,119,630)	(12,112,187)	-	(65,231,817)
Debt: (Related Debt issued for Capital Acquisition)					
Bonds Payable	-	(35,540,000)	-	-	(35,540,000)
Unamortized Discount and Premium	-	(2,140,322)	-	-	(2,140,322)
Capital Related Deferred Outflows of Resources	-	754,920	-	-	754,920
Capital Related Deferred Inflows of Resources	-	(219,536)	-	-	(219,536)
Total Net Investment in Capital Assets	-	29,568,266	3,744,751	-	33,313,017
Restricted for Debt Service	-	3,278,881	-	-	3,278,881
Restricted for Grantors	853,150	-	-	-	853,150
Unrestricted Amounts	19,373,543	25,487,961	342,995	603,242	45,807,741
TOTAL NET POSITION	\$20,226,693	\$58,335,108	\$4,087,746	\$603,242	\$83,252,789

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, 2020

(Amounts in dollars)

	Business-type Activities - Enterprise Funds				Total Proprietary Funds
	HRA Loan Enterprise	HRA Parking Enterprise	HRA World Trade Center Parking Enterprise	HRA Penfield Enterprise	
OPERATING REVENUES					
Fees, Sales and Services	\$695,374	\$10,006,988	\$1,932,588	\$ -	\$12,634,950
Interest Earned on Loans	117,915	15,000	-	-	132,915
Total Operating Revenues	813,289	10,021,988	1,932,588	-	12,767,865
OPERATING EXPENSES					
Development Loan Programs	1,631,077	-	-	-	1,631,077
Costs of Parking and Apartment Facility Operation	-	4,852,088	879,729	-	5,731,817
Depreciation	-	2,736,675	429,000	-	3,165,675
Total Operating Expenses	1,631,077	7,588,763	1,308,729	-	10,528,569
OPERATING INCOME (LOSS)	(817,788)	2,433,225	623,859	-	2,239,296
NONOPERATING REVENUES (EXPENSES)					
Property Tax Increments and Levy	-	1,224,639	-	-	1,224,639
Operating Grants	254,084	-	-	-	254,084
Investment Income:					
Interest Earnings	53,874	68,724	-	-	122,598
Increase (Decrease) in Fair Value of Investments	36,328	204,849	-	-	241,177
Interest Earned - Other	111,707	-	-	-	111,707
Interest on Notes	(38,855)	-	-	-	(38,855)
Interest on Bonds	-	(1,212,503)	-	-	(1,212,503)
Intergovernmental Revenue	137,702	1,047,688	-	-	1,185,390
Intergovernmental Expense	-	(6,230,000)	-	-	(6,230,000)
Miscellaneous Other Expenses	(7,428)	(55,364)	-	(116)	(62,908)
Loss on Retirement of Capital Assets	-	(6,906)	-	-	(6,906)
Total Nonoperating Revenues (Expenses)	547,412	(4,958,873)	-	(116)	(4,411,577)
Income (Loss) Before Contributions and Transfers	(270,376)	(2,525,648)	623,859	(116)	(2,172,281)
OTHER FINANCING SOURCES (USES)					
Capital Contributions	-	41,748	-	-	41,748
Transfers In	2,454,814	-	-	-	2,454,814
Transfers Out	(600,000)	(1,562,370)	(1,476,933)	-	(3,639,303)
Total Other Financing Sources (Uses)	1,854,814	(1,520,622)	(1,476,933)	-	(1,142,741)
CHANGE IN NET POSITION	1,584,438	(4,046,270)	(853,074)	(116)	(3,315,022)
TOTAL NET POSITION, January 1-Restated (Note 2.Q.)	18,642,255	62,381,378	4,940,820	603,358	86,567,811
TOTAL NET POSITION, December 31	\$20,226,693	\$58,335,108	\$4,087,746	\$603,242	\$83,252,789

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, 2020

(Amounts in dollars)

	Business-type Activities - Enterprise Funds				
	HRA Loan Enterprise	HRA Parking Enterprise	HRA World Trade Center Parking Enterprise	HRA Penfield Enterprise	Total Proprietary Funds
CASH FLOWS FROM OPERATING ACTIVITIES					
Receipts from Customers/Borrowers	\$1,043,446	\$10,270,136	\$1,935,390	\$ -	\$13,248,972
Payments to Suppliers	(1,746,910)	(5,356,637)	(985,728)	(50)	(8,089,325)
Net Cash Provided (Used) for Operating Activities	(703,464)	4,913,499	949,662	(50)	5,159,647
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES					
Property Taxes	-	1,205,499	-	-	1,205,499
Operating Grants Received	180,769	-	-	-	180,769
Repayment of Advance Made to Other Governments	78,182	-	-	-	78,182
Repayment of Advance Made to Other Funds	1,188,293	-	-	-	1,188,293
Intergovernmental Revenue	137,702	1,047,688	-	-	1,185,390
Intergovernmental Expense	-	(6,230,000)	-	-	(6,230,000)
Transfers In from Other Funds	2,454,814	-	-	-	2,454,814
Transfers Out to Other Funds	(600,000)	(1,562,370)	(1,476,933)	-	(3,639,303)
Net Cash Provided (Used) for Noncapital Financing Activities	3,439,760	(5,539,183)	(1,476,933)	-	(3,576,356)
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES					
Payments for Acquisition and Construction of Capital Assets:					
Construction in Progress	-	(38,746)	-	-	(38,746)
Parking Ramps	-	(131,364)	-	-	(131,364)
Equipment	-	(227,857)	(333,218)	-	(561,075)
Principal Paid on Debt Maturities:					
General Obligation Bonds	-	(1,380,000)	-	-	(1,380,000)
Revenue Bonds	-	(1,205,000)	-	-	(1,205,000)
Revenue Notes	(41,406)	-	-	-	(41,406)
Interest Paid on Debt:					
General Obligation Bonds	-	(504,100)	-	-	(504,100)
Revenue Bonds	-	(969,790)	-	-	(969,790)
Revenue Notes	(38,855)	-	-	-	(38,855)
Net Cash Provided (Used) for Capital and Related Financing Activities	(80,261)	(4,456,857)	(333,218)	-	(4,870,336)
CASH FLOWS FROM INVESTING ACTIVITIES					
Interest and Dividends Received	49,835	67,764	-	-	117,599
Investment Service Fee Paid	(7,428)	(55,364)	-	(116)	(62,908)
Increase (Decrease) in the Fair Value of Investments	36,328	204,849	-	-	241,177
Interest Earned - Other	111,707	-	-	-	111,707
Net Cash Provided (Used) for Investing Activities	190,442	217,249	-	(116)	407,575
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	2,846,477	(4,865,292)	(860,489)	(166)	(2,879,470)
CASH AND CASH EQUIVALENTS, January 1, Restated (Note 2.R)	15,497,969	33,200,012	1,210,383	603,408	50,511,772
CASH AND CASH EQUIVALENTS, December 31	<u>\$18,344,446</u>	<u>\$28,334,720</u>	<u>\$349,894</u>	<u>\$603,242</u>	<u>\$47,632,302</u>

Continued

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

STATEMENT OF CASH FLOWS**PROPRIETARY FUNDS**

For the Year Ended December 31, 2020

(Amounts in dollars)

	Business-type Activities - Enterprise Funds				Total Proprietary Funds
	HRA Loan Enterprise	HRA Parking Enterprise	HRA World Trade Center Parking Enterprise	HRA Penfield Enterprise	
RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED (USED) FOR OPERATING ACTIVITIES					
Operating Income (Loss)	(\$817,788)	\$2,433,225	\$623,859	\$ -	\$2,239,296
Adjustments to Reconcile Operating Income to Net Cash Provided (Used) for Operating Activities:					
Depreciation Expense	-	2,736,675	429,000	-	3,165,675
(Increase) Decrease in Accounts Receivable	8,360	248,100	2,802	-	259,262
(Increase) Decrease in Assessments Receivable	9,370	-	-	-	9,370
(Increase) Decrease in Land Held for Resale	190,550	-	-	-	190,550
(Increase) Decrease in Loans Receivable	69,644	-	-	-	69,644
(Increase) Decrease in Accrued Interest Receivable on Loans	(27,700)	48	-	-	(27,652)
Increase (Decrease) in Accounts Payable	(81,989)	(504,461)	(105,999)	(50)	(692,499)
Increase (Decrease) in Contracts Payable	(27,386)	-	-	-	(27,386)
Increase (Decrease) in Due to Other Governmental Units	(6,458)	(88)	-	-	(6,546)
Increase (Decrease) in Unearned Revenue	(20,067)	-	-	-	(20,067)
Total Adjustments	114,324	2,480,274	325,803	(50)	2,920,351
Net Cash Provided (Used) for Operating Activities	(\$703,464)	\$4,913,499	\$949,662	(\$50)	\$5,159,647
DETAILS OF CASH AND CASH EQUIVALENTS					
Cash and Investments with Treasurer	\$17,428,301	\$24,080,433	\$348,612	\$603,242	\$42,460,588
Cash with Fiscal Agents	-	390,262	1,282	-	391,544
Cash and Investments with Trustees	916,145	-	-	-	916,145
Restricted Cash and Investments for:					
General Obligation Bond Debt Service	-	1,684,800	-	-	1,684,800
Revenue Bond Debt Service	-	2,179,225	-	-	2,179,225
Total Cash and Cash Equivalents	\$18,344,446	\$28,334,720	\$349,894	\$603,242	\$47,632,302
NONCASH INVESTING, CAPITAL AND FINANCING ACTIVITIES					
Loss on Retirement of Assets	\$ -	(\$6,906)	\$ -	\$ -	(\$6,906)

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, 2020**

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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, 2020**

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6. Contingent Liabilities

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2020

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.F.).
- 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 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 Annual Comprehensive Financial Report for the fiscal year ended December 31, 2020. 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 Annual Comprehensive Financial Report. Copies of the City's Annual Comprehensive Financial Report for the fiscal year ended December 31, 2020, 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, 2020

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, 2020, was \$5,661,438. The 2020 operations resulted in a decrease of \$3,496,980 to net position. During 2020, \$4,000,000 was distributed to the City of Minneapolis.

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, 2020. 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, 2020

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, 2020

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 World Trade Center Parking Enterprise Fund – accounts for the HRA World Trade Center'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, 2020

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, 2020

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 and the HRA World Trade Center 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, 2020

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, 2020

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

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2020

Note 2.I. (Continued)

the 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 reported as expenses and is not 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, 2020

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 six sources: property tax levy and increments, investment interest receivable, operating grants, accounts receivable, and notes 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 activities, business-type activities and proprietary fund Statements of Net Position. These deferred inflows on bond refundings result from the difference in the carrying value of refunded debt and its reacquisition price. These 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, 2020

Note 2. (Continued)

N. Net Position

In the government-wide financial statements and the proprietary fund financial statements, net position includes three components. First, net investment in capital assets represents capital assets, net of accumulated depreciation, reduced by outstanding debt attributed to the acquisition, construction, or improvement of the assets, increased by the balance remaining for capital related deferred outflows, and decreased by the balance remaining for capital-related deferred inflows of resources. 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. In other governmental funds, if expenditures incurred for specific purposes exceeded the amounts restricted, committed, or assigned to those purposes, a negative unassigned fund balance is reported. 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, 2020

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.

Q. Restatement of Cash and Net Position

On January 1, 2020, the cash for the HRA Parking Enterprise Fund was restated by \$1,210,383 to establish a separate fund for the HRA World Trade Center Parking Enterprise Fund. The details of these changes are as follows:

	HRA Parking Enterprise	HRA World Trade Center Parking Enterprise
Total cash, January 1, 2020, as previously reported	\$ 34,410,395	\$ -
Fund Structure Change	(1,210,383)	1,210,383
Total cash, January 1, 2020, as restated	<u>\$ 33,200,012</u>	<u>\$ 1,210,383</u>

On January 1, 2020, the net position for the HRA Parking Enterprise Fund was restated by \$4,940,820 to establish a separate fund for the HRA World Trade Center Parking Enterprise Fund. The details of these changes are as follows:

	HRA Parking Enterprise	HRA World Trade Center Parking Enterprise
Net Position, January 1, 2020, as previously reported	\$ 67,322,198	\$ -
Fund Structure Change	(4,940,820)	4,940,820
Net Position, January 1, 2020, as restated	<u>\$ 62,381,378</u>	<u>\$ 4,940,820</u>

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2020

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 (\$49,833,533) difference are as follows:

Governmental activities premium on bonds payable	\$ (5,804)
Governmental activities deferred inflows from debt refunding	(333,333)
Governmental activities net bonds payable	(29,230,000)
Governmental activities notes payable	(10,599,852)
Governmental activities advances from other governments	(9,326,023)
Accrued interest payable	<u>(338,521)</u>
Net Adjustment to Decrease Fund Balance - Total	
Governmental Funds to Arrive at Net Position -	
Governmental Activities	<u>\$ (49,833,533)</u>

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2020

Note 3. (Continued)

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.

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 \$2,823,205 difference are as follows:

2020 amortization of premium	\$	633
2020 principal payments on bonds		2,657,000
2020 principal payments on notes		121,616
2019 deferred inflows of resources on debt refunding		377,289
2020 deferred inflows of resources on debt refunding		<u>(333,333)</u>
Net Adjustment to Increase Net Changes in Fund Balances -		
Total Governmental Funds to Arrive at Changes in Net		
Position of Governmental Activities	\$	<u>2,823,205</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 \$205,839 difference are as follows:

Accrued interest on bonds:		
At December 31, 2019	\$	301,029
At December 31, 2020		(338,521)
Accrued interest on notes:		
At December 31, 2019		2,331
At December 31, 2020		-
Pollution Remediation Obligation		<u>241,000</u>
Net Adjustment to Increase Net Changes in Fund Balances -		
Total Governmental Funds to Arrive at Changes in Net		
Position of Governmental Activities	\$	<u>205,839</u>

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2020

Note 4. Stewardship, Compliance and Accountability

A. Budgets and Budgetary Accounting

The HRA followed these procedures in establishing the 2020 budget:

The Executive Director presented a proposed budget to the HRA Board of Commissioners for the fiscal year commencing the following January 1, 2020. 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, 2020

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 2020.

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.E.).

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.E.).

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2020

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)
193	Hubbard Site	1997	26 years	\$ -
194	1919 University	1997	26 years	-
212	Block 4 Minnesota Mutual	1997	26 years	756,743
213	Block 39 Lawson/Arena	1997	26 years	10,310,000
215	Superior Street Cottages	1998	26 years	-
224	North Quadrant Phase 1 - Essex	2000	26 years	648,000
225 & 261	Riverfront Renaissance-Upper Landing & US Bank	2001	26 years	19,242,855
228	Emerald Park – Emerald Gardens	2002	26 years	4,030,000
232	Straus Building	2002	26 years	-
233	North Quadrant Expansion 1 - Dakota	2003	26 years	867,000
234	Phalen Village	2001	26 years	-
236	J. J. Hill	2001	26 years	2,119,000
237	Osceola Park	2002	26 years	-
240	Bridgecreek Senior Place	2003	26 years	-
241	North Quadrant Phase 2	2004	26 years	733,000
243	Shepard - Davern Owner Occupied	2003	26 years	-
245	Shepard - Davern Senior Rental	2003	26 years	-
248	Koch Mobil	2004	26 years	1,580,000
257	Payne Phalen	2005	26 years	-
260	North Quadrant - Sibley	2006	26 years	-
262	Riverfront Renaissance - Drake Marble	2006	26 years	363,000
263	Riverfront Renaissance - Uncommitted	2006	26 years	-
264	Riverfront Renaissance - Llewellyn	2006	26 years	-
265	Riverfront Renaissance - HRA	2006	26 years	-
266	Emerald Park - Metro	2006	26 years	-
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	-

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2020

Note 4.C. (Continued)

District Number	District	Year Established	Duration of District	Outstanding Long-Term Debt (Including Advances)
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	2,792
314	Hamline Station West	2014	26 years	16,542
317	Custom House/Post Office	2014	26 years	-
318	East 7 th Bates Senior Housing	2014	26 years	7,058
319	2700 University at Gateway Station	2014	26 years	-
322	Ford Site	2016	26 years	238,967
324	Wilson II Housing Project	2016	26 years	90,473
325	Schmidt Keg House Project	2015	26 years	84,129
330	848 Payne Avenue Housing	2019	26 years	77,354
340	West Side Flats	2020	26 years	15,360
344	Snelling Midway Renewal	2020	26 years	4,610
Total Outstanding at December 31, 2020				<u>\$ 41,186,883</u>

Total tax capacity amounts and tax increment revenue for these districts for the year ending December 31, 2020 are as follows:

Captured current tax capacity (assessed in 2019, payable in 2020)	\$ 26,884,956
Captured current tax capacity for the HRA TIF Districts	22,074,193
Total Tax increment revenue in 2020 (includes developer shortfall if any)	26,623,233
Total delinquent tax increment receivable at December 31, 2020	516,138

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2020

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 \$1.6 billion at December 31, 2020. 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 177 conduit bonds issued subsequent to January 1, 1996.

E. Deficit - Fund Balance and Net Position

On the Government-wide Statement of Net Position, the governmental activities are reporting a negative unrestricted net position of \$19,137,860 but are reporting an overall positive net position of \$36,632,961. 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. (See Notes 3.A. and 5.E.) The debt is to be retired with future revenues, such as property tax increments or sales taxes. The individual governmental funds which form a part of the governmental activities all have positive fund balances, except for the HRA Grants Special Revenue Fund which has a negative reported fund balance of \$50,470. The HRA Grants Special Revenue Fund had deferred inflows from grant receivables which resulted in a deficit fund balance on December 31, 2020. This revenue was received in 2021 after February.

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.

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2020

Note 5.A.(1) (Continued)

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

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, 2020 consist of parking ramp checking and money market accounts, private export funding, and trustee cash. The HRA's deposits were not exposed to custodial credit risk at December 31, 2020.

(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

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2020

Note 5.A.(2) (Continued)

subsidiaries that is rated in the highest quality category by two nationally recognized rating agencies and matures in 270 days or less; and

- (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, 2020

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, 2020.

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, 2020, 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	\$ 1,335,691	1.3%
First American Government Treasury Obligations Fund Class Y	AAAm	Standard & Poor's	less than 1	445,060	0.4%
US Bank Money Market Account 5-ct	A-1+	Standard & Poor's	less than 1	918,006	0.9%
Wells Fargo Advantage 100% Treasuries Fund	AAAm	Standard & Poor's	less than 1	916,145	0.9%
Private Export Funding	Aaa	Moody's	3.9	1,196,527	1.2%
Total Investments Held Outside the City				\$ 4,811,429	
HRA funds invested with the City's investment pool				96,961,578	95.3%
Total Investments				\$ 101,773,007	100.0%
Deposits:					
Parking ramp checking and money market accounts				\$ 391,544	
Families First Rent Subsidy Checking Account at St. Paul Banks				234,593	
Trustee cash				269	
Total Deposits				\$ 626,406	
Total Deposits and Investments at Fair Value				\$ 102,399,413	

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, 2020

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	\$ 92,847,253
Cash with Fiscal Agents	391,544
Cash and Investments with Trustees	5,046,291
Restricted Cash and Investments for General Obligation Bond Debt Service	1,684,800
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>\$ 102,399,413</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 2020 was \$1,263,132. 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, 2020, was \$1,427,663.

(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 except for the Private Export Funding are all valued at the Net Asset Value (NAV) rather than at the defined level. The Private Export Funding investment is a Federal Agency Security that is measured as a Level 2 investment.

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, 2020

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, 2020 (net of allowances):

HRA General Fund	\$ 10,609
HRA Tax Increment Capital Projects Fund	827,815
HRA Development Capital Projects Fund	185,970
HRA Loan Enterprise Fund	3,042,678
HRA Parking Enterprise Fund	<u>436,250</u>
	<u>\$ 4,503,322</u>

Allowances for uncollectible loans have been established for loans for which collection is doubtful or questionable in the total amount of \$40,568,041 at December 31, 2020. During 2020, loans determined to be uncollectible or forgiven were written-off the books in the amount of \$38,829, net of allowance.

Changes in total gross loans receivable, allowances for uncollectible loans, and accrued interest receivable on loans for 2020 are shown below.

Total gross loans receivable - January 1, 2020	\$ 44,336,976
Loans issued	2,053,749
Principal payments received	(870,802)
Loans forgiven and written-off	<u>(448,560)</u>
Total Gross Loans Receivable - December 31, 2020	<u>\$ 45,071,363</u>
Less: allowance for uncollectible loans - January 1, 2020	39,736,920
Loans issued allowance	1,956,832
Allowances adjusted for principal payments received	(715,980)
Loans forgiven and loans written-off	<u>(409,731)</u>
Total Allowance for Uncollectible Loans - December 31, 2020	<u>40,568,041</u>
Net Loans Receivable - December 31, 2020	<u>\$ 4,503,322</u>
Accrued Interest Receivable on Loans - December 31, 2020	<u>\$ 635,537</u>
(Net of Allowance)	

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2020

Note 5.B. (Continued)

At December 31, 2020, future minimum principal and interest payments to be received under the loan agreements for the next ten years are as follows:

2021	\$	4,584,838
2022		1,131,956
2023		947,429
2024		674,543
2025		398,119
2026 - 2030		<u>4,995,476</u>
	\$	<u>12,732,361</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, 2020:

	Balance January 1, 2020	Additions	Deductions	Balance December 31, 2020
HRA General Fund	\$ 324,858	\$ -	\$ 39,000	\$ 285,858
HRA Tax Increment Capital Projects Fund	982,328	-	-	982,328
HRA Development Capital Projects Fund	893,067	-	13,567	879,500
HRA Loan Enterprise Fund	<u>3,653,875</u>	<u>-</u>	<u>190,550</u>	<u>3,463,325</u>
Total All Funds	<u>\$ 5,854,128</u>	<u>\$ -</u>	<u>\$ 243,117</u>	<u>\$ 5,611,011</u>

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2020

Note 5. (Continued)

D. Capital Assets

Capital asset activity for the year ended December 31, 2020, was as follows:

Governmental Activities	Balance January 1, 2020	Increases	Decreases	Balance December 31, 2020
Land (not depreciated)	\$ 3,042,169	\$ -	\$ -	\$ 3,042,169
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	45,928,363	-	-	45,928,363
Less: accumulated depreciation				
Buildings	(6,287,283)	(875,922)	-	(7,163,205)
Pedestrian skyway bridges	(10,922,676)	(264,946)	-	(11,187,622)
Improvements other than buildings	(222)	(222)	-	(444)
Total accumulated depreciation	(17,210,181)	(1,141,090)	-	(18,351,271)
Total Governmental Activities Capital Assets - Net	\$ 28,718,182	\$ (1,141,090)	\$ -	\$ 27,577,092

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2020

Note 5.D. (Continued)

Business-type Activities	Balance January 1, 2020	Increases	Decreases	Balance December 31, 2020
Land (not depreciated)	\$ 24,247,364	\$ -	\$ -	\$ 24,247,364
Construction in progress (not depreciated)	117,499	156,245	117,499	156,245
Parking Ramps	106,035,765	131,364	-	106,167,129
Buildings	1,762,733	-	-	1,762,733
Equipment	2,865,454	602,824	111,977	3,356,301
Total at historical cost	135,028,815	890,433	229,476	135,689,772
Less: accumulated depreciation				
Parking Ramps	(59,621,044)	(2,729,930)	-	(62,350,974)
Buildings	(395,785)	(117,894)	-	(513,679)
Equipment	(2,154,383)	(317,851)	(105,070)	(2,367,164)
Total accumulated depreciation	(62,171,212)	(3,165,675)	(105,070)	(65,231,817)
Total Business-type Activities Capital Assets - Net	<u>\$ 72,857,603</u>	<u>\$ (2,275,242)</u>	<u>\$ 124,406</u>	<u>\$ 70,457,955</u>

Depreciation expense for December 31, 2020 was charged to functions/programs as follows:

Depreciation expense for 2020 was charged to functions/programs as follows:

Governmental Activities	
Housing and economic development	<u>\$ 1,141,090</u>
Business-type Activities	
Parking operations	<u>\$ 3,165,675</u>

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2020

Note 5. (Continued)

E. 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, 2020, was as follows:

<u>Governmental Activities</u>	<u>Balance January 1, 2020</u>	<u>Increase</u>	<u>Decrease</u>	<u>Balance December 31, 2020</u>	<u>Due Within One Year</u>
Bonds payable					
Tax increment bonds	\$ 31,887,000	\$ -	\$ 2,657,000	\$ 29,230,000	\$ 2,605,000
Add: unamortized premium on tax increment bonds	6,437	-	633	5,804	-
Total bonds payable	31,893,437	-	2,657,633	29,235,804	2,605,000
Notes payable	10,721,468	-	121,616	10,599,852	-
Advances from other government	9,326,023	-	-	9,326,023	-
Total Governmental Activities Long-Term Debt	\$ 51,940,928	\$ -	\$ 2,779,249	\$ 49,161,679	\$ 2,605,000

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2020

Note 5.E.(1) (Continued)

Business Type Activities	Balance January 1, 2020	Increase	Decrease	Balance December 31, 2020	Due Within One Year
Bonds payable					
Parking revenue bonds	\$ 26,435,000	\$ -	\$ 1,205,000	\$ 25,230,000	\$ 1,240,000
Tax increment - parking bonds	11,690,000	-	1,380,000	10,310,000	1,450,000
Add: unamortized premium on tax increment bonds	1,005,299	-	141,925	863,374	-
Add: unamortized premium on parking revenue bonds	1,364,510	-	87,562	1,276,948	-
Total bonds payable	40,494,809	-	2,814,487	37,680,322	2,690,000
Notes payable					
LAAND Initiative loans	1,580,000	-	-	1,580,000	580,000
Housing 5000 Program loan	2,110,326	-	41,406	2,068,920	99,736
Total notes payable	3,690,326	-	41,406	3,648,920	679,736
Total Business-type Activities Long-Term Debt	\$ 44,185,135	\$ -	\$ 2,855,893	\$ 41,329,242	\$ 3,369,736

A long-term advance of \$9,360,000 was received from the City in 2016 for construction of the Palace Theatre. Interest at 3% per annum commences on the beginning of the third 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 2020 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, 2020

Note 5.E. (Continued)

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

Governmental Activities

Governmental activities 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. Governmental activities bonds and notes are serviced by the HRA Debt Service Fund. Governmental activities advances are serviced by the fund that received the advance. A listing of the governmental activities bonds, notes and advances at December 31, 2020, follows below:

Debt Issue	Sources for Retirement	Interest Rate (%)	Original Debt Issue Amount	Amount Payable December 31, 2020
North Quadrant Tax Increment Refunding Bonds, Series 2002	North Quadrant District Tax Increments	7.50	\$ 1,089,000	\$ 648,000
North Quadrant Phase II Tax Increment Bonds, Series 2002	North Quadrant District Tax Increments	7.00	1,140,000	867,000
Drake Marble Tax Increment Bonds, Series 2002	Riverfront Renaissance District Tax Increments	6.75	1,800,000	363,000
9th Street Lofts Tax Increment Bonds, Series 2004	9th Street Lofts District Tax Increments	6.375	1,335,000	733,000
Great Northern Lofts (JJ Hill) Tax Increment Bonds, Series 2004	JJ Hill District Tax Increments	6.25	3,660,000	2,119,000
Koch Mobil Tax Increment Refunding Bonds, Series 2010A	Koch Mobil District Tax Increments	2.00 - 4.00	2,670,000	1,580,000
Emerald Gardens Tax-Exempt Tax Increment Revenue Bonds, Series 2010	Emerald Gardens District Tax Increments	5.00 - 6.50	6,595,000	4,030,000
Upper Landing/US Bank Tax Increment Refunding Bonds, Series 2019	Riverfront Renaissance District Tax Increments	1.96	20,500,000	18,890,000
Catholic Charities Midway Residence POPSH 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	-
Palace Theatre Revenue Advance	Palace Theatre operating revenue received by the HRA	3.00	9,360,000	9,326,023
Total Governmental Activities Long-Term Debt			<u>\$ 60,767,939</u>	<u>\$ 49,155,875</u>

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2020

Note 5.E.(2) (Continued)

Business-type Activities

The business-type activities 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, 2020, follows:

Debt Issue	Sources for Retirement	Interest Rate (%)	Original Debt Issue Amount	Amount Payable December 31, 2020
Parking Revenue Refunding Bonds, Series 2017A (Tax Exempt)	HRA Parking Revenues	3.00 - 5.00	\$ 26,315,000	\$ 25,230,000
Parking Revenue Refunding Bonds, Series 2017B (Taxable)	HRA Parking Revenues	1.00 - 3.00	2,630,000	-
Block 39 Tax Increment Refunding Bonds, Series 2018C	Block 39 District Tax Increments Block 39 District Parking Revenues	3.00 - 5.00	13,175,000	10,310,000
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	2,068,920
Total Business-type Activities Long-Term Debt			<u>\$ 46,000,000</u>	<u>\$ 39,188,920</u>

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

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

Year Ending December 31	Tax Increment Bonds		Development Notes		Total Governmental Activities	
	Principal	Interest	Principal	Interest	Principal	Interest
2021	\$ 2,605,000	\$ 970,864	\$ -	\$ -	\$ 2,605,000	\$ 970,864
2022	2,694,000	893,687	-	-	2,694,000	893,687
2023	2,766,000	812,934	-	-	2,766,000	812,934
2024	2,856,000	728,679	-	-	2,856,000	728,679
2025	2,950,000	640,301	-	-	2,950,000	640,301
2026-2030	15,189,000	1,524,003	10,599,852	-	25,788,852	1,524,003
2031-2035	170,000	3,400	-	-	170,000	3,400
Total	<u>\$ 29,230,000</u>	<u>\$ 5,573,868</u>	<u>\$ 10,599,852</u>	<u>\$ -</u>	<u>\$ 39,829,852</u>	<u>\$ 5,573,868</u>

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2020

Note 5.E.(3) (Continued)

Annual principal and interest debt service requirements for business-type activities 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
2021	\$ 1,240,000	\$ 934,744	\$ 1,450,000	\$ 433,350	\$ 580,000	\$ -
2022	1,290,000	885,144	1,520,000	359,100	1,000,000	-
2023	1,355,000	820,644	1,600,000	281,100	-	-
2024	1,425,000	752,894	1,680,000	199,100	-	-
2025	1,495,000	681,644	1,765,000	112,975	-	-
2026-2030	8,480,000	2,399,120	2,295,000	69,375	-	-
2031-2035	9,945,000	936,010	-	-	-	-
Total	<u>\$ 25,230,000</u>	<u>\$ 7,410,200</u>	<u>\$ 10,310,000</u>	<u>\$ 1,455,000</u>	<u>\$ 1,580,000</u>	<u>\$ -</u>

Year Ending December 31	Housing 5000 Program HRA Loan Enterprise Fund		Total Business-type Activities	
	Principal	Interest	Principal	Interest
2021	\$ 99,736	\$ 20,977	\$ 3,369,736	\$ 1,389,071
2022	101,777	19,965	3,911,777	1,264,209
2023	103,860	18,933	3,058,860	1,120,677
2024	105,891	17,929	3,210,891	969,923
2025	108,153	16,807	3,368,153	811,426
2026-2030	1,549,503	14,419	12,324,503	2,482,914
2031-2035	-	-	9,945,000	936,010
Total	<u>\$ 2,068,920</u>	<u>\$ 109,030</u>	<u>\$ 39,188,920</u>	<u>\$ 8,974,230</u>

F. 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.

G. 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, 2020

Note 5.G. (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, 2019, liability for claims and judgments; nor were there any fiscal year 2019 or 2020 claims or claims payments, which resulted in any end of fiscal year 2019 or 2020 claims liabilities.

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.F.).

H. 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.

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2020

Note 5.H. (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, 2020.

No.	Tax Increment Financing District – Project	Date Issued	Note Amount	Note Principal Balance 12/31/2019	Note Principal Balance 12/31/2020	Total Amount Expended (Principal & Interest) Under Notes for the Year Ended 12/31/2020
194	1919 University	11/7/1997	\$ 1,357,000	\$ 1,357,000	\$ 1,357,000	\$ 159,593
212	Block 4-TIR Note, Series 2004	5/6/2004	17,800,000	11,866,628	10,702,318	1,830,141
215	Superior Street Cottages Series 2016	5/6/2016	205,000	76,167	23,500	55,209
232	Straus Building	12/26/2002	600,000	596,964	575,791	60,368
234	Phalen Village-Cub Foods Project	3/1/2008	3,100,000	2,031,652	1,799,314	350,790
237	Osceola Park Senior Housing	11/4/2002	950,000	950,000	930,304	104,754
240	Bridgecreek Senior Place Project	6/30/2004	2,398,952	2,398,952	2,398,952	160,838
241	Lyons Court Rental Project	4/14/2004	682,000	682,000	682,000	41,845
243	Shepard-Davern Ownership Housing	11/1/2006	3,257,067	2,387,620	2,227,213	313,090
244	Shepard Davern Rental Housing	3/28/2006	4,820,000	1,313,762	530,867	839,879
245	Shepard-Davern Gateway Senior	12/2/2003	1,353,286	1,150,001	1,041,863	164,376
248	Koch Mobil-Schmidt Rathskeller	12/22/2017	1,290,260	1,290,260	185,955	1,122,646
257	Phalen Senior Lofts Project	2/10/2005	925,000	908,750	908,750	46,079
260	North Quadrant Rental Phase I	2/1/2001	2,140,000	2,140,000	2,140,000	79,666
267	Emerald Park Rental	10/16/2002	3,110,000	1,546,984	1,201,120	457,386
268	North Quadrant Rental Phase II	2/28/2002	1,500,000	1,500,000	1,500,000	72,866
269	Phalen Village Ames Lake	8/1/2003	418,000	418,000	418,000	34,832
271	Carlton Lofts	10/1/2005	2,358,660	2,358,660	2,358,660	185,582
278	River Pointe Lofts Project	12/27/2007	1,829,000	892,589	637,530	298,646
279	Minnesota Building	6/9/2010	936,000	936,000	936,000	86,980
291	Carondelet Village *	8/12/2010	3,104,000	232,812	-	164,098
299	Cosseta	11/4/2011	388,000	138,037	94,701	52,309
302	Pioneer-Endicott Note #1	10/31/2012	2,500,000	2,041,055	1,645,544	486,699
302	Pioneer-Endicott Note #2	12/15/2017	900,000	645,715	589,090	89,852
304	Schmidt Brewery	11/16/2012	3,770,000	3,770,000	3,740,807	326,633
305	West Side Flats	11/19/2012	3,800,000	3,048,652	2,633,612	507,920
313	Hamline Station East	12/12/2014	530,000	530,000	522,248	86,666
314	Hamline Station West	12/12/2014	1,559,000	1,559,000	1,559,000	82,725
317	Custom House/Post Office	11/12/2014	5,800,000	5,054,955	4,414,053	837,300
318	East 7th-Bates Senior Housing	6/2/2015	2,291,000	2,180,645	2,027,298	235,687
319	2700 University at Westgate Station	6/29/2015	7,865,000	7,826,200	7,534,614	691,518
322	Ford Site Redevelopment Project	12/18/2019	34,493,926	34,493,926	34,493,926	-
324	Wilson II Housing Project	10/31/2016	1,720,000	1,720,000	1,720,000	111,023
325	Schmidt Keg House Project	3/8/2017	1,700,000	1,700,000	1,700,000	2,790
	Total		\$ 121,451,151	\$ 101,742,986	\$ 95,230,030	\$ 10,140,786

* 2020 ending principle balance reflects non-cash reductions for principal deemed paid of \$78,040. Amounts deemed paid are not included the amount expended as cash was not actually expended.

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2020

Note 5.H. (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, 2020, 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 2020, the HRA had 34 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 \$159,593. At December 31, 2020, 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 \$1,830,141. At December 31, 2020, the principal amount outstanding on the note was \$10,702,318.

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

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Note 5.H.(3) (Continued)

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 \$55,209. At December 31, 2020, the principal amount outstanding on this note was \$23,500.

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 \$60,368. At December 31, 2020, the principal amount outstanding on the note was \$575,791.

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 \$350,790. At December 31, 2020, the principal amount outstanding on the note was \$1,799,314.

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Note 5.H. (Continued)

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, 2020, 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 \$104,754. At December 31, 2020, the principal amount outstanding on the note was \$930,304.

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 \$160,838. At December 31, 2020, 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.

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Note 5.H.(9) (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 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 \$41,845. At December 31, 2020, 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 may remain after the final payment on March 1, 2032. The current year abatement (TIF note payments) amounted to \$313,090. At December 31, 2020, the principal amount outstanding on the note was \$2,227,213.

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 \$839,879. At December 31, 2020, the principal amount outstanding on the note was \$530,867.

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

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Note 5.H.(12) (Continued)

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 \$164,376. At December 31, 2020, the principal amount outstanding on the note was \$1,041,863.

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 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 \$1,122,646. At December 31, 2020, the principal amount outstanding on the note was \$185,955.

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 \$46,079. At December 31, 2020, 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.

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Note 5.H.(15) (Continued)

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 \$79,666. At December 31, 2020, the principal amount outstanding on the note was \$2,140,000.

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 \$457,386. At December 31, 2020, the principal amount outstanding on the note was \$1,201,120.

17) TIF District #268, North Quadrant Rental Phase 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 \$72,866. At December 31, 2020, 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

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Note 5.H.(18) (Continued)

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 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 \$34,832. At December 31, 2020, 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 \$185,582. At December 31, 2020, 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 \$298,646. At December 31, 2020, the principal amount outstanding on the note was \$637,530.

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 available tax increments received in the prior six months. The payment reimburses the developer for affordable housing construction costs. Principal and interest payments will

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Note 5.H.(21) (Continued)

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 \$86,980. At December 31, 2020, 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. In the event the audited financial statement of Carondelet Village shows that Net Revenues Available for Debt Service exceeded 120% of Debt Service for the same period, any Net Revenues Available for Debt Service in excess of 110% of Debt Service shall be deemed to reduce, on September 15 of each year, commencing September 15, 2015, the unpaid principal amount of the Tax Increment 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, 2039. The current year abatement (TIF note payments by cash disbursement) amounted to \$164,098. At December 31, 2020, the principal amount outstanding on the note was \$0 (\$78,040 of principal was deemed paid in 2020 and the principal amount outstanding was \$232,812 at December 31, 2019).

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 \$52,309. At December 31, 2020, the principal amount outstanding on the note was \$94,701.

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

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Note 5.H.(24) (Continued)

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 by cash disbursement) amounted to \$486,699. At December 31, 2020, the principal amount outstanding on the note was \$1,645,544. In accordance with the TIF Development Agreement, as amended, escrow funds that remained at December 31, 2016, were to be sent to the Registered Holder of the TIF note and then the principal amount of the TIF note reduced by the same amount. As this did not happen at that time, the principal paid has been adjusted to include the \$28,640 as deemed paid on December 31, 2016 and adjusted by \$5,261 for interest payments applied to principal.

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 \$89,852. At December 31, 2020, the principal amount outstanding on the note was \$589,090.

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. 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

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Note 5.H.(26) (Continued)

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 \$326,633. At December 31, 2020, the principal amount outstanding on the note was \$3,740,807.

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 \$507,920. At December 31, 2020, the principal amount outstanding on the note was \$2,633,612.

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 \$86,666. At December 31, 2020, the principal amount outstanding on the note was \$522,248.

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

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2020

Note 5.H.(29) (Continued)

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 \$82,725. At December 31, 2020, 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 \$837,300. At December 31, 2020, the principal amount outstanding on the note was \$4,414,053.

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 payments) amounted to \$235,687. At December 31, 2020, the principal amount outstanding on the note was \$2,027,298.

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

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2020

Note 5.H.(32) (Continued)

note payments) amounted to \$691,518. At December 31, 2020, the principal amount outstanding on the note was \$7,534,614.

33) TIF District #322, Ford Site Redevelopment Project:

Issued in 2019 in the principal sum up to \$34,493,926 with an initial interest rate of 5.50% per annum. Principal and interest is paid on September 1, 2022, and each March 1 and September 1 thereafter to and including March 1, 2048. 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 41.4% of available tax increments received in the prior six months. The payment reimburses the developer for public infrastructure costs. Principal and interest payments will be completed March 1, 2048, 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, 2048. The first payment date is September 1, 2022, so no payments were made in the current year of 2020. At December 31, 2020, the principal amount outstanding on the note was at most \$34,493,926.

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

Issued in 2016 in the principal sum of \$1,720,000 with an interest rate of 4.09% 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 \$111,023. At December 31, 2020, the principal amount outstanding on the note was \$1,720,000.

35) 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 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 \$2,790. At December 31, 2020, the principal amount outstanding on the note was \$1,700,000.

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2020

Note 5. (Continued)

I. 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, 2020.

J. Construction and Other Significant Commitments

The HRA has \$156,245 construction in progress for replacing the parking control systems at the Lawson 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 \$156,245 for the construction in progress.

K. 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 \$754,920 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 \$219,536 from debt refunding.

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 \$134,878, \$115,000, \$36,007, \$1,851,594, and \$286,011, respectively, are from the following unavailable revenue sources:

	HRA General Fund	HRA Grants Special Revenue Fund	HRA Debt Service Fund	HRA Tax Increment Capital Projects Fund	HRA Development Capital Projects Fund	HRA Total Governmental Funds
Investment Interest Receivable	\$ 9,403	\$ -	\$ 24,554	\$ 102,364	\$ 41	\$ 136,362
Property Tax Increments	-	-	11,453	921,415	-	932,868
Property Tax Levy	98,841	-	-	-	-	98,841
Operating Grant	-	115,000	-	-	-	115,000
Accounts Receivable	16,025	-	-	-	-	16,025
Notes and Loans Receivable	10,609	-	-	827,815	285,970	1,124,394
Total Deferred Inflows of Resources	<u>\$ 134,878</u>	<u>\$ 115,000</u>	<u>\$ 36,007</u>	<u>\$ 1,851,594</u>	<u>\$ 286,011</u>	<u>\$ 2,423,490</u>

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2020

Note 5. (Continued)

L. Interfund Transactions

(1) Advances to/from Other Funds

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, 2020, individual fund interfund advances to/from other funds balances were as follows:

Fund	Advances to Other Funds	Advances from Other Funds
HRA General Fund	\$ 537,285	\$ -
HRA Tax Increment Capital Projects Fund	-	1,646,883
HRA Development Capital Projects Fund	250,000	-
HRA Loan Enterprise Fund	1,109,598	814,744
HRA Parking Enterprise Fund	564,744	-
Total Interfund Receivables and Payables - All Funds	<u>\$ 2,461,627</u>	<u>\$ 2,461,627</u>

Note: All advances are noncurrent.

The advances to other funds in the HRA General Fund and the HRA Loan Enterprise Fund include \$537,285 and \$1,109,598, respectively, which were advanced to the HRA Tax Increment Capital Projects Fund for the purpose of financing development expenditures and administrative costs in various tax increment financing districts prior to the receipt of tax increment revenues in these districts. The advances are to be repaid when future available tax increment revenues are received in these districts. Interest is paid on advances that are not administration related. The advances to other funds 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.

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2020

Note 5.L. (Continued)

(2) Interfund Transfers

Individual fund interfund transfers during the fiscal year ended December 31, 2020, were as follows:

Transfers	Transfers In From Other Funds	Transfers Out To Other Funds
HRA General Fund	\$ -	\$ 892,444
HRA Palace Theatre Operations Special Revenue Fund	-	12,342
HRA Debt Service Fund	65,651	156,847
HRA Tax Increment Capital Projects Fund	156,847	65,651
HRA Development Capital Projects Fund	2,089,275	-
HRA Loan Enterprise Fund	2,454,814	600,000
HRA Parking Enterprise Fund	-	1,562,370
HRA World Trade Center Parking Enterprise Fund	-	1,476,933
Total Interfund Transfers - All Funds	<u>\$ 4,766,587</u>	<u>\$ 4,766,587</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.

M. 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, 2020, is determined as follows:

Capital assets	\$ 45,928,363
Less: accumulated depreciation	(18,351,271)
Less: outstanding principal of related debt	<u>(19,925,875)</u>
Net Investment in Capital Assets	<u>\$ 7,651,217</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 \$7,535,748 at December 31, 2020.

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2020

Note 5.M. (Continued)

(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, 2020, is determined as follows:

Capital assets	\$ 135,689,772
Less: accumulated depreciation	(65,231,817)
Less: outstanding principal of related debt	(37,680,322)
Plus: capital-related deferred outflows of resources	754,920
Less: capital-related deferred inflows of resources	<u>(219,536)</u>
Net Investment in Capital Assets	<u>\$ 33,313,017</u>

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, 2020, as follows:

	HRA Parking Enterprise Fund
Restricted Assets	
Cash for general obligation bond debt service	\$ 1,684,800
Cash for revenue bond debt service	2,179,225
Less: liabilities payable from restricted assets	
accrued interest on bonds	<u>(585,144)</u>
Restricted for Debt Service	<u>\$ 3,278,881</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, 2020, 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, 2020

Note 5.M. (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, 2020, fund balance classifications were reported in the following governmental funds:

	HRA General Fund	HRA Grants Special Revenue Fund	HRA Palace Theatre Operations Special Revenue Fund	HRA Debt Service Fund	HRA Tax Increment Capital Projects Fund	HRA Development Capital Projects Fund	Total Governmental Funds
Nonspendable							
Land Held for Resale	\$ 285,858	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 285,858
Restricted							
Land Held for Resale	\$ -	\$ -	\$ -	\$ -	\$ 982,328	\$ 879,500	\$ 1,861,828
Debt Service	-	-	-	7,547,945	-	-	7,547,945
Tax Increment Financing	-	-	-	-	27,402,360	-	27,402,360
Capital Projects	-	-	-	-	-	11,533,457	11,533,457
Total Restricted	\$ -	\$ -	\$ -	\$ 7,547,945	\$ 28,384,688	\$ 12,412,957	\$ 48,345,590
Committed							
Economic Development	\$ 3,636,704	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,636,704
Assigned							
Economic Development	\$ 4,248,230	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,248,230
Unassigned	\$ -	\$ (50,470)	\$ -	\$ -	\$ -	\$ -	\$ (50,470)
Total Fund Balance	\$ 8,170,792	\$ (50,470)	\$ -	\$ 7,547,945	\$ 28,384,688	\$ 12,412,957	\$ 56,465,912

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2020

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 covered 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 were \$700,000. The HRA portion of the costs were estimated to be \$350,000, of which \$109,000 was paid in 2018 and \$241,000 was paid in 2020.

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2020

Note 6. (Continued)

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 recommend a mitigation system be installed. The cost for construction of the vapor mitigation system was \$79,100 and funded by the HRA. The mitigation system has been installed, is functioning properly, and reaching all the impacted areas. Vapor and indoor air samples were taken in 2020 to verify the system effectiveness and no TCE was in any of the verification samples. A Mitigation Implementation Report was submitted to the Minnesota Pollution Control Agency (MPCA) on January 21, 2021.

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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 BALANCE - BUDGET AND ACTUAL
HRA DEBT SERVICE FUND**

For the Fiscal Year Ended December 31, 2020

(Amounts in dollars)

	Budgeted Amounts			Variance with
	Original	Final	Actual	Final Budget
REVENUES				
Taxes	\$ 4,221,823	\$ 4,221,823	\$ 4,777,025	\$ 555,202
Investment Income	222,450	222,450	292,020	69,570
Total Revenues	4,444,273	4,444,273	5,069,045	624,772
EXPENDITURES				
Debt Service				
Principal Payment on Bonds	2,476,395	2,476,395	2,657,000	(180,605)
Interest on Bonds	1,492,278	1,492,278	960,216	532,062
Fiscal Charges	40,850	40,850	21,199	19,651
Total Expenditures	4,009,523	4,009,523	3,638,415	371,108
Excess (Deficiency) of Revenues Over (Under) Expenditures	434,750	434,750	1,430,630	995,880
OTHER FINANCING SOURCES (USES)				
Transfers In	-	-	65,651	65,651
Transfers Out	(359,122)	(359,122)	(156,847)	202,275
Total Other Financing Sources (Uses)	(359,122)	(359,122)	(91,196)	267,926
Net Changes in Fund Balance	75,628	75,628	1,339,434	1,263,806
FUND BALANCE, January 1	6,208,511	6,208,511	6,208,511	-
FUND BALANCE, December 31	\$ 6,284,139	\$ 6,284,139	\$ 7,547,945	\$ 1,263,806

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL

SCHEDULE OF DEPOSITS AND INVESTMENTS
ALL FUNDS

At December 31, 2020

(Amounts in dollars at fair value)

Investment Description	Maturity Date	Interest Rate	Amount
Parking Ramp Checking and Money Market Accounts at St. Paul Banks			\$391,544
Families First Rent Subsidy Checking Account at St. Paul Bank			234,593
Money Market Mutual Funds:			
First American Government Obligations Fund Class D		0.02%	1,288,940
First American Treasury Obligations Fund Class Y		0.00%	445,060
US Bank Money Market 5 - Ct Accounts		0.04%	918,006
Wells Fargo Advantage Money Market Fund Accounts		0.01%	916,145
Private Export Funding	11/15/2024	1.75%	1,196,527
US Bank Certificate of Deposit			46,751
Trustee Cash		0.00%	269
City Cash and Investments Pool			96,961,578
TOTAL DEPOSITS AND INVESTMENTS			<u>\$102,399,413</u>

Summary by Statement of Net Position Account

Cash and Investments with Treasurer	\$92,847,253
Cash with Fiscal Agents	391,544
Cash and Investments with Trustees	5,046,291
Restricted Cash and Investments for General Obligation Bond Debt Service	1,684,800
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>\$102,399,413</u>

SCHEDULE OF LOANS RECEIVABLE**ALL FUNDS**

At December 31, 2020

(Amounts in dollars)

<u>Fund - Program</u>	<u>Number of Loans Outstanding</u>	<u>Principal Balance 12/31/2020</u>	<u>Allowance for Uncollectible Loans 12/31/2020</u>	<u>Net Reported Loans Receivable 12/31/2020</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	\$ 3,393,915	\$ 2,722,600	\$ 671,315
Scattered Site TIF Bonds	8	5,585,335	5,428,835	156,500
Total HRA Tax Increment Capital Projects Fund	37	\$ 8,979,250	\$ 8,151,435	\$ 827,815
HRA DEVELOPMENT CAPITAL PROJECTS FUND				
HRA Funded	38	\$ 1,036,848	\$ 1,036,848	\$ -
Inspiring Communities	26	952,372	952,372	-
ISP Programs	10	541,981	356,011	185,970
Housing Trust Fund	30	413,069	413,069	-
HRA Disposition Fund	2	188,267	188,267	-
Total HRA Development Capital Projects Fund	106	\$ 3,132,537	\$ 2,946,567	\$ 185,970
HRA LOAN ENTERPRISE FUND				
Tax Credit Assistance Program (TCAP)	2	\$ 3,166,171	\$ 3,166,171	\$ -
Section 1602 Tax Credit Exchange (TCE)	3	11,302,314	11,302,314	-
Job Opportunity Fund	6	158,528	88,347	70,181
Rental Rehab	12	253,482	190,112	63,370
Enterprise Leverage	2	64,814	32,784	32,030
Commercial Real Estate	5	1,113,133	995,633	117,500
Home Purchase and Rehab	11	176,952	132,714	44,238
Home Ownership Opportunities	2	30,000	30,000	-
Housing Real Estate	10	6,136,333	5,620,833	515,500
Mixed Income Housing	5	754,143	582,428	171,715
Business Assistance	8	623,929	525,509	98,420
Strategic Investment Program	5	269,429	269,429	-
Business - UDAG	2	3,188	1,594	1,594
Housing - UDAG	1	246,000	246,000	-
HUD Rental Rehab	11	2,120,078	2,046,075	74,003
Home Mortgage Loan Origination Program	23	463,320	348,515	114,805
Mortgage Foreclosure Prevention	8	30,529	22,896	7,633
New Housing and Blighted Land Tax Increment	1	360,000	180,000	180,000
Affordable Housing	5	4,732,780	3,181,091	1,551,689
Ramsey County Homeowner Rehab Program	4	73,315	73,315	-
Total HRA Loan Enterprise Fund	126	\$ 32,078,438	\$ 29,035,760	\$ 3,042,678
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	275	\$ 45,071,363	\$ 40,568,041	\$ 4,503,322

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL

SCHEDULE OF BONDS, NOTES, AND ADVANCES

December 31, 2020

(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
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
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, 2020</u>
2002	2028	\$ 1,089,000	\$ 441,000	\$ 648,000
2002	2028	1,140,000	273,000	867,000
2002	2028	1,800,000	1,437,000	363,000
2004	2028	1,335,000	602,000	733,000
2004	2029	3,660,000	1,541,000	2,119,000
2010	2031	2,670,000	1,090,000	1,580,000
2010	2029	6,595,000	2,565,000	4,030,000
2019	2029	20,500,000	1,610,000	18,890,000
		<u>\$ 38,789,000</u>	<u>\$ 9,559,000</u>	<u>\$ 29,230,000</u>
2006	2026	\$ 10,599,852	\$ -	\$ 10,599,852
2008	2020	2,019,087	2,019,087	-
		<u>\$ 12,618,939</u>	<u>\$ 2,019,087</u>	<u>\$ 10,599,852</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>\$ 60,767,939</u>	<u>\$ 11,612,064</u>	<u>\$ 49,155,875</u>

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL

SCHEDULE OF BONDS, NOTES, AND ADVANCES

December 31, 2020

(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, 2020</u>
2017	2035	\$ 26,315,000	\$ 1,085,000	\$ 25,230,000
2017	2020	2,630,000	2,630,000	-
2018	2027	13,175,000	2,865,000	10,310,000
		<u>\$ 42,120,000</u>	<u>\$ 6,580,000</u>	<u>\$ 35,540,000</u>
2009	2022	\$ 1,000,000	\$ -	\$ 1,000,000
2009	2021	580,000	-	580,000
2016	2026	2,300,000	231,080	2,068,920
		<u>\$ 3,880,000</u>	<u>\$ 231,080</u>	<u>\$ 3,648,920</u>
		<u>\$ 46,000,000</u>	<u>\$ 6,811,080</u>	<u>\$ 39,188,920</u>

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL

SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY - BONDS AND NOTES

December 31, 2020
(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
2021	\$ -	\$ 48,600	\$ -	\$ 60,690	\$ -	\$ 24,502	\$ -	\$ 46,729
2022	-	48,600	-	60,690	-	24,502	-	46,729
2023	-	48,600	-	60,690	-	24,502	-	46,729
2024	-	48,600	-	60,690	-	24,503	-	46,729
2025	-	48,600	-	60,690	-	24,503	-	46,729
2026	-	48,600	-	60,690	-	24,503	-	46,729
2027	-	48,600	-	60,690	-	24,503	-	46,728
2028	648,000	24,300	867,000	30,345	363,000	12,251	733,000	23,364
2029	-	-	-	-	-	-	-	-
2030	-	-	-	-	-	-	-	-
2031	-	-	-	-	-	-	-	-
2032	-	-	-	-	-	-	-	-
2033	-	-	-	-	-	-	-	-
2034	-	-	-	-	-	-	-	-
2035	-	-	-	-	-	-	-	-
Totals	<u>\$ 648,000</u>	<u>\$ 364,500</u>	<u>\$ 867,000</u>	<u>\$ 455,175</u>	<u>\$ 363,000</u>	<u>\$ 183,769</u>	<u>\$ 733,000</u>	<u>\$ 350,466</u>

Continued

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL

SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY - BONDS AND NOTES

December 31, 2020
(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 Refinancing Bonds, Series 2019	
	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest
2021	\$ 195,000	\$ 129,438	\$ 120,000	\$ 54,230	\$ 350,000	\$ 245,888	\$ 1,940,000	\$ 360,787
2022	209,000	117,031	125,000	50,493	380,000	223,075	1,980,000	322,567
2023	221,000	103,782	130,000	46,475	405,000	198,544	2,010,000	283,612
2024	236,000	89,750	130,000	42,250	440,000	172,137	2,050,000	244,020
2025	250,000	74,781	135,000	37,810	475,000	143,544	2,090,000	203,644
2026	266,000	58,906	140,000	33,065	510,000	128,700	2,140,000	162,435
2027	283,000	42,031	150,000	27,915	550,000	128,700	2,180,000	120,295
2028	301,000	24,063	155,000	22,347	590,000	128,700	2,220,000	77,371
2029	158,000	4,938	160,000	16,440	330,000	64,350	2,280,000	22,344
2030	-	-	165,000	10,100	-	-	-	-
2031	-	-	170,000	3,400	-	-	-	-
2032	-	-	-	-	-	-	-	-
2033	-	-	-	-	-	-	-	-
2034	-	-	-	-	-	-	-	-
2035	-	-	-	-	-	-	-	-
Totals	<u>\$ 2,119,000</u>	<u>\$ 644,720</u>	<u>\$ 1,580,000</u>	<u>\$ 344,525</u>	<u>\$ 4,030,000</u>	<u>\$ 1,433,638</u>	<u>\$ 18,890,000</u>	<u>\$ 1,797,075</u>

Continued

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL

SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY - BONDS AND NOTES

December 31, 2020
(Amounts in dollars)

Year	Catholic Charities Midway Residence POPSHP Loan		LAAND Initiative Metropolitan Council Loan Saxon Site		LAAND Initiative Family Housing Fund Loan Midway Chev Site		Housing 5000 Program Saint Paul Foundation Note Model Cities Brownstone Project	
	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest
2021	\$ -	\$ -	\$ -	\$ -	\$ 580,000	\$ -	\$ 99,736	\$ 20,977
2022	-	-	1,000,000	-	-	-	101,777	19,965
2023	-	-	-	-	-	-	103,860	18,933
2024	-	-	-	-	-	-	105,891	17,929
2025	-	-	-	-	-	-	108,153	16,807
2026	10,599,852	-	-	-	-	-	1,549,503	14,419
2027	-	-	-	-	-	-	-	-
2028	-	-	-	-	-	-	-	-
2029	-	-	-	-	-	-	-	-
2030	-	-	-	-	-	-	-	-
2031	-	-	-	-	-	-	-	-
2032	-	-	-	-	-	-	-	-
2033	-	-	-	-	-	-	-	-
2034	-	-	-	-	-	-	-	-
2035	-	-	-	-	-	-	-	-
Totals	<u>\$ 10,599,852</u>	<u>\$ -</u>	<u>\$ 1,000,000</u>	<u>\$ -</u>	<u>\$ 580,000</u>	<u>\$ -</u>	<u>\$ 2,068,920</u>	<u>\$ 109,030</u>

Continued

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL

SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY - BONDS AND NOTES

December 31, 2020
(Amounts in dollars)

Year	Parking Revenue Refunding Bonds, Series 2017A (Tax Exempt)		Block 39 Tax Increment Refunding Bonds Series 2018C		TOTAL BONDS AND NOTES	
	Principal	Interest	Principal	Interest	Principal	Interest
2021	\$ 1,240,000	\$ 934,744	\$ 1,450,000	\$ 433,350	\$ 5,974,736	\$ 996,698
2022	1,290,000	885,144	1,520,000	359,100	\$ 6,605,777	883,491
2023	1,355,000	820,644	1,600,000	281,100	\$ 5,824,860	763,693
2024	1,425,000	752,894	1,680,000	199,100	\$ 6,066,891	637,030
2025	1,495,000	681,644	1,765,000	112,975	\$ 6,318,153	502,903
2026	1,570,000	606,894	1,130,000	51,900	\$ 17,905,355	406,364
2027	1,630,000	544,094	1,165,000	17,475	\$ 5,958,000	349,914
2028	1,695,000	478,894	-	-	\$ 7,572,000	242,006
2029	1,765,000	411,094	-	-	\$ 4,693,000	85,728
2030	1,820,000	358,144	-	-	\$ 1,985,000	16,190
2031	1,875,000	303,544	-	-	\$ 2,045,000	9,493
2032	1,930,000	247,294	-	-	\$ 1,930,000	-
2033	1,985,000	189,394	-	-	\$ 1,985,000	-
2034	2,045,000	129,844	-	-	\$ 2,045,000	-
2035	2,110,000	65,934	-	-	\$ 2,110,000	-
Totals	<u>\$ 25,230,000</u>	<u>\$ 7,410,200</u>	<u>\$ 10,310,000</u>	<u>\$ 1,455,000</u>	<u>\$ 79,018,772</u>	<u>\$ 4,893,510</u>

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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, 2020

(Amounts in dollars)

	<u>Federal</u>	<u>State</u>	<u>City</u>	<u>Other</u>	<u>Total</u>
<u>HRA GENERAL FUND</u>					
Local Government Aid	\$ -	\$ 4,337	\$ -	\$ -	\$ 4,337
<u>HRA GRANTS SPECIAL REVENUE FUND</u>					
Community Homeownership Impact Funds	\$ -	\$ 484,186	\$ -	\$ -	\$ 484,186
Metro Livable Communities Funds	-	-	-	35,492	35,492
Total HRA Grants Special Revenue Fund	\$ -	\$ 484,186	\$ -	\$ 35,492	\$ 519,678
<u>HRA LOAN ENTERPRISE FUND</u>					
Bond Financing for Predevelopment	\$ -	\$ -	\$ 128,409	\$ -	\$ 128,409
Interest on Advance	-	-	9,293	-	9,293
Homeownership Education, Counseling, and Training	-	9,100	-	-	9,100
Housing Counseling Assistance Program - Minnesota Home Ownership Center	10,855	-	-	-	10,855
Community Fix-up Grant	-	234,129	-	-	234,129
Total HRA Loan Enterprise Fund	\$ 10,855	\$ 243,229	\$ 137,702	\$ -	\$ 391,786
<u>HRA PARKING ENTERPRISE FUND</u>					
City Share of Parking Meter Fines Pledged to Parking Bonds	\$ -	\$ 1,047,688	\$ -	\$ -	\$ 1,047,688
TOTAL INTERGOVERNMENTAL REVENUE, OPERATING GRANTS, AND CAPITAL GRANTS	<u>\$ 10,855</u>	<u>\$ 1,779,440</u>	<u>\$ 137,702</u>	<u>\$ 35,492</u>	<u>\$ 1,963,489</u>

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

For the Fiscal Year Ended December 31, 2020

(Amounts in dollars)

	<u>City</u>
<u>HRA GENERAL FUND</u>	
Financing for Minority Business Development	\$ 533,946
<u>HRA TAX INCREMENT CAPITAL PROJECTS FUND</u>	
Financing for RiverCentre Arena Revenue Bonds	\$ 2,952,289
Financing for Soccer Stadium Site Infrastructure	751,575
Financing for Sewer Lift Station	236,283
Total HRA Tax Increment Capital Projects Fund	\$ 3,940,147
<u>HRA DEVELOPMENT CAPITAL PROJECTS FUND</u>	
Interest on Palace Theatre Loan	\$ 12,342
Financing for Fair Housing Coordinator	121,908
Total HRA Development Capital Projects Fund	\$ 134,250
<u>HRA PARKING ENTERPRISE FUND</u>	
Parking Meter and Fine Revenue Financing Used for City Operations	\$ 3,000,000
Financing for ADA Parking Meter Retrofit	50,000
Financing for Parking Meter Upgrades	150,000
Financing for Better Futures/Pink Shovels	75,000
Financing for Pedestrian Safety Engineer	150,000
Financing for Library Collections	200,000
Financing for Returning Home Program	110,000
Financing for Electric Charging Stations and Electric Car Sharing	750,000
Financing for Downtown Bike Implementation	350,000
Financing for Building Maintenance	600,000
Financing for Emerald Ash Borer	500,000
Financing for PED Business Process Documentation/Streamlining	100,000
Financing for Executive Project Lead	195,000
Total HRA Parking Enterprise Fund	\$ 6,230,000
TOTAL INTERGOVERNMENTAL EXPENDITURES AND EXPENSES	\$ 10,838,343

STATISTICAL SECTION

This part of the HRA's Annual Comprehensive 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.	120-135
Revenue Capacity	
These schedules contain trend information to help the reader assess the HRA's most significant local revenue sources.	137-147
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.	148-165
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.	166-167
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.	168-171

Sources: Unless otherwise noted, the information in these schedules is derived from the annual comprehensive 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)

	2011	2012	2013	2014
Governmental Activities	(b)		(b)	
Net Investment in Capital Assets	\$ 9,356,032	\$ 8,680,756	\$ 8,005,434	\$ 7,330,112
Restricted	14,346,114	12,230,743	12,372,431	30,974,146
Unrestricted	(54,824,532)	(57,967,763)	(54,404,315)	(31,972,604)
Total Governmental Activities Net Position (a)	(31,122,386)	(37,056,264)	(34,026,450)	6,331,654
Business-type Activities	(b)		(b)	
Net Investment in Capital Assets	30,569,951	42,227,870	54,190,603	47,512,699
Restricted	4,726,217	4,610,890	4,430,646	5,571,110
Unrestricted	33,102,047	33,211,597	26,801,902	34,574,716
Total Business-type Activities Net Position	68,398,215	80,050,357	85,423,151	87,658,525
Total Saint Paul HRA				
Net Investment in Capital Assets	39,925,983	50,908,626	62,196,037	54,842,811
Restricted	19,072,331	16,841,633	16,803,077	36,545,256
Unrestricted	(21,722,485)	(24,756,166)	(27,602,413)	2,602,112
Total Housing & Redevelopment Authority Net Position	\$ 37,275,829	\$ 42,994,093	\$ 51,396,701	\$ 93,990,179

(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

Unaudited

<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>
	(b)				
\$ 9,793,139	\$ 20,498,706	\$ 11,022,552	\$ 9,896,338	\$ 8,792,307	\$ 7,651,217
27,664,863	36,994,276	40,933,217	47,355,738	40,980,309	48,119,604
<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>(19,137,860)</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>	<u>36,632,961</u>
46,591,094	33,066,408	34,307,681	36,579,537	32,909,630	33,313,017
4,698,504	4,766,231	4,541,360	4,184,146	3,981,146	4,132,031
<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>45,807,741</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>	<u>83,252,789</u>
56,384,233	53,565,114	45,330,233	46,475,875	41,701,937	40,964,234
32,363,367	41,760,507	45,474,577	51,539,884	44,961,455	52,251,635
<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>26,669,881</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>	<u>\$ 119,885,750</u>

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL

CHANGES IN NET POSITION
Last Ten Fiscal Years
(Full Accrual Basis of Accounting)

	2011	2012	2013	2014
EXPENSES	(1)			
Governmental Activities:				
Housing and Economic Development	\$ 41,241,422	\$ 38,347,251	\$ 35,650,269	\$ 25,470,071
Interest on Long-Term Debt	11,037,746	9,027,333	8,442,342	10,166,094
Total Governmental Activities Expenses	52,279,168	47,374,584	44,092,611	35,636,165
Business-type Activities:				
Development Loan Programs	4,515,981	3,090,554	2,826,743	1,802,462
Parking Operations	11,584,599	11,105,306	11,779,363	11,938,124
World Trade Center Parking Operations	-	-	-	-
Lofts	-	-	-	1,122,190
Penfield	-	-	-	3,777,489
Total Business-type Activities Expenses	16,100,580	14,195,860	14,606,106	18,640,265
Total Saint Paul HRA Expenses	68,379,748	61,570,444	58,698,717	54,276,430
PROGRAM REVENUES				
Governmental Activities:				
Charges for Services:				
Housing and Economic Development	1,465,054	3,651,135	1,659,753	3,586,141
Operating Grants and Contributions	23,644,851	24,344,903	24,700,142	46,968,517
Capital Grants and Contributions	148,459	-	-	-
Total Governmental Activities Program Revenues	25,258,364	27,996,038	26,359,895	50,554,658
Business-type Activities:				
Charges for Services:				
Development Loan Programs	2,478,443	919,137	968,535	606,581
Parking Operations	12,140,085	12,186,953	13,525,771	13,669,640
World Trade Center Parking Operations	-	-	-	-
Lofts	-	-	-	1,013,404
Penfield	-	-	-	2,745,170
Operating Grants and Contributions	647,787	983,084	2,673,781	2,223,684
Capital Grants and Contributions	1,592,480	15,713	17,971	-
Total Business-type Activities Program Revenues	16,858,795	14,104,887	17,186,058	20,258,479
Total Saint Paul HRA Program Revenues	42,117,159	42,100,925	43,545,953	70,813,137
NET (EXPENSE) REVENUE				
Governmental Activities	(27,020,804)	(19,378,546)	(17,732,716)	14,918,493
Business-type Activities	758,215	(90,973)	2,579,952	1,618,214
Total Saint Paul HRA Net (Expense) Revenue	\$ (26,262,589)	\$ (19,469,519)	\$ (15,152,764)	\$ 16,536,707

Unaudited

2015	2016	2017	2018	2019	2020
\$ 18,308,894	\$ 21,848,201	\$ 27,761,356	\$ 20,670,626	\$ 36,084,569	\$ 27,007,381
5,931,537	6,169,591	5,850,217	7,062,878	6,760,333	4,831,432
24,240,431	28,017,792	33,611,573	27,733,504	42,844,902	31,838,813
4,380,104	9,039,259	4,771,234	2,881,898	2,640,138	1,677,360
13,469,087	13,389,604	15,294,478	14,546,886	17,516,017	15,093,536
-	-	-	-	-	1,308,729
1,168,300	438,769	-	-	-	-
4,587,216	3,685,094	4,172	460	350	116
23,604,707	26,552,726	20,069,884	17,429,244	20,156,505	18,079,741
47,845,138	54,570,518	53,681,457	45,162,748	63,001,407	49,918,554
2,602,414	2,254,099	3,600,694	3,165,485	830,799	3,314,953
2,039,549	1,040,493	920,401	1,392,629	3,331,527	1,509,191
-	4,846,083	443,040	-	-	-
4,641,963	8,140,675	4,964,135	4,558,114	4,162,326	4,824,144
3,820,711	174,557	284,973	1,087,678	593,234	813,289
14,856,306	15,828,064	16,654,305	17,921,793	19,412,796	10,021,988
-	-	-	-	-	1,932,588
964,050	590	-	-	-	-
4,924,670	3,820,113	-	-	-	-
576,559	795,291	545,698	612,892	2,132,871	1,439,474
-	-	-	-	-	41,748
25,142,296	20,618,615	17,484,976	19,622,363	22,138,901	14,249,087
29,784,259	28,759,290	22,449,111	24,180,477	26,301,227	19,073,231
(19,598,468)	(19,877,117)	(28,647,438)	(23,175,390)	(38,682,576)	(27,014,669)
1,537,589	(5,934,111)	(2,584,908)	2,193,119	1,982,396	(3,830,654)
\$ (18,060,879)	\$ (25,811,228)	\$ (31,232,346)	\$ (20,982,271)	\$ (36,700,180)	\$ (30,845,323)

Continued

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL

CHANGES IN NET POSITION
Last Ten Fiscal Years
(Full Accrual Basis of Accounting)

	2011	2012	2013	2014
GENERAL REVENUES AND OTHER CHANGES IN NET POSITION	(1)			
Governmental Activities:				
HRA Property Tax	\$ 3,174,596	\$ 2,678,548	\$ 2,462,066	\$ 2,515,651
Property Tax Increments	19,794,753	20,437,440	19,277,414	19,828,634
State Market Value Homestead Credit	347,852	-	-	-
Investment Income	1,900,121	370,954	(681,645)	1,405,439
Interest Earned - Other	-	-	-	-
Transfers	(188,087)	(10,042,274)	(994,613)	1,689,887
Total Governmental Activities	<u>25,029,235</u>	<u>13,444,668</u>	<u>20,063,222</u>	<u>25,439,611</u>
Business-type Activities				
HRA Property Tax	-	257,046	618,035	650,730
Property Tax Increments	1,242,838	1,181,563	1,120,132	1,102,365
Investment Income	733,407	259,732	(221,893)	553,952
Interest Earned - Other	-	-	-	-
Miscellaneous	-	-	-	-
Gain on Sale of Capital Assets	-	2,500	31,681	-
Transfers	188,087	10,042,274	994,613	(1,689,887)
Special Item	-	-	-	-
Total Business-type Activities	<u>2,164,332</u>	<u>11,743,115</u>	<u>2,542,568</u>	<u>617,160</u>
Total Saint Paul HRA General Revenues and Other				
Changes in Net Position	<u>27,193,567</u>	<u>25,187,783</u>	<u>22,605,790</u>	<u>26,056,771</u>
CHANGES IN NET POSITION				
Governmental Activities	(1,991,569)	(5,933,878)	2,330,506	40,358,104
Business-type Activities	<u>2,922,547</u>	<u>11,652,142</u>	<u>5,122,520</u>	<u>2,235,374</u>
Total Saint Paul HRA Changes in Net Position	<u>\$ 930,978</u>	<u>\$ 5,718,264</u>	<u>\$ 7,453,026</u>	<u>\$ 42,593,478</u>

(1) Restated

Unaudited

2015	2016	2017	2018	2019	2020
\$ 2,534,187	\$ 3,240,341	\$ 3,504,744	\$ 3,829,334	\$ 4,150,486	\$ 4,506,858
20,129,392	21,946,057	18,525,898	24,602,261	25,689,010	25,163,757
-	-	-	-	-	-
644,865	593,254	1,130,294	796,786	2,200,471	2,054,462
-	-	-	171,163	48,695	25,668
3,594,523	14,988,428	(58,458)	-	2,100,000	1,184,489
26,902,967	40,768,080	23,102,478	29,399,544	34,188,662	32,935,234
656,206	-	-	-	-	-
1,124,374	1,099,375	1,103,567	1,173,264	1,224,599	1,224,639
219,249	1,587	160,409	83,337	315,015	363,775
-	191,184	149,184	540,329	440,767	111,707
-	-	761,141	192,035	-	-
-	-	-	465,580	2,828,879	-
(3,594,523)	(14,988,428)	58,458	-	(2,100,000)	(1,184,489)
3,564,115	9,345,498	-	(3,300,000)	-	-
1,969,421	(4,350,784)	2,232,759	(845,455)	2,709,260	515,632
28,872,388	36,417,296	25,335,237	28,554,089	36,897,922	33,450,866
7,304,499	20,890,963	(5,544,960)	6,224,154	(4,493,914)	5,920,565
3,507,010	(10,284,895)	(352,149)	1,347,664	4,691,656	(3,315,022)
\$ 10,811,509	\$ 10,606,068	\$ (5,897,109)	\$ 7,571,818	\$ 197,742	\$ 2,605,543

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL

PROGRAM REVENUES BY FUNCTIONS / PROGRAMS**Last Ten Fiscal Years***(Full Accrual Basis of Accounting)*

	2011 (1)	2012	2013	2014
<u>GOVERNMENTAL ACTIVITIES</u>				
Housing and Economic Development				
Charges for Services	\$ 1,465,054	\$ 3,651,135	\$ 1,659,753	\$ 3,586,141
Operating Grants and Contributions	23,644,851	24,344,903	24,700,142	46,968,517
Capital Grants and Contributions	148,459	-	-	-
Total Housing and Economic Development	25,258,364	27,996,038	26,359,895	50,554,658
TOTAL GOVERNMENTAL ACTIVITIES	25,258,364	27,996,038	26,359,895	50,554,658
<u>BUSINESS-TYPE ACTIVITIES</u>				
Development Loan Programs				
Charges for Services	2,478,443	919,137	968,535	606,581
Operating Grants and Contributions	647,787	983,084	1,673,781	721,925
Capital Grants and Contributions	1,592,480	15,713	-	-
Total Development Loan Programs	4,718,710	1,917,934	2,642,316	1,328,506
Parking Operations				
Charges for Services	12,140,085	12,186,953	13,525,771	13,669,640
Operating Grants and Contributions	-	-	1,000,000	82,945
Capital Grants and Contributions	-	-	17,971	-
Total Parking Operations	12,140,085	12,186,953	14,543,742	13,752,585
World Trade Center Parking Operations				
Charges for Services	-	-	-	-
Total World Trade Center Parking Operations	-	-	-	-
Lofts				
Charges for Services	-	-	-	1,013,404
Operating Grants and Contributions	-	-	-	157,299
Total Lofts	-	-	-	1,170,703
Penfield				
Charges for Services	-	-	-	2,745,170
Operating Grants and Contributions	-	-	-	1,261,515
Total Penfield	-	-	-	4,006,685
TOTAL BUSINESS-TYPE ACTIVITIES	16,858,795	14,104,887	17,186,058	20,258,479
TOTAL - ALL FUNCTIONS / PROGRAMS	\$ 42,117,159	\$ 42,100,925	\$ 43,545,953	\$ 70,813,137

(1) Restated

Unaudited

<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>
\$ 2,602,414	\$ 2,254,099	\$ 3,600,694	\$ 3,165,485	\$ 830,799	\$ 3,314,953
2,039,549	1,040,493	920,401	1,392,629	3,331,527	1,509,191
-	4,846,083	443,040	-	-	-
<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>4,824,144</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>4,824,144</u>
3,820,711	174,557	284,973	1,087,678	593,234	813,289
419,430	795,291	545,698	612,892	632,871	391,786
-	-	-	-	-	-
<u>4,240,141</u>	<u>969,848</u>	<u>830,671</u>	<u>1,700,570</u>	<u>1,226,105</u>	<u>1,205,075</u>
14,856,306	15,828,064	16,654,305	17,921,793	19,412,796	10,021,988
-	-	-	-	1,500,000	1,047,688
-	-	-	-	-	41,748
<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>	<u>11,111,424</u>
-	-	-	-	-	1,932,588
<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,932,588</u>
964,050	590	-	-	-	-
157,129	-	-	-	-	-
<u>1,121,179</u>	<u>590</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
4,924,670	3,820,113	-	-	-	-
-	-	-	-	-	-
<u>4,924,670</u>	<u>3,820,113</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</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>14,249,087</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>	<u>\$ 19,073,231</u>

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL

FUND BALANCES - GOVERNMENTAL FUNDS
Last Ten Fiscal Years
(Modified Accrual Basis of Accounting)

	2011 (1)	2012	2013 (2)	2014
HRA General Fund				
Nonspendable	\$ 717,599	\$ 717,599	\$ 717,599	\$ 692,050
Committed	4,448,812	6,168,246	5,814,724	6,370,768
Assigned	1,414,495	597,945	1,224,283	4,959,422
Unassigned	4,242,795	4,145,023	4,147,129	-
Total HRA General Fund	<u>\$ 10,823,701</u>	<u>\$ 11,628,813</u>	<u>\$ 11,903,735</u>	<u>\$ 12,022,240</u>
All Other HRA Funds				
Nonspendable	\$ -	\$ -	\$ -	\$ 3,047,078
Restricted	44,696,696	32,446,803	30,156,288	28,709,493
Assigned	562,349	562,349	241,165	-
Unassigned	-	-	-	-
Total All Other HRA Funds	<u>\$ 45,259,045</u>	<u>\$ 33,009,152</u>	<u>\$ 30,397,453</u>	<u>\$ 31,756,571</u>
TOTAL - ALL HRA FUNDS				
Nonspendable	\$ 717,599	\$ 717,599	\$ 717,599	\$ 3,739,128
Restricted	44,696,696	32,446,803	30,156,288	28,709,493
Committed	4,448,812	6,168,246	5,814,724	6,370,768
Assigned	1,976,844	1,160,294	1,465,448	4,959,422
Unassigned	4,242,795	4,145,023	4,147,129	-
Total All HRA Funds	<u>\$ 56,082,746</u>	<u>\$ 44,637,965</u>	<u>42,301,188</u>	<u>\$ 43,778,811</u>
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.

Unaudited

2015	2016 (3)	2017	2018	2019	2020
\$ 1,047,962	\$ -	\$ 325,236	\$ 325,236	\$ 324,858	\$ 285,858
7,172,276	6,148,400	6,001,576	4,696,182	4,638,918	3,636,704
4,245,483	4,937,447	4,211,338	4,211,341	4,211,720	4,248,230
-	-	-	-	-	-
<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>	<u>\$ 8,170,792</u>
\$ 3,658,385	\$ -	\$ -	\$ -	\$ -	\$ -
29,116,951	51,524,185	42,803,109	47,975,428	43,053,208	48,345,590
-	-	-	-	-	-
-	-	-	-	-	(50,470)
<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>	<u>\$ 48,295,120</u>
\$ 4,706,347	\$ -	\$ 325,236	\$ 325,236	\$ 324,858	\$ 285,858
29,116,951	51,524,185	42,803,109	47,975,428	43,053,208	48,345,590
7,172,276	6,148,400	6,001,576	4,696,182	4,638,918	3,636,704
4,245,483	4,937,447	4,211,338	4,211,341	4,211,720	4,248,230
-	-	-	-	-	(50,470)
<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>\$ 56,465,912</u>
	2,142,854				
	<u>\$ 64,752,886</u>				

Unaudited

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)

	2011	2012	2013	2014
REVENUES				
Taxes	\$ 23,240,973	\$ 24,402,731	\$ 21,775,071	\$ 22,383,553
Intergovernmental	22,421,293	23,229,228	23,854,124	44,599,377
Fees, Sales and Services	2,008,781	4,248,416	2,154,654	2,922,779
Investment Income	1,904,956	413,264	(705,720)	1,238,909
Miscellaneous	1,223,558	1,115,675	846,018	2,910,215
Total Revenues	50,799,561	53,409,314	47,924,147	74,054,833
EXPENDITURES				
Housing and Economic Development	23,993,249	31,220,168	18,857,958	14,445,892
Intergovernmental	16,896,257	16,209,356	16,197,775	9,732,751
Capital Outlay	-	-	-	-
Debt Service:				
Interest	11,311,119	9,493,948	8,286,020	10,468,007
Principal	6,580,944	7,588,309	5,924,558	37,692,841
Issuance Costs & Fiscal Charges	139,665	297,016	-	56,887
Debt Prepayment Penalty	-	-	-	757,271
Total Expenditures	58,921,234	64,808,797	49,266,311	73,153,649
Excess of Revenues over (under) Expenditures	(8,121,673)	(11,399,483)	(1,342,164)	901,184
OTHER FINANCING SOURCES (USES)				
Proceeds from Borrowing	-	-	-	-
Proceeds from Refunding	12,085,316	16,785,330	-	2,006,611
Redemption of Refunded Bonds	(9,835,000)	(17,141,000)	-	-
Transfers In	20,745,170	9,712,248	7,659,365	7,169,198
Transfers Out	(20,933,258)	(9,401,876)	(8,653,978)	(5,479,311)
Total Other Financing Sources (Uses)	2,062,228	(45,298)	(994,613)	3,696,498
Net Change in Fund Balance	\$ (6,059,445)	\$ (11,444,781)	\$ (2,336,777)	\$ 4,597,682
Debt Service as a Percentage of Noncapital Expenditures				
	30.4%	26.4%	28.8%	65.8%

Unaudited

2015	2016	2017	2018	2019	2020
\$ 22,724,508	\$ 25,197,511	\$ 22,048,750	\$ 28,461,194	\$ 28,696,629	\$ 29,903,878
1,471,179	11,129,073	732,844	572,118	2,239,352	524,015
3,944,542	3,165,531	3,665,322	3,474,894	4,420,525	3,353,671
598,355	547,786	1,101,846	897,304	2,258,921	2,071,913
983,295	1,029,548	670,018	793,590	1,063,263	926,009
29,721,879	41,069,449	28,218,780	34,199,100	38,678,690	36,779,486
15,138,425	16,926,287	16,950,979	15,903,080	16,617,370	21,477,582
2,652,900	2,867,458	10,587,230	3,660,831	18,064,699	4,608,343
3,129,938	11,372,429	1,274,290	20,800	59,044	-
6,105,479	6,326,420	5,994,186	7,213,480	7,190,807	4,840,860
4,796,830	10,526,669	4,743,140	3,499,257	23,860,128	2,778,616
30,584	29,639	22,124	34,724	239,425	21,366
-	-	-	-	226,700	-
31,854,156	48,048,902	39,571,949	30,332,172	66,258,173	33,726,767
(2,132,277)	(6,979,453)	(11,353,169)	3,866,928	(27,579,483)	3,052,719
-	9,360,000	-	-	-	-
-	-	-	-	20,500,000	-
-	-	-	-	-	-
4,173,451	16,819,094	3,558,596	2,435,567	3,429,780	2,311,773
(578,928)	(1,830,666)	(3,617,054)	(2,435,567)	(1,329,780)	(1,127,284)
3,594,523	24,348,428	(58,458)	-	22,600,000	1,184,489
\$ 1,462,246	\$ 17,368,975	\$ (11,411,627)	\$ 3,866,928	\$ (4,979,483)	\$ 4,237,208
38.0%	46.0%	28.0%	35.3%	46.9%	22.6%

Unaudited

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL

NET POSITION - PROPRIETARY FUNDS
Last Ten Fiscal Years
(Full Accrual Basis of Accounting)

	2011	2012	2013	2014
HRA Loan Enterprise Fund	(1)			
Net Investment in Capital Assets	\$ 1,530,300	\$ 14,015,074	\$ 25,145,183	\$ -
Restricted	393,566	256,756	414,569	773,865
Unrestricted	23,048,381	22,371,117	13,396,478	16,496,404
Total HRA Loan Enterprise Fund	24,972,247	36,642,947	38,956,230	17,270,269
HRA Parking Enterprise Fund				
Net Investment in Capital Assets	27,152,295	28,212,796	29,045,420	30,153,360
Restricted	4,332,651	4,354,134	4,016,077	4,273,882
Unrestricted	11,941,022	10,840,480	13,155,150	14,245,591
Total HRA Parking Enterprise Fund	43,425,968	43,407,410	46,216,647	48,672,833
HRA World Trade Center Parking Enterprise Fund				
Net Investment in Capital Assets	-	-	-	-
Unrestricted	-	-	-	-
Total HRA World Trade Center Parking Enterprise Fund	-	-	-	-
HRA Lofts Enterprise Fund				
Net Investment in Capital Assets	-	-	-	1,774,510
Restricted	-	-	-	523,363
Unrestricted	-	-	-	174,812
Total HRA Lofts Enterprise Fund	-	-	-	2,472,685
HRA Penfield Enterprise Fund				
Net Investment in Capital Assets	-	-	-	15,584,829
Unrestricted	-	-	-	3,657,909
Total HRA Penfield Enterprise Fund	-	-	-	19,242,738
TOTAL - ALL PROPRIETARY FUNDS				
Net Investment in Capital Assets	28,682,595	42,227,870	54,190,603	47,512,699
Restricted	4,726,217	4,610,890	4,430,646	5,571,110
Unrestricted	34,989,403	33,211,597	26,551,628	34,574,716
Total Net Position - All Proprietary Funds	\$ 68,398,215	\$ 80,050,357	85,172,877	\$ 87,658,525
2013 Restatements (2)			250,274	
Total Net Position - All Proprietary Funds, Restated			\$ 85,423,151	

(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

2015	2016	2017	2018	2019	2020
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
815,483	834,754	802,592	890,805	853,150	853,150
18,830,554	22,881,556	19,289,898	19,142,548	17,789,105	19,373,543
19,646,037	23,716,310	20,092,490	20,033,353	18,642,255	20,226,693
31,490,755	33,066,408	34,307,681	36,579,537	32,909,630	29,568,266
3,883,021	3,931,477	3,738,768	3,293,341	3,127,996	3,278,881
15,920,392	17,780,311	21,477,419	21,366,216	31,284,572	25,487,961
51,294,168	54,778,196	59,523,868	61,239,094	67,322,198	58,335,108
-	-	-	-	-	3,744,751
-	-	-	-	-	342,995
-	-	-	-	-	4,087,746
-	-	-	-	-	-
-	-	-	-	-	-
971,985	-	-	-	-	-
971,985	-	-	-	-	-
15,100,339	-	-	-	-	-
4,153,006	2,386,134	912,133	603,708	603,358	603,242
19,253,345	2,386,134	912,133	603,708	603,358	603,242
46,591,094	33,066,408	34,307,681	36,579,537	32,909,630	33,313,017
4,698,504	4,766,231	4,541,360	4,184,146	3,981,146	4,132,031
39,875,937	43,048,001	41,679,450	41,112,472	49,677,035	45,807,741
\$ 91,165,535	\$ 80,880,640	\$ 80,528,491	\$ 81,876,155	\$ 86,567,811	\$ 83,252,789

Unaudited

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)

	2011	2012	2013	2014
OPERATING REVENUES	(2)			
Fees, Sales and Services:				
Loan Programs	\$ 1,466,278	\$ 726,949	\$ 1,081,783	\$ 524,197
Apartment Facilities	-	-	-	3,758,574
Parking Facilities	12,140,085	12,101,480	13,485,208	13,669,640
Interest Earned on Loans	1,012,165	277,661	(72,685)	82,384
Total Operating Revenues	14,618,528	13,106,090	14,494,306	18,034,795
OPERATING EXPENSES				
Development Loan Programs	2,929,465	639,686	949,697	1,040,210
Costs of Parking and Apartment Facility Operation	5,229,275	5,652,432	6,370,512	7,661,228
Depreciation	2,937,220	3,187,169	3,246,852	4,586,554
Bad Debt Expense on Loans	5,994	-	-	-
Forgivable Loan Expense	609,833	-	-	-
Total Operating Expenses	11,711,787	9,479,287	10,567,061	13,287,992
OPERATING INCOME (LOSS)	2,906,741	3,626,803	3,927,245	4,746,803
NONOPERATING REVENUES (EXPENSES)				
Property Tax Increments	1,242,838	1,438,609	1,738,167	1,753,095
Operating Grants	519,025	681,284	1,172,384	869,931
Gain on Sale of Capital Assets	-	2,500	31,681	-
Noncapital Contributions	128,762	301,800	501,397	-
Investment Income	733,407	259,732	(221,893)	553,952
Interest Earned - Other	-	-	-	-
Interest on Long-Term Debt	(3,313,774)	(3,201,470)	(3,079,041)	(4,151,237)
Debt Service Issuance Costs	-	-	-	-
Intergovernmental Revenues	-	-	1,000,000	1,353,753
Intergovernmental Expenses	(467,116)	(402,201)	(822,616)	(770,432)
Miscellaneous Other Revenue	-	-	-	-
Miscellaneous Other Expense	-	-	-	(254,256)
Loss on Retirement of Assets	(405,036)	(117,091)	(137,388)	(176,348)
Amortization of Debt Issuance Costs (1)	(2,090,223)	(995,811)	-	-
Total Non-operating Revenues (Expenses)	(3,652,117)	(2,032,648)	182,691	(821,542)
Capital Contributions	1,592,480	10,368,359	17,971	-
Transfers In	195,190	2,377,524	2,709,828	1,903,282
Transfers Out	(7,103)	(2,687,896)	(1,715,215)	(3,593,169)
Special Item	-	-	-	-
Change in Net Position	\$ 1,035,191	\$ 11,652,142	5,122,520	\$ 2,235,374
2013 Restatements (3)			250,274	
Change in Net Position, Restated			\$ 5,372,794	

(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.

Unaudited

2015	2016	2017	2018	2019	2020
\$ 3,482,030	\$ 142,618	\$ 103,185	\$ 978,132	\$ 499,140	\$ 695,374
5,888,720	3,820,703	-	-	-	-
14,856,306	15,828,064	16,654,305	17,913,460	19,392,796	11,939,576
338,681	31,939	181,788	117,879	114,094	132,915
<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>	<u>12,767,865</u>
3,589,939	3,626,474	852,407	1,856,260	2,111,594	1,631,077
8,650,210	8,508,630	7,065,359	8,470,842	8,177,021	5,731,817
4,652,169	4,080,855	3,244,400	3,239,037	3,252,058	3,165,675
-	-	-	-	-	-
-	-	-	-	-	-
<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>	<u>10,528,569</u>
7,673,419	3,607,365	5,777,112	5,443,332	6,465,357	2,239,296
1,780,580	1,099,375	1,103,567	1,173,264	1,224,599	1,224,639
567,266	385,998	215,202	472,119	572,507	254,084
-	-	-	465,580	2,828,879	-
-	-	-	-	-	-
219,249	1,587	160,409	83,337	315,015	363,775
-	191,184	149,184	540,329	440,767	111,707
(4,110,741)	(3,072,558)	(1,783,361)	(1,473,720)	(1,361,385)	(1,251,358)
-	-	(433,684)	(109,099)	-	-
9,293	409,293	330,496	140,773	1,560,364	1,185,390
(2,204,113)	(6,819,949)	(6,427,486)	(2,111,452)	(4,986,687)	(6,230,000)
-	-	761,141	192,035	-	-
(269,133)	(165,574)	(21,160)	(18,992)	(88,345)	(62,908)
(128,402)	(278,686)	(242,027)	(149,842)	(179,415)	(6,906)
-	-	-	-	-	-
<u>(4,136,001)</u>	<u>(8,249,330)</u>	<u>(6,187,719)</u>	<u>(795,668)</u>	<u>326,299</u>	<u>(4,411,577)</u>
-	-	-	-	-	41,748
2,858,575	14,640,594	2,289,428	500,000	-	2,454,814
(6,453,098)	(29,629,022)	(2,230,970)	(500,000)	(2,100,000)	(3,639,303)
3,564,115	9,345,498	-	(3,300,000)	-	-
<u>\$ 3,507,010</u>	<u>\$ (10,284,895)</u>	<u>\$ (352,149)</u>	<u>\$ 1,347,664</u>	<u>\$ 4,691,656</u>	<u>\$ (3,315,022)</u>

Unaudited

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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)

<u>Fiscal Year</u>	<u>HRA Property Tax Levy</u>	<u>Property Tax Increments</u>	<u>Total Tax Revenue</u>
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
2020	4,505,284	25,398,594	29,903,878
Change 2011-2020	41.4%	26.6%	28.7%

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	2011	2012	2013	2014
Tax Capacity*				
Real Property*	\$217,930,655	\$197,620,962	\$186,461,109	\$187,239,027
Personal Property*	7,032,252	6,062,185	6,816,827	6,953,340
Fiscal Disparities*	26,457,028	25,556,968	23,150,886	24,580,157
Total Net Tax Capacity*	251,419,935	229,240,115	216,428,822	218,772,524
Taxable Market Value*	20,065,253,800	18,163,450,800	18,187,359,400	18,388,992,700
Tax Capacity Rate	1.2620%	1.4180%	1.4824%	1.4445%
State Law Maximum Levy Rate (% of Taxable Market Value)	0.0185%	0.0185%	0.0185%	0.0185%
Maximum Tax Levy per State Law	\$ 3,712,072	\$ 3,360,238	\$ 3,364,661	\$ 3,401,964
Actual Tax Levy Certified	\$ 3,178,148	\$ 3,178,148	\$ 3,178,148	\$ 3,178,148
Actual Levy under Maximum	\$ 533,924	\$ 182,090	\$ 186,513	\$ 223,816
% of Actual Levy to Maximum	85.62%	94.58%	94.46%	93.42%

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

2015	2016	2017	2018	2019	2020
\$201,250,561	\$232,125,615	\$251,086,775	\$277,106,531	\$298,346,666	\$315,154,158
7,153,758	7,462,143	7,574,675	8,069,306	7,867,960	8,143,635
25,956,548	29,541,926	30,129,216	31,363,745	29,904,769	33,099,966
234,360,867	269,129,684	288,790,666	316,539,582	336,119,395	356,397,759
18,425,451,200	19,709,227,700	20,563,822,400	22,091,435,000	24,107,017,400	24,839,751,800
1.3860%	1.3110%	1.3270%	1.3040%	1.3540%	1.3870%
0.0185%	0.0185%	0.0185%	0.0185%	0.0185%	0.0185%
\$ 3,408,708	\$ 3,646,207	\$ 3,804,307	\$ 4,086,915	\$ 4,459,798	\$ 4,595,354
\$ 3,278,148	\$ 3,278,148	\$ 3,546,597	\$ 3,822,159	\$ 4,185,264	\$ 4,547,359
\$ 130,560	\$ 368,059	\$ 257,710	\$ 264,756	\$ 274,534	\$ 47,995
96.17%	89.91%	93.23%	93.52%	93.84%	98.96%

Unaudited

HRA PROPERTY TAX LEVIES AND COLLECTIONS
Last Ten Fiscal Years

	2011	2012	2013	2014
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	\$ 2,470,269	\$ 2,476,585	\$ 2,464,092	\$ 2,432,640
Fiscal Disparity Aid	693,746	633,373	662,508	696,821
State Credits and Aids	108,652	-	70	-
Closed TIF District Adj.	-	-	-	-
Total Current Year Tax Levy Collection	\$ 3,272,667	\$ 3,109,958	\$ 3,126,670	\$ 3,129,461
Actual Percent of Current Year Levy	102.97%	97.85%	98.38%	98.47%
Collection of Delinquent Taxes for Subsequent Years				
1st Year Delinquent	\$ 21,851	\$ (40,292)	\$ 75,700	\$ 18,489
2nd Year Delinquent	(4,284)	(5,424)	(6,309)	(3,895)
3rd Year Delinquent	(3,642)	(4,229)	(949)	(1,394)
4th Year Delinquent	(2,854)	1,604	1,543	484
5th Year Delinquent	932	1,100	583	270
6th Year & Prior Delinquent	1,902	1,202	2,025	2,338
Total Delinquent Taxes Collection	\$ 13,905	\$ (46,039)	\$ 72,593	\$ 16,292
Total Tax Collections	\$ 3,286,572	\$ 3,063,919	\$ 3,199,263	\$ 3,145,753
Total Percent of Levy Collected	103.41%	96.41%	100.66%	98.98%

Notes: Collections does not include tax increment, penalties and interest. The 6th & Prior Delinquent includes amounts collected for previous years which could result in the Total Percent of Levy Collected to be greater than 100%. The HRA Property Tax Levy is collected by Ramsey County and Ramsey County does not report the specific year delinquent taxes are collected after the 5th delinquent year.

<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>
\$ 3,278,148	\$ 3,278,148	\$ 3,546,597	\$ 3,822,159	\$ 4,185,264	\$ 4,547,359
\$ 2,481,531	\$ 2,505,951	\$ 2,776,822	\$ 3,035,185	\$ 3,305,800	\$ 3,611,454
725,135	723,429	719,336	778,441	787,573	880,516
-	166	-	-	-	-
-	-	-	-	-	-
<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>	<u>\$ 4,491,970</u>
97.82%	98.52%	98.58%	99.78%	97.80%	98.78%
\$ 17,114	\$ 11,543	\$ 11,608	\$ 7,926	\$ 12,509	\$ -
(4,511)	(1,117)	949	(4,390)	-	-
1,565	1,829	1,466	-	-	-
1,408	777	-	-	-	-
614	-	-	-	-	-
-	-	-	-	-	-
<u>\$ 16,190</u>	<u>\$ 13,032</u>	<u>\$ 14,023</u>	<u>\$ 3,536</u>	<u>\$ 12,509</u>	<u>\$ -</u>
<u>\$ 3,222,856</u>	<u>\$ 3,242,578</u>	<u>\$ 3,510,181</u>	<u>\$ 3,817,162</u>	<u>\$ 4,105,882</u>	<u>\$ 4,491,970</u>
98.31%	98.91%	98.97%	99.87%	98.10%	98.78%

Unaudited

PROPERTY TAX INCREMENT LEVIES AND COLLECTIONS**Last Ten Fiscal Years**

	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>
TOTAL - ALL TAX INCREMENT DISTRICTS				
Original Tax Capacity Before Development -				
All Tax Increment Districts	\$4,838,654	\$4,977,370	\$4,900,569	\$4,918,344
Current Tax Capacity -				
All Tax Increment Districts	\$27,664,571	\$26,928,860	\$25,718,660	\$25,654,138
Captured Tax Capacity Retained by				
HRA / Port Authority	\$22,825,917	\$21,961,592	\$20,826,379	\$20,796,390
Tax capacity rate (Watershed district)	133.883%	153.079%	162.369%	163.482%
Tax Increment Spread	\$27,278,203	\$27,580,222	\$25,932,396	\$25,973,141
Tax Increment Collected:				
Current	\$26,021,565	\$26,690,452	\$25,144,638	\$25,817,771
Delinquent	(\$1,359,307)	\$495,150	(\$162,936)	(\$387,772)
Developer Shortfall Payments	-	-	-	\$88,360
Homestead Credit	\$239,200	-	-	-
Total Tax Increment Collected	\$24,901,458	\$27,185,602	\$24,981,702	\$25,518,359
Percentage of Tax Increment Collected				
to Tax Increment Spread	91.29%	98.57%	96.33%	98.25%
Delinquent Tax Increment Receivable				
at December 31	\$1,188,906	\$459,660	\$322,048	\$254,843
Percentage of Delinquent Tax Increment				
Receivable to Tax Increment Spread	4.36%	1.67%	1.24%	0.98%
Percentage of Captured Tax Capacity to				
Saint Paul Total Tax Capacity	9.23%	9.71%	9.75%	9.69%

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

This chart was updated in 2020 to calculate Percentage of Captured Tax Capacity to Saint Paul Total Tax Capacity by using the Saint Paul Total Tax Capacity as the denominator.

<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>
\$4,671,951	\$4,532,616	\$3,502,068	\$4,382,677	\$4,258,370	\$3,996,941
\$25,562,017	\$26,768,060	\$24,495,735	\$29,001,697	\$30,706,589	\$31,134,617
\$20,745,503 152.350%	\$22,093,792 150.696%	\$20,845,463 145.553%	\$24,444,434 149.826%	\$26,379,661 147.330%	\$26,884,956 148.201%
\$25,364,445	\$27,075,751	\$25,820,957	\$30,981,109	\$33,438,567	\$34,248,662
\$25,092,583 (\$450,152) \$23,097 -	\$26,721,385 (\$245,152) - -	\$24,975,673 (\$2,121,942) - -	\$30,454,196 \$455,771 - -	\$32,870,361 (\$1,053,292) - -	\$33,280,932 (\$848,428) - -
\$24,665,528	\$26,476,233	\$22,853,731	\$30,909,967	\$31,817,069	\$32,432,504
97.24%	97.79%	88.51%	99.77%	95.15%	94.70%
\$207,659	\$174,789	\$162,688	\$94,359	\$167,989	\$516,138
0.82%	0.65%	0.63%	0.30%	0.50%	1.51%
9.07%	9.24%	8.08%	8.59%	8.63%	8.33%

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

Taxpayer	2020			2011		
	Taxable Capacity Value	Rank	Percentage of Total City Capacity Value	Taxable Capacity Value	Rank	Percentage of Total City Capacity Value
Xcel Energy	\$ 7,199,012	1	2.19%	\$ 4,308,218	1	1.71%
Minnesota Mutual Life Insurance	1,998,500	2	0.61%	2,068,186	2	0.82%
BNSF Railway Co.	1,972,813	3	0.60%	962,179	7	0.38%
St. Paul Tower LP (World Trade Center)	1,607,676	4	0.49%	1,710,196	3	0.68%
U.S. Bank Corp. Property & U.S. Bancorp	1,258,948	5	0.38%	1,170,250	5	0.47%
Group Health Plan Inc.	1,127,790	6	0.34%			
1944 Rice Street LLC	1,038,414	7	0.32%			
Ecolab	1,036,398	8	0.32%			
Court International LLC	902,206	9	0.27%	765,018	10	0.30%
Bigos-Kellogg LLC	900,315	10	0.27%			
Traveler's Insurance (St. Paul Companies)				1,421,484	4	0.57%
Behringer Harvard LC LLC (Lawson Software)				1,078,374	6	0.43%
CSM Investors				853,932	8	0.34%
Ford Motor Company				799,270	9	0.32%
	<u>\$ 19,042,072</u>		<u>5.79%</u>	<u>\$ 15,137,107</u>		<u>6.02%</u>

Source: Ramsey County Auditor

Unaudited

HRA PARKING FACILITY REVENUES**Last Ten Fiscal Years**

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

2015	2016	2017	2018	2019	2020
\$ 1,110,516	\$ 1,145,264	\$ 1,174,849	\$ 1,183,335	\$ 1,232,966	\$ 663,608
573,329	590,271	620,742	603,873	626,979	531,754
\$ 537,187	\$ 554,993	\$ 554,107	\$ 579,462	\$ 605,987	\$ 131,854
\$ 1,195,643	\$ 1,225,142	\$ 1,136,824	\$ 1,701,386	\$ 4,435,599	\$ 1,932,588
470,663	473,375	442,330	1,072,517	1,611,549	1,308,729
\$ 724,980	\$ 751,767	\$ 694,494	\$ 628,869	\$ 2,824,050	\$ 623,859
\$ 1,553,435	\$ 1,619,622	\$ 1,708,509	\$ 1,805,357	\$ 1,908,137	\$ 1,343,316
639,971	649,713	678,815	765,113	850,016	697,829
\$ 913,464	\$ 969,909	\$ 1,029,694	\$ 1,040,244	\$ 1,058,121	\$ 645,487
\$ 1,205,243	\$ 1,226,502	\$ 1,382,260	\$ 1,407,173	\$ 1,382,813	\$ 589,430
1,073,383	1,004,038	1,092,206	1,262,314	1,040,656	692,247
\$ 131,860	\$ 222,464	\$ 290,054	\$ 144,859	\$ 342,157	\$ (102,817)
\$ 1,735,826	\$ 1,757,488	\$ 1,547,721	\$ 1,479,014	\$ 1,596,217	\$ 915,473
949,400	1,051,626	967,095	1,038,687	1,038,752	990,634
\$ 786,426	\$ 705,862	\$ 580,626	\$ 440,327	\$ 557,465	\$ (75,161)
\$ 1,663,251	\$ 1,873,562	\$ 1,879,963	\$ 2,056,595	\$ 2,153,078	\$ 1,427,788
873,283	877,505	1,034,919	968,241	980,646	915,584
\$ 789,968	\$ 996,057	\$ 845,044	\$ 1,088,354	\$ 1,172,432	\$ 512,204
\$ 3,507,248	\$ 3,660,130	\$ 3,961,403	\$ 4,379,297	\$ 3,765,793	\$ 1,961,926
2,168,142	2,293,303	2,234,381	2,329,418	2,165,909	1,745,861
\$ 1,339,106	\$ 1,366,827	\$ 1,727,022	\$ 2,049,879	\$ 1,599,884	\$ 216,065
\$ 50,999	\$ 50,000	\$ 50,030	\$ 50,000	\$ 48,088	\$ -
97,673	100,760	104,492	126,115	98,903	-
\$ (46,674)	\$ (50,760)	\$ (54,462)	\$ (76,115)	\$ (50,815)	\$ -
\$ 1,056,062	\$ 1,279,189	\$ 1,731,944	\$ 1,696,477	\$ 1,527,732	\$ 2,754,035
991,024	1,076,340	1,246,729	1,487,211	1,417,311	1,062,612
\$ 65,038	\$ 202,849	\$ 485,215	\$ 209,266	\$ 110,421	\$ 1,691,423
\$ 1,778,083	\$ 1,991,165	\$ 2,080,802	\$ 2,163,159	\$ 1,362,373	\$ 366,412
1,747,537	1,821,945	1,888,050	2,056,390	1,598,358	952,242
\$ 30,546	\$ 169,220	\$ 192,752	\$ 106,769	\$ (235,985)	\$ (585,830)
\$ 14,856,306	\$ 15,828,064	\$ 16,654,305	\$ 17,921,793	\$ 19,412,796	\$ 11,954,576
9,584,405	9,938,876	10,309,759	11,709,879	11,429,079	8,897,492
\$ 5,271,901	\$ 5,889,188	\$ 6,344,546	\$ 6,211,914	\$ 7,983,717	\$ 3,057,084

Unaudited

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
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
2020	29,235,804	-	-	10,599,852	9,326,023	26,506,948	11,173,374
Change 2011-2020	-47.51%	-100.00%	-100.00%	-45.73%	100.00%	-35.89%	-59.01%

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	1,580,000	-	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%
-	3,648,920	-	90,490,921	290.48	0.93%
-100.00%	130.94%	0.00%	-55.21%		

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.

	2011	2012	2013	2014
SPRUCE TREE CENTRE TAX INCREMENT BONDS, SERIES 1988A AND 2003				
Fund Servicing Debt - HRA Debt Service Fund				
Revenues Available for Debt Service				
Tax Increments	\$ 480,427	\$ 392,445	\$ 484,506	\$ -
Net Investment Earnings	52,227	(52,150)	(11,161)	-
Total Revenues Available for Debt Service	<u>\$ 532,654</u>	<u>\$ 340,295</u>	<u>\$ 473,345</u>	<u>\$ -</u>
Debt Service Requirements				
Principal	\$ 217,648	\$ 231,795	\$ 246,862	\$ -
Interest	45,260	31,113	16,046	-
Total Debt Service Requirements	<u>\$ 262,908</u>	<u>\$ 262,908</u>	<u>\$ 262,908</u>	<u>\$ -</u>
Coverage (Revenues / Debt Service)	2.03	1.29	1.80	N/A

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	\$ 1,175,554	\$ 1,888,544	\$ 1,363,792	\$ 1,400,686
Net Investment Earnings	121,825	(81,945)	(49,832)	18,586
Total Revenues Available for Debt Service	<u>\$ 1,297,379</u>	<u>\$ 1,806,599</u>	<u>\$ 1,313,960</u>	<u>\$ 1,419,272</u>
Debt Service Requirements				
Principal	\$ 400,000	\$ 420,000	\$ 450,000	\$ 470,000
Interest	151,638	132,568	111,898	83,077
Total Debt Service Requirements	<u>\$ 551,638</u>	<u>\$ 552,568</u>	<u>\$ 561,898</u>	<u>\$ 553,077</u>
Coverage (Revenues / Debt Service)	2.35	3.27	2.34	2.57

* 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	\$ 20,125,431	\$ 18,811,159	\$ 18,633,271	\$ 11,663,648
Net Investment Earnings	(3,379)	(3,940)	(3,994)	(1)
Total Revenues Available for Debt Service	<u>\$ 20,122,052</u>	<u>\$ 18,807,219</u>	<u>\$ 18,629,277</u>	<u>\$ 11,663,647</u>
Debt Service Requirements				
Principal	\$ 1,840,000	\$ 1,975,000	\$ 2,115,000	\$ 2,265,000
Interest	2,652,560	2,521,920	2,381,695	2,231,530
Total Debt Service Requirements	<u>\$ 4,492,560</u>	<u>\$ 4,496,920</u>	<u>\$ 4,496,695</u>	<u>\$ 4,496,530</u>
Coverage (Revenues / Debt Service)	4.48	4.18	4.14	2.59

2015	2016	2017	2018	2019	2020	Totals
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,357,378
-	-	-	-	-	-	(11,084)
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,346,294
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 696,305
-	-	-	-	-	-	92,419
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 788,724
N/A	N/A	N/A	N/A	N/A	N/A	1.71
\$ 1,318,512	\$ 1,393,693	\$ -	\$ -	\$ -	\$ -	\$ 8,540,781
9,413	-	-	-	-	-	18,047
\$ 1,327,925	\$ 1,393,693	\$ -	\$ -	\$ -	\$ -	\$ 8,558,828
\$ 660,000	\$ 665,000	\$ 670,000	\$ -	\$ -	\$ -	\$ 3,735,000
20,548	11,700	4,188	-	-	-	515,617
\$ 680,548	\$ 676,700	\$ 674,188	\$ -	\$ -	\$ -	\$ 4,250,617
1.95	2.06	-	N/A	N/A	N/A *	2.01
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 69,233,509
-	-	-	-	-	-	(11,314)
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 69,222,195
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,195,000
-	-	-	-	-	-	9,787,705
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,982,705
N/A	N/A	N/A	N/A	N/A	N/A	3.85

Continued

Unaudited

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.

	2011	2012	2013	2014
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	\$ 586,422	\$ 607,712	\$ 604,005	\$ 586,204
Trustee Reserve	-	-	-	-
Net Investment Earnings	19,596	20,075	20,820	22,536
Total Revenues Available for Debt Service	<u>\$ 606,018</u>	<u>\$ 627,787</u>	<u>\$ 624,825</u>	<u>\$ 608,740</u>
Debt Service Requirements				
Principal	\$ 370,000	\$ 380,000	\$ 390,000	\$ 405,000
Interest	229,850	218,600	207,050	195,125
Total Debt Service Requirements	<u>\$ 599,850</u>	<u>\$ 598,600</u>	<u>\$ 597,050</u>	<u>\$ 600,125</u>
Coverage (Revenues / Debt Service)	1.01	1.05	1.05	1.01

RIVERFRONT TAX INCREMENT BONDS, SERIES 1993C, 1993D, 2000D, AND 2002C

Fund Servicing Debt - HRA Debt Service Fund

Revenues Available for Debt Service				
Tax Increments	\$ (223,653)	\$ 986,088	\$ 1,041,947	\$ -
Tax Increment Pooling from Other Districts	702,798	296,000	-	-
Net Investment Earnings	(14,128)	(19,360)	32,466	-
Total Revenues Available for Debt Service	<u>\$ 465,017</u>	<u>\$ 1,262,728</u>	<u>\$ 1,074,413</u>	<u>\$ -</u>
Debt Service Requirements				
Principal	\$ 1,215,000	\$ 1,295,000	\$ -	\$ -
Interest	97,255	33,366	-	-
Total Debt Service Requirements	<u>\$ 1,312,255</u>	<u>\$ 1,328,366</u>	<u>\$ -</u>	<u>\$ -</u>
Coverage (Revenues / Debt Service)	0.35	0.95	N/A	N/A

2015	2016	2017	2018	2019	2020	Totals
\$ 583,745	\$ 582,903	\$ 583,885	\$ 561,382	\$ 305,943	\$ -	\$ 5,002,201
-	-	-	-	207,933	-	207,933
22,069	24,385	21,028	32,986	26,268	-	209,763
<u>\$ 605,814</u>	<u>\$ 607,288</u>	<u>\$ 604,913</u>	<u>\$ 594,368</u>	<u>\$ 540,144</u>	<u>\$ -</u>	<u>\$ 5,419,897</u>
\$ 415,000	\$ 425,000	\$ 440,000	\$ 455,000	\$ 475,000	\$ -	\$ 3,755,000
182,825	169,694	155,638	139,388	65,144	-	1,563,314
<u>\$ 597,825</u>	<u>\$ 594,694</u>	<u>\$ 595,638</u>	<u>\$ 594,388</u>	<u>\$ 540,144</u>	<u>\$ -</u>	<u>\$ 5,318,314</u>
1.01	1.02	1.02	1.00	1.00	N/A	1.02
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,804,382
-	-	-	-	-	-	998,798
-	-	-	-	-	-	(1,022)
<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,802,158</u>
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,510,000
-	-	-	-	-	-	130,621
<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,640,621</u>
N/A	N/A	N/A	N/A	N/A	N/A	1.06

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.

	2011	2012	2013	2014
US BANK TAX INCREMENT BONDS, SERIES 2001, 2011F, AND 2011G				
Fund Servicing Debt - HRA Debt Service Fund				
Revenues Available for Debt Service				
Tax Increments	\$ 1,497,416	\$ 1,511,315	\$ 1,511,314	\$ 1,511,316
Net Investment Earnings	19,255	(26,204)	(3,845)	13,359
Total Revenues Available for Debt Service	<u>\$ 1,516,671</u>	<u>\$ 1,485,111</u>	<u>\$ 1,507,469</u>	<u>\$ 1,524,675</u>
Debt Service Requirements				
Principal	\$ 400,000	\$ 745,000	\$ 755,000	\$ 770,000
Interest	677,870	335,182	333,844	318,744
Total Debt Service Requirements	<u>\$ 1,077,870</u>	<u>\$ 1,080,182</u>	<u>\$ 1,088,844</u>	<u>\$ 1,088,744</u>
Coverage (Revenues / Debt Service)	1.41	1.37	1.38	1.40

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	\$ 316,996	\$ 274,069	\$ 275,240	\$ 260,720
Net Investment Earnings	1,590	3,049	(2,931)	1,222
Total Revenues Available for Debt Service	<u>\$ 318,586</u>	<u>\$ 277,118</u>	<u>\$ 272,309</u>	<u>\$ 261,942</u>
Debt Service Requirements				
Principal	\$ 41,000	\$ 116,000	\$ 61,000	\$ 52,000
Interest	222,939	218,594	211,719	207,646
Total Debt Service Requirements	<u>\$ 263,939</u>	<u>\$ 334,594</u>	<u>\$ 272,719</u>	<u>\$ 259,646</u>
Coverage (Revenues / Debt Service)	1.21	0.83	1.00	1.01

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	\$ 1,952,421	\$ 1,906,253	\$ 1,915,100	\$ 1,961,196
Trustee Reserve	-	-	-	-
Developer Shortfall Payments	130,176	156,464	-	-
Net Investment Earnings	32,681	4,950	(234,242)	233,211
Total Revenues Available for Debt Service	<u>\$ 2,115,278</u>	<u>\$ 2,067,667</u>	<u>\$ 1,680,858</u>	<u>\$ 2,194,407</u>
Debt Service Requirements				
Principal	\$ 444,000	\$ 474,000	\$ -	\$ 825,000
Interest	1,232,981	1,563,948	550,457	776,000
Total Debt Service Requirements	<u>\$ 1,676,981</u>	<u>\$ 2,037,948</u>	<u>\$ 550,457</u>	<u>\$ 1,601,000</u>
Coverage (Revenues / Debt Service)	1.26	1.01	3.05	1.37

2015	2016	2017	2018	2019	2020	Totals
\$ 1,442,099	\$ 1,413,008	\$ 1,339,734	\$ 1,571,850	\$ 1,478,069	\$ -	\$ 13,276,121
17,700	-	-	-	-	-	20,265
<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>\$ -</u>	<u>\$ 13,296,386</u>
\$ 790,000	\$ 570,000	\$ 580,000	\$ 600,000	\$ 615,000	\$ -	\$ 5,825,000
303,344	287,544	276,144	258,744	240,744	-	3,032,160
<u>\$ 1,093,344</u>	<u>\$ 857,544</u>	<u>\$ 856,144</u>	<u>\$ 858,744</u>	<u>\$ 855,744</u>	<u>\$ -</u>	<u>\$ 8,857,160</u>
1.34	1.65	1.56	1.83	1.73	N/A	1.50
\$ 287,447	\$ 264,991	\$ 288,215	\$ 315,742	\$ 296,843	\$ 514,345	\$ 3,094,608
(550)	(748)	(1,052)	(1,282)	(967)	(1,229)	(2,898)
<u>\$ 286,897</u>	<u>\$ 264,243</u>	<u>\$ 287,163</u>	<u>\$ 314,460</u>	<u>\$ 295,876</u>	<u>\$ 513,116</u>	<u>\$ 3,091,710</u>
\$ 68,000	\$ 84,000	\$ 94,000	\$ 125,000	\$ 137,000	\$ 204,000	\$ 982,000
203,936	198,285	183,190	197,669	178,243	167,143	1,989,364
<u>\$ 271,936</u>	<u>\$ 282,285</u>	<u>\$ 277,190</u>	<u>\$ 322,669</u>	<u>\$ 315,243</u>	<u>\$ 371,143</u>	<u>\$ 2,971,364</u>
1.06	0.94	1.04	0.97	0.94	1.38	1.04
\$ 1,883,254	\$ 1,963,776	\$ 2,436,541	\$ 2,663,736	\$ 1,207,582	\$ -	\$ 17,889,859
-	-	-	-	105,745	-	105,745
-	-	-	-	-	-	286,640
60,606	29,158	4,509	18,699	19,048	-	168,620
<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>\$ -</u>	<u>\$ 18,450,864</u>
\$ 590,000	\$ 620,000	\$ 650,000	\$ 680,000	\$ 720,000	\$ -	\$ 5,003,000
741,000	711,125	679,750	646,875	612,375	-	7,514,511
<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>\$ -</u>	<u>\$ 12,517,511</u>
1.46	1.50	1.84	2.02	1.00	N/A	1.47

Continued

Unaudited

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.

	2011	2012	2013	2014
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	\$ 219,640	\$ 213,154	\$ 181,391	\$ 191,471
Net Investment Earnings	(739)	(299)	(3,430)	2,254
Total Revenues Available for Debt Service	<u>\$ 218,901</u>	<u>\$ 212,855</u>	<u>\$ 177,961</u>	<u>\$ 193,725</u>
Debt Service Requirements				
Principal	\$ 61,000	\$ 96,000	\$ 48,000	\$ 119,000
Interest	101,723	96,019	89,505	85,320
Total Debt Service Requirements	<u>\$ 162,723</u>	<u>\$ 192,019</u>	<u>\$ 137,505</u>	<u>\$ 204,320</u>
Coverage (Revenues / Debt Service)	1.35	1.11	1.29	0.95

* 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	\$ 269,163	\$ 241,305	\$ 241,732	\$ 242,286
Net Investment Earnings	5,005	8,734	(7,285)	4,000
Total Revenues Available for Debt Service	<u>\$ 274,168</u>	<u>\$ 250,039</u>	<u>\$ 234,447</u>	<u>\$ 246,286</u>
Debt Service Requirements				
Principal	\$ 150,000	\$ 95,000	\$ 100,000	\$ 100,000
Interest	79,113	76,663	74,713	72,713
Total Debt Service Requirements	<u>\$ 229,113</u>	<u>\$ 171,663</u>	<u>\$ 174,713</u>	<u>\$ 172,713</u>
Coverage (Revenues / Debt Service)	1.20	1.46	1.34	1.43

JJ HILL TAX INCREMENT BONDS, SERIES 2004

Fund Servicing Debt - HRA Debt Service Fund

Revenues Available for Debt Service				
Tax Increments	\$ 303,555	\$ 284,913	\$ 277,029	\$ 284,200
Trustee Reserve Funds	-	-	-	3,205
Net Investment Earnings	403	2,022	(3,308)	3,100
Total Revenues Available for Debt Service	<u>\$ 303,958</u>	<u>\$ 286,935</u>	<u>\$ 273,721</u>	<u>\$ 290,505</u>
Debt Service Requirements				
Principal	\$ 81,000	\$ 94,000	\$ 108,000	\$ 124,000
Interest	216,250	211,000	204,906	197,906
Total Debt Service Requirements	<u>\$ 297,250</u>	<u>\$ 305,000</u>	<u>\$ 312,906</u>	<u>\$ 321,906</u>
Coverage (Revenues / Debt Service)	1.02	0.94	0.87	0.90

2015	2016	2017	2018	2019	2020	Totals
\$ 201,974 913 \$ 202,887	\$ 200,074 (2,500) \$ 197,574	\$ 204,663 (2,495) \$ 202,168	\$ 225,784 (2,492) \$ 223,292	\$ 217,404 (2,487) \$ 214,917	\$ 295,281 (2,496) \$ 292,785	\$ 2,150,836 (13,771) \$ 2,137,065
\$ 92,000 78,300 \$ 170,300	\$ 107,000 71,888 \$ 178,888	\$ 173,000 62,674 \$ 235,674	\$ 142,000 52,515 \$ 194,515	\$ 157,000 42,491 \$ 199,491	\$ 149,000 34,459 \$ 183,459	\$ 1,144,000 714,894 \$ 1,858,894
1.19	1.10	0.86	1.15	1.08	1.60 *	1.15
\$ 331,295 2,886 \$ 334,181	\$ 645,355 1,639 \$ 646,994	\$ 776,297 (1,639) \$ 774,658	\$ 849,973 - \$ 849,973	\$ 651,375 - \$ 651,375	\$ 841,598 - \$ 841,598	\$ 5,090,379 13,340 \$ 5,103,719
\$ 100,000 70,713 \$ 170,713	\$ 105,000 68,663 \$ 173,663	\$ 105,000 66,431 \$ 171,431	\$ 110,000 63,820 \$ 173,820	\$ 110,000 60,878 \$ 170,878	\$ 115,000 57,698 \$ 172,698	\$ 1,090,000 691,405 \$ 1,781,405
1.96	3.73	4.52	4.89	3.81	4.87	2.86
\$ 310,208 33,156 15 \$ 343,379	\$ 323,453 2 (1,951) \$ 321,504	\$ 343,914 9,317 (610) \$ 352,621	\$ 405,519 7,017 (1,751) \$ 410,785	\$ 394,537 - (395) \$ 394,142	\$ 418,997 - (2,249) \$ 416,748	\$ 3,346,325 52,697 (4,724) \$ 3,394,298
\$ 136,000 189,906 \$ 325,906	\$ 144,000 181,281 \$ 325,281	\$ 153,000 172,156 \$ 325,156	\$ 163,000 162,438 \$ 325,438	\$ 173,000 152,094 \$ 325,094	\$ 184,000 141,094 \$ 325,094	\$ 1,360,000 1,829,031 \$ 3,189,031
1.05	0.99	1.08	1.26	1.21	1.28	1.06

Continued

Unaudited

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.

	2011	2012	2013	2014
NEIGHBORHOOD SCATTERED SITE TAX INCREMENT BONDS, SERIES 2005				
Fund Servicing Debt - HRA Debt Service Fund				
Revenues Available for Debt Service				
Tax Increments	\$ 2,044,411	\$ 1,974,102	\$ 1,811,777	\$ 1,707,814
Reserve Funds	-	-	-	-
Net Investment Earnings	191,976	(152,884)	(66,738)	21,312
Total Revenues Available for Debt Service	<u>\$ 2,236,387</u>	<u>\$ 1,821,218</u>	<u>\$ 1,745,039</u>	<u>\$ 1,729,126</u>
Debt Service Requirements				
Principal	\$ 535,000	\$ 565,000	\$ 585,000	\$ 620,000
Interest	244,612	217,854	188,556	157,858
Total Debt Service Requirements	<u>\$ 779,612</u>	<u>\$ 782,854</u>	<u>\$ 773,556</u>	<u>\$ 777,858</u>
Coverage (Revenues / Debt Service)	2.87	2.33	2.26	2.22

* 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	\$ 529,575	\$ 507,199	\$ 513,972	\$ 534,538
Net Investment Earnings	24,500	23,865	(5,480)	10,572
Total Revenues Available for Debt Service	<u>\$ 554,075</u>	<u>\$ 531,064</u>	<u>\$ 508,492</u>	<u>\$ 545,110</u>
Debt Service Requirements				
Principal	\$ 205,000	\$ 210,000	\$ 220,000	\$ 225,000
Interest	336,075	328,388	319,988	311,188
Total Debt Service Requirements	<u>\$ 541,075</u>	<u>\$ 538,388</u>	<u>\$ 539,988</u>	<u>\$ 536,188</u>
Coverage (Revenues / Debt Service)	1.02	0.99	0.94	1.02

EMERALD GARDENS TAX INCREMENT BONDS, SERIES 2010

Fund Servicing Debt - HRA Tax Increment 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	\$ 650,750
Net Investment Earnings	40,194	5,571	31	3,684
Total Revenues Available for Debt Service	<u>\$ 650,556</u>	<u>\$ 718,829</u>	<u>\$ 666,538</u>	<u>\$ 654,434</u>
Debt Service Requirements				
Principal	\$ 40,000	\$ 290,000	\$ 225,000	\$ 240,000
Interest	448,342	388,431	374,581	362,469
Total Debt Service Requirements	<u>\$ 488,342</u>	<u>\$ 678,431</u>	<u>\$ 599,581</u>	<u>\$ 602,469</u>
Coverage (Revenues / Debt Service)	1.33	1.06	1.11	1.09

2015	2016	2017	2018	2019	2020	Totals
\$ 1,711,344	\$ 1,792,663	\$ -	\$ -	\$ -	\$ -	\$ 11,042,111
-	-	1,084,809	-	-	-	1,084,809
14,537	7	221	-	-	-	8,431
<u>\$ 1,725,881</u>	<u>\$ 1,792,670</u>	<u>\$ 1,085,030</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 12,135,351</u>
\$ 660,000	\$ 690,000	\$ 1,110,000	\$ -	\$ -	\$ -	\$ 4,765,000
124,468	88,835	30,248	-	-	-	1,052,431
<u>\$ 784,468</u>	<u>\$ 778,835</u>	<u>\$ 1,140,248</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 5,817,431</u>
2.20	2.30	0.95 *	N/A	N/A	N/A	2.09
\$ 535,538	\$ 537,788	\$ -	\$ -	\$ -	\$ -	\$ 3,158,610
5,492	32,203	-	-	-	-	91,152
<u>\$ 541,030</u>	<u>\$ 569,991</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 3,249,762</u>
\$ 235,000	\$ 245,000	\$ -	\$ -	\$ -	\$ -	\$ 1,340,000
302,188	292,788	-	-	-	-	1,890,615
<u>\$ 537,188</u>	<u>\$ 537,788</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 3,230,615</u>
1.01	1.06	N/A	N/A	N/A	N/A	1.01
\$ 585,460	\$ 677,148	\$ 686,816	\$ 755,883	\$ 802,318	\$ 866,703	\$ 7,015,205
(772)	(24)	1,123	1,652	1,282	(463)	52,278
<u>\$ 584,688</u>	<u>\$ 677,124</u>	<u>\$ 687,939</u>	<u>\$ 757,535</u>	<u>\$ 803,600</u>	<u>\$ 866,240</u>	<u>\$ 7,067,483</u>
\$ 225,000	\$ 240,000	\$ 260,000	\$ 295,000	\$ 355,000	\$ 395,000	\$ 2,565,000
350,581	338,206	324,144	308,469	289,881	268,241	3,453,345
<u>\$ 575,581</u>	<u>\$ 578,206</u>	<u>\$ 584,144</u>	<u>\$ 603,469</u>	<u>\$ 644,881</u>	<u>\$ 663,241</u>	<u>\$ 6,018,345</u>
1.02	1.17	1.18	1.26	1.25	1.31	1.17

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.

	2011	2012	2013	2014
UPPER LANDING/US BANK TAX INCREMENT REVENUE REFUNDING BONDS, SERIES 2019				
Fund Servicing Debt - HRA Debt Service Fund				
Revenues Available for Debt Service				
Tax Increments	\$ -	\$ -	\$ -	\$ -
Net Investment Earnings	-	-	-	-
Total Revenues Available for Debt Service	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Debt Service Requirements				
Principal	\$ -	\$ -	\$ -	\$ -
Interest	-	-	-	-
Total Debt Service Requirements	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Coverage (Revenues / Debt Service)	N/A	N/A	N/A	N/A

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	2,033	(4,057)	-	-
Total Revenues Available for Debt Service	<u>\$ 1,406,793</u>	<u>\$ (4,057)</u>	<u>\$ -</u>	<u>\$ -</u>
Debt Service Requirements				
Principal	\$ -	\$ -	\$ -	\$ -
Interest	-	-	-	-
Total Debt Service Requirements	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Coverage (Revenues / Debt Service)	N/A	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	\$ 1,077,475	\$ 1,076,739	\$ 1,077,520	\$ 1,038,283
Capital Repair Reserves	-	-	-	-
Net Investment Earnings	(4,023)	(3,884)	(4,024)	6,457
Total Revenues Available for Debt Service	<u>\$ 1,073,452</u>	<u>\$ 1,072,855</u>	<u>\$ 1,073,496</u>	<u>\$ 1,044,740</u>
Debt Service Requirements				
Principal	\$ 680,000	\$ 725,000	\$ 775,000	\$ 825,000
Interest	393,525	347,625	298,687	246,375
Total Debt Service Requirements	<u>\$ 1,073,525</u>	<u>\$ 1,072,625</u>	<u>\$ 1,073,687</u>	<u>\$ 1,071,375</u>
Coverage (Revenues / Debt Service)	1.00	1.00	1.00	0.98

2015	2016	2017	2018	2019	2020	Totals
\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,515,914	\$ 2,515,914
-	-	-	-	-	68,151	68,151
<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,584,065</u>	<u>\$ 2,584,065</u>
\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,610,000	\$ 1,610,000
-	-	-	-	-	291,583	291,583
<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,901,583</u>	<u>\$ 1,901,583</u>
N/A	N/A	N/A	N/A	N/A	1.36	1.36
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,404,760
-	-	-	-	-	-	(2,024)
<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,402,736</u>
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
-	-	-	-	-	-	-
<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$ 1,069,187	\$ 1,120,692	\$ 903,815	\$ -	\$ -	\$ -	\$ 7,363,711
-	-	193,959	-	-	-	193,959
17,949	(4,023)	674	-	-	-	9,126
<u>\$ 1,087,136</u>	<u>\$ 1,116,669</u>	<u>\$ 1,098,448</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 7,566,796</u>
\$ 880,000	\$ 940,000	\$ 1,005,000	\$ -	\$ -	\$ -	\$ 5,830,000
190,688	131,288	67,838	-	-	-	1,676,026
<u>\$ 1,070,688</u>	<u>\$ 1,071,288</u>	<u>\$ 1,072,838</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 7,506,026</u>
1.02	1.04	1.02	N/A	N/A	N/A	1.01

Unaudited

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.

	2011	2012	2013	2014
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	\$ 1,226,734	\$ 1,181,563	\$ 1,120,132	\$ 1,102,365
Net Parking Revenues	1,946,959	2,121,341	2,165,993	2,236,509
Net Investment Earnings	184,762	(8,022)	(33,083)	66,618
Total Revenues Available for Debt Service	<u>\$ 3,358,455</u>	<u>\$ 3,294,882</u>	<u>\$ 3,253,042</u>	<u>\$ 3,405,492</u>
Debt Service Requirements				
Principal	\$ 1,575,000	\$ 1,605,000	\$ 1,640,000	\$ 1,710,000
Interest	935,129	885,839	835,542	783,616
Total Debt Service Requirements	<u>\$ 2,510,129</u>	<u>\$ 2,490,839</u>	<u>\$ 2,475,542</u>	<u>\$ 2,493,616</u>
Coverage (Revenues / Debt Service)	1.34	1.32	1.31	1.37

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	\$ 3,492,539	\$ 3,794,576	\$ 3,895,149	\$ 3,326,529
Parking Meter and Parking Fine Revenues	3,000,000	3,000,000	3,000,000	2,491,647
Net Investment Earnings	-	-	-	58,694
Total Revenues Available for Debt Service	<u>\$ 6,492,539</u>	<u>\$ 6,794,576</u>	<u>\$ 6,895,149</u>	<u>\$ 5,876,870</u>
Debt Service Requirements				
Principal	\$ 565,000	\$ 615,000	\$ 635,000	\$ 655,000
Interest	1,087,242	1,038,056	1,019,606	1,000,556
Total Debt Service Requirements	<u>\$ 1,652,242</u>	<u>\$ 1,653,056</u>	<u>\$ 1,654,606</u>	<u>\$ 1,655,556</u>
Coverage (Revenues / Debt Service)	3.93	4.11	4.17	3.55

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	\$ 320,922	\$ 145,161	\$ 443,593	\$ 328,667
Parking Meter and Parking Fine Revenues	-	-	-	508,353
Net Investment Earnings	49,559	33,800	(14,339)	30,723
Total Revenues Available for Debt Service	<u>\$ 370,481</u>	<u>\$ 178,961</u>	<u>\$ 429,254</u>	<u>\$ 867,743</u>
Debt Service Requirements				
Principal	\$ 305,000	\$ 330,000	\$ 340,000	\$ 350,000
Interest	563,798	537,931	528,032	517,743
Total Debt Service Requirements	<u>\$ 868,798</u>	<u>\$ 867,931</u>	<u>\$ 868,032</u>	<u>\$ 867,743</u>
Coverage (Revenues / Debt Service)	0.43	0.21	0.49	1.00

Unaudited

2015	2016	2017	2018	2019	2020	Totals
\$ 1,124,373	\$ 1,099,375	\$ 1,103,567	\$ 1,173,264	\$ 1,224,598	\$ 1,224,639	\$ 11,580,610
1,441,510	1,745,163	2,097,249	3,189,430	2,741,916	920,328	20,606,398
38,950	360	370	392	(3,948)	14,551	260,950
<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>\$ 2,159,518</u>	<u>\$ 32,447,958</u>
\$ 1,650,000	\$ 1,725,000	\$ 1,800,000	\$ 1,850,000	\$ 1,485,000	\$ 1,380,000	\$ 16,420,000
727,847	664,082	593,581	431,925	703,402	504,100	7,065,063
<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>\$ 1,884,100</u>	<u>\$ 23,485,063</u>
1.10	1.19	1.34	1.91	1.81	1.15	1.38
						Continued
\$ 4,001,857	\$ 4,182,523	\$ 4,026,595	\$ 4,386,180	\$ 5,289,109	\$ 2,406,502	\$ 38,801,559
2,596,814	2,661,622	2,969,537	2,249,938	2,326,577	3,000,000	27,296,135
13,945	12,644	3,874	16,728	24,346	10,032	140,263
<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>\$ 5,416,534</u>	<u>\$ 66,237,957</u>
\$ 675,000	\$ 695,000	\$ 715,000	\$ -	\$ -	\$ 1,085,000	\$ 5,640,000
980,906	960,656	1,551,845	814,139	967,416	967,294	10,387,716
<u>\$ 1,655,906</u>	<u>\$ 1,655,656</u>	<u>\$ 2,266,845</u>	<u>\$ 814,139</u>	<u>\$ 967,416</u>	<u>\$ 2,052,294</u>	<u>\$ 16,027,716</u>
3.99	4.14	3.09	8.17	7.90	2.64	4.13
\$ 460,205	\$ 526,670	\$ 917,970	\$ 604,743	\$ 546,916	\$ 112,912	\$ 4,407,759
403,186	338,378	30,463	750,062	673,423	-	2,703,865
7,028	6,484	2,038	10,281	(9,972)	9,033	124,635
<u>\$ 870,419</u>	<u>\$ 871,532</u>	<u>\$ 950,471</u>	<u>\$ 1,365,086</u>	<u>\$ 1,210,367</u>	<u>\$ 121,945</u>	<u>\$ 7,236,259</u>
\$ 360,000	\$ 375,000	\$ 385,000	\$ 1,325,000	\$ 1,185,000	\$ 120,000	\$ 5,075,000
507,332	496,532	565,471	40,086	25,367	2,496	3,784,788
<u>\$ 867,332</u>	<u>\$ 871,532</u>	<u>\$ 950,471</u>	<u>\$ 1,365,086</u>	<u>\$ 1,210,367</u>	<u>\$ 122,496</u>	<u>\$ 8,859,788</u>
1.00	1.00	1.00	1.00	1.00	1.00	0.82

Unaudited

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.

	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>
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	\$ 650,730
Net Investment Earnings	16,249	5,494	(6,048)	11,864
Total Revenues Available for Debt Service	<u>\$ 16,249</u>	<u>\$ 262,541</u>	<u>\$ 611,987</u>	<u>\$ 662,594</u>
Debt Service Requirements				
Principal	\$ -	\$ -	\$ -	\$ 100,000
Interest	312,740	514,093	514,093	511,918
Total Debt Service Requirements	<u>\$ 312,740</u>	<u>\$ 514,093</u>	<u>\$ 514,093</u>	<u>\$ 611,918</u>
Coverage (Revenues / Debt Service)	0.05	0.51	1.19	1.08

<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>Totals</u>
\$ 656,206	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,182,018
7,196	-	-	-	-	-	34,755
<u>\$ 663,402</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,216,773</u>
\$ 110,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 210,000
507,350	-	-	-	-	-	2,360,194
<u>\$ 617,350</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,570,194</u>
1.07	N/A	N/A	N/A	N/A	N/A	0.86

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)
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%
2020	311,527	31,242	9,732,726,534	154,532	5.0%

Sources:

- (1) 2013-2015 and 2020 data is based on U.S. Census Bureau information. 2011-2012 and 2016-2019 data is based on Metropolitan Council estimates.
- (2) 2011-2015 and 2018-2020 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.

Unaudited

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

<u>Employers</u>	2020			2011		
	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	11.65%	22,608	1	12.93%
3M Company	16,500	2	10.68%	10,000	3	5.72%
State of Minnesota ¹⁾	14,122	3	9.14%	14,560	2	8.32%
Mn Health Fairview (formerly Health East) ^{1) 2)}	7,500	4	4.85%	7,200	4	4.12%
Saint Paul Public Schools	5,981	5	3.87%	5,870	5	3.36%
Regions Hospital ¹⁾	5,593	6	3.62%	4,300	7	2.46%
Ramsey County ¹⁾	4,471	7	2.89%	4,422	6	2.53%
United Hospital	3,600	8	2.33%	3,200	9	1.83%
U.S. Bancorp	3,346	9	2.17%	3,500	8	1.99%
City of Saint Paul ¹⁾	2,995	10	1.94%	-		-
Target Corporation	-		-	2,731	10	1.56%
Total	82,108		53.14%	78,391		44.82%

¹⁾ Includes full- and part-time employees

²⁾ Includes all home care clinics in its network

Sources: 2020 data compiled by Springsted Inc. based on May 2020 telephone survey of individual employers;
2011 data compiled by Springsted Inc. based on February 2012 telephone survey of individual employers

Unaudited

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL

OPERATING INDICATORS
Last Ten Fiscal Years

	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>
New and Substantially Rehabilitated Single- and Multi-Family Housing Units	100	106	99	774
Number of Pedestrian Skyway Bridges	37	37	37	37

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

<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>
316	1,600	1,232	372	789	416
37	37	37	37	37	37

Unaudited

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL

CAPITAL ASSET STATISTICS
Last Ten Fiscal Years

	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>
Number of Parking Ramps	9	9	9	9
Number of Parking Lots	8	8	8	9
Number of Parking Spaces	7,958	7,958	7,958	8,008
Depreciated Cost of Parking Ramps, Lots, and Buildings	\$ 93,596,580	\$ 92,237,595	\$ 89,282,341	\$ 88,309,005
Number of Apartment Houses	-	2	2	2
Depreciated Cost of Apartment Houses and Land	\$ -	\$ 24,545,604	\$ 66,353,501	\$ 65,579,259

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

<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>
9	9	9	9	8	8
9	9	8	7	6	6
8,008	8,008	7,884	7,810	7,178	7,178
\$ 86,005,911	\$ 83,792,973	\$ 81,527,423	\$ 79,404,302	\$ 72,857,603	\$ 70,457,955
1	-	-	-	-	-
\$ 54,910,462	\$ -	\$ -	\$ -	\$ -	\$ -

Unaudited

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