

2024 Adopted Budget: Planning and Economic Development

Department Mission: Building community wealth through business, jobs, housing, planning, financial and cultural assets.

Learn More: stpaul.gov/ped. Note: The Housing and Redevelopment Authority (HRA) is not part of the City of Saint Paul's budget. Please reference the budget of the Housing and Redevelopment Authority of the City of Saint Paul for more information: stpaul.gov/HRA.

Department Facts

- **Total General Fund Budget:** \$941,045
- **Total Special Fund Budget:** \$63,276,190
- **Total FTEs:** 88.50

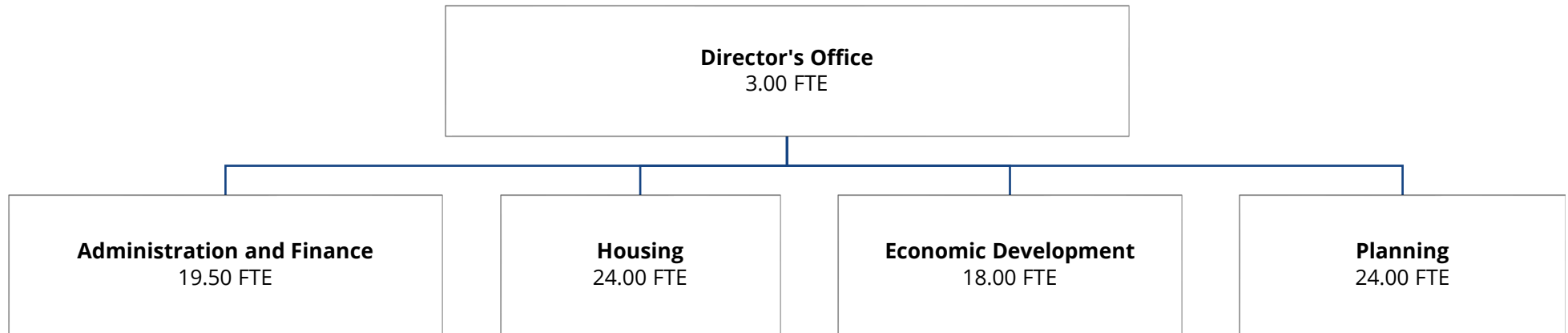
Department Goals

- Establish a community-driven policy framework for private sector investments that further Saint Paul's equity and economic justice priorities.
- Increase and improve the stock of housing in order to meet the continuum of housing needs and build community wealth.
- Expand access to opportunity and housing choice to remove barriers and ensure safe, stable housing for all.
- Stimulate business and job growth through strategic investments in entrepreneurship and key growth sectors to ensure residents have access to living wage jobs.
- Support equitable real estate development focused on community benefit and community ownership.

Recent Accomplishments

- Works with community members and elected officials to establish regulatory framework and land use policy for private investment in Saint Paul.
- Provides staffing services to the Saint Paul Housing and Redevelopment Authority (HRA). This includes managing HRA investments in affordable housing, business and job growth, and HRA assets.
- Finances investments in affordable housing and business expansion with both City and HRA resources. City investment resources include Housing and Urban Development (HUD) grants and STAR Sales Tax Revitalization program investments. HRA investment dollars include HRA levy dollars, conduit revenue bond fees, and revenues from property sales.
- Staffs four citizen advisory boards: Planning Commission, Heritage Preservation Commission, Neighborhood STAR board, and Cultural STAR board.
- Oversees regulatory compliance for HUD CDBG, HOME and ESG formula allocation grants.
- Approved and administered 22 Neighborhood STAR, 45 Year-Round STAR, and 90 Cultural STAR projects.
- Utilized \$5M of temporary Tax Increment Financing (TIF) to support sewer infrastructure needs on the West Side for current and future development.
- Established the Farwell Yards Redevelopment TIF District to support a major affordable and market rate housing development on the West Side.
- Provided 24 TechHire scholarships and sponsored 10 tech events with over 4,500 attendees through Full Stack programing.
- Provided critical subsidy financing on a wide variety of major multi-family housing developments including Soul Apartments, Ashland Apartments, 115 Plato, Phalen Village, Balsam on Broadway, and reinvestment in the Selby Commons building.
- Launched the Inheritance Fund down payment assistance and homeowner rehabilitation program.
- Released zoning text amendments for phase 2 of the 1-4 Housing Study, and held public hearing at Planning Commission, to allow for more neighborhood-scale housing across the city.
- Continued technical analysis and community input for the Anti-Displacement and Community Wealth Building study.
- Launched an operational and financial assessment of the HRA owned parking system.

Planning and Economic Development (PED) Organizational Chart



Total FTE 88.50

Department Division Descriptions

Planning and Economic Development is managed by the Director and department support staff. It includes the following divisions:

- **Housing:** The Housing division works to ensure access to quality housing for all Saint Paul residents. The team finances housing construction and renovations, provides foreclosure prevention and counseling, supports homeless prevention and shelter services, and informs housing policy decisions.
- **Economic Development:** Our economic future is built on the foundation of the city's strengths - a well-educated and creative workforce, sound infrastructure and local businesses rich with growth potential. The Department of Planning and Economic Development has established an Economic Development Strategy to achieve these primary goals to ensure a strong economic future:
 - Increase the number of jobs in Saint Paul and increase access to jobs and opportunity for residents.
 - Grow Saint Paul's tax base to maintain and expand City services, amenities, and infrastructure.
 - Lower unemployment among the City's diverse populations with disproportionately high unemployment rates.
- **Planning:** The Planning division promotes the social, physical, and economic well-being of residents, property owners, and business owners of Saint Paul by working on citywide, neighborhood, and major site plans, zoning and providing local data and mapping resources. Planners advise the Mayor and the City Council and serve as staff to the Planning Commission and its sub-committees. We encourage a high degree of citizen participation and work with District Councils, community development corporations, business organizations, and ad hoc task forces.

**2024 Adopted Budget
PLANNING ECONOMIC DEVELOPMENT**

Fiscal Summary

	FY 2021 Actuals	FY 2022 Actuals	FY 2023 Adopted Budget	FY 2024 Adopted Budget	Change From Prior Year	FY 2023 Adopted Budget FTE	FY 2024 Adopted Budget FTE
Spending							
100: CITY GENERAL FUND	-	343,612	549,132	941,045	391,913	-	-
200: CITY GRANTS	2,008,587	4,268,315	-	-	-	-	-
282: CITY HUD GRANTS	14,262,701	14,670,941	10,877,235	10,375,000	(502,235)	-	-
285: CITY SALES TAX	29,216,796	31,631,277	35,469,475	37,942,915	2,473,440	-	-
780: PED ADMINISTRATION	9,927,603	11,434,063	14,169,719	14,958,275	788,556	84.00	88.50
Total	55,415,687	62,348,208	61,065,561	64,217,235	3,151,674	84.00	88.50
Financing							
100: CITY GENERAL FUND	-	-	-	-	-	-	-
200: CITY GRANTS	2,012,587	4,273,772	-	-	-	-	-
282: CITY HUD GRANTS	14,888,226	15,357,277	10,877,235	10,375,000	(502,235)	-	-
285: CITY SALES TAX	31,933,158	39,705,818	35,469,475	37,942,915	2,473,440	-	-
780: PED ADMINISTRATION	10,298,658	11,108,575	14,169,719	14,958,275	788,556	-	-
Total	59,132,630	70,445,442	60,516,429	63,276,190	2,759,761		

Budget Changes Summary

The 2024 Planning and Economic Development (PED) General Fund budget adds funding for a Chief Financial Officer to oversee PED's financial accounting, budgeting and reporting, examine and implement internal controls, and ensure compliance with local, state, and federal regulations. The budget also adds funding for an Energy Coordinator to lead new and existing energy/resilience-related initiatives like the Sustainable Building Ordinance, Energy Benchmarking Ordinance, Energy Smart Homes, and ARP-funded Healthy Homes.

Special fund budgets for PED reflect adjustments to the Sales Tax Revitalization (STAR) program. Total sales tax revenues for 2024 are estimated at \$22,000,000, an all-time high. Also reflected is a \$75,000 transfer to the Mayor's Office to support business engagement and the addition of a half-time position to support the work of district councils.

NOTE: The HRA budget is not part of the City of Saint Paul's budget. Please reference the budget of the Housing and Redevelopment Authority of the City of Saint Paul for more information. In the 2024 Housing and Redevelopment Authority budget, the HRA levy increased by 11.3% which results in an additional \$624,793 of projected revenue.

200: City Grants

Planning and Economic Development

The City Grants fund has included state and federal planning and development grants administered by PED.

	Change from 2023 Adopted		
	Spending	Financing	FTE
No Change from 2023 Adopted	-	-	-
Subtotal:	-	-	-
Fund 200 Budget Changes Total	-	-	-

282: City HUD Grants

Planning and Economic Development

The Community Development Block Grant (CDBG) program is administered in this fund. Because the annual grant period runs from June to May, program estimates are initially proposed and adopted. Once the final grant award is known, projects are finalized via separate action.

Mayor's Proposed Changes

	Change from 2023 Adopted		
	Spending	Financing	FTE
Federal Grants			
The 2024 budget reflects current federal grant allocations from the U.S. Department of Housing and Urban Development.			
Grant updates	(502,235)	(502,235)	-
Subtotal:	(502,235)	(502,235)	-
Fund 282 Budget Changes Total	(502,235)	(502,235)	-

285: City Sales Tax

Planning and Economic Development

City sales tax includes annual half cent sales tax revenue and administration of the Neighborhood and Cultural STAR programs.

Mayor's Proposed Changes

STAR Program

In the 2024 proposed budget the forecast for sales tax revenue was increased by \$1,000,000. Due to the projected growth in revenue, the budget for the Neighborhood Sales Tax Revitalization (STAR) program increased in 2024. A one time increase for bicycle and pedestrian improvements has been removed for 2024. Additionally, funding for Year Round STAR has been removed in the Mayor's Proposed budget. Changes to the Cultural STAR budget reflect a slight formula-driven increase and the repurposing of \$100,000 for events for downtown cultural organizations.

	Change from 2023 Adopted		FTE
	Spending	Financing	
Increase estimate for 2024 collections	1,000,000	1,000,000	-
Neighborhood STAR program	150,132	150,132	-
Removal of one-time bike/ped improvements and Year Round STAR	(1,180,000)	(1,180,000)	-
Cultural STAR increase and repurposing	(96,692)	(96,692)	-
Cultural STAR for downtown cultural events	100,000	100,000	-
Subtotal:	(26,560)	(26,560)	-

Adopted Changes

STAR Program

Based on updated estimates for sales tax collections, the budget for the STAR programs will increase over the amounts included in the 2024 proposed budget. The 2024 adopted budget recognizes higher than anticipated sales tax revenue in 2023, increases Cultural STAR program funds over the 2024 proposed budget amount, adds one-time Cultural STAR funding for library materials, and adds one-time STAR funding for eligible capital expenses. Additionally, one-time funding for the Year-Round STAR program is added for 2024.

	Change from 2023 Adopted		FTE
	Spending	Financing	
One-time Cultural STAR increase	5,682	5,682	-
One-time Year Round STAR	1,050,000	1,050,000	-
One-time Cultural STAR for library materials	150,000	150,000	-
One-time eligible capital expenses	1,294,318	1,294,318	-
Subtotal:	2,500,000	2,500,000	-

Fund 285 Budget Changes Total

2,473,440	2,473,440	-
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780: PED Administration

Planning and Economic Development

PED operations are budgeted in the PED Administration fund.

Current Service Level Adjustments

Current service level adjustments include inflationary increases due to salary and benefit costs, adjustments to department contributions to citywide services such as property insurance and telephone monthly charges, and other revenue and expense adjustments. Also included are updated carryforward estimates for a variety of PED projects and two positions added as a correction to the 2023 budget: a Planning Supervisor and Research Analyst II.

	Change from 2023 Adopted		
	Spending	Financing	FTE
Project carryforward update	(615,000)	(615,000)	-
Current service level adjustments	936,513	1,011,513	2.00
Subtotal:	321,513	396,513	2.00

Mayor's Proposed Changes

Energy Coordinator

To advance the City's sustainability goals, the 2024 budget includes funding for an Energy Coordinator to lead new and existing energy/resilience-related initiatives like the Sustainable Building Ordinance, Energy Benchmarking Ordinance, Energy Smart Homes, and ARP-funded Healthy Homes. This is funded via transfer from the General Fund.

	Change from 2023 Adopted		
	Spending	Financing	FTE
Energy Coordinator	135,825	135,825	1.00
Subtotal:	135,825	135,825	1.00

Chief Financial Officer

The 2024 Planning and Economic Development (PED) budget adds funding for a Chief Financial Officer to oversee PED's financial accounting, budgeting and reporting, examine and implement internal controls, and ensure compliance with local, state, and federal regulations. This is funded via transfer from the General Fund.

Chief Financial Officer	193,857	193,857	1.00
Subtotal:	193,857	193,857	1.00

Business Engagement

The 2024 budget reflects the addition of a \$75,000 transfer to the Mayor's Office to support business engagement work.

Transfer to Mayor's Office	75,000	-	-
Subtotal:	75,000	-	-

Adopted Changes

District Council Staff

The final 2024 budget for PED includes a transfer from the General Fund for a half-time position. This position will liaise with and support the work of Saint Paul's district councils. A corresponding increase can be found in the General Fund.

	Change from 2023 Adopted		
	Spending	Financing	FTE
District Council Staffing	62,361	62,361	0.50
Subtotal:	62,361	62,361	0.50

Fund 780 Budget Changes Total

788,556 788,556 4.50

Planning and Economic Development Spending Reports

**CITY OF SAINT PAUL
Spending Plan by Department**

Department: PLANNING ECONOMIC DEVELOPMENT

Fund: CITY GENERAL FUND

Budget Year: 2024

	FY 2021 Actuals	FY 2022 Actuals	FY 2023 Adopted Budget	FY 2024 Proposed Budget	Change From Prior Year
Spending by Major Account					
SERVICES	-	343,612	549,132	878,814	329,682
Total Spending by Major Account	-	343,612	549,132	878,814	329,682
Spending by Accounting Unit					
10051100 - PED ADMINISTRATION	-	343,612	549,132	878,814	329,682
Total Spending by Accounting Unit	-	343,612	549,132	878,814	329,682

CITY OF SAINT PAUL
Spending Plan by Department

Department: PLANNING ECONOMIC DEVELOPMENT

Fund: CITY GRANTS

Budget Year: 2024

	FY 2021 Actuals	FY 2022 Actuals	FY 2023 Adopted Budget	FY 2024 Proposed Budget	Change From Prior Year
Spending by Major Account					
SERVICES	-	1,162	-	-	-
PROGRAM EXPENSE	2,008,587	4,267,153	-	-	-
Total Spending by Major Account	2,008,587	4,268,315	-	-	-
Spending by Accounting Unit					
20051860 - PED PLANNING GRANTS	-	1,162	-	-	-
20051870 - PED DEVELOPMENT GRANTS	2,008,587	4,267,153	-	-	-
Total Spending by Accounting Unit	2,008,587	4,268,315	-	-	-

CITY OF SAINT PAUL
Spending Plan by Department

Department: PLANNING ECONOMIC DEVELOPMENT

Fund: CITY HUD GRANTS

Budget Year: 2024

	FY 2021 Actuals	FY 2022 Actuals	FY 2023 Adopted Budget	FY 2024 Proposed Budget	Change From Prior Year
Spending by Major Account					
SERVICES	2,393,247	2,582,248	1,789,135	1,720,000	(69,135)
MATERIALS AND SUPPLIES	307	-	-	-	-
PROGRAM EXPENSE	10,468,846	10,688,631	9,088,100	8,655,000	(433,100)
OTHER FINANCING USES	1,400,301	1,400,062	-	-	-
Total Spending by Major Account	14,262,701	14,670,941	10,877,235	10,375,000	(502,235)
Spending by Accounting Unit					
28251810 - EMERGENCY SOLUTIONS GRANT	3,928,859	5,344,625	585,887	575,000	(10,887)
28251820 - COMMUNITY DEVELOP BLOCK GRANT	6,262,290	6,843,635	7,600,000	7,400,000	(200,000)
28251821 - COMMUNITY DEV BLOCK GRANT - CV	1,121,623	1,993,991	-	-	-
28251830 - NEIGHBORHOOD STABLIZATION PROG	1,999	2,227	-	-	-
28251840 - HOME PROGRAM	2,947,929	486,463	2,691,348	2,400,000	(291,348)
Total Spending by Accounting Unit	14,262,701	14,670,941	10,877,235	10,375,000	(502,235)

CITY OF SAINT PAUL
Spending Plan by Department

Department: PLANNING ECONOMIC DEVELOPMENT

Fund: CITY SALES TAX

Budget Year: 2024

	FY 2021 Actuals	FY 2022 Actuals	FY 2023 Adopted Budget	FY 2024 Proposed Budget	Change From Prior Year
Spending by Major Account					
SERVICES	400,406	356,429	415,000	495,000	80,000
PROGRAM EXPENSE	3,143,008	2,316,506	4,074,475	3,347,915	(726,560)
OTHER FINANCING USES	25,673,381	28,958,342	30,980,000	31,600,000	620,000
Total Spending by Major Account	29,216,796	31,631,277	35,469,475	35,442,915	(26,560)
Spending by Accounting Unit					
28551100 - CITY SALES TAX REVENUE	19,665,136	23,478,172	21,000,000	22,000,000	1,000,000
28551200 - NEIGHBORHOOD STAR PROGRAM	5,581,520	4,954,502	7,633,007	6,603,140	(1,029,867)
28551220 - CITY CAPITAL FUNDING	1,525,000	1,525,000	1,525,000	1,525,000	-
28551230 - HRA DESIGNATED PROJECTS	173,819	-	-	-	-
28551240 - HOUSING TRUST	-	(12,232)	-	-	-
28551300 - CULTURAL STAR PROGRAM	1,028,137	1,354,090	1,411,468	1,414,775	3,307
28551400 - PAY GO ECON DEVELOPMENT	1,243,183	331,744	3,900,000	3,900,000	-
Total Spending by Accounting Unit	29,216,796	31,631,277	35,469,475	35,442,915	(26,560)

CITY OF SAINT PAUL
Spending Plan by Department

Department: PLANNING ECONOMIC DEVELOPMENT

Fund: PED ADMINISTRATION

Budget Year: 2024

	FY 2021 Actuals	FY 2022 Actuals	FY 2023 Adopted Budget	FY 2024 Proposed Budget	Change From Prior Year
Spending by Major Account					
EMPLOYEE EXPENSE	8,082,670	9,593,362	11,235,313	12,469,447	1,234,134
SERVICES	1,666,676	1,714,178	2,662,360	2,141,354	(521,006)
MATERIALS AND SUPPLIES	9,805	33,024	86,750	69,750	(17,000)
CAPITAL OUTLAY	14,920	13,676	30,000	30,000	-
OTHER FINANCING USES	153,533	79,822	155,296	230,332	75,036
Total Spending by Major Account	9,927,603	11,434,063	14,169,719	14,940,883	771,164
Spending by Accounting Unit					
78051100 - PED OPERATIONS	9,927,603	11,434,063	14,169,719	14,940,883	771,164
Total Spending by Accounting Unit	9,927,603	11,434,063	14,169,719	14,940,883	771,164

Planning and Economic Development Financing Reports

CITY OF SAINT PAUL
Financing Plan by Department

Department: PLANNING ECONOMIC DEVELOPMENT
Fund: CITY GRANTS

Budget Year: 2024

	FY 2021 Actuals	FY 2022 Actuals	FY 2023 Adopted Budget	FY 2024 Adopted Budget	Change From Prior Year
Financing by Major Account					
INTERGOVERNMENTAL REVENUE	2,008,587	4,241,772	-	-	-
MISCELLANEOUS REVENUE	4,000	32,000	-	-	-
Total Financing by Major Account	2,012,587	4,273,772	-	-	-
Financing by Accounting Unit					
20051860 - PED PLANNING GRANTS	-	1,162	-	-	-
20051870 - PED DEVELOPMENT GRANTS	2,008,587	4,240,610	-	-	-
20051890 - PED ADVANCE GRANTS	4,000	32,000	-	-	-
Total Financing by Accounting Unit	2,012,587	4,273,772	-	-	-

CITY OF SAINT PAUL
Financing Plan by Department

Department: PLANNING ECONOMIC DEVELOPMENT
Fund: CITY HUD GRANTS

Budget Year: 2024

	FY 2021 Actuals	FY 2022 Actuals	FY 2023 Adopted Budget	FY 2024 Adopted Budget	Change From Prior Year
Financing by Major Account					
INTERGOVERNMENTAL REVENUE	13,107,022	12,011,850	9,449,177	9,025,000	(424,177)
CHARGES FOR SERVICES	910,179	2,527,885	-	-	-
INVESTMENT EARNINGS	124,028	620,447	-	-	-
MISCELLANEOUS REVENUE	699,200	127,370	1,428,058	1,350,000	(78,058)
OTHER FINANCING SOURCES	47,797	69,726	-	-	-
Total Financing by Major Account	14,888,226	15,357,277	10,877,235	10,375,000	(502,235)
Financing by Accounting Unit					
28251810 - EMERGENCY SOLUTIONS GRANT	3,928,516	5,344,968	585,887	575,000	(10,887)
28251820 - COMMUNITY DEVELOP BLOCK GRANT	7,529,528	6,790,993	7,600,000	7,400,000	(200,000)
28251821 - COMMUNITY DEV BLOCK GRANT - CV	1,176,252	1,999,761	-	-	-
28251830 - NEIGHBORHOOD STABLIZATION PROG	150,849	67,686	-	-	-
28251840 - HOME PROGRAM	2,103,080	1,153,870	2,691,348	2,400,000	(291,348)
Total Financing by Accounting Unit	14,888,226	15,357,277	10,877,235	10,375,000	(502,235)

CITY OF SAINT PAUL
Financing Plan by Department

Department: PLANNING ECONOMIC DEVELOPMENT
Fund: CITY SALES TAX

Budget Year: 2024

	FY 2021 Actuals	FY 2022 Actuals	FY 2023 Adopted Budget	FY 2024 Adopted Budget	Change From Prior Year
Financing by Major Account					
TAXES	19,936,941	23,999,453	21,000,000	22,000,000	1,000,000
CHARGES FOR SERVICES	571,126	541,575	341,128	340,630	(498)
INVESTMENT EARNINGS	327,730	269,319	432,904	492,020	59,116
OTHER FINANCING SOURCES	11,097,361	14,895,471	13,695,443	15,110,265	1,414,822
Total Financing by Major Account	31,933,158	39,705,818	35,469,475	37,942,915	2,473,440
Financing by Accounting Unit					
28551100 - CITY SALES TAX REVENUE	19,936,941	23,999,453	21,880,000	22,000,000	120,000
28551200 - NEIGHBORHOOD STAR PROGRAM	7,253,512	9,985,921	6,753,007	8,004,272	1,251,265
28551220 - CITY CAPITAL FUNDING	1,525,000	1,525,000	1,525,000	1,525,000	-
28551300 - CULTURAL STAR PROGRAM	1,660,601	2,103,690	1,411,468	1,570,457	158,989
28551400 - PAY GO ECON DEVELOPMENT	1,557,104	2,091,754	3,900,000	4,843,186	943,186
Total Financing by Accounting Unit	31,933,158	39,705,818	35,469,475	37,942,915	2,473,440

CITY OF SAINT PAUL
Financing Plan by Department

Department: PLANNING ECONOMIC DEVELOPMENT
Fund: PED ADMINISTRATION

Budget Year: 2024

	FY 2021 Actuals	FY 2022 Actuals	FY 2023 Adopted Budget	FY 2024 Adopted Budget	Change From Prior Year
Financing by Major Account					
CHARGES FOR SERVICES	9,681,101	10,762,664	12,109,284	12,936,276	826,992
MISCELLANEOUS REVENUE	8,684	29,455	-	-	-
OTHER FINANCING SOURCES	608,873	316,456	2,060,435	2,021,999	(38,436)
Total Financing by Major Account	10,298,658	11,108,575	14,169,719	14,958,275	788,556
Financing by Accounting Unit					
78051100 - PED OPERATIONS	10,298,658	11,108,575	14,169,719	14,958,275	788,556
Total Financing by Accounting Unit	10,298,658	11,108,575	14,169,719	14,958,275	788,556