1.877.975

2,012,972

1.883.709

12-31-2026

348,628

7.929

99,749

3.994

95,755

50.500

130.187

118.539

12-31-2044

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

Energy Lane

Business Ctr

238 & 238-1

216,348

216,348

143 703

277,123

156.065

07/2005

12-31-2030

69,161

Except for Southport #312, St. Paul Port Authority's tax increment financing districts do not share their growth in commercial-industrial property tax values. This results in an increase in property taxes for other properties in Saint Paul. For taxes payable in 2024, this increase

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

Except for Ford Site #322, Saint Paul HRA's tax increment financing districts do not share their growth in commercial-industrial property tax values. This results in an increase in property taxes for other properties in Saint Paul. For taxes payable in 2024, this increase in taxes on other properties amounted to the values listed above. The Ford Site district does share its growth in commercial-industrial property tax values according to the fiscal disparities Option B and the captured net tax capacity reported above reflects this deduction

7/2019

Λ

07/2001

Block 39/

Arena

North Quadrant

382.500

972,995

663,299

07/2002

7,411

12.182

69,380

12.114

57,266

97.000

77.807

102,442

12-31-2043

7/2018

18 353

Westminster

Business Ctr

249 & 249-1

1.508.690

328.811

1,179,879

Ω

1,437,120

212.925

07/2006

12-31-2031

377,729

12-31-2027

224-233-241-260-

Riverfront

Renaissance

2 121 279

3,899,423

2,319,862

12-31-2028

07/2003

92,254

24.211

107,574

105,017

198.500

143.542

203.375

12-31-2047

Great Northern

Business Ctr So

254

532.962

Ω

532,962

102 228

552,237

75.738

07/2007

12-31-2032

170,597

St. Paul Pioneer Press August 9, 2025

7/2021

4 808

St. Paul Pioneer Press August 9, 2025

Globe

285 & 285-1

122.976

Λ

122,976

138 673

130,455

98,138

07/2018

12-31-2043

39,344

2.557

Emerald Park

872,500

1,815,991

1.556.124

12-31-2028

1.720.945

629,457

16.152

613,305

435.095

710.563

733.399

12-31-2047

7/2022

Ω

07/2003

13,397

Shepard Davern

Owner

Occupied

243

Redevelopment

1/12/2006

321 113

315,760

340.947

390,126

346,798

07/2005

0

12-31-2030

West

314

Housing

7/30/2014

86.258

12,468

73,790

88.962

87,259

07/201

8,711

7/9/2024

4,333

7/2025

12/31/2050

Wahasha and

Sixth

321

717.860

123,860

594,000

Ω

795,700

808.667

07/2019

12/31/2044

193,344

12-31-2042

Snelling

Midway

362

Redevelopment

100,222

5,353

Phalen

Village

418.000

1,089,598

1.445.760

12-31-2028

136,002

14.316

Ford Site

Housing #2

346

Housing

8/17/2021

534,280

17.504

516,776

400.000

698.074

202,734

12-31-2049

Pelham

292 & 292-1

137.534

Λ

137,534

185 000

183,669

90,000

07/2015

12-31-2040

44,219

7/2024

4.727

07/2003

Straus

Buildina

47.500

77,390

51.799

07/2003

4,112

12-31-2028

345

Housing

8/17/2021

755,155

29,440

725,715

873.875

985.581

447.087

12-31-2049

Griffin

286 & 286-1

252.922

Λ

252,922

210 000

271,824

75.000

07/2012

12-31-2037

81.017

7/2024

428

J.J. Hill

Redevelopment

308 500

445,013

332,231

12-31-2028

07/2003

4.271

520 Payne Ave

(The Hollows)

350

Housing

6/27/2022

63,604

1.780

61,824

74 535

83.242

38.085

12-31-2049

Chatsworth

Pierce-Butler

293 & 293-1

157.074

3.898

153,176

250 000

204,478

100.000

07/2013

12-31-2038

49,093

7/2024

Osceola Park

Housing

86.200

105 567

101 998

12-31-2028

12/2003

10,221

Farwell Yards

352

Redevelopment

7/9/2024**

0

0

Ω

Λ

0

Ω

1.505

7/2050

12/31/2050

Gerdau

303

0

0

0

Ω

0

0

07/2015

12/31/2023

Option B

0

Bridgecreek

Senior Place

240

Housing

1/25/2005

143 870

141,434

185 676

88.927

07/2004

0

Hamline Station Hamline Station

12-31-2029

East

313

Housing

Landmark

Towers

358

Redevelopment

7/9/2024

0

0

Λ

Λ

Ω

7.529

7/2026

12/31/2051

Southport

312

27.000

21,844

5,156

Ω

6,770

Ω

07/2017

12/31/2025

Option B

7/30/2014

53.983

3.806

Ω

86 500

2,436

HOUSING & REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL. MINNESOTA ANNUAL DISCLOSURE OF TAX INCREMENT DISTRICTS FOR THE YEAR ENDED DECEMBER 31, 2024

Scattered Sites- Scattered Sites-

Ω

Λ

0

21,474

01/1991

33.546

850,151

77.510

772,641

903.524

708.614

07/2017

84 962

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

12-31-2042

decrease in tax increment revenue depending on how the tax increment financing district is established.

decrease in tax increment revenue depending on how the tax increment financing district is established.

in taxes on other properties amounted to the values listed above.

Annual Disclosure of Tax Increment Districts for the year ended December 31, 2024

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

Westgate

89

46,472

Λ

46,472

Ω

41,877

42,917

07/1989

12-31-2014

14,842

Additional information may be obtained from: Janitta Almquist, Controller, Port Authority of the City of Saint Paul, 651-204-6213

1.080.069

12-31-2016

Empire

Builder

Λ

0

Λ

07/1992

4,181

288,448

12.716

275,732

332.423

370.503

267.333

12-31-2042

Williams Hill

198 & 198-1

0

0

0

Ω

(723)

99.392

07/2001

12-31-2026

0

07/2017

22.731

12-31-2017

1919

University

Ω

189 158

173.047

01/1999

44,722

32.797

545,457

26.044

519,413

626.207

707.700

588.668

07/2017

4 801

12-31-2042

Riverbend

210

728.822

0

728,822

228 785

1,022,873

1.091.011

07/2007

12-31-2032

233,478

12-31-2024

Block 4

MN Mutual

1 195 000

1,724,810

1.524.941

12-31-2026

408,441

4.793

01/2001

Neighborhood

Business Dev

District Name

Tax Increment received

Original net tax capacity

District Name

County Number

Type of District

Date Certified

Current net tax capacity

Original net tax capacity

Captured net tax capacity

Tax Increment received

Tax Increment expended

St Paul Port Authority

Current net tax capacity

Original net tax capacity

Captured net tax capacity

Tax Increment received

Tax Increment expended

Date of required decertification

Name

County Number

Date of required decertification

Principal & Interest payments due during current yea

Increased Property tax imposed on other properties as a result of fiscal disparities contribution*

Principal & Interest payments due during current veal

Increased Property tax imposed on other properties

Month & Year of first tax increment receipt

as a result of fiscal disparities contribution.

Month & Year of first tax increment receipt

Tax Increment expended

Date of required decertification

Principal & Interest payments due during current year

Increased Property tax imposed on other properties as a result of fiscal disparities contribution

Month & Year of first tax increment receipt

District Name	Shepard Davern	Shepard Davern		Payne Phalen	Carleton	Highland Pt	Minnesota	Minn. Events	Penfield	Pioneer-Endicott	Schmidt	West Side	Н
	Rental	Sr. Rental	Koch Mobil	Senior Lofts	Lofts	Lofts	Building	District	Redevelopment	Redevelopment	Brewery	Flats	
County Number	244	245	248	257	271	278	279	282	301	302	304	305	
Type of District	Housing	Housing	Redevelopment	Housing	Housing	Housing	Housing	Redevelopment	Redevelopment	Redevelopment	Housing	Housing	
Date Certified	1/12/2006	1/12/2006	10/14/2005	10/14/2005	1/29/2007	7/23/2008	8/05/2008	1/2/2009	1/4/2013	1/4/2013	1/21/2014	1/15/2014	4
Current net tax capacity	730.416	121.967	1.756.131	63.141	184,596	290.392	126,220	8.047.712	0	458,456	260.982	392.410	

Captured net tax capacity	696,870	117,786	1,723,334	58,348	176,667	278,210	102,009	6,326,767	0	444,140	256,711	382,189	50,177
Principal & Interest payments due during current year	0	127,000	0	55,000	172,262	0	91,000	0	0	63,746	259,000	171,500	59,000
Tax Increment received	731,981	145,844	1,973,900	63,256	61,747	297,935	105,649	4,567,510	0	548,494	349,596	197,908	68,865
Tax Increment expended	2,349,061	129,628	4,087,541	61,882	175,978	6,471	98,027	3,667,933	0	873,023	272,519	185,213	64,670
Month & Year of first tax increment receipt	07/2006	07/2005	07/2005	07/2007	05/2007	07/2010	07/2012	07/2009	07/2015	07/2015	07/2015	07/2015	07/2017
Date of required decertification	12-31-2031	12-31-2030	12-31-2030	12-31-2032	12-31-2032	12-31-2035	12-31-2035	12-31-2033	12-31-2040	12-31-2040	12-31-2040	12-31-2040	12-31-2042
Increased Property tax imposed on other properties													
as a regult of figual disparities contribution*	0	0	20.950	0	0	1.041	1 022	1 457 200	0	13 /172	0	0 201	0

2700 Univ Wilson II 848 Payne WSF Phase III Ford Site Custom House Fast 7th Schmidt Ford Site Post Office & Bates at Westgate Housing Proj. **Keg House** Avenue Apt Project Housing #1 317 318 319 322 324 325 330 340 Redevelopment Housing Housing Redevelopment Housing Redevelopment Housing Housing 9/14/2015 12/31/2015 9/14/2015 5/28/2016 12/30/2017 12/30/2017 1/30/2020 7/23/2021

4,444,201

3,714,678

2.554.679

4.867.764

5.350.587

12-31-2047

Great Northern

Business Ctr No

222

620.970

0

620,970

370 261

831,826

426,520

07/2004

12-31-2029

198,920

6/2020

479.333