

District Name	Scattered Sites- Neighborhood Business Dev	Scattered Sites- Empire Builder	1919 University	Block 4 MN Mutual	Block 39/ Arena	North Quadrant 224-233-241-260- 268	Riverfront Renaissance 225-261	Emerald Park 228-266-267	Straus Building 232	Phalen Village 234-269	J.J.Hill Redevelopment 236	Osceola Park Housing 237	Bridgecreek Senior Place 240	Shepard Davern Owner Occupied 243
County Number	100	148	194	212	213	268	225-261	228-266-267	232	234-269	236	237	240	243
Type of District	Redevelopment	Redevelopment	Redevelopment	Redevelopment	Redevelopment	Housing	Redevelopment	Redevelopment	Housing	Redevelopment	Redevelopment	Housing	Housing	Redevelopment
Date Certified	11/30/1988	11/30/1988	03/25/1998	02/05/1999	02/05/1999	12/27/2001	01/07/2002	7/15/2003	03/25/2003	07/30/2003	07/15/2003	03/25/2003	1/25/2005	1/12/2006
Current net tax capacity	0	0	155,798	1,351,198	1,729,195	781,466	3,702,308	1,359,269	61,202	1,042,527	318,130	84,419	143,870	321,113
Original net tax capacity	0	0	16,250	75,632	292,472	25,896	105,034	32,836	4,488	243,918	4,844	167	2,436	5,353
Captured net tax capacity	0	0	139,548	1,275,566	1,436,723	755,570	3,597,274	1,326,433	56,714	798,609	313,286	84,252	141,434	315,760
Principal & Interest payments due during current year	0	0	0	1,195,000	1,877,975	382,500	2,121,279	872,500	47,500	418,000	308,500	86,200	86,500	340,947
Tax Increment received	21,474	0	189,158	1,724,810	2,012,972	972,995	3,899,423	1,815,991	77,390	1,089,598	445,013	105,567	185,676	390,126
Tax Increment expended	0	0	173,047	1,524,941	1,883,709	663,299	2,319,862	1,556,124	51,799	1,445,760	332,231	101,998	88,927	346,798
Month & Year of first tax increment receipt	01/1991	07/1992	01/1999	01/2001	07/2001	07/2002	07/2003	07/2003	07/2003	07/2003	07/2003	12/2003	07/2004	07/2005
Date of required decertification	12-31-2016	12-31-2017	12-31-2024	12-31-2026	12-31-2026	12-31-2027	12-31-2028	12-31-2028	12-31-2028	12-31-2028	12-31-2028	12-31-2028	12-31-2029	12-31-2030
Increased Property tax imposed on other properties as a result of fiscal disparities contribution*	0	0	44,722	408,441	348,628	7,411	92,254	13,397	4,112	136,002	0	0	0	0

District Name	Custom House/ Post Office	East 7th & Bates	2700 Univ at Westgate		Wilson II Housing Proj.	Schmidt Keg House	848 Payne Avenue	WSF Phase III Apt Project	Ford Site Housing #1	Ford Site Housing #2	520 Payne Ave (The Hollows)	Farwell Yards	Landmark Towers	Snelling Midway
County Number	317	318	319	322	324	325	330	340	345	346	350	352	358	362
Type of District	Redevelopment	Housing	Housing	Redevelopment	Housing	Redevelopment	Housing	Housing	Housing	Housing	Housing	Redevelopment	Redevelopment	Redevelopment
Date Certified	9/14/2015	12/31/2015	9/14/2015	5/28/2016	12/30/2017	12/30/2017	1/30/2020	7/23/2021	8/17/2021	8/17/2021	6/27/2022	7/9/2024**	7/9/2024	7/9/2024
Current net tax capacity	850,151	288,448	545,457	4,444,201	99,749	69,380	107,574	629,457	755,155	534,280	63,604	0	0	0
Original net tax capacity	77,510	12,716	26,044	479,333	3,994	12,114	2,557	16,152	29,440	17,504	1,780	0	0	0
Captured net tax capacity	772,641	275,732	519,413	3,714,678	95,756	57,266	105,017	613,305	725,715	516,776	61,824	0	0	0
Principal & Interest payments due during current year	903,524	332,423	626,207	2,554,679	50,500	97,000	198,500	435,095	873,875	400,000	74,535	0	0	0
Tax Increment received	1,080,069	370,503	707,700	4,867,764	130,187	77,807	143,542	710,563	985,581	698,074	83,242	0	0	0
Tax Increment expended	708,614	267,333	588,668	5,350,587	118,539	102,442	203,375	733,399	447,087	202,734	38,085	1,505	7,529	4,333
Month & Year of first tax increment receipt	07/2017	07/2017	07/2017	6/2020	7/2019	7/2018	7/2021	7/2022	7/2024	7/2024	7/2024	7/2050	7/2026	7/2025
Date of required decertification	12-31-2042	12-31-2042	12-31-2042	12-31-2047	12-31-2044	12-31-2043	12-31-2047	12-31-2047	12-31-2049	12-31-2049	12-31-2049	12/31/2050	12/31/2051	12/31/2050
Increased Property tax imposed on other properties as a result of fiscal disparities contribution*	84,962	22,731	4,801	0	0	18,353	4,808	0	428	4,727	0	0	0	0

Except for Ford Site #322, Saint Paul HRAs 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 taxes on other properties amount to \$1,000,000. 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.

Additional information may be obtained from: Jennv Wolfe, 25 West 4th Street, St Paul, MN 55102, (651) 266-6680 St. Paul Pioneer Press August 9, 2025

St Paul Port Authority

\*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 municipality or result in a decrease in tax increment revenue depending on how the tax increment financing district is established.

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

Additional information may be obtained from: Janitta Almquist, Controller, Port Authority of the City of Saint Paul, 651-204-6213 St. Paul Pioneer Press August 9, 2025