

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

A Component Unit of the City of Saint Paul, Minnesota

Comprehensive Annual Financial Report For the Fiscal Year Ending December 31, 2015



Amy Brendmoen, Chairperson
Christopher B. Coleman, Mayor
Jonathan Sage-Martinson, Executive Director

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

A Component Unit of the City of Saint Paul

**COMPREHENSIVE ANNUAL FINANCIAL REPORT
For the Fiscal Year Ended December 31, 2015**

**Amy Brendmoen, Chairperson
Christopher B. Coleman, Mayor of the City of Saint Paul
Jonathan Sage-Martinson, Executive Director**

HRA Board of Commissioners:

**Daniel Bostrom
Amy Brendmoen
Bill Finney
Russell Stark
Dai Thao
David Thune
Chris Tolbert**

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

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

COMPREHENSIVE ANNUAL FINANCIAL REPORT
For the Fiscal Year Ended December 31, 2015

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

COMPREHENSIVE ANNUAL FINANCIAL REPORT
For the Fiscal Year Ended December 31, 2015

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INTRODUCTORY SECTION

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CITY OF SAINT PAUL

Christopher B. Coleman, Mayor

25 West Fourth Street
Saint Paul, MN 55102

Telephone: 651-266-6655
Facsimile: 651-228-3261

June 24, 2016

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

The Comprehensive Annual Financial Report of the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota (HRA) for the fiscal year ended December 31, 2015, 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 and 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 and government agencies and other interested parties, who have expressed an interest in the HRA's financial affairs.

INTERNAL CONTROL

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

PROFILE OF THE GOVERNMENT

The Saint Paul Housing and Redevelopment Authority was established by State Law in 1947, Chapter 487 (codified at Minn. Stat. Ch. 469). The HRA provides the full range of services as stipulated in Chapter 469: urban renewal, redevelopment, economic development, and rehabilitation. Through these services, the HRA strives to redevelop the residential, commercial and industrial areas of Saint Paul, provide adequate jobs, a sound fiscal base, and a variety of 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 1978 and 1979. Under the reorganization, the HRA employees became employees of the City of Saint Paul. The HRA has no employees. The HRA and the City entered into an agreement, effective January 1, 1979, whereby the City agreed to perform administrative and accounting services for the HRA.

This report includes all of the funds, capital assets, and long-term debt of the HRA as described in the Management's Discussion and Analysis, which can be found immediately following the auditor's opinion. In addition, it has been determined that, for financial reporting purposes, the HRA is a component unit of the City of Saint Paul and is, therefore, included in the City's Comprehensive Annual Financial Report for the fiscal year ended December 31, 2015.

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

In 2009, the Authority adopted a land valuation policy which values any new land purchase at acquisition cost, less transaction costs and fees. That value will continue until disposal, unless the Authority formally changes the value. In 2011, the Authority confirmed the practice and policy of using accumulating conduit bond fees for Planning and Economic Development Administration costs. In 2014, the Authority established a property valuation policy which values lots or buildings offered for sale by the HRA based on a third-party appraisal or broker's opinion of market value with adjustments to market value made at the sole discretion of the HRA prior to posting of properties for sale.

ECONOMIC OUTLOOK

Saint Paul is an important part of the overall strong Twin Cities metro area economy. Total employee count in Saint Paul is currently estimated to be 179,897, an increase of almost 3,000 jobs in one year.

Saint Paul compares favorably when ranked among the 20 large northeast and midwest cities on economic and social factors.¹ Among these peer cities:

- Saint Paul had the 3rd lowest annual unemployment rate in 2015 (3.2%).²
- Saint Paul ranked 4th highest in percent of population 25 years and over with a bachelor's degree or higher (38.6%).³
- Saint Paul ranks 5th highest in median household income (\$48,258), 4th highest in median family income (\$61,842) and 9th highest in per capita income (\$25,611).⁴
- The median value of owner-occupied houses in Saint Paul is 6th highest compared to peer cities (\$175,000).⁵

Over the years, Saint Paul has consistently registered an unemployment rate equal to or lower than that of the U.S. as a whole. The City's unemployment rate for 2015 was 3.7% which was the same as the Minnesota rate and was significantly below the U.S. rate of 4.8%.⁶

¹The cities are Baltimore, Boston, Buffalo, Chicago, Cincinnati, Cleveland, Columbus, Detroit, Indianapolis, Kansas City, Milwaukee, Minneapolis, New York, Newark, Omaha, Philadelphia, Pittsburgh, St. Louis and Toledo.

² Bureau of Labor Statistics, Local Area Unemployment Statistics available at: <http://www.bls.gov/lau/lacilg14.htm>; Minnesota city unemployment rates available at: <http://mn.gov/deed/data/>

³ 2014 American Community Survey, through the American Fact Finder, available at: <http://www.census.gov>

⁴ 2014 American Community Survey, through the American Fact Finder, available at: <http://www.census.gov>

⁵ 2014 American Community Survey, through the American Fact Finder, available at: <http://www.census.gov>

⁶ Minnesota Department of Employment and Economic Development, Minnesota Unemployment Statistics available at: <http://mn.gov/deed/data/>

Saint Paul's largest employment sector is Health Care and Social Assistance (43,387 jobs; 24.1% of total jobs). Other large employment sectors include Public Administration (23,196 jobs; 12.9% of total jobs) and Educational Services (19,091 jobs; 10.0% of total jobs).⁷

LONG-TERM FINANCIAL PLANNING

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

MAJOR INITIATIVES

To maintain this economic growth, the City will continue to develop and implement strategic plans to encourage private investment in housing and economic development projects in Saint Paul.

City Strategic Plan

A strategic vision for the City was developed by the Mayor's administration in consultation with other stakeholders. To support a vision of Saint Paul as the most livable city in America, it identifies four strategic goals:

Ready for School, Ready for Life: Education is core to the quality of life in our great City. Saint Paul will strive to eliminate the achievement gap by ensuring that learning opportunities are accessible for all and are quality-driven. We will achieve this goal by expanding early childhood learning opportunities and setting children on a course for success in school: extending learning opportunities outside of the classroom and connecting formal and informal opportunities throughout the community; and open doorways to higher education by better informing and preparing students for post-secondary educational opportunities.

Safe Streets and Safe Homes: Families will feel secure on our sidewalks and in our homes as a result of our strong sense of community and confidence in our world-class public safety system. We will do this by engaging youth with quality recreational, educational, and youth organizing activities; address areas of disinvestment with revitalization; create strong community partnerships; build a world-class Police Department; invest in a 21st Century Fire Department; and elevate emergency management to leverage resources and knowledge that will prepare City to respond to multi-faceted crises.

Expanding Economic Opportunity: We will build our economic future on the foundation of the City's strengths – a well-educated and creative workforce, sound infrastructure, and local businesses rich with growth potential. Strategies include creating the East Metro's first light rail line and leveraging

⁷ Minnesota Department of Employment and Economic Development's Quarterly Census Employment and Wages available at <http://mn.gov/deed/data/>

\$1 billion in development; restoring the Union Depot to be a vital regional transportation hub supporting high-speed rail to Chicago, stimulating growth by making strategic investments in neighborhoods of greatest disinvestment while coordinating and enhancing other services to these communities; aggressively pursuing the first major developments in downtown in a decade; and leveraging resources and markets for sustainable, environmentally friendly products to build a new manufacturing economy with living-wage jobs.

Quality Way of Life: Saint Paul will set high standards for healthy urban living through civic leadership, quality assets, sound environmental stewardship, and a welcoming, diverse population. We will improve, expand, and maintain our parks, libraries, and facilities that benefit the neighborhoods they serve; implement a public art policy to integrate into our public and private infrastructure; focus development on a more natural, urban, and connected city through an expanded system of parks, green spaces, bikeways, and trails; and make downtown a music, culture, and creative arts capital that amplifies the City's creative and ethnic voices that bring identity to Saint Paul.

MAJOR DEVELOPMENTS

I. Downtown Saint Paul

The Ordway

At 345 Washington Street, the Ordway Center for the Performing Arts has replaced the 306-seat McKnight Theatre with a \$42 million, 1,100-seat concert hall, which opened in March 2015. Funding included \$20 million in state bonds and a 10-year, \$3 million Cultural STAR grant backed by the City's half-cent sales tax.

CHS Field

Saint Paul's 7,000-seat regional ballpark has already hosted games for its second major tenant, the Hamline Pipers. The St. Paul Saints opening day in the new stadium was May 21, 2015. At 360 N. Broadway Street, the city-owned ballpark was funded with \$13.3 million in private contributions and \$51.4 million in public money and will be maintained by the Saints.

Stadium Ramp Restaurants

Jim Crockarell now owns the Stadium Ramp overlooking CHS Field at 255 E. Sixth Street. Plans include a 10,000-square-foot rooftop bar and grill, as well as a restaurant occupying 6,000 square feet on the ground level. The ground floor restaurant opened in July 2015.

Kellogg Square

Bigos Management purchased the 32-story, 450-apartment building at 111 E. Kellogg Boulevard for \$51 million in 2012. In addition to a remodeled lobby, a new fitness center and a skyway cafe, the renovation of 300 apartments was completed in the summer of 2015.

Palace Theatre

The \$14 million transformation of the Palace Theatre into a concert venue is currently underway. On West Seventh Place, the 3,000-seat hall has been closed since 1977. The City devoted \$5 million from the 2014 state bonding bill, \$1 million from operating partners and an \$8 million City loan from the

Mayor's 8-80 Vitality Fund. Renovations began in 2015 and will continue through 2016, with a tentative completion date by the end of 2016.

Children's Hospital

Children's Hospital opened a new Ronald McDonald room in July 2015 to serve families with kids in intensive care. The \$2 million project at 345 N. Smith Avenue includes four family sleep suites, a full kitchen, entertainment space, a laundry and a fitness room.

Regions Hospital

The hospital is in the midst of renovating 61,000 square feet, at an estimated cost of \$28.8 million. A \$9 million pathology testing lab opened in January 2015. From June through September 2015, the hospital will open a \$6.5 million hybrid operating and cardiology/radiology imaging room, a \$2.9 million employee fitness center and wellness clinic, and a \$5.4 million remodel of the 20-bed observation center. About \$3.8 million in improvements to the intensive-care unit and cardiovascular, interventional imaging and radiation therapy rooms are underway. A physical therapy rehab clinic opened in April 2015 at 1710 Suburban Avenue.

Lofts at Farmers Market

Weidner Investment Services became the new owner of the Lofts at Farmers Market in September 2015 after purchasing the complex for \$13.2 million. Weidner Investment Services is affiliated with Weidner Apartment Homes, a national rental housing company that owns and operates rental housing across the country.

Former Macy's Site Master Developer Selection

Oppidan Investment Company was selected by Saint Paul Port Authority as the master developer in September 2015 to redevelop the former Macy's building in downtown Saint Paul. Construction is expected to begin in mid-2016.

Penfield Apartments

In December 2015, the Penfield Apartments LLC Board of Governors, a wholly-owned subsidiary of the Saint Paul Housing and Redevelopment Authority, voted to approve Moran Company as the broker for the sale of the Penfield. After marketing the property, the Penfield Apartments, LLC Board of Governors voted on and approved to move forward with a purchase agreement of the Penfield Apartments to LaSalle Investment Management, with closing likely to take place in the summer of 2016.

II. Along the Green Line (Central Corridor)

Green Line

The Metro Transit \$957 million Green Line is Minnesota's second light-rail corridor. Linking downtown Saint Paul and Minneapolis, the Green Line made its debut in June 2014 and quickly surpassed ridership expectations. The Metropolitan Council has estimated that there has been a nearly \$3 billion investment along the full 11 miles of the Green Line since 2009 and the City continues to see new transit oriented development being proposed along the line.

Goodwill

In February 2015, Goodwill Industries opened its largest store in the metro area at 1239 W. University Avenue, by Griggs Street. The \$10 million, two-level Goodwill spans 30,000 square feet of retail, donation and office space and replaces the long-vacant Whitaker Buick dealership.

Episcopal Homes

Episcopal Homes hosted a grand opening in May 2015 for a 168-unit building that combines three types of market-rate and affordable senior residences. The \$45 million project is at 1860-1890 W. University Avenue, in the general location of what had been a Porky's Drive-In. The City helped secure \$500,000 in federal HOME funds and \$2 million in transit-oriented development funds from the Metropolitan Council.

Taprooms and Microbreweries

At least a dozen taprooms and microbreweries have opened in Saint Paul, many of them near Metro Transit's Green Line corridor. Urban Growler at 2325 Endicott Street, the first microbrewery owned by a woman in Minnesota, plans to expand its kitchen. The latest arrivals include Sidhe Brewing at 990 Payne Avenue, which opened in May 2015, and Bad Weather Brewing at 414 W. Seventh Street, which opened in October 2015.

Snelling-Midway Redevelopment Site

Minnesota United FC, a North American Soccer League team, proposed in late 2015 the construction of a 20,000-seat major league soccer (MLS) stadium at I-94 and Snelling Avenue. The proposed stadium is to be part of a planned and coordinated redevelopment of the entire 34.5 acre superblock that also includes the Midway Shopping Center (property owned by private landowner RK Midway). Public engagement and planning processes are currently underway on the proposed draft master site and stadium site plans.

III. Neighborhoods

Ford Site

Throughout 2015, planning processes have continued at the former Ford plant site in the Highland neighborhood of Saint Paul. The City is determining land use and zoning goals for the site and there has been substantial community involvement to help shape the vision for the site. Many studies have been completed or are being wrapped up, including a market study, energy study, and jobs study/strategy. All buildings on the site have been demolished and the site has undergone most environmental testing, which is now being analyzed by the Pollution Control Agency and Ford Land to determine next steps.

The Waters of Highland Park

Minnetonka-based Waters Senior Living started construction in October 2014 of a four-story, 84-unit senior living apartment building at 678 S. Snelling Avenue. The HRA issued \$21.9 million in tax-exempt conduit revenue bonds. Construction was completed in September 2015.

The Vintage on Selby

Associated Bank relocated from 1573 Selby Avenue and opened a location next door in 2014, making room for the Ryan Cos. to build "The Vintage on Selby", 208 market-rate apartments and a

39,000-square-foot Whole Foods Market. Vintage on Selby opened in November 2015. The total development cost was \$65 million.

IV. Other Accomplishments

Parkland Dedication Ordinance

The City of Saint Paul enacted a revised parkland dedication ordinance in October 2015. Under the revised ordinance, any development that increases the number of residential dwelling units, increases the floor area of commercial, industrial, or storage buildings, or any combination thereof, will be required to dedicate land for park space as determined by the City Council or pay a fee in lieu of dedicating land.

West Side Flats Master Plan Update

The updated West Side Flats Master Plan and Development Guidelines was adopted by the Saint Paul City Council in June 2015. The new West Side Flats Master Plan and Development Guidelines will guide future development on the site directly across the Mississippi River from the central business district. Several properties have already been redeveloped as market rate multi-family rentals, and other properties are expected to be redeveloped in the next few years.


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, 2014. This was the 30th consecutive year that the Saint Paul HRA has achieved this prestigious award. In order to be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized comprehensive annual financial report. This report must satisfy both generally accepted accounting principles and applicable legal requirements.

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

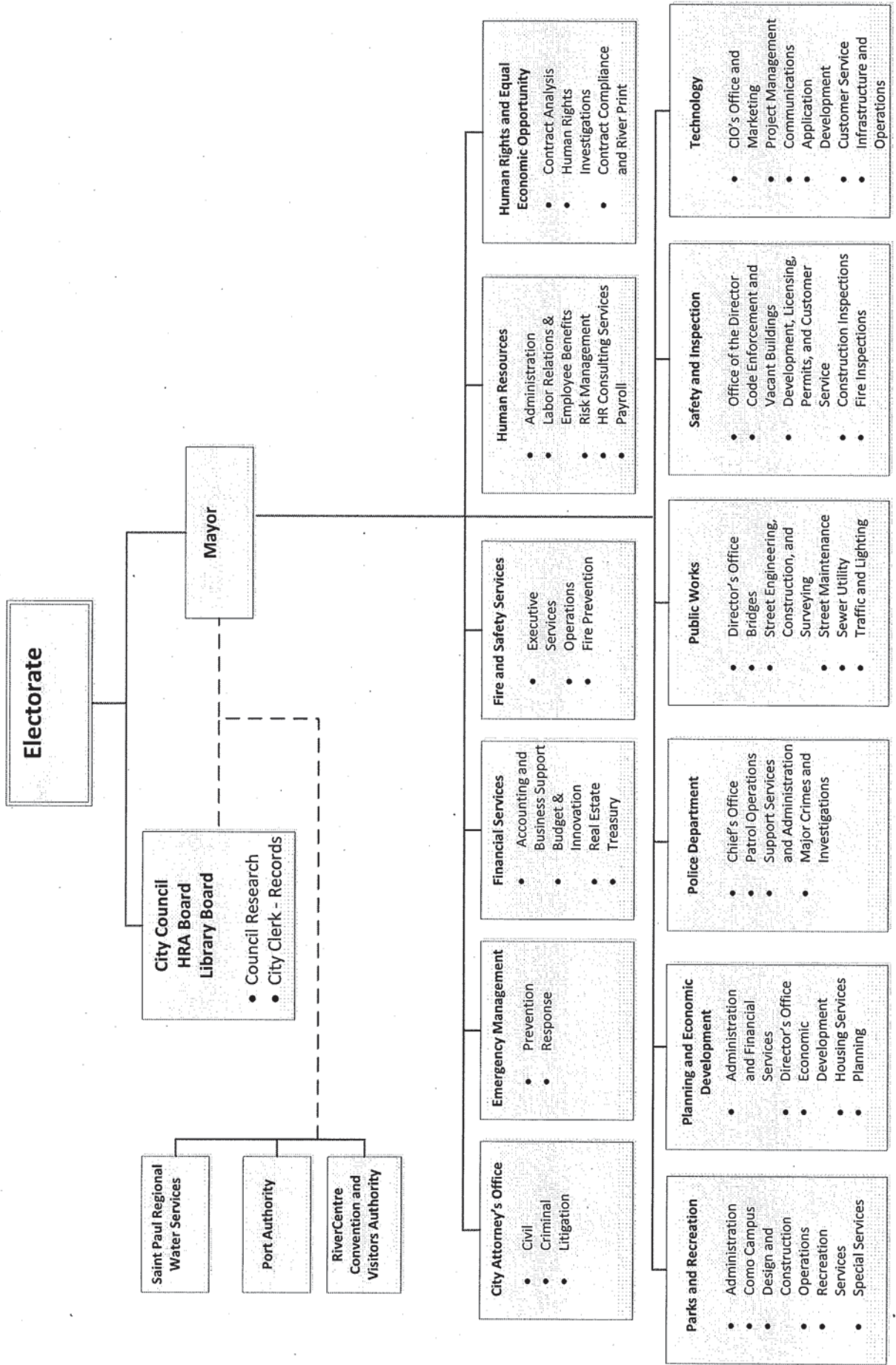
The preparation of this report was accomplished through the efficient and dedicated services of the City Department of Planning and Economic Development accounting staff. The cooperation and assistance provided by the State Auditor's staff was very helpful and is greatly appreciated.


Jonathan Sage-Martinson
Director


Rhonda Gillquist
Accountant

City of Saint Paul, Minnesota

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



**HOUSING AND REDEVELOPMENT AUTHORITY
OF THE CITY OF SAINT PAUL, MINNESOTA
PRINCIPAL OFFICIALS
DECEMBER 31, 2015**

	Term of Office	
	From	To
<u>Commissioners</u>		
Daniel Bostrom	January 1, 1996	December 31, 2015
Amy Brendmoen	January 11, 2012	December 31, 2015
Bill Finney	March 25, 2015	December 31, 2015
Russ Stark	January 8, 2008	December 31, 2015
Dai Thao	November 21, 2013	December 31, 2015
David Thune	January 14, 2004	December 31, 2015
Chris Tolbert	January 11, 2012	December 31, 2015
<u>Officers</u>		
<u>Chairperson</u>		
Amy Brendmoen	January 8, 2014	December 31, 2015
<u>Vice-Chairperson</u>		
Daniel Bostrom	April 8, 2015	December 31, 2015
<u>Secretary</u>		
Russ Stark	April 8, 2015	December 31, 2015
<u>Treasurer</u>		
Dai Thao	January 8, 2014	December 31, 2015
<u>Executive Director</u>		
Jonathan Sage-Martinson	August 4, 2014	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, 2014

Executive Director/CEO

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FINANCIAL SECTION

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REBECCA OTTO
STATE AUDITOR

STATE OF MINNESOTA OFFICE OF THE STATE AUDITOR

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

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

INDEPENDENT AUDITOR'S REPORT

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

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, and each major fund of the Housing and Redevelopment Authority (HRA) of the City of Saint Paul, a component unit of the City of Saint Paul, Minnesota, as of and for the year ended December 31, 2015, 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 did not audit the financial statements of the Penfield Apartments, a major fund (HRA Penfield Enterprise Fund) and 30 percent, 21 percent, and 18 percent, respectively, of the assets, net position, and revenues of the business-type activities. Those financial statements were audited by other auditors whose report thereon has been furnished to us, and our opinion, insofar as it relates to the amounts included for the Penfield Apartments, is based solely on the report of the other auditors. 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'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'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, based on our audit and the report of the other auditors, 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, 2015, and the respective changes in financial position and, where applicable, cash flows thereof and the budgetary comparison for the General 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 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 information is 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 June 6, 2016, 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 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 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. It does not include the Penfield Apartments, which was audited by other auditors.



REBECCA OTTO
STATE AUDITOR



GREG HIERLINGER, CPA
DEPUTY STATE AUDITOR

June 6, 2016

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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, 2015**

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, 2015. We encourage readers to consider the information presented here in conjunction with the financial statements which are found on pages 33-90.

Financial Highlights

- Total position of the HRA exceeded total liabilities at the end of 2015 by \$104.8 million. Net position increased by \$10.8 million during 2015. This net increase included an increase in business-type activity net position by \$3.5 million and an increase in governmental activity net position by \$7.3 million. The business-type activities are the HRA Loan Enterprise Fund, the HRA Parking Enterprise Fund, the HRA Lofts Enterprise Fund, and the HRA Penfield Enterprise Fund.
- The HRA's governmental funds reported combined fund balances of \$45.2 million. An amount of \$29.1 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 2015 by \$9.6 million to a total of \$167.2 million, a 5.4% decrease from 2014. Total interest expense on long-term debt in 2015 was \$10.2 million, a decrease of \$4.4 million from 2014.
- The assets of loans receivable and accrued interest receivable on loans, net of allowances, decreased by \$0.9 million to a total of \$5.2 million at December 31, 2015. The allowances for uncollectible loans decreased by \$0.3 million to a total of \$44.6 million at December 31, 2015.
- One new HRA administered tax increment financing district was created in 2015. Total tax increment revenue for HRA Districts was \$21.3 million in 2015, an increase of \$0.4 million from 2014. The captured tax capacity of all Saint Paul tax increment financing districts including the Port Authority is 8.85% of Saint Paul's total tax capacity. This represents a decrease of 0.89 percentage points from 2014.
- The major housing development initiative continued in 2015 with 316 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, 2015**

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
- Lofts
- Penfield

The *statement of net position* presents financial information on all of the HRA's assets and liabilities at December 31, 2015, 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
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The *statement of activities* presents information showing how the HRA's net position changed during 2015. 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 36-40 and pages 41-45 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 five governmental funds: HRA General Fund, HRA Grant 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 five funds.

The HRA adopts an annual appropriated budget for its general fund and its debt service fund. Multi-year budgets are adopted for the special revenue fund and the capital projects funds. A budgetary comparison statement has been provided in the basic financial statements for the HRA General Fund. The HRA's governmental funds reflected positive variances for total expenditures and net changes in fund balances compared to the final 2015 budgets.

**HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Fiscal Year Ended December 31, 2015**

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 Lofts 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 Lofts at Farmers Market Apartments in 2015. The net gain on the sale of the Lofts at Farmers Market Apartments is reported as a special item in the Proprietary Funds Statement of Revenues, Expenses, and Changes in Fund Net Position. See Note 2.R.

HRA fund accounting polices 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 47-90 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, 2015**

Financial Analysis of the HRA as a Whole

Net Position. The following chart shows components of the HRA's assets, liabilities, and net position and compares 2015 with 2014 at December 31.

	Governmental Activities		Business-type Activities		Totals		Total Percentage Change 2015-2014
	12/31/15	12/31/14	12/31/15	12/31/14	12/31/15	12/31/14	
Assets							
Cash and Investments	\$ 51,834,610	\$ 46,909,107	\$ 42,540,841	\$ 28,650,299	\$ 94,375,451	\$ 75,559,406	24.9%
Other Current Assets	(2,852,762)	(1,196,111)	5,007,200	3,138,073	2,154,438	1,941,962	10.9%
Land Held For Resale	2,673,978	3,489,351	4,304,554	7,222,021	6,978,532	10,711,372	-34.8%
Loans Receivable	924,982	915,388	4,272,237	5,189,947	5,197,219	6,105,335	-14.9%
Leases Receivable	10,600,000	11,250,000	-	-	10,600,000	11,250,000	-5.8%
Capital Assets	20,392,991	17,929,964	140,916,375	153,888,264	161,309,366	171,818,228	-6.1%
Other Non-Current Assets	2,462,191	2,462,191	469,091	1,312,273	2,931,282	3,774,464	-22.3%
Total Assets	86,035,990	81,759,890	197,510,298	199,400,877	283,546,288	281,160,767	0.8%
Liabilities							
Other Liabilities	4,953,007	2,908,490	3,269,482	8,006,583	8,222,489	10,915,073	-24.7%
Long-Term Debt	67,446,830	72,519,746	103,075,281	103,735,769	170,522,111	176,255,515	-3.3%
Total Liabilities	72,399,837	75,428,236	106,344,763	111,742,352	178,744,600	187,170,588	-4.5%
Net Position							
Net Investment in							
Capital Assets	9,793,139	7,330,112	46,591,094	47,512,699	56,384,233	54,842,811	2.8%
Restricted for Debt Service	10,896,414	10,259,124	3,706,777	4,225,175	14,603,191	14,484,299	0.8%
Restricted for Operations and Maintenance	200,435	-	176,244	572,070	376,679	572,070	-34.2%
Restricted for Capital Projects	2,240,132	8,660,499	-	-	2,240,132	8,660,499	-74.1%
Restricted for Tax Increment Financing	14,327,882	12,054,523	-	-	14,327,882	12,054,523	18.9%
Restricted by Grantors	-	-	815,483	773,865	815,483	773,865	5.4%
Unrestricted	(23,821,849)	(31,972,604)	39,875,937	34,574,716	16,054,088	2,602,112	517.0%
Total Net Position	\$ 13,636,153	\$ 6,331,654	\$ 91,165,535	\$ 87,658,525	\$ 104,801,688	\$ 93,990,179	11.5%

Total assets of the HRA exceeded total liabilities resulting in an overall surplus of \$104.8 million at December 31, 2015. Net position of the business-type activities are \$91.2 million at December 31, 2015. 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, namely property tax increments. In past years financing has been sufficient for all governmental activity long-term debt service payments and other debt service requirements. Likewise, it is projected that future revenues will adequately finance all existing debt service requirements. Unrestricted net position in business-type activities is \$39.9 million at December 31, 2015. However, a large portion of the unrestricted net

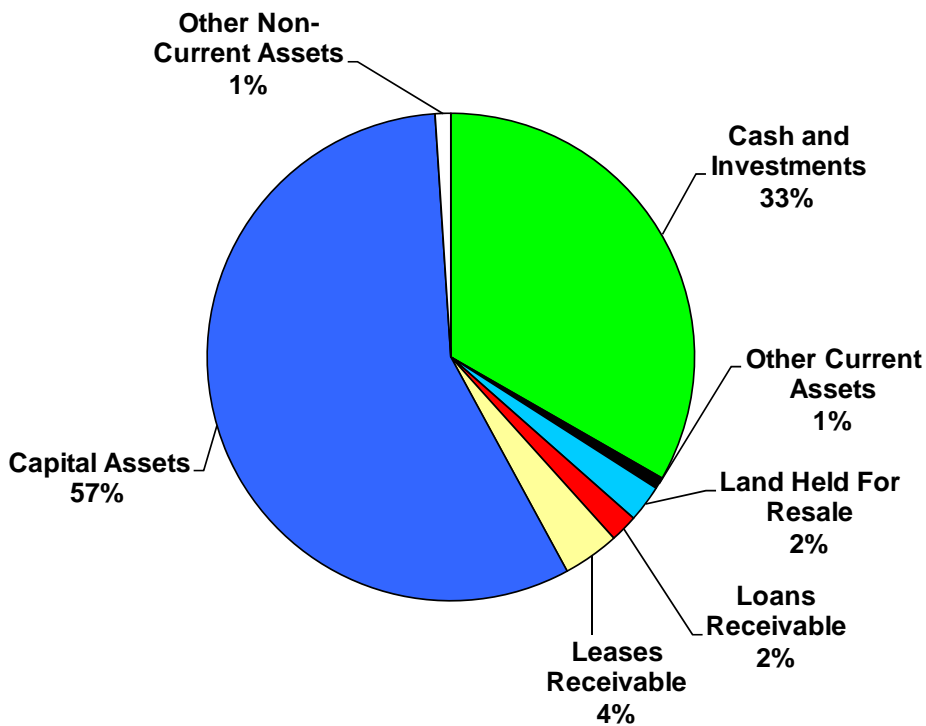
**HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Fiscal Year Ended December 31, 2015**

position is represented by loans receivable, which often have repayment terms in excess of twenty years.

Total assets of the HRA increased by 0.8%, to a total of \$283.5 million at year-end. Cash and investment balances increased by 24.9% in 2015. The net asset for loans less their allowance decreased in 2015 by 14.9%. Capital assets decreased during 2015 by 6.1%. The increase in cash and decrease in capital assets from 2014 to 2015 is mainly due to the sale of the Lofts at Farmers Market Apartments in December 2015. See Note 2.R.

The HRA's long-term debt, at \$170.5 million is 95.4% of its total liabilities. The outstanding balance of long-term debt decreased by 3.3% during 2015. Governmental activity long-term debt includes tax-supported debt – the tax increment bonds, along with the lease revenue bonds and various development notes. Business-type activity debt includes the parking revenue bonds, that were issued to finance the construction of HRA-owned parking ramps, the 2010 issued Lofts at Farmers Market Limited Tax Bonds, and the Penfield Apartments, LLC mortgage for construction of Penfield Apartments, LLC.

2015 Assets



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MANAGEMENT'S DISCUSSION AND ANALYSIS
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Changes in Net Position. The following chart shows the changes in net position during 2015 and compares this with 2014.

	SAINT PAUL HRA'S CHANGES IN NET POSITION						Total Percentage Change 2015-2014
	Governmental Activities		Business-type Activities		Totals		
	2015	2014	2015	2014	2015	2014	
Revenues							
Program Revenues:							
Charges for Services	\$ 2,602,414	\$ 3,586,141	\$ 24,565,737	\$ 18,034,795	\$ 27,168,151	\$ 21,620,936	25.7%
Operating Grants and Contributions	2,039,549	46,968,517	576,559	2,223,684	2,616,108	49,192,201	-94.7%
General Revenues:							
Property Taxes	22,663,579	22,344,285	1,780,580	1,753,095	24,444,159	24,097,380	1.4%
Investment Income	644,865	1,405,439	219,249	553,952	864,114	1,959,391	-55.9%
Total Revenues	27,950,407	74,304,382	27,142,125	22,565,526	55,092,532	96,869,908	-43.1%
Expenses							
Housing and Economic Development	18,308,894	25,470,071	-	-	18,308,894	25,470,071	-28.1%
Interest on Govt Activity Long-Term Debt	5,931,537	10,166,094	-	-	5,931,537	10,166,094	-41.7%
Development Loan Programs	-	-	4,380,104	1,802,462	4,380,104	1,802,462	143.0%
Parking Operations	-	-	13,469,087	11,938,124	13,469,087	11,938,124	12.8%
Lofts	-	-	1,168,300	1,122,190	1,168,300	1,122,190	4.1%
Penfield	-	-	4,587,216	3,777,489	4,587,216	3,777,489	21.4%
Total Expenses	24,240,431	35,636,165	23,604,707	18,640,265	47,845,138	54,276,430	-11.8%
Excess (Deficiency) before Transfers and Special Items	3,709,976	38,668,217	3,537,418	3,925,261	7,247,394	42,593,478	
Transfers	3,594,523	1,689,887	(3,594,523)	(1,689,887)	-	-	
Special Item (Note 2.R)	-	-	3,564,115	-	3,564,115	-	
Increase (Decrease) in Net Position	7,304,499	40,358,104	3,507,010	2,235,374	10,811,509	42,593,478	
Net Position, January 1	6,331,654	(34,026,450)	87,658,525	85,423,151	93,990,179	51,396,701	
Net Position, December 31	\$ 13,636,153	\$ 6,331,654	\$ 91,165,535	\$ 87,658,525	\$ 104,801,688	\$ 93,990,179	

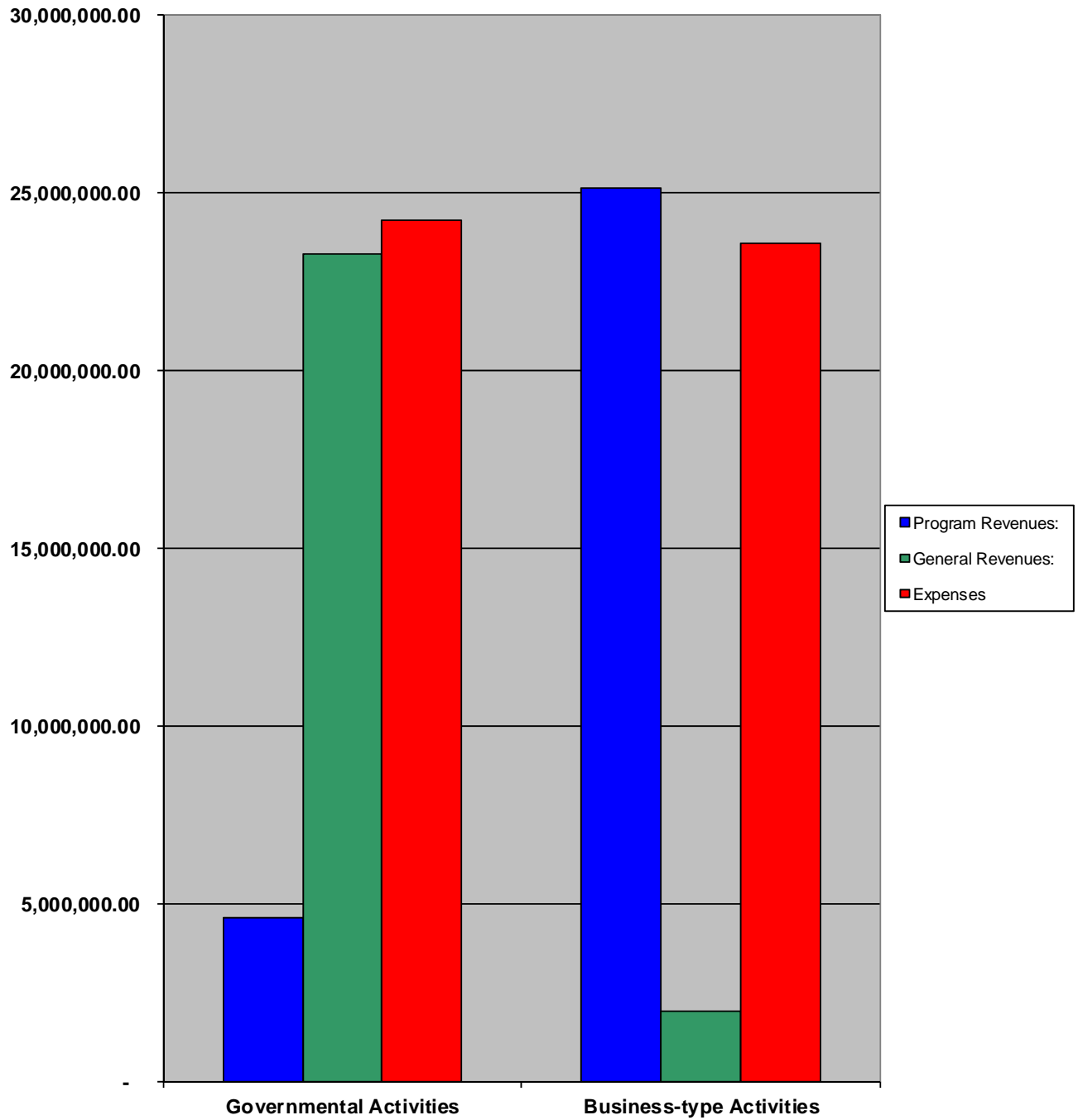
Total revenues of the HRA decreased by 43.1% in 2015, while total expenses decreased by 11.8%, resulting in an increase in net position in 2015 of \$10.8 million.

As shown in the table, governmental activities are financed mainly with tax revenue. Property tax revenue in governmental activities increased by 1.4% with most of the increase being in tax increment revenue. Operating grants and contributions decreased by 95.7% in 2015, primarily because contributions were received in 2014 to defease the 1996 sales tax bonds. Housing and Economic Development expenses decreased in 2015 from 2014 by \$7.2 million, or 28.1%. Interest on governmental activity long-term debt decreased in 2015 by 41.7% from 2014, primarily because sales tax bonds were defeased in 2014.

Charges for service revenue in business-type activities in 2015 increased by 36.2%. Total business-type activities expenses increased in 2015 by \$5.0 million or 26.6%.

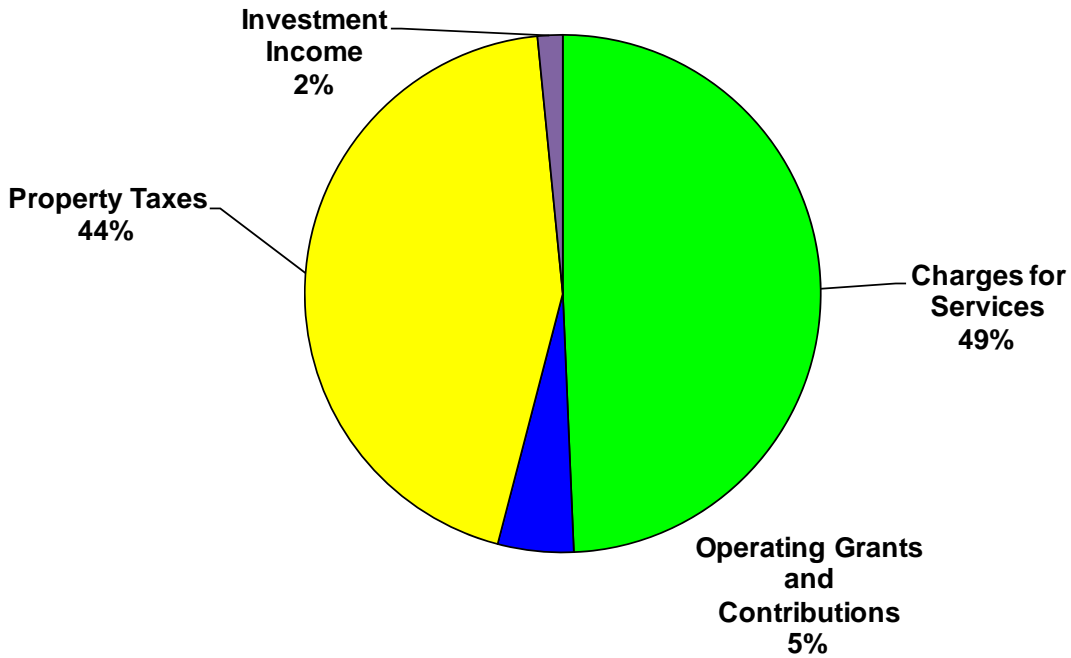
The HRA sold the Lofts at Farmers Market Apartments on December 14, 2015. The net gain on the sale of the Lofts at Farmers Market Apartments in the amount of \$3,564,115 is reported as a special item. See Note 2.R.

2015 Revenue and Expenses

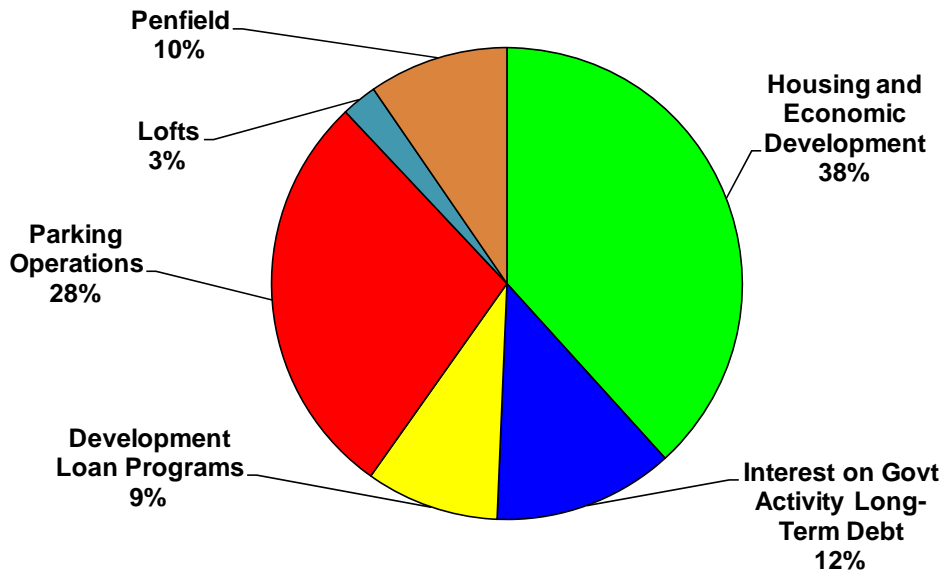


**HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
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For the Fiscal Year Ended December 31, 2015**

2015 Revenues by Source



2015 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, 2015**

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, 2015, the HRA's governmental funds reported total fund balances of \$45.2 million. Approximately 74.8% of this is either nonspendable or restricted to indicate that it is not available for new spending. Of the restricted amounts totaling \$29.1 million, \$11.6 million is for future debt service on existing bonds and notes. Committed, assigned, and unassigned balances total \$11.4 million. Of the committed, assigned, and unassigned fund balances, \$7.2 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 increased during 2015 by \$0.5 million to a total of \$12.5 million at December 31, 2015, due to decreased spending of staff administration for HRA programs and projects and an increase in conduit bond services revenue.

The HRA Grant 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 2015, the Special Revenue Fund received \$0.1 million in revenues which were grant revenues from other governments.

The HRA Debt Service Fund accumulates resources and pays debt service for the HRA's debt that is not financed by the four enterprise funds. Debt service on the bonds is financed by property tax increments, lease payments from the City, and investment earnings. At December 31, 2015, the fund balance is \$11.6 million, which is entirely restricted for future debt service. Total debt spending during 2015 was \$7.4 million.

The HRA Tax Increment Capital Projects Fund accounts for HRA major development projects and capital projects in Saint Paul tax increment districts and other redevelopment areas. The total fund balance of \$14.3 million at December 31, 2015, is restricted for unspent balances of

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MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Fiscal Year Ended December 31, 2015**

previously approved projects. Total 2015 spending from this Fund was \$13.1 million. All of these projects are financed with tax increment bond proceeds.

The HRA Development Capital Projects Fund accounts for HRA multi-year development projects. These projects are locally funded through transfers from other funds and bonds sold for development purposes. The fund balance was \$6.7 million at December 31, 2015. The HRA acquired the Palace Theater and began construction on the theater in 2015. See Note 5.L.

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 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 Lofts 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 \$18.8 million at December 31, 2015. The assets of the Fund include loans receivable and accrued interest on these loans which are reported at \$3.9 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 \$10.9 million at December 31, 2015. The Fund had an overall increase in net position of \$2.4 million for 2015, primarily due to \$2.1 million transferred in from the HRA Lofts Enterprise Fund from the sale of the Lofts at Farmers Market Apartments in December 2015. See Note 2.R.

The HRA Parking Enterprise Fund accounts for the operation of HRA-owned parking facilities in Saint Paul. The Fund has unrestricted net position of \$15.9 million at December 31, 2015. Assets in the Fund include capital assets for parking facilities reported at the depreciated amount of \$86.0 million. Long-term debt used for financing the construction of the parking facilities is \$53.9 million in principal outstanding at December 31, 2015. The Fund had operating income of \$5.3 million during 2015.

The HRA Lofts Enterprise Fund accounts for the Lofts at Farmers Market. The Fund has unrestricted net position totaling \$1.0 million at December 31, 2015. Cash and investments are reported at \$8.4 million at December 31, 2015. The Fund had an overall net position of \$1.0 million at December 31, 2015. The Lofts at Farmers Market was sold in December of 2015. See Note 2.R.

The HRA Penfield Fund accounts the Penfield Apartments. The Fund has unrestricted net position totaling \$4.2 million at December 31, 2015. The assets of the Fund include capital

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assets which are reported at \$54.9 million, net of accumulated depreciation. Cash and investments are reported at \$4.2 million at December 31, 2015. The Fund had an overall net position of \$19.3 million for at December 31, 2015.

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 2015 spending was 18.4% lower than the final spending budget. Actual revenues were 26.6% higher than the final financing budget.

Long-Term Debt

At December 31, 2015, the HRA had total long-term debt outstanding of \$168.8 million as shown in the following chart.

	Governmental Activities		Business-type Activities		Totals		Total Percentage Change
	2015	2014	2015	2014	2015	2014	2015-2014
Tax Increment Bonds	\$ 41,886,032	\$ 45,288,952	\$ -	\$ -	\$ 41,886,032	\$ 45,288,952	-7.5%
Lease Revenue Bonds	10,719,857	11,384,098	-	-	10,719,857	11,384,098	-5.8%
Parking Revenue Bonds	-	-	34,156,723	36,076,152	34,156,723	36,076,152	-5.3%
Tax Increment - Parking Bonds	-	-	20,358,434	22,079,493	20,358,434	22,079,493	-7.8%
Limited Tax Bonds	-	-	7,170,000	7,755,000	7,170,000	7,755,000	-7.5%
Mortgage	-	-	39,810,124	40,464,920	39,810,124	40,464,920	-1.6%
Development Notes	13,104,685	13,930,515	1,580,000	1,580,000	14,684,685	15,510,515	-5.3%
Totals	<u>\$ 65,710,574</u>	<u>\$ 70,603,565</u>	<u>\$ 103,075,281</u>	<u>\$ 107,955,565</u>	<u>\$ 168,785,855</u>	<u>\$ 178,559,130</u>	<u>-5.5%</u>

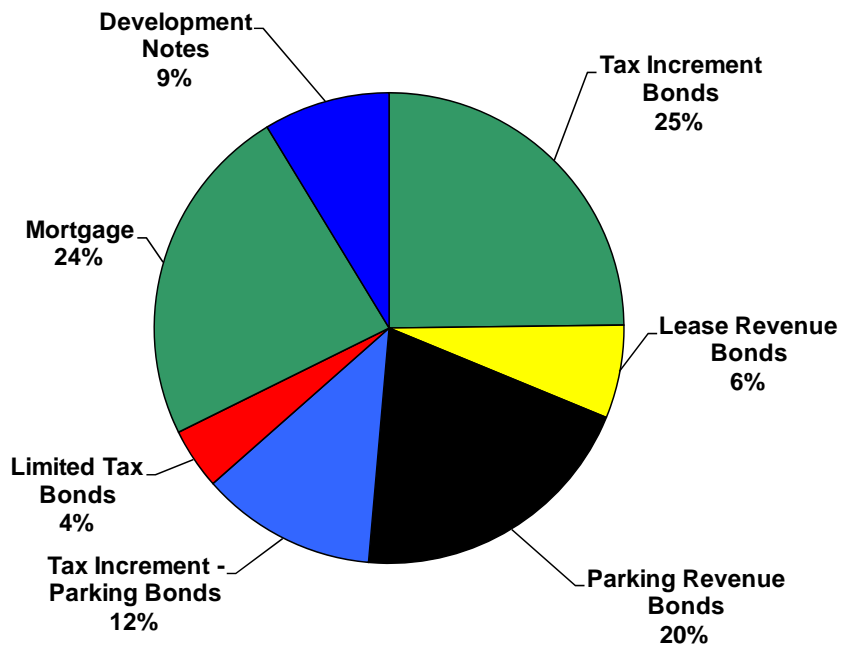
All of the debt has specified revenue sources that are pledged for its retirement. In addition, the City of Saint Paul has issued a general obligation pledge on certain tax increment bonds that have a total of \$32.2 million outstanding at year-end 2015. The City's G.O. pledge provides a secondary source of repayment if tax increments are not sufficient to service the related bonds. For the RiverCentre Facility Lease Revenue Bonds, the City has pledged City sources and RiverCentre revenues to make lease payments to the HRA. Non-payment of the lease by the City may create credit rating implications to the City, which is currently rated AAA by Standard & Poor's. 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 2015 scheduled principal and interest payments were made in accordance with the terms of the bonds and notes.

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MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Fiscal Year Ended December 31, 2015**

Additional information on the HRA's long-term debt can be found in Note 5.F. on pages 75-81 of this report. The schedule of revenue bond coverage in the Statistical Section of this report shows the history and reliability of debt service financing sources.

2015 Long-Term Debt



**HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Fiscal Year Ended December 31, 2015**

Capital Assets

The HRA's investment in capital assets for its governmental and business-type activities as of December 31, 2015 is \$161.3 million (net of accumulated depreciation) as shown in the following chart.

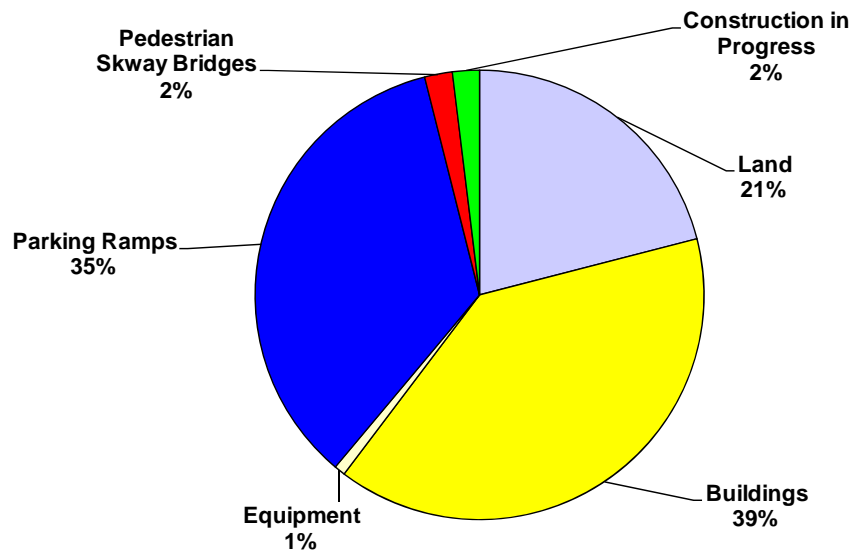
**Saint Paul HRA's Capital Assets
(Net of Depreciation)
At December 31, 2015 and 2014**

	Governmental Activities		Business-type Activities		Totals		Total Percentage Change
	2015	2014	2015	2014	2015	2014	2015-2014
Land	\$ 3,042,169	\$ 3,042,169	\$ 30,807,487	\$ 31,754,831	\$ 33,849,656	\$ 34,797,000	-2.7%
Buildings	11,000,962	11,360,679	52,437,315	61,572,728	63,438,277	72,933,407	-13.0%
Equipment	-	-	1,282,916	1,391,882	1,282,916	1,391,882	-7.8%
Parking Ramps	-	-	56,388,657	59,168,823	56,388,657	59,168,823	-4.7%
Pedestrian Skway Bridges	3,219,922	3,527,116	-	-	3,219,922	3,527,116	-8.7%
Construction in Progress	3,129,938	-	-	-	3,129,938	-	N/A
Totals	\$ 20,392,991	\$ 17,929,964	\$ 140,916,375	\$ 153,888,264	\$ 161,309,366	\$ 171,818,228	-6.1%

Total depreciation expense for governmental and business-type activities during 2015 was \$5.3 million.

Additional information on the HRA's capital assets can be found in Note 5.E. on 74-75 of this report. A chart of the HRA's capital assets is shown below.

2015 Capital Assets



**HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Fiscal Year Ended December 31, 2015**

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.

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FINANCIAL STATEMENTS AND NOTES

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HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL

STATEMENT OF NET POSITION

December 31, 2015

(Amounts in dollars)

ASSETS

	Governmental Activities	Business-type Activities	Total
Cash and Investments with Treasurer	\$44,579,773	\$23,988,340	\$68,568,113
Cash with Fiscal Agents	-	5,734,225	5,734,225
Cash and Investments with Trustees	7,004,537	8,026,077	15,030,614
Accounts Receivable (Net of Allowance)	192,403	879,178	1,071,581
Property Taxes Receivable - Due from Ramsey County	319,383	61,719	381,102
Delinquent Assessments Receivable (Net of Allowance)	-	19,270	19,270
Accrued Interest Receivable on Investments	190,728	62,200	252,928
Internal Balances	(3,821,943)	3,821,943	-
Due From Other Government Units	266,667	-	266,667
Prepaid Expense	-	162,890	162,890
Land Held for Resale	2,673,978	4,304,554	6,978,532
Restricted Assets:			
Cash for Revenue Bond Debt Service	-	2,617,535	2,617,535
Cash for General Obligation Bond Debt Service	-	1,998,420	1,998,420
Cash for Revenue Bond Operations and Maintenance	-	176,244	176,244
Cash for Note Debt Service	250,300	-	250,300
Direct Financing Leases Receivable	10,600,000	-	10,600,000
Loans Receivable (Net of Allowance)	863,322	3,577,386	4,440,708
Accrued Interest Receivable on Loans (Net of Allowance)	61,660	694,851	756,511
Note Receivable	100,000	-	100,000
Advances to Other Government Units	2,362,191	469,091	2,831,282
Capital Assets, Net of Related Depreciation:			
Land (Not Depreciated)	3,042,169	30,807,487	33,849,656
Construction in Process (Not Depreciated)	3,129,938	-	3,129,938
Buildings	11,000,962	52,437,315	63,438,277
Equipment	-	1,282,916	1,282,916
Parking Ramps	-	56,388,657	56,388,657
Pedestrian Skyway Bridges	3,219,922	-	3,219,922
TOTAL ASSETS	\$86,035,990	\$197,510,298	\$283,546,288

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, 2015

(Amounts in dollars)

	Governmental Activities	Business-type Activities	Total
LIABILITIES			
Accounts Payable	\$1,479,824	\$284,186	\$1,764,010
Contracts Payable	216,424	130,486	346,910
Accrued Salaries Payable	-	15,442	15,442
Due to Other Governmental Units	2,307,761	381	2,308,142
Accrued Interest Payable on Long-Term Debt	788,771	322,784	1,111,555
Unearned Revenue	160,227	1,607,025	1,767,252
Liabilities Payable from Restricted Assets:			
Accrued Interest on General Obligation Bonds Payable	-	291,076	291,076
Accrued Interest on Revenue Bonds Payable	-	618,102	618,102
General Obligation Bonds Payable - Due within One Year	-	1,725,000	1,725,000
Revenue Bonds Payable - Due within One Year	-	2,010,000	2,010,000
General Obligation Bonds Payable - Due in more than One Year	-	18,633,434	18,633,434
Revenue Bonds Payable - Due in more than One Year	-	32,146,723	32,146,723
Long-Term Liabilities:			
General Obligation Bonds Payable - Due within One Year	1,340,000	-	1,340,000
Revenue Bonds Payable - Due within One Year	2,364,000	-	2,364,000
Limited Tax Bonds Payable - Due within One Year	-	7,170,000	7,170,000
Notes Payable - Due within One Year	446,669	-	446,669
Mortgage Payable - Due within One Year	-	675,521	675,521
General Obligation Bonds Payable - Due in more than One Year	11,070,201	-	11,070,201
Revenue Bonds Payable - Due in more than One Year	37,831,688	-	37,831,688
Notes Payable - Due in more than One Year	12,658,016	1,580,000	14,238,016
Mortgage Payable - Due in more than One Year	-	39,134,603	39,134,603
Pollution Remediation Obligation	1,736,256	-	1,736,256
TOTAL LIABILITIES	72,399,837	106,344,763	178,744,600
NET POSITION			
Net Investment in Capital Assets	9,793,139	46,591,094	56,384,233
Amounts Restricted for:			
Debt Service	10,896,414	3,706,777	14,603,191
Capital Projects	2,240,132	-	2,240,132
Tax Increment Financing	14,327,882	-	14,327,882
Operations and Maintenance	200,435	176,244	376,679
Grants	-	815,483	815,483
Unrestricted Amounts (Deficit)	(23,821,849)	39,875,937	16,054,088
TOTAL NET POSITION	\$13,636,153	\$91,165,535	\$104,801,688

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL

STATEMENT OF ACTIVITIES

For the Fiscal Year Ended December 31, 2015
(Amounts in Dollars)

Functions/Programs	Program Revenues				Net (Expense) Revenue and Changes in Net Position		
	Expenses	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	\$18,308,894	\$2,602,414	\$2,039,549	\$ -	(\$13,666,931)	\$ -	(\$13,666,931)
Interest on Governmental Long-Term Debt	5,931,537	-	-	-	(5,931,537)	-	(5,931,537)
Total - Governmental Activities	24,240,431	2,602,414	2,039,549	-	(19,598,468)	-	(19,598,468)
Business-type Activities:							
Development Loan Programs	4,380,104	3,820,711	419,430	-	-	(139,963)	(139,963)
Parking Operations	13,469,087	14,856,306	-	-	-	1,387,219	1,387,219
Lofts	1,168,300	964,050	157,129	-	-	(47,121)	(47,121)
Penfield	4,587,216	4,924,670	-	-	-	337,454	337,454
Total Business-type Activities	23,604,707	24,565,737	576,559	-	-	1,537,589	1,537,589
Total - All Functions/Programs	\$47,845,138	\$27,168,151	\$2,616,108	\$ -	(19,598,468)	1,537,589	(18,060,879)
General Revenues:							
HRA Property Tax					2,534,187	656,206	3,190,393
Property Tax Increments					20,129,392	1,124,374	21,253,766
Investment Income					644,865	219,249	864,114
Transfers					3,594,523	(3,594,523)	-
Special Item - Sale of Lofts Apartments (Note 2.R)					-	3,564,115	3,564,115
Total General Revenues, Transfers, and Special Items					26,902,967	1,969,421	28,872,388
Change in Net Position					7,304,499	3,507,010	10,811,509
Net Position, January 1, 2015					6,331,654	87,658,525	93,990,179
Net Position, December 31, 2015					\$13,636,153	\$91,165,535	\$104,801,688

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL

**BALANCE SHEET
GOVERNMENTAL FUNDS**

December 31, 2015
(Amounts in dollars)

	HRA General	HRA Grants	HRA Debt Service	HRA Tax Increment Capital Projects	HRA Development Capital Projects	Total Governmental Funds
ASSETS						
Cash and Investments with Treasurer	\$11,448,318	\$237,530	\$5,332,835	\$21,322,902	\$6,238,188	\$44,579,773
Cash and Investments with Trustees	-	-	7,004,537	-	-	7,004,537
Property Taxes Receivable:						
Due from County	34,837	-	29,615	74,002	-	138,454
Delinquent Taxpayer	60,479	-	67,562	52,888	-	180,929
Accounts Receivable (Net of Allowance)	192,403	-	-	-	-	192,403
Accrued Interest Receivable on Investments	38,402	-	70,133	70,580	11,613	190,728
Due from Other Governmental Units	-	-	-	-	266,667	266,667
Loans Receivable (Net of Allowance)	10,609	-	-	756,250	96,463	863,322
Accrued Interest Receivable on Loans (Net of Allowance)	-	-	-	61,652	8	61,660
Note Receivable	-	-	-	-	100,000	100,000
Land Held for Resale	327,993	-	-	1,352,328	993,657	2,673,978
Restricted Assets: Cash for Note Debt Service	-	-	-	250,300	-	250,300
Advances to Other Funds	1,047,962	-	-	-	1,296,194	2,344,156
Advances to Other Governmental Units	-	-	-	-	2,362,191	2,362,191
Direct Financing Leases Receivable	-	-	10,600,000	-	-	10,600,000
TOTAL ASSETS	\$13,161,003	\$237,530	\$23,104,682	\$23,940,902	\$11,364,981	\$71,809,098
LIABILITIES, DIR, AND FUND BALANCES						
Liabilities						
Accounts Payable	\$25,192	\$-	\$250	\$10,199	\$1,444,183	\$1,479,824
Contracts Payable	216,424	-	-	-	-	216,424
Due to Other Funds	-	-	-	225,516	-	225,516
Due to Other Governmental Units	14,065	-	821,129	1,472,067	500	2,307,761
Unearned Revenue	-	37,095	-	-	1,859,388	1,896,483
Advance from Other Funds	-	-	-	5,640,583	300,000	5,940,583
Total Liabilities	255,681	37,095	821,379	7,348,365	3,604,071	12,066,591
Total Deferred Inflows of Resources "DIR" (1)	439,601	-	10,725,024	2,243,372	1,093,453	14,501,450

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL

**BALANCE SHEET
GOVERNMENTAL FUNDS**

December 31, 2015
(Amounts in dollars)

<u>Fund Balances</u>	HRA General	HRA Grants	HRA Debt Service	HRA Tax Increment Capital Projects	HRA Development Capital Projects	Total Governmental Funds
Nonspendable	\$1,047,962	\$ -	\$ -	\$ -	\$3,658,385	\$4,706,347
Restricted	-	200,435	11,558,279	14,349,165	3,009,072	29,116,951
Committed	7,172,276	-	-	-	-	7,172,276
Assigned	4,245,483	-	-	-	-	4,245,483
Total Fund Balances	12,465,721	200,435	11,558,279	14,349,165	6,667,457	45,241,057
TOTAL LIABILITIES, DIR, AND FUND BALANCES	\$13,161,003	\$237,530	\$23,104,682	\$23,940,902	\$11,364,981	\$71,809,098

(1) The individual items in the summary total of deferred inflows are shown in Note 5.M, page 85.

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

- Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.
- Other long-term resources are not available to pay for current period expenditures and, therefore, are unavailable revenue in the funds.
- Long-term liabilities, including bonds and notes payable, are not due and payable in the current period and, therefore, are not reported in the funds.
- The pollution remediation obligation is long-term in nature and is not expected to be due and payable in the current period and, therefore, is not reported in the funds. The liability is offset by a reduction in unearned revenue

Pollution remediation obligation	1,736,256
Unearned revenue	(1,736,256)
Total Reconciling Items	(31,604,904)
Fund Balances per Balance Sheet - Governmental Funds, December 31, 2015	45,241,057
Net Position per Statement of Net Position - Governmental Activities column, December 31, 2015	<u>\$13,636,153</u>

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES

GOVERNMENTAL FUNDS

For the Fiscal Year Ended December 31, 2015

(Amounts in dollars)

	HRA General	HRA Grants	HRA Debt Service	HRA Tax Increment Capital Projects	HRA Development Capital Projects	Total Governmental Funds
REVENUES						
Taxes						
Current Property Taxes	\$1,819,750	\$ -	\$ -	\$ -	\$ -	\$1,819,750
Fiscal Disparities	725,135	-	-	-	-	725,135
Property Tax Increments	-	-	6,609,119	13,570,504	-	20,179,623
Intergovernmental	-	126,346	512,832	-	832,001	1,471,179
Fees, Sales and Services						
Revenue Bond Fees	2,300,579	-	-	-	-	2,300,579
Other Fees and Services	83,831	-	-	-	1,125	84,956
Sales of Land	-	-	-	-	824,325	824,325
Rentals of Property	-	-	583,745	-	-	583,745
Interest on Loans	-	-	-	31,016	327	31,343
Loan Repayments	-	-	-	18,494	101,100	119,594
Investment Income						
Interest Earned on Investments	230,020	-	161,803	282,188	66,525	740,536
Increase (Decrease) in the Fair Value of Investments	(46,759)	-	(24,476)	(54,002)	(16,944)	(142,181)
Miscellaneous						
Outside Contributions	-	-	803,370	-	179,925	983,295
Total Revenues	5,112,556	126,346	8,646,393	13,848,200	1,988,384	29,721,879
EXPENDITURES						
Current						
Housing and Economic Development	5,471,286	104,536	-	7,194,988	2,367,615	15,138,425
Intergovernmental - City	352,478	-	-	2,300,422	-	2,652,900
Capital Outlay	-	-	-	-	3,129,938	3,129,938
Debt Service						
Principal Payment on Bonds	-	-	3,971,000	-	-	3,971,000
Interest on Bonds	-	-	2,567,808	-	-	2,567,808
Principal Payment on Notes	-	-	640,000	185,830	-	825,830
Interest on Notes	-	-	163,370	3,374,301	-	3,537,671
Fiscal Charges	-	-	30,584	-	-	30,584
Total Expenditures	5,823,764	104,536	7,372,762	13,055,541	5,497,553	31,854,156
Excess (Deficiency) of Revenues Over (Under) Expenditures	(711,208)	21,810	1,273,631	792,659	(3,509,169)	(2,132,277)

Continued

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

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL

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

For the Fiscal Year Ended December 31, 2015
 (Amounts in dollars)

OTHER FINANCING SOURCES (USES)	HRA General	HRA Grants	HRA Debt Service	HRA Tax Increment Capital Projects	HRA Development Capital Projects	Total Governmental Funds
Transfers In	\$1,155,727	\$ -	\$76,191	\$2,941,533	\$ -	\$4,173,451
Transfers Out	(1,038)	-	(50,667)	(527,223)	-	(578,928)
Total Other Financing Sources (Uses)	1,154,689	-	25,524	2,414,310	-	3,594,523
Net Changes in Fund Balances	443,481	21,810	1,299,155	3,206,969	(3,509,169)	1,462,246
FUND BALANCES, January 1	12,022,240	178,625	10,259,124	11,142,196	10,176,626	43,778,811
FUND BALANCES, December 31	\$12,465,721	\$200,435	\$11,558,279	\$14,349,165	\$6,667,457	\$45,241,057

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

Net change in fund balances - total governmental funds (above)

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.

Disposal	(1)
Capital outlay	3,129,938
Current year depreciation	(666,910)
Revenues in the Statement of Activities that do not provide current financial resources are not reported as revenues in the governmental funds.	2,463,027
	(1,591,546)

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2. The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of principal on long-term debt consumes the current financial resources of governmental funds. Neither transaction has any effect on net position. Also, governmental funds report the effect of premiums and discounts when debt is issued, whereas, these amounts are amortized in the Statement of Activities. This amount is the net effect of these differences in the treatment of long-term debt and related items.

3. 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.

Total Reconciling Items

Change in Net Position of Governmental Activities - Statement of Activities

	4,892,991
	77,781
	5,842,253
	\$7,304,499

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL

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

For the Fiscal Year Ended December 31, 2015
(Amounts in dollars)

	Budgeted Amounts		Actual	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Taxes	\$2,564,367	\$2,564,367	\$2,544,885	(\$19,482)
Fees, Sales and Services	1,143,320	1,143,320	2,384,410	1,241,090
Investment Income	332,000	332,000	183,261	(148,739)
Total Revenues	<u>4,039,687</u>	<u>4,039,687</u>	<u>5,112,556</u>	<u>1,072,869</u>
EXPENDITURES				
Current				
Housing and Economic Development	6,766,328	6,785,289	5,471,286	1,314,003
Intergovernmental - City	352,478	352,478	352,478	-
Total Expenditures	<u>7,118,806</u>	<u>7,137,767</u>	<u>5,823,764</u>	<u>1,314,003</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>(3,079,119)</u>	<u>(3,098,080)</u>	<u>(711,208)</u>	<u>2,386,872</u>
OTHER FINANCING SOURCES (USES)				
Transfers In	710,624	710,624	1,155,727	445,103
Transfers Out	-	(1,039)	(1,038)	1
Total Other Financing Sources (Uses)	<u>710,624</u>	<u>709,585</u>	<u>1,154,689</u>	<u>445,104</u>
Net Changes in Fund Balances	<u>(2,368,495)</u>	<u>(2,388,495)</u>	<u>443,481</u>	<u>2,831,976</u>
FUND BALANCE, January 1	<u>12,022,240</u>	<u>12,022,240</u>	<u>12,022,240</u>	<u>-</u>
FUND BALANCE, December 31	<u>\$9,653,745</u>	<u>\$9,633,745</u>	<u>\$12,465,721</u>	<u>\$2,831,976</u>

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

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL

STATEMENT OF NET POSITION

PROPRIETARY FUNDS

At December 31, 2015
(Amounts in dollars)

	Business-type Activities - Enterprise Funds					Total Proprietary Funds
	HRA Loan Enterprise	HRA Parking Enterprise	HRA Lofts Enterprise	HRA Penfield Enterprise		
ASSETS						
Current Assets:						
Cash and Investments with Treasurer	\$10,303,814	\$12,944,976	\$739,550	\$ -	\$23,988,340	
Cash with Fiscal Agents	-	1,300,097	233,997	4,200,131	5,734,225	
Cash and Investments with Trustees	636,799	-	7,389,278	-	8,026,077	
Accounts Receivable (Net of Allowance)	-	867,626	1,931	9,621	879,178	
Delinquent Property Taxes Receivable-Due from County	-	61,719	-	-	61,719	
Delinquent Assessments Receivable (Net of Allowance)	19,270	-	-	-	19,270	
Accrued Interest Receivable on Investments	34,064	30,906	(2,770)	-	62,200	
Due from Other Funds	-	-	-	225,516	225,516	
Prepaid Expense	-	-	-	162,890	162,890	
Land Held for Resale	4,304,554	-	-	-	4,304,554	
Restricted Cash for Revenue Bond Debt Service	-	2,617,535	-	-	2,617,535	
Restricted Cash for General Obligation Bond Debt Service	-	1,998,420	-	-	1,998,420	
Restricted Cash for Revenue Bond Operations and Maintenance	-	176,244	-	-	176,244	
Total Current Assets	15,298,501	19,997,523	8,361,986	4,598,158	48,256,168	
Noncurrent Assets:						
Loans Receivable (Net of Allowance)	3,341,136	236,250	-	-	3,577,386	
Accrued Interest Receivable on Loans (Net of Allowance)	602,396	92,455	-	-	694,851	
Advances to Other Funds	3,846,427	564,744	-	-	4,411,171	
Advances to Other Governmental Units	469,091	-	-	-	469,091	
Capital Assets:						
Land (Not Depreciated)	-	27,247,487	-	3,560,000	30,807,487	
Parking Ramps	-	107,512,648	-	-	107,512,648	
Buildings	-	1,222,965	-	53,961,800	55,184,765	
Equipment	-	2,483,643	-	26,652	2,510,295	
Less: Accumulated Depreciation	-	(52,460,831)	-	(2,637,989)	(55,098,820)	
Total Capital Assets (Net of Accumulated Depreciation)	-	86,005,912	-	54,910,463	140,916,375	
Total Noncurrent Assets	8,259,050	86,899,361	-	54,910,463	150,068,874	
TOTAL ASSETS	\$23,557,551	\$106,896,884	\$8,361,986	\$59,508,621	\$198,325,042	

Continued

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL

**STATEMENT OF NET POSITION
PROPRIETARY FUNDS**

At December 31, 2015
(Amounts in dollars)

	Business-type Activities - Enterprise Funds					Total Proprietary Funds
	HRA Loan Enterprise	HRA Parking Enterprise	HRA Lofts Enterprise	HRA Penfield Enterprise		
LIABILITIES						
Current Liabilities:						
Accounts Payable	\$51,946	\$178,291	\$723	\$53,226		\$284,186
Contracts Payable	38,057	-	-	92,429		130,486
Accrued Salaries Payable	-	-	-	15,442		15,442
Due to Other Governmental Units	291	90	-	-		381
Advance from Other Funds	814,744	-	-	-		814,744
Accrued Interest on General Obligation Bonds Payable from Restricted Assets	-	291,076	-	-		291,076
Accrued Interest on Revenue Bonds Payable from Restricted Assets	-	618,102	-	-		618,102
Accrued Interest on Limited Tax Bonds Payable	-	-	219,278	-		219,278
Accrued Interest on Mortgage Payable	-	-	-	-		-
Unearned Revenue	1,426,476	-	-	103,506		1,607,025
Revenue Bonds Payable - Due within One Year	-	861,331	-	180,549		861,331
Limited Tax Bonds Payable - Due within One Year	-	-	7,170,000	-		7,170,000
Mortgage Payable - Due within One Year	-	-	-	675,521		675,521
General Obligation Bonds Payable from Restricted Assets	-	1,725,000	-	-		1,725,000
Revenue Bonds Payable from Restricted Assets	-	1,148,669	-	-		1,148,669
Total Current Liabilities	2,331,514	4,822,559	7,390,001	1,120,673		15,664,747
Noncurrent Liabilities:						
General Obligation Bonds Payable	-	18,633,434	-	-		18,633,434
Revenue Bonds Payable	-	32,146,723	-	-		32,146,723
Mortgage Payable	-	-	-	39,134,603		39,134,603
Revenue Notes Payable	1,580,000	-	-	-		1,580,000
Total Noncurrent Liabilities	1,580,000	50,780,157	-	39,134,603		91,494,760
TOTAL LIABILITIES	3,911,514	55,602,716	7,390,001	40,255,276		107,159,507
NET POSITION						
Net Investment in Capital Assets						
Capital Assets						
Accumulated Depreciation	-	138,466,743	-	57,548,452		196,015,195
Debt: (Related Debt issued for Capital Acquisition)	-	(52,460,831)	-	(2,637,989)		(55,098,820)
Bonds Payable	-	(53,944,999)	-	-		(53,944,999)
Mortgage Payable	-	-	-	(39,810,124)		(39,810,124)
Unamortized Discount and Premium	-	(570,158)	-	-		(570,158)
Total Net Investment in Capital Assets	-	31,490,755	-	15,100,339		46,591,094
Restricted for Debt Service	-	3,706,777	-	-		3,706,777
Restricted for Operations and Maintenance	-	176,244	-	-		176,244
Restricted for Grantors	815,483	-	-	-		815,483
Unrestricted Amounts (deficit)	18,830,554	15,920,392	971,985	4,153,006		39,875,937
TOTAL NET POSITION	\$19,646,037	\$51,294,168	\$971,985	\$19,253,345		\$91,165,535

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, 2015
(Amounts in dollars)

	Business-type Activities - Enterprise Funds					Total Proprietary Funds
	HRA Loan Enterprise	HRA Parking Enterprise	HRA Lofts Enterprise	HRA Penfield Enterprise		
OPERATING REVENUES						
Fees, Sales and Services	\$3,482,030	\$14,856,306	\$964,050	\$4,924,670	\$24,227,056	
Interest Earned on Loans	338,681	-	-	-	338,681	
Total Operating Revenues	<u>3,820,711</u>	<u>14,856,306</u>	<u>964,050</u>	<u>4,924,670</u>	<u>24,565,737</u>	
OPERATING EXPENSES						
Development Loan Programs	3,589,939	-	-	-	3,589,939	
Costs of Parking and Apartment Facility Operation	-	6,483,601	396,925	1,769,684	8,650,210	
Depreciation	-	3,100,804	213,867	1,337,498	4,652,169	
Total Operating Expenses	<u>3,589,939</u>	<u>9,584,405</u>	<u>610,792</u>	<u>3,107,182</u>	<u>16,892,318</u>	
OPERATING INCOME (LOSS)	<u>230,772</u>	<u>5,271,901</u>	<u>353,258</u>	<u>1,817,488</u>	<u>7,673,419</u>	
NONOPERATING REVENUES (EXPENSES)						
Property Tax Increments and Levy	-	1,124,374	656,206	-	1,780,580	
Operating Grants	410,137	-	157,129	-	567,266	
Investment Income:						
Interest Earnings	150,155	146,725	5,666	30	302,576	
Increase (Decrease) in Fair Value of Investments	(41,967)	(36,983)	(4,377)	-	(83,327)	
Interest on Notes	(17,400)	-	-	-	(17,400)	
Interest on Bonds	-	(2,289,008)	(552,841)	-	(2,841,849)	
Interest on Mortgage	-	-	-	(1,251,492)	(1,251,492)	
Intergovernmental Expense	(756,113)	(1,448,000)	-	-	(2,204,113)	
Intergovernmental Revenue	9,293	-	-	-	9,293	
Non-operating Costs	(16,652)	(19,272)	(4,667)	(228,542)	(269,133)	
Loss on Retirement of Assets	-	(128,402)	-	-	(128,402)	
Total Nonoperating Revenues (Expenses)	<u>(262,547)</u>	<u>(2,650,566)</u>	<u>257,116</u>	<u>(1,480,004)</u>	<u>(4,136,001)</u>	
Income (Loss) Before Transfers and Special Items	<u>(31,775)</u>	<u>2,621,335</u>	<u>610,374</u>	<u>337,484</u>	<u>3,537,418</u>	
Transfers In	2,407,543	-	-	451,032	2,858,575	
Transfers Out	-	-	(5,675,189)	(777,909)	(6,453,098)	
Special Item - Sale of Lofts Apartments (Note 2.R)	-	-	3,564,115	-	3,564,115	
Total Transfers and Special Items	<u>2,407,543</u>	<u>-</u>	<u>(2,111,074)</u>	<u>(326,877)</u>	<u>(30,408)</u>	
CHANGE IN NET POSITION						
TOTAL NET POSITION, January 1	17,270,269	2,621,335	(1,500,700)	10,607	3,507,010	
TOTAL NET POSITION, December 31	<u>\$19,646,037</u>	<u>\$51,294,168</u>	<u>\$971,985</u>	<u>\$19,253,345</u>	<u>\$91,165,535</u>	

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, 2015

(Amounts in dollars)

	Business-type Activities - Enterprise Funds				Total Proprietary Funds
	HRA Loan Enterprise	HRA Parking Enterprise	HRA Lofts Enterprise	HRA Penfield Enterprise	
CASH FLOWS FROM OPERATING ACTIVITIES					
Receipts from Customers/Borrowers	\$7,009,380	\$14,718,978	\$962,119	\$4,720,367	\$27,410,844
Other Operating Receipts	-	-	-	145,015	145,015
Payments to Suppliers	(3,556,485)	(6,417,544)	(417,117)	(1,820,930)	(12,212,076)
Net Cash Provided (Used) for Operating Activities	3,452,895	8,301,434	545,002	3,044,452	15,343,783
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES					
Operating Grants Received	410,137	-	157,129	-	567,266
Repayment of Advance to Other Governments	78,182	-	-	-	78,182
Advance Made to Other Funds	(1,550,000)	-	-	-	(1,550,000)
Transfers In from Other Funds	2,407,543	-	-	451,032	2,858,575
Transfers Out to Other Funds	-	-	(5,675,189)	(777,909)	(6,453,098)
Property Taxes	-	1,145,301	656,206	-	1,801,507
Intergovernmental Revenue	9,293	-	-	-	9,293
Intergovernmental Expense	(756,113)	(683,000)	-	-	(1,439,113)
Net Cash Provided (Used) for Noncapital Financing Activities	599,042	462,301	(4,861,854)	(326,877)	(4,127,388)
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES					
Proceeds from Sale of Capital Assets	-	-	12,879,758	-	12,879,758
Payments for Acquisition and Construction of Capital Assets	-	(154,190)	-	(3,848)	(158,038)
Equipment	-	(133,730)	-	(194,364)	(328,094)
Building and Structures	-	(638,193)	-	-	(638,193)
Improvements Other Than Building	-	-	-	-	-
Principal Paid on Debt Maturities:					
General Obligation Bonds	-	(1,650,000)	-	-	(1,650,000)
Revenue Bonds	-	(1,915,000)	-	-	(1,915,000)
Limited Tax Bonds	-	-	(585,000)	-	(585,000)
Mortgage	-	-	-	(654,796)	(654,796)
Interest Paid on Debt:					
General Obligation Bonds	-	(727,846)	-	-	(727,846)
Revenue Bonds	-	(1,678,925)	-	-	(1,678,925)
Limited Tax Bonds	-	-	(545,956)	-	(545,956)
Notes	(17,400)	-	-	-	(17,400)
Mortgage	-	-	-	(1,253,195)	(1,253,195)
Mortgage Insurance	-	-	-	(228,542)	(228,542)
Net Cash Provided (Used) for Capital and Related Financing Activities	(17,400)	(6,897,884)	11,748,802	(2,334,745)	2,498,773
CASH FLOWS FROM INVESTING ACTIVITIES					
Interest and Dividends Received	154,601	129,133	15,528	30	299,292
Investment Service Fee	(16,652)	(19,272)	(4,667)	-	(40,591)
Increase (Decrease) in the Fair Value of Investments	(41,967)	(36,983)	(4,377)	-	(83,327)
Net Cash Provided (Used) for Investing Activities	95,982	72,878	6,484	30	175,374
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	4,130,519	1,938,729	7,438,434	382,860	13,890,542
CASH AND CASH EQUIVALENTS, January 1	\$6,810,094	\$17,098,543	\$924,381	\$3,817,271	\$28,650,299
CASH AND CASH EQUIVALENTS, December 31	\$10,940,613	\$19,037,272	\$83,362,825	\$4,200,131	\$42,540,841

Continued

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, 2015

(Amounts in dollars)

	Business-type Activities - Enterprise Funds				Total Proprietary Funds
	HRA Loan Enterprise	HRA Parking Enterprise	HRA Lofts Enterprise	HRA Penfield Enterprise	
RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED (USED) FOR OPERATING ACTIVITIES					
Operating Income (Loss)	230,772	5,271,901	353,258	1,817,488	7,673,419
Adjustments to Reconcile Operating Income to Net Cash Provided (Used) for Operating Activities:					
Depreciation Expense	-	3,100,804	213,867	1,337,498	4,652,169
(Increase) decrease in accounts receivable	-	(137,329)	(1,931)	75,503	(63,757)
(Increase) decrease in delinquent assessments receivable	(2,113)	-	-	-	(2,113)
(Increase) decrease in due from other funds	-	-	-	(225,516)	(225,516)
(Increase) decrease in due from other governments	12,399	-	-	-	12,399
(Increase) decrease in loans receivable	886,668	-	-	-	886,668
(Increase) decrease in accrued interest receivable on loans	40,492	-	-	-	40,492
(Increase) decrease in land held for resale	2,917,467	-	-	-	2,917,467
(Increase) decrease in prepaid items	-	-	-	(67,233)	(67,233)
Increase (decrease) in accounts payable	32,509	66,044	723	(37,319)	61,957
Increase (decrease) in accrued salaries payable	-	-	-	(7,796)	(7,796)
Increase (decrease) in unearned revenue	(666,244)	-	-	157,958	(508,286)
Increase (decrease) in contracts payable	4,393	-	(20,915)	(6,131)	(22,653)
Increase (decrease) in due to other governmental units	(3,448)	14	-	-	(3,434)
Total Adjustments	3,222,123	3,029,533	191,744	1,226,964	7,670,364
Net Cash Provided (Used) for Operating Activities	\$3,452,895	\$8,301,434	\$545,002	\$3,044,452	\$15,343,783
DETAILS OF CASH AND CASH EQUIVALENTS					
Cash and Investments with Treasurer	10,303,814	12,944,976	739,550	-	23,988,340
Cash with Fiscal Agents	-	1,300,097	233,997	4,200,131	5,734,225
Cash and Investments with Trustees	636,799	-	7,389,278	-	8,026,077
Restricted Cash for Revenue Bond Debt Service	-	2,617,535	-	-	2,617,535
Restricted Cash for General Obligation Bond Debt Service	-	1,998,420	-	-	1,998,420
Restricted Cash for Revenue Bond Operations and Maintenance	-	176,244	-	-	176,244
Total Cash and Cash Equivalents	\$10,940,613	\$19,037,272	\$8,362,825	\$4,200,131	\$42,540,841
NONCASH INVESTING, CAPITAL AND FINANCING ACTIVITIES					
Loss on Retirement of Assets	\$ -	(\$128,402)	\$ -	\$ -	(\$128,402)
Change in Fair Value of Investments	(41,967)	(36,983)	(4,377)	-	(83,327)

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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, 2015**

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(Continued)

**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, 2015**

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HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2015

1. Reporting Entity

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

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

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

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

Also, in applying the financial accountability criteria, it has been determined that the HRA is a component unit of the City of Saint Paul and is, therefore, included in the City's Comprehensive Annual Financial Report for the fiscal year ended December 31, 2015. The HRA's Board of Commissioners consists of the members of the City Council. The City also has the ability to impose its will on the HRA since City staff are responsible for the day-to-day management of the HRA. The City gives final substantive approval to HRA budgets and HRA tax levies. The financial data of the HRA is blended into the City's Comprehensive Annual Financial Report. Copies of the City's Comprehensive Annual Financial Report for the fiscal year ended December 31, 2015, 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.

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. Separate financial statements for the Penfield Apartments, LLC can be obtained from

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2015

Note 1. (Continued)

the City of Saint Paul, Department of Planning and Economic Development, 1400 City Hall Annex, 25 West Fourth Street, Saint Paul, Minnesota 55102.

Joint Venture

The Minneapolis/Saint Paul Housing Finance Board (the Board) was established in accordance with a Joint Powers Agreement entered into between the Housing and Redevelopment Authority of the City of Saint Paul (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, 2015, was \$9,356,562. The 2015 operations resulted in a decrease of \$1,595,016 to net position. During 2015, there were no distributions made from the Board to Minneapolis/Saint Paul.

Upon dissolution of the Board, all properties acquired by the Board and any surplus monies shall be distributed to the HRA and the City of Minneapolis in the proportion and otherwise pursuant to directions provided in the related indenture of trust or other bond documents. If properties acquired by the Board and any surplus monies are not traceable to a particular bond issue or the indenture is silent as to distribution of the assets upon discharge of the issue, the assets shall be distributed on the basis of the amount of funds each entity has contributed that would affect those assets. The respective percentage shares of the HRA and the City of Minneapolis in the Board's assets, liabilities, and equity were not determined at December 31, 2015. 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.

2. Summary of Significant Accounting Policies

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

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2015

Note 2. (Continued)

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 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.

Proprietary Funds

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

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

HRA Lofts Enterprise Fund - accounts for the operations and debt service for the Lofts at Farmers Market.

HRA Penfield Enterprise Fund - accounts for the operations and debt service for the Penfield Apartments.

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2015

Note 2. (Continued)

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.

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 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.

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.

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2015

Note 2.C. (Continued)

Nonexchange Transactions

Derived tax revenue transactions result from assessments imposed by governments on exchange transactions. Hotel-motel tax is reported as revenue when the underlying exchange occurs and the receivable amount is available.

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.

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.

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2015

Note 2 C. (Continued)

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 forgivable loans. The principal operating revenue of the HRA Parking Enterprise Fund is parking fees from parking ramp customers, while the principal operating expenses are parking operation costs, administration, and depreciation on capital assets. The principal operating revenue of the HRA Lofts Enterprise Fund is rent from tenants, while the principal operating expenses are apartment operating costs and debt service on bonds. The principal operating revenue of the HRA Penfield Enterprise Fund is rent from tenants, while the principal operating expenses are apartment operating costs and debt service on the mortgage. All revenues and expenses not meeting these criteria in each fund are reported as non-operating revenues and expenses.

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 on the balance sheet 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. The fair value of investments is determined using quoted market prices at December 31, 2015.

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2015

Note 2 E. (Continued)

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.

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.

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. The *revenue bond operations and maintenance* account is used to segregate resources set aside to subsidize potential deficiencies from the parking operations that could adversely affect debt service payments. 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 or HOPE program rules.

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2015

Note 2. (Continued)

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 disbursed, 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 the HRA Loan Enterprise Fund, in order to satisfy federal grant reporting requirements, unearned revenue of an equal amount to restricted grants is also reported on the proprietary funds Statement of Net Position, and revenues are reported when principal payments are received from the loan recipient.

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. Unavailable revenue of an equal amount is also reported on the respective governmental fund balance sheet. In governmental funds, in order to satisfy federal grant reporting requirements, land acquired is reported as an expenditure in the amount of the acquisition cost and as federal revenue for the same amount. When the land is subsequently sold, miscellaneous program income is recognized for the sale amount. Future draw downs from the federal government for reimbursement of expenditures incurred are adjusted by program income available at that date.

In the government-wide financial statements, a write-down of the land to market value is reported as an expense. Unavailable revenue is eliminated when converting the governmental funds balance sheet to the governmental activities column on the Statement of Net Position.

J. Leases Receivable

The HRA, as the lessor, entered into a lease agreement with the City of Saint Paul during the year ended December 31, 2009, through which the HRA is leasing certain improvements made to the RiverCentre Parking Ramp. The cost of the improvements was financed by the HRA through the issuance of the RiverCentre Parking Facility Lease Revenue Bonds, Note Series 2009. The lease is reported as a direct financing lease since the HRA has transferred substantially all of the risks and benefits of ownership of the improvements to the City, and the HRA is financing an in-substance purchase of the improvements by the City. Under the lease, the City has an option to purchase the improvements at any time prior to the expiration of the lease for the amount of any remaining outstanding bonds plus \$1.

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2015

Note 2.J. (Continued)

The HRA, as the lessor, entered into a lease agreement with the City of Saint Paul during the year ended December 31, 2008, through which the HRA will purchase the Jimmy Lee Recreational Facility from the City of Saint Paul, and then lease it back for 25 years. The cost of the purchase was financed by the HRA through the issuance of the Jimmy Lee Recreational Facility Lease Revenue Bonds, Series 2008. The lease is reported as a direct financing lease since the HRA has transferred substantially all of the risks and benefits of ownership of the facility to the City, and the HRA is financing an in-substance purchase of the facility by the City. The lease payments made by the City will be sufficient to service the Recreational Facility Lease Bonds principal and interest when due. Under the lease, the City may acquire the interest in the Jimmy Lee Recreational Facility for \$1 at the end of the term of the Lease.

The present value of the total lease payments to be received under the lease agreements are recognized as leases receivable in the HRA Debt Service Fund. Deferred inflows of resources in an amount equal to the leases receivable is also reported in the HRA Debt Service Fund since none of the receivable is considered to be available to finance expenditures of the current period. In the government-wide financial statements, this deferred inflows of resources is eliminated when converting the governmental funds balance sheet to the governmental activities column on the Statement of Net Position.

K. Capital Assets

Capital assets, which include land, buildings, pedestrian skyway bridges, 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 estimated fair market value on the date acquired if received as a gift or contribution. The reported amount of the capital assets is not reflective of the current value. The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized. Interest incurred during the construction phase of capital assets of business-type activities is included as part of the capitalized value of the assets constructed.

Land is not depreciated. The equipment is depreciated over a ten-year useful life. The parking lots are depreciated over a 15-year useful life. Buildings, parking ramps, and pedestrian skyway bridges are depreciated over a 40-year useful life. Construction in progress is not depreciated. The depreciation method used is straight-line.

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2015

Note 2. K. (Continued)

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

L. 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.

M. 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 method. 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.

N. 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 (expenses/expenditure) until then. The government had no item that qualifies for reporting in this category.

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 government 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 seven sources: property tax levy and increments, investment interest receivable, accounts receivable, note and loans receivable,

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2015

Note 2. N. (Continued)

lease receivable, and land held for resale. These amounts are recognized as an inflow of resources in the period that the amounts become available.

O. Net Position

In the government-wide financial statements and the proprietary fund financial statements, net position includes three components. First is the amount for Net Investment in Capital Assets. 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.

P. Fund Balances - Governmental Fund Financial Statements

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

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

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

Unassigned fund balance is the residual classification for the General Fund and includes all spendable amounts not contained in the other classifications. When any combination of committed, assigned, and unassigned resources are available for use, it is the Authority'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, 2015

Note 2. (Continued)

Q. 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.

R. Special Item – Sale of Lofts Apartments

On December 14, 2015, the HRA sold the Lofts at Farmers Market Apartments to Weidner Investment Services for \$13,200,000 (per purchase agreement). Sales proceeds in the amount of \$513,605 were used to defease the Lofts at Farmers Market Taxable Limited Tax Bonds, Series 2010B. Sales proceeds in the amount of \$7,389,278 were used to redeem the Lofts at Farmers Market Limited Tax Build America Bonds, Series 2010A. The net gain on the sale of the Lofts at Farmers Market Apartments in the amount of \$3,564,115 is reported in the Business-type Activities on the Government-wide Statement of Activities and in the HRA Lofts Enterprise Fund on the Proprietary Funds Statement of Revenues, Expenses and Changes in Fund Net Position.

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 and notes payable, are not due and payable in the current period and, therefore, are not reported in the funds.” The details of this (\$66,499,345) difference are as follows:

Governmental activities premium on bonds payable	\$ (1,006,889)
Governmental activities net bonds payable	(51,599,000)
Governmental activities notes payable	(13,104,685)
Accrued interest payable	<u>(788,771)</u>
Net Adjustment to Decrease Fund Balance - Total Governmental Funds to Arrive at Net Position - Governmental Activities	<u>\$ (66,499,345)</u>

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2015

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 \$4,892,991 difference are as follows:

2015 amortization of premium	\$ 96,161
2015 principal payments on bonds	3,971,000
2015 principal payments on notes	<u>825,830</u>
Net Adjustment to Increase Net Changes in Fund Balances - Total Governmental Funds to Arrive at Changes in Net Position of Governmental Activities	<u>\$ 4,892,991</u>

4. Stewardship, Compliance and Accountability

A. Budgets and Budgetary Accounting

The HRA followed these procedures in establishing the 2015 budget:

The Executive Director presented a proposed budget to the HRA Board of Commissioners for the fiscal year commencing the following January 1, 2015. 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.

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2015

Note 4.A (Continued)

All annual governmental fund budgets are adopted on a basis consistent with generally accepted accounting principles (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 governmental fund budgets. Upon HRA Board approval, outstanding encumbrances at the end of the fiscal year are re-appropriated in the following year in annual governmental fund budgets. Unexpended appropriation balances do not lapse at the end of the fiscal year in the multi-year governmental fund 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 in the financial statements and, therefore, are included as part of assigned fund balance.

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 Budget Director.

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 2015.

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

During 1995, the City of Saint Paul issued Midway Marketplace Tax Increment General Obligation Bonds, Series 1995A, in the amount of \$7,660,000. Proceeds from the Series 1995A bonds were used to provide financing for certain public redevelopment costs in an area referred to as Midway Marketplace. During 2005, the City issued the Snelling-University Tax Increment Refunding Bonds, Series 2005C in the amount of \$5,130,000 which refunded the 1995 Bonds. During 2014, the City issued Snelling-University Taxable General Obligation Refunding Bonds, Series 2014D in the amount of \$1,995,000 which refunded the 2005 bonds. The bonds have a City general obligation pledge but are to be retired using tax increments from the HRA's Snelling-University District and certain shortfall payments from the project developers as defined in the development agreements.

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2015

Note 4.B (Continued)

The outstanding Series 2014D bonds are reported as a liability in the governmental activities column of the HRA's Government-Wide Statement of Net Position (Note 5.F.).

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 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 2009G and 2009H bonds are reported as a liability in the HRA Parking Enterprise Fund and in the business-type activities column of the HRA's Government-Wide Statement of Net Position (Note 5.F.).

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

In August 2011, the City of Saint Paul issued US Bank Tax Increment Refunding Bonds, Series 2011F and 2011G, in the amount of \$3,060,000 and \$8,870,000, respectively, which refunded the 2001 bonds. The bonds have a City general obligation pledge but are to be retired using tax increments from the HRA's US Bank Riverfront Renaissance District. The outstanding Series 2011F and 2011G bonds are reported as a liability in the governmental activities column of the HRA's Government-Wide Statement of Net Position (Note 5.F.).

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2015

Note 4. (Continued)

C. Tax Increment Financing Districts

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

District Number	District	Year Established	Duration of District	Outstanding Long-Term Debt (Including Advances)
83	Spruce Tree Centre/Metz Bakery Area	1987	26 years	\$ -
87	Riverfront	1987	26 years	-
100	Neighborhood Business Development - Scattered Sites	1988	26 years	1,800,000
135	Snelling - University	1990	26 years	1,335,000
193	Hubbard Site	1997	26 years	2,061
194	1919 University	1997	26 years	-
212	Block 4 Minnesota Mutual	1997	26 years	1,250,000
213	Block 39 Lawson/Arena	1997	26 years	19,875,000
215	Superior Street Cottages	1998	26 years	-
224	North Quadrant Phase 1 - Essex	2000	26 years	838,000
225	Riverfront Renaissance - Upper Landing	2001	26 years	16,036,628
228	Emerald Park - Emerald Gardens	2002	26 years	5,575,000
232	Straus Building	2002	26 years	-
233	North Quadrant Expansion 1 - Dakota	2003	26 years	999,000
234	Phalen Village	2001	26 years	-
236	J. J. Hill	2001	26 years	2,936,000
237	Osceola Park	2002	26 years	-
240	Bridgescreek Senior Place	2003	26 years	-
241	North Quadrant Phase 2	2004	26 years	1,055,000
243	Shepard - Davern Owner Occupied	2003	26 years	-
245	Shepard - Davern Senior Rental	2003	26 years	-
248	Koch Mobil	2004	26 years	3,171,194
257	Payne Phalen	2005	26 years	2,759
260	North Quadrant - Sibley	2006	26 years	-
261	Riverfront Renaissance - US Bank	2006	26 years	9,788,482
262	Riverfront Renaissance - Drake Marble	2006	26 years	1,091,000
263	Riverfront Renaissance - Uncommitted	2006	26 years	1,695,446
264	Riverfront Renaissance - Llewellyn	2006	26 years	30,692
265	Riverfront Renaissance - HRA	2006	26 years	-
266	Emerald Park - Metro	2006	26 years	6,539
267	Emerald Park - Berry	2006	26 years	-
268	North Quadrant Expansion 1 - Sibley	2006	26 years	-
269	Phalen - Rose Hill	2006	26 years	-

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2015

Note 4.C. (Continued)

District Number	District	Year Established	Duration of District	Outstanding Long-Term Debt (Including Advances)
271	Carlton Lofts	2007	26 years	33,603
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	284,513
302	Pioneer - Endicott	2012	26 years	31,717
304	Schmidt Brewery	2012	26 years	85,259
305	West Side Flats	2014	26 years	8,589
313	Hamline Station East	2014	26 years	16,347
314	Hamline Station West	2014	26 years	35,727
317	Custom House/Post Office	2014	26 years	59,307
318	East 7 th Bates Senior Housing	2014	26 years	75,814
319	2700 University at Gateway Station	2014	26 years	72,521
321	Schmidt Keg House	2015	26 years	4,272
Total Outstanding at December 31, 2015				<u>\$ 68,195,470</u>

Total tax capacity amounts and tax increment revenue for these districts in 2015 are as follows.

Current tax capacity (assessed in 2014, payable in 2015)	\$ 20,745,503
Captured tax capacity retained by the HRA	18,153,954
Total tax increment revenue in 2015 (includes developer shortfall if any)	21,303,997
Total delinquent tax increment receivable at December 31, 2015	182,169

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.

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2015

Note 4.D. (Continued)

Conduit bonds issued subsequent to January 1, 1996, have an outstanding principal balance of \$1.8 billion at December 31, 2015. 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 149 conduit bonds issued subsequent to January 1, 1996.

E. Deficit - Net Position of Governmental Activities

On the Government-Wide Statement of Net Position, the HRA is reporting a negative unrestricted net position of \$23,821,849 but is reporting an overall positive net position of \$13,636,153. The individual governmental funds which form a part of the governmental activities all have positive fund balances. The deficit was created with the addition of long-term debt to the government-wide governmental activities. The HRA issues long-term debt for development purposes and, in many cases, does not acquire or construct HRA-owned capital assets with the debt proceeds. The debt is to be retired with future revenues, such as property tax increments or sales taxes. (See Notes 3.A. and 5.F.)

5. Detailed Notes on All Funds

A. Deposits and Investments

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

(1) Deposits

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

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

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2015

Note 5.A.(1) (Continued)

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, 2015 consist of the City cash and investment pool in an amount of \$73,310,089, the parking ramp, Lofts, and Penfield checking accounts in the amount of \$12,801,514, and the Penfield escrow account in the amount of \$321,989. The City cash and investment pool is entirely insured or collateralized in the City's name at third party institutions. The parking ramps and Lofts checking accounts are collateralized in the City's name at third-party institutions.

(2) Investments

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

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

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2015

Note 5.A.(2) (Continued)

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 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, 2015.

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2015

Note 5.A.(2) (Continued)

Concentration of Credit Risk

The concentration of credit risk is the risk of loss that may be caused by the City's investment in a single issuer. It is the City's policy to diversify investments so that potential losses on individual securities of a single issuer will be minimized.

The following table represents the HRA's investment balances at December 31, 2015, and information relating to potential investment risks:

	Credit Risk		Concentration	Interest Rate	Carrying
	Credit Rating	Rating Agency	Risk Over 5% of Portfolio	Risk Maturity Date	(Fair) Value
Federal Home Loan Bank Bonds	AA+	S&P	6.71%	11/17/2017	\$ 532,896
Federal Home Loan Bank Bonds	AA+	S&P	18.22%	1/25/2028	1,446,737
Trustee Cash	N/A	N/R	< 5%	N/A	1,230
Certificate of Deposit - Highland Bank	N/A	N/R	7.63%	3/30/2019	606,288
Mutual Funds					
First American Government Treas. Obligations Fund Class D	N/A	N/R	8.07%	N/A	640,628
First American Government Treas. Obligations Fund Class Y	N/A	N/R	8.70%	N/A	691,141
US Bank Money Market Account 5-Ct	N/A	N/R	10.03%	N/A	796,264
Wells Fargo Advantage 100% Treasuries Fund	N/A	N/R	40.63%	N/A	<u>3,226,675</u>
Total Investments					<u>\$ 7,941,859</u>
Deposits:					
Parking Ramp Checking Accounts at Saint Paul Banks					\$ 1,300,097
Lofts at Farmers Market Checking Accounts					233,997
Lofts at Farmers Market Bonds Redemption Trust Accounts					7,389,278
Penfield Apartments, LLC Accounts					3,878,142
Penfield Apartments, LLC Escrow Accounts					321,989
City Cash and Investment Pool					<u>73,310,089</u>
Total Deposits					<u>\$ 86,433,592</u>
Total Deposits and Investments					<u><u>\$ 94,375,451</u></u>

N/A - Not applicable

N/R - Not rated

< 5% - Concentration is less than 5% of investments

Deposits - City of Saint Paul Cash and Investment Pool - Additional disclosures required by GASB Statement No. 40, "Deposit and Investment Risk Disclosures," are disclosed on an entity-wide basis in the City of Saint Paul Comprehensive Annual Financial Report for the year ended December 31, 2015.

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2015

Note 5.A. (Continued)

(3) Reconciliation

The above amounts of deposits and investments reconcile to the Government-Wide Statement of Net Position as follows:

Cash and Investments with Treasurer	\$ 68,568,113
Cash with Fiscal Agents	5,734,225
Cash and Investments with Trustees	15,030,614
Restricted Cash for General Obligation Bond Debt Service	1,998,420
Restricted Cash for Revenue Bond Debt Service	2,617,535
Restricted Cash for Note Debt Service	250,300
Restricted Cash for Revenue Bond Operations and Maintenance	<u>176,244</u>
 Total	 <u><u>\$ 94,375,451</u></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 decrease in the fair value of investments during 2015 was \$225,508. 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, 2015, was \$19,294.

B. Loans Receivable

Loans receivable are reported as assets in the following funds at December 31, 2015 (net of allowances):

HRA General Fund	\$ 10,609
HRA Tax Increment Capital Projects Fund	756,250
HRA Development Capital Projects Fund	96,463
HRA Parking Enterprise Fund	236,250
HRA Loan Enterprise Fund	<u>3,341,136</u>
 Total All Funds	 <u><u>\$ 4,440,708</u></u>

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2015

Note 5.B. (Continued)

Allowances for uncollectible loans have been established for loans for which collection is doubtful or questionable in the total amount of \$44,629,623 at December 31, 2015. During 2015, loans determined to be uncollectible or forgiven were written off the books in the amount of \$377,025, net of allowance.

Changes in total gross loans receivable, allowances for uncollectible loans, and accrued interest receivable on loans for 2015 are shown below.

Total gross loans receivable - January 1, 2015	\$ 50,300,837
Loans issued	3,901,593
Principal payments received	(522,699)
Loans forgiven and written off	<u>(4,609,400)</u>
 Total Gross Loans Receivable - December 31, 2015	 <u><u>\$ 49,070,331</u></u>
 Less: allowance for uncollectible loans - January 1, 2015	 44,971,014
Loans issued allowance	3,890,984
Loans forgiven and written off	<u>(4,232,375)</u>
 Total Allowance for Uncollectible Loans - December 31, 2015	 <u>44,629,623</u>
 Net Loans Receivable - December 31, 2015	 <u><u>\$ 4,440,708</u></u>
 Accrued Interest Receivable on Loans - December 31, 2015	 <u><u>\$ 756,511</u></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, 2015

Note 5.B. (Continued)

At December 31, 2015, future minimum principal and interest payments to be received under the loan agreements for the next ten years are as follows:

2016	\$ 2,362,804
2017	3,390,793
2018	2,052,434
2019	1,341,497
2020	3,123,092
2021 - 2025	<u>3,397,563</u>
Total	<u>\$ 15,668,183</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, 2015.

	Balance January 1, 2015	Additions	Deductions	Balance December 31, 2015
HRA General Fund	\$ 488,345	\$ -	\$ 160,352	\$ 327,993
HRA Tax Increment Capital Projects Fund	1,352,328	-	-	1,352,328
HRA Development Capital Projects Fund	1,648,678	-	655,021	993,657
HRA Loan Enterprise Fund	<u>7,222,021</u>	<u>-</u>	<u>2,917,467</u>	<u>4,304,554</u>
Total All Funds	<u>\$ 10,711,372</u>	<u>\$ -</u>	<u>\$ 3,732,840</u>	<u>\$ 6,978,532</u>

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2015

Note 5.C. (Continued)

On December 31, 2006, the HRA acquired property (the former Public Safety Building and real estate located in downtown Saint Paul) from the City for \$3,560,000. This property was developed by Penfield Apartments, LLC (Penfield) per the resolution by the HRA Board on September 8, 2010. The HRA paid \$1,400,000 to the City on December 31, 2006. The balance of \$2,160,000 was paid to the City in 2011. Title to this property was conveyed to Penfield Apartments, LLC at the closing of the mortgage required to develop the property. Land Held for Resale for this property in the amount of \$3,560,000 was transferred to Capital Assets – Land, as Penfield Apartments, LLC is a blended component of the HRA.

D. Leases Receivable

As described in Note 2.J., the HRA entered into direct financing leases with the City during the year ended December 31, 2008, and during the year ended December 31, 2009.

The City is obligated under the RiverCentre Parking Facility Improvement Lease to make lease payments through 2024, which are to be used by the HRA to finance debt service payments on its RiverCentre Parking Facility Lease Revenue Bonds, Series 2009. The City of Saint Paul has approved a debt capital management plan which includes the amounts needed to make the lease payments through 2024. The City is obligated under the Jimmy Lee Recreational Facility Lease to make lease payments through 2032, which are to be used by the HRA to finance debt service payments on its Recreational Facility Lease Revenue Bonds, Series 2008. The City has approved a debt capital management plan which includes the amounts needed to make the lease payments through 2032.

The following is a summary of the leases receivable for the year ended December 31, 2015.

	RiverCentre Parking Facility Improvement Lease	Jimmy Lee Recreational Facility Lease	Total City Leases
Balance of leases receivable - January 1, 2015	\$ 4,885,000	\$ 6,365,000	\$ 11,250,000
Principal portion of lease payments - 2015	(415,000)	(235,000)	(650,000)
Balance of Leases Receivable - December 31, 2015	<u>\$ 4,470,000</u>	<u>\$ 6,130,000</u>	<u>\$ 10,600,000</u>

The interest portion of these lease bonds in 2015 was \$485,013. On the Governmental Fund Balance Sheet, the HRA Debt Service Fund reports deferred inflows of resources in an amount to offset the entire amount of the lease receivable, since the lease payments are not available to finance current period expenditures. Revenues for the principal amount of the lease payments will be reported in the HRA Debt Service Fund in future years when the payments are received. On the Government-Wide Statement of Net Position, the leases receivable are not offset with deferred inflows of resources.

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2015

Note 5.D. (Continued)

The future lease payments (including principal and interest) to be received under the RiverCentre Parking Facility Improvement Lease and the Jimmy Lee Recreational Facility Lease are the following:

Year Ending December 31	Jimmy Lee Recreational Facility Lease	RiverCentre Parking Facility Improvement Lease	Total City Leases
2016	\$ 537,788	\$ 605,713	\$ 1,143,501
2017	537,681	606,494	1,144,175
2018	536,844	607,575	1,144,419
2019	540,250	608,798	1,149,048
2020	537,650	606,716	1,144,366
2021 - 2025	2,695,999	2,125,913	4,821,912
2026 - 2030	2,692,787	-	2,692,787
2031 - 2035	1,081,000	-	1,081,000
Total	<u>\$ 9,159,999</u>	<u>\$ 5,161,209</u>	<u>\$ 14,321,208</u>

E. Capital Assets

Capital asset activity for the year ended December 31, 2015, was as follows:

<u>Governmental Activities</u>	Balance January 1, 2015	Increase	Decrease	Balance December 31, 2015
Land (not depreciated)	\$ 3,042,169	\$ -	\$ -	\$ 3,042,169
Construction in progress (not depreciated)	-	3,129,938	-	3,129,938
Buildings	14,386,848	-	-	14,386,848
Pedestrian skyway bridges	13,016,925	-	1	13,016,924
Total at historical cost	<u>\$ 30,445,942</u>	<u>\$ 3,129,938</u>	<u>\$ 1</u>	<u>\$ 33,575,879</u>
Less: accumulated depreciation				
Buildings	\$ (3,026,169)	\$ (359,717)	\$ -	\$ (3,385,886)
Pedestrian skyway bridges	(9,489,809)	(307,193)	-	(9,797,002)
Total accumulated depreciation	<u>\$ (12,515,978)</u>	<u>\$ (666,910)</u>	<u>\$ -</u>	<u>\$ (13,182,888)</u>
Total Governmental Activities Capital Assets - Net	<u>\$ 17,929,964</u>	<u>\$ 2,463,028</u>	<u>\$ 1</u>	<u>\$ 20,392,991</u>

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2015

Note 5.E. (Continued)

Business-type Activities	Balance January 1, 2015	Increase	Decrease	Balance December 31, 2015
Land (not depreciated)	\$ 31,754,831	\$ -	\$ 947,344	\$ 30,807,487
Buildings	63,591,616	832,557	9,239,408	55,184,765
Parking Ramps	107,639,616	133,730	260,698	107,512,648
Equipment	2,383,021	158,038	30,764	2,510,295
	<u>\$ 205,369,084</u>	<u>\$ 1,124,325</u>	<u>\$ 10,478,214</u>	<u>\$ 196,015,195</u>
Less: accumulated depreciation				
Buildings	\$ (2,018,887)	\$ (1,619,613)	\$ (891,050)	\$ (2,747,450)
Parking Ramps	(48,470,792)	(2,785,338)	(132,139)	(51,123,991)
Equipment	(991,141)	(247,218)	(10,980)	(1,227,379)
	<u>\$ (51,480,820)</u>	<u>\$ (4,652,169)</u>	<u>\$ (1,034,169)</u>	<u>\$ (55,098,820)</u>
Total Business-type Activities				
Capital Assets – Net	<u>\$ 153,888,264</u>	<u>\$ (3,527,844)</u>	<u>\$ 9,444,045</u>	<u>\$ 140,916,375</u>

Depreciation expense for 2015 was charged to functions/programs as follows:

Governmental Activities	
Housing and economic development	<u>\$ 666,910</u>
Business-type Activities	
Parking operations	3,100,804
Apartment operations	<u>1,551,365</u>
Total Business-type Activities	<u>\$ 4,652,169</u>

In December of 2015, the HRA sold the Lofts at Farmers Market to Weidner Investment Services. The net gain on the sale of the Lofts of Farmers Market fixed assets was \$3,564,115. See Note 2.R.

F. Long-Term Debt

Long-term debt consists of bonds payable and notes payable. 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 to finance the construction of market rate rental property.

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2015

Note 5.F. (Continued)

(1) Changes in Long-Term Debt

Long-term debt activity for the year ended December 31, 2015, was as follows:

Governmental Activities	Balance January 1, 2015	Increase	Decrease	Balance December 31, 2015	Due Within One Year
Bonds payable					
Tax increment bonds	\$ 44,320,000	\$ -	\$ 3,321,000	\$ 40,999,000	\$ 3,034,000
Lease revenue bonds	11,250,000	-	650,000	10,600,000	670,000
Add: unamortized premium on lease revenue bonds	134,098	-	14,241	119,857	-
Add: unamortized premium on tax increment bonds	968,952	-	81,920	887,032	-
Total bonds payable	\$ 56,673,050	\$ -	\$ 4,067,161	\$ 52,605,889	\$ 3,704,000
Notes payable	13,930,515	-	825,830	13,104,685	446,669
Total Governmental Activities Long-Term Debt	<u>\$ 70,603,565</u>	<u>\$ -</u>	<u>\$ 4,892,991</u>	<u>\$ 65,710,574</u>	<u>\$ 4,150,669</u>
Business-type Activities	Balance January 1, 2015	Increase	Decrease	Balance December 31, 2015	Due Within One Year
Bonds payable					
Limited tax bonds	\$ 7,755,000	\$ -	\$ 585,000	\$ 7,170,000	\$ 7,170,000
Parking revenue bonds	35,985,000	-	1,915,000	34,070,000	2,010,000
Tax increment - parking bonds	21,525,000	-	1,650,000	19,875,000	1,725,000
Add: unamortized premium on tax increment bonds	554,493	-	71,059	483,434	-
Add: unamortized premium on parking revenue bonds	179,388	-	8,715	170,673	-
Add: unamortized discount on parking revenue bonds	(88,236)	-	(4,286)	(83,950)	-
Total bonds payable	\$ 65,910,645	\$ -	\$ 4,225,488	\$ 61,685,157	\$ 10,905,000
Notes and mortgage payable					
LAAND Initiative loans	\$ 1,580,000	\$ -	\$ -	\$ 1,580,000	\$ -
Penfield Apartments mortgage	40,464,920	-	654,796	39,810,124	675,521
Total notes and mortgage payable	42,044,920	-	654,796	41,390,124	675,521
Total Business-type Activities Long-Term Debt	<u>\$ 107,955,565</u>	<u>\$ -</u>	<u>\$ 4,880,284</u>	<u>\$ 103,075,281</u>	<u>\$ 11,580,521</u>

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2015

Note 5.F.(1) (Continued)

All 2015 scheduled principal and interest payments were made in accordance with the terms of the bonds and notes. There was no new issued long-term debt in 2015. In December of 2015, the HRA sold the Lofts at Farmers Market to Weidner Investment Services. Net sales proceeds of the sale were \$12,879,757, of which \$7,389,278 was used to redeem the 2010A Limited Tax Build America Bonds and \$513,606 was used to defease the Series 2010B Taxable Limited Tax Build America Bonds.

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

Governmental Activities

The governmental activity long-term debt, represented by the Tax Increment Bonds, the Sales Tax Revenue Bonds, the Lease Revenue Bonds, and the long-term notes 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, sales taxes, and lease payments are pledged under the respective bond covenants. Debt service payments have been made on the bonds and notes using the designated financing sources. The City has issued a general obligation pledge on the Koch Mobil Tax Increment Refunding Bonds, Series 2010A; the US Bank Tax Increment Bonds, Series 2011F and 2011G, and the Snelling-University Taxable Refunding Bonds Series, 2014D. The governmental activity bonds and notes are serviced by the HRA Debt Service Fund. A listing of the governmental activity bonds and notes at December 31, 2015, follows:

Debt Issue	Sources for Retirement	Interest Rate (%)	Original Debt Issue Amount	Amount Payable December 31, 2015
North Quadrant Tax Increment Refunding Bonds, Series 2002	North Quadrant District Tax Increments	7.500	\$ 1,089,000	\$ 838,000
North Quadrant Phase II Tax Increment Bonds, Series 2002	North Quadrant District Tax Increments	7.000	1,140,000	999,000
Drake Marble Tax Increment Bonds, Series 2002	Riverfront Renaissance District Tax Increments	6.750	1,800,000	1,091,000
9th Street Lofts Tax Increment Bonds, Series 2004	9th Street Lofts District Tax Increments	6.375	1,335,000	1,055,000
J.J. Hill Tax Increment Bonds, Series 2004	J.J. Hill District Tax Increments	6.250	3,660,000	2,936,000
Neighborhood Scattered Site Tax Increment Bonds, Series 2005	Neighborhood Scattered Site District Tax Increments	4.240 - 5.450	7,515,000	1,800,000

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2015

Note 5.F.(2) (Continued)

Debt Issue	Sources for Retirement	Interest Rate (%)	Original Debt Issue Amount	Amount Payable December 31, 2015
Jimmy Lee Recreational Facility Lease Revenue Bonds, Series 2008	City of Saint Paul	3.000 - 5.000	\$ 7,685,000	\$ 6,130,000
RiverCentre Parking Facility Lease Revenue Bonds, Series 2009	City of Saint Paul	3.000 - 4.500	6,790,000	4,470,000
Koch Mobil Tax Increment Refunding Bonds, Series 2010A	Koch Mobil District Tax Increments	2.000 - 4.000	2,670,000	2,125,000
Emerald Gardens Tax-Exempt Tax Increment Revenue Bonds, Series 2010	Emerald Gardens District Tax Increments	5.000 - 6.500	6,595,000	5,575,000
US Bank Tax Increment Refunding Bonds, Series 2011G	Riverfront Renaissance District Tax Increments	2.000 - 4.000	8,870,000	8,870,000
Upper Landing Tax Increment Refunding Bonds, Series 2012	Riverfront Renaissance District Tax Increments	5.000	15,790,000	14,375,000
Snelling-University General Obligation Taxable Refunding Bonds, Series 2014D	Snelling-University District Tax Increments	1.000 - 1.250	1,995,000	1,335,000
HUD Section 108 Note, Series 2003-A	EDI Grants, Port Authority	5.200	3,300,000	1,525,000
Upper Landing Tax Increment Revenue Note, Series 2008	Upper Landing District Tax Increments	5.750	2,019,087	979,833
Catholic Charities Midway Residence POPSHP Loan	Forgiven after 20 years of compliance	0.000	10,599,852	10,599,852
Total Governmental Activities Long-Term Debt			\$ 82,852,939	\$ 64,703,685

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2015

Note 5.F.(2) (Continued)

Business-type Activities

The business-type activity long-term debt is reported in the HRA Parking Enterprise Fund, the HRA Loan Enterprise Fund, the HRA Lofts Enterprise Fund, and the HRA Penfield Enterprise Fund where specific fund revenues are used to service the debt. The City has issued a general obligation pledge on the Block 39 Tax Increment Bonds, Series 2009G and 2009H. A listing of the business-type bonds and notes at December 31, 2015, follows:

Debt Issue	Sources for Retirement	Interest Rate (%)	Original Debt Issue Amount	Amount Payable December 31, 2015
Parking Revenue Bonds, Series 1997A	7th Street Ramp Parking Revenues	6.750	\$ 11,305,000	\$ 1,945,000
Block 39 Tax Increment Refunding Bonds, Series 2009G	Block 39 District Tax Increments Block 39 Parking Revenues	3.000 - 4.000	20,695,000	19,875,000
Parking Revenue Refunding Bonds, Series 2010A	HRA Parking Revenue	3.000 - 5.000	24,135,000	20,990,000
Parking Revenue Refunding Bonds, Series 2010B	HRA Parking Revenue	3.000 - 5.000	12,820,000	11,135,000
Lofts at Farmers Market Limited Tax Bonds, Series 2010A (BABs)	HRA Tax Levy	4.350 - 7.500	7,170,000	7,170,000
LAAND Initiative Loan – Metropolitan Council	Land Sales Proceeds	0.000	1,000,000	1,000,000
LAAND Initiative Loan – Family Housing Fund	Land Sales Proceeds	0.000	580,000	580,000
Penfield Apartments, LLC Mortgage A	District Tax Increment	3.120	8,295,500	7,901,266
Penfield Apartments, LLC Mortgage B	Apartment Operations	3.120	<u>32,647,300</u>	<u>31,908,858</u>
Total Business-type Activities Long-Term Debt			<u>\$ 118,647,800</u>	<u>\$ 102,505,124</u>

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2015

Note 5.F. (Continued)

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

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

Year Ending December 31	Tax Increment Bonds		Lease Revenue Bonds	
	Principal	Interest	Principal	Interest
2016	\$ 3,034,000	\$ 1,961,031	\$ 670,000	\$ 462,481
2017	3,528,000	1,826,736	695,000	438,319
2018	1,833,000	1,714,512	720,000	411,231
2019	1,918,000	1,632,413	755,000	381,038
2020	2,069,000	1,545,829	785,000	349,037
2021 - 2025	12,346,000	6,130,681	3,855,000	1,213,618
2026 - 2030	16,101,000	2,086,162	2,115,000	577,787
2031 - 2035	170,000	3,400	1,005,000	76,000
2036 - 2040	-	-	-	-
2041 - 2045	-	-	-	-
2046 - 2050	-	-	-	-
Total	<u>\$ 40,999,000</u>	<u>\$ 16,900,764</u>	<u>\$ 10,600,000</u>	<u>\$ 3,909,511</u>

Year Ending December 31	Development Notes		Total Governmental Activity	
	Principal	Interest	Principal	Interest
2016	\$ 446,669	\$ 141,291	\$ 4,150,669	\$ 2,564,803
2017	508,140	111,255	4,731,140	2,376,310
2018	520,280	83,245	3,073,280	2,208,988
2019	533,128	54,257	3,206,128	2,067,708
2020	421,616	24,280	3,275,616	1,919,146
2021 - 2025	75,000	4,193	16,276,000	7,348,492
2026 - 2030	10,599,852	-	28,815,852	2,663,949
2031 - 2035	-	-	1,175,000	79,400
2036 - 2040	-	-	-	-
2041 - 2045	-	-	-	-
2046 - 2050	-	-	-	-
Total	<u>\$ 13,104,685</u>	<u>\$ 418,521</u>	<u>\$ 64,703,685</u>	<u>\$ 21,228,796</u>

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2015

Note 5.F.(3) (Continued)

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

Year Ending December 31	Parking Revenue Bonds HRA Parking Enterprise Fund		Tax Increment - Parking Bonds HRA Parking Enterprise Fund		Limited Tax Bonds HRA Lofts Enterprise Fund	
	Principal	Interest	Principal	Interest	Principal	Interest
	2016	\$ 2,010,000	\$ 1,588,476	\$ 1,725,000	\$ 664,081	\$ 7,170,000
2017	2,105,000	1,492,925	1,800,000	593,581	-	-
2018	1,140,000	1,384,456	1,850,000	520,581	-	-
2019	1,175,000	1,346,419	1,855,000	455,756	-	-
2020	1,225,000	1,300,443	1,920,000	397,931	-	-
2021 - 2025	6,900,000	5,717,669	10,725,000	965,168	-	-
2026 - 2030	8,590,000	4,025,749	-	-	-	-
2031 - 2035	10,925,000	1,692,500	-	-	-	-
2036 - 2040	-	-	-	-	-	-
2041 - 2045	-	-	-	-	-	-
2046 - 2050	-	-	-	-	-	-
2051 - 2055	-	-	-	-	-	-
Total	\$ 34,070,000	\$ 18,548,637	\$ 19,875,000	\$ 3,597,098	\$ 7,170,000	\$ 219,278

Year Ending December 31	Penfield Apartments, LLC Mortgage HRA Penfield Enterprise Fund		LAAND Initiative Loans HRA Loan Enterprise Fund		Total Business-type Activity	
	Principal	Interest	Principal	Interest	Principal	Interest
	2016	\$ 675,521	\$ 1,232,470	\$ -	\$ 17,400	\$ 11,580,521
2017	696,901	1,211,090	-	17,400	4,601,901	3,314,996
2018	718,957	1,189,033	1,580,000	17,400	5,288,957	3,111,470
2019	741,712	1,166,278	-	-	3,771,712	2,968,453
2020	765,188	1,142,803	-	-	3,910,188	2,841,177
2021 - 2025	4,204,913	5,335,042	-	-	21,829,913	12,017,879
2026 - 2030	4,913,816	4,626,136	-	-	13,503,816	8,651,885
2031 - 2035	5,742,235	3,797,719	-	-	16,667,235	5,490,219
2036 - 2040	5,851,175	2,851,763	-	-	5,851,175	2,851,763
2041 - 2045	5,112,291	2,036,188	-	-	5,112,291	2,036,188
2046 - 2050	5,974,169	1,174,310	-	-	5,974,169	1,174,310
2051 - 2055	4,413,246	233,262	-	-	4,413,246	233,262
Total	\$ 39,810,124	\$ 25,996,094	\$ 1,580,000	\$ 52,200	\$ 102,505,124	\$ 48,413,307

G. Employee Benefits, Pension Plan Obligations

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

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2015

Note 5. (Continued)

H. Revolving Loan Agreement - The Saint Paul Foundation

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 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 one percent on the outstanding Foundation advances is payable on each December 31 starting with 2014. December 1, 2025, is the final maturity date under the loan agreement.

The HRA Loan Enterprise Fund accounts for the line of credit transactions. Changes in the balance due under the revolving line of credit under the loan agreement for the year ended December 31, 2015, are as follows:

Balance Due January 1, 2015	Increase	Decrease	Balance Due December 31, 2015
\$ -	\$ -	\$ -	\$ -

Under the revolving loan agreement, there is \$2,500,000 available in loan funds from the Foundation at December 31, 2015.

I. 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. 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, 2014, liability for claims and judgments; nor were there any fiscal year 2014 or 2015 claims or claims payments, which resulted in any end of fiscal year 2014 or 2015 claims liabilities.

The HRA acquired in 2009 a site with existing pollution which will require remediation. To address its exposure to risk of loss related to pollution liability torts, the HRA has purchased a Premises Pollution Liability Insurance Policy. The limits of this liability coverage is \$20,000,000.

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2015

Note 5.I. (Continued)

The City has purchased all risk property insurance coverage of \$1.3 billion 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, and contributions are made to a risk retention pool to address potential losses due to the higher deductible. 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 and Employee Benefit Management Division to insure proper premium, retention, and administrative charges. Tort liability is administered by the City with professional claim managers and attorneys. Because the HRA has no employees, there is no risk for workers' compensation and unemployment compensation (Note 5.G.).

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

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, 2015.

Tax Increment Financing District - Project	No.	Date Issued	Note Amount	Note Principal Balance 12/31/2014	Note Principal Balance 12/31/2015	Total Amount Expended (Principal & Interest) Under Notes for the Year Ended 12/31/2015
Superior Street Cottages	215	7/16/1998	\$ 311,341	\$ 197,239	\$ 178,460	\$ 29,040
1919 University	194	11/7/1997	1,357,000	1,357,000	1,357,000	141,990
Hubbard Site	193	7/31/1999	1,259,924	-	-	-
Block 4-TIR Note, Series 2004	212	5/6/2004	17,800,000	16,340,505	15,476,143	1,791,850
Block 4-Taxable TIR Note, Series 2004	212	5/6/2004	2,975,838	-	-	-
North Quadrant Rental Phase I	260	2/1/2001	2,140,000	2,140,000	2,140,000	150,957
North Quadrant Rental Phase II	268	2/28/2002	1,500,000	1,500,000	1,500,000	130,080
North Quadrant Shortfall TIR Note II	268	6/20/2002	179,781	179,781	179,781	-
Emerald Park Owner Occupied Phase I	228	2/26/2003	3,067,000	-	-	-
Emerald Park Owner Occupied Phase II	267	4/12/2005	2,074,000	-	-	-
Emerald Park Rental	267	10/16/2002	3,110,000	3,039,523	2,899,121	366,355
Emerald Park Commercial/ Metro Project	266	6/21/2005	1,225,000	-	-	-
Osceola Park, Series 2002	237	11/4/2002	950,000	950,000	950,000	36,180
Phalen Village Ames Lake	269	8/1/2003	418,000	418,000	418,000	16,463
Phalen Village CUB Foods Proj.	234	3/1/2008	3,100,000	2,886,559	2,737,857	319,708
Straus Building	232	12/26/2002	600,000	596,964	596,964	32,884
Bridgecreek Senior Place Project	240	6/30/2004	2,398,952	2,398,952	2,398,952	157,323
Lyons Court Rental Project	241	4/14/2004	682,000	682,000	682,000	38,672
Shepard-Davern Ownership Housing	243	11/1/2006	3,257,067	2,737,122	2,715,625	199,410
Shepard Davern Rental Housing	244	3/28/2006	4,820,000	3,607,137	3,362,250	425,726

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2015

Note 5.J. (Continued)

Tax Increment Financing District - Project	No.	Date Issued	Note Amount	Note Principal Balance 12/31/2014	Note Principal Balance 12/31/2015	Total Amount Expended (Principal & Interest) Under Notes for the Year Ended 12/31/2015
Carlton Lofts	271	10/1/2005	\$ 2,358,660	\$ 2,358,660	\$ 2,358,660	\$ 104,783
Shepard-Davern Gateway Senior	245	12/2/2003	1,353,286	1,353,286	1,353,286	87,974
Phalen Senior Lofts Project (Payne Phalen TIF)	257	2/10/2005	925,000	908,750	908,750	30,954
River Pointe Lofts Project	278	12/27/2007	1,829,000	1,601,699	1,533,531	151,540
Minnesota Building	279	6/9/2010	936,000	936,000	936,000	54,386
Carondelet Village	291	2/24/2011	3,104,000	3,104,000	3,104,000	311,212
Cosseta	299	11/4/2011	388,000	388,000	382,837	69,852
Penfield	301	6/22/2012	8,295,500	8,295,500	8,295,500	225,516
Pioneer-Endicott	302	10/31/2012	2,500,000	2,500,000	2,500,000	89,393
Schmidt Brewery	304	11/16/2012	3,770,000	2,650,000	3,770,000	85,140
West Side Flats	305	11/19/2012	3,800,000	3,800,000	3,800,000	-
Hamline Station East	313	12/12/2014	530,000	530,000	530,000	-
Hamline Station West	314	12/12/2014	1,559,000	1,559,000	1,559,000	-
Custom House / Post Office	317	11/12/2014	5,800,000	5,800,000	5,800,000	-
East 7th-Bates Sr Housing	318	6/2/2015	2,291,000	-	2,291,000	-
2700 University at Westgate Station	319	6/29/2015	7,865,000	-	7,865,000	-
Total			<u>\$ 100,530,349</u>	<u>\$ 74,815,677</u>	<u>\$ 84,579,717</u>	<u>\$ 5,047,388</u>

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, 2015, 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 Projects Fund.

K. Loan Guaranty Commitments

The HRA has entered into agreements with lending institutions and various Saint Paul businesses to guaranty 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, 2015.

L. Construction and Other Significant Commitments

On December 31, 2015, the HRA had commitments of \$2.2 million related to the construction on the Palace Theater. The HRA purchased the Palace Theater and began construction on the building in 2015. This project is being financed by a loan from the City and a Minnesota Department of Employment and Economic Development (DEED) grant. The City loan is to be repaid solely from the revenues collected by the HRA from the operations of the Palace Theater and any sales proceeds in accordance with the DEED grant agreement.

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2015

Note 5. (Continued)

M. Deferred Inflows of Resources

The amount reported as Deferred Inflows of Resources on the Balance Sheet – Governmental Funds in the HRA General Fund, HRA Debt Service Fund, HRA Tax Increment Capital Projects Fund, and HRA Development Capital Projects Fund include \$439,601, \$10,725,024, \$2,243,372, and \$1,093,453, respectively, which are from the following unavailable revenue sources:

	HRA General Fund	HRA Debt Service Fund	HRA Tax Increment Capital Projects Fund	HRA Development Capital Projects Fund	HRA Total Governmental Funds
Property Tax Increments	\$ -	\$ 67,559	\$ 52,887	\$ -	\$ 120,446
Property Tax Levy	60,479	-	-	-	60,479
Investment Interest	40,520	57,465	81,907	3,333	183,225
Leases Receivable	-	10,600,000	-	-	10,600,000
Land Held for Resale	327,993	-	1,352,328	993,657	2,673,978
Notes and Loans Receivable	10,609	-	756,250	96,463	863,322
Total Deferred Inflows of Resources	<u>\$ 439,601</u>	<u>\$ 10,725,024</u>	<u>\$ 2,243,372</u>	<u>\$ 1,093,453</u>	<u>\$ 14,501,450</u>

N. Interfund Transactions

(1) Interfund Receivables and Payables

During the course of its operations, the HRA has transactions between funds to finance operations and provide services. To the extent that certain transactions between funds had not been paid or received as of December 31, 2015, individual fund interfund receivable and payable balances were as follows:

Fund	Interfund Receivable	Interfund Payable
HRA General Fund	\$ 1,047,962	\$ -
HRA Tax Increment Capital Projects Fund	-	5,866,099
HRA Development Capital Projects Fund	1,296,194	300,000
HRA Parking Enterprise Fund	564,744	-
HRA Loan Enterprise Fund	3,846,427	814,744
HRA Penfield Enterprise Fund	225,516	-
Total Interfund Receivables and Payables - All Funds	<u>\$ 6,980,843</u>	<u>\$ 6,980,843</u>

The interfund receivables in the HRA General Fund, the HRA Development Capital Projects Fund, and the HRA Loan Enterprise Fund include \$1,047,962, \$1,046,194, and \$3,546,427, respectively, which were advanced to the HRA Tax Increment Capital Projects Fund for the purpose of financing development expenditures in various tax increment financing districts prior to the receipt of tax increment revenues in these districts. The advances are to be repaid with interest when future available tax increment revenues are received in these districts. The interfund receivables in the HRA Loan

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2015

Note 5.N.(1) (Continued)

Enterprise Fund include \$300,000 advanced to the HRA Development Capital Projects Fund for the Palace Theater. The interfund receivables in the HRA Development Capital Projects Fund and the HRA Parking Enterprise Fund include \$250,000 and \$564,744, respectively, which were advanced to the HRA Loan Enterprise Fund for the purchase of land held for resale, and to hold a loan to a ballpark project. The interfund receivables in the HRA Penfield Enterprise Fund includes \$225,516 due from the HRA Tax Increment Capital Projects Fund for the Penfield tax increment note.

(2) Interfund Transfers

Individual fund interfund transfers during the fiscal year ended December 31, 2015, were as follows:

<u>Transfers</u>	<u>Transfers In From Other Funds</u>	<u>Transfers Out To Other Funds</u>
HRA General Fund	\$ 1,155,727	\$ 1,038
HRA Debt Service Fund	76,191	50,667
HRA Tax Increment Capital Projects Fund	2,941,533	527,223
HRA Loan Enterprise Fund	2,407,543	-
HRA Lofts Enterprise Fund	-	5,675,189
HRA Penfield Enterprise Fund	451,032	777,909
	<u>\$ 7,032,026</u>	<u>\$ 7,032,026</u>
Total Interfund Transfers - All Funds		

Generally, transfers are used to (1) move revenues from the fund that collects them to the fund that the budget requires to expend them, (2) use unrestricted revenues collected in the HRA Parking Enterprise Fund to finance the purchase of property in the HRA Loan Enterprise Fund, and (3) use unrestricted revenues in the HRA Loan Enterprise Fund to fund projects in the HRA Development Capital Projects Fund.

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2015

Note 5. (Continued)

O. 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, 2015, is determined as follows:

Capital assets	\$ 33,575,879
Less: accumulated depreciation	(13,182,888)
Less: outstanding principal of related debt	<u>(10,599,852)</u>
 Net Investment in Capital Assets	 <u>\$ 9,793,139</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 \$10,896,414 at December 31, 2015.

(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 HRA Parking Enterprise Fund, and the HRA Penfield Enterprise Fund as of December 31, 2015, is determined as follows:

Capital assets	\$ 196,015,195
Less: accumulated depreciation	(55,098,820)
Less: outstanding principal of HRA Parking Enterprise Fund debt	(54,515,157)
Less: outstanding principal of HRA Penfield Enterprise Fund debt	<u>(39,810,124)</u>
 Net Investment in Capital Assets	 <u>\$ 46,591,094</u>

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, 2015, as follows:

	<u>HRA Parking Enterprise Fund</u>
Restricted Assets	
Cash for revenue bond debt service	\$ 2,617,535
Cash for general obligation bond debt service	1,998,420
Less: liabilities payable from restricted assets accrued interest on bonds	<u>(909,178)</u>
 Restricted for Debt Service	 <u>\$ 3,706,777</u>

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2015

Note 5.O.(2) (Continued)

The amount reported as “Restricted for Debt Service” is based on required balances per bond indentures.

The amount reported as “Restricted for Operations and Maintenance” 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, 2015, as follows:

Restricted assets - cash for revenue bond operations and maintenance	<u>\$ 176,244</u>
Restricted for Operations and Maintenance	<u><u>\$ 176,244</u></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, 2015, as follows:

Restricted assets – program income cash balance for grants	<u>\$ 815,483</u>
Restricted for Grantors	<u><u>\$ 815,483</u></u>

(3) Fund Balances – Governmental Funds

Portions of the Authority’s fund balance are nonspendable, restricted due to legal restrictions, committed by Authority action, assigned by Authority management, or unassigned. At December 31, 2015, fund balance classifications were reported in the following governmental funds:

	HRA General Fund	HRA Grants Funds	HRA Debt Service Fund	HRA Tax Increment Capital Projects Fund	HRA Development Capital Projects Fund	HRA Total Governmental Funds
Nonspendable						
Advances to Other Funds	\$ 1,047,962	\$ -	\$ -	\$ -	\$ 1,296,194	\$ 2,344,156
Advances to Other Governments	-	-	-	-	2,362,191	2,362,191
Total Nonspendable	<u>\$ 1,047,962</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 3,658,385</u>	<u>\$ 4,706,347</u>
Restricted						
Debt Service	\$ -	\$ -	\$ 11,558,279	\$ -	\$ -	\$ 11,558,279
Tax Increment Financing	-	-	-	14,349,165	-	14,349,165
Grants	-	200,435	-	-	-	200,435
Bond Proceeds	-	-	-	-	1,272,816	1,272,816
Pollution Remediation	-	-	-	-	1,736,256	1,736,256
Total Restricted	<u>\$ -</u>	<u>\$ 200,435</u>	<u>\$ 11,558,279</u>	<u>\$ 14,349,165</u>	<u>\$ 3,009,072</u>	<u>\$ 29,116,951</u>
Committed						
Economic Development	<u>\$ 7,172,276</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 7,172,276</u>
Assigned						
Economic Development	<u>\$ 4,245,483</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 4,245,483</u>
Total Fund Balance	<u><u>\$ 12,465,721</u></u>	<u><u>\$ 200,435</u></u>	<u><u>\$ 11,558,279</u></u>	<u><u>\$ 14,349,165</u></u>	<u><u>\$ 6,667,457</u></u>	<u><u>\$ 45,241,057</u></u>

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2015

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 will lease the ramp for years 2008 through 2030 to Regions Hospital after construction is completed. 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 following properties have been identified as possible sites of pollution or contamination:

1. Capp Road (Catholic Charities) - Possible pollution or contamination
2. Koch/Mobil - Remediation has already been completed
3. Rivoli Street Properties - Remediation has already been completed by the original polluter

In 2009, the Exxon-Mobil property site was purchased which is polluted and required pollution remediation. This site was a former petroleum storage tank farm, built in the 1950's which had suffered some leakage of petroleum. The purchase agreement requires the HRA to remediate the pollution and restricts the future use of the land to specific uses. The land was purchased for \$1, and in addition, the seller donated \$5,000,000 to the HRA for pollution remediation and park features. This donation is identified as unearned revenue in the Governmental Balance Sheet, in the HRA Development Capital Projects Fund. Because the land has no fair market value before remediation,

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended December 31, 2015

Note 6. (Continued)

it is valued at its purchase price in the Governmental Activities Capital Assets. In recognition of the existing pollution, the probability-weighted average of minimum to maximum remediation cost of \$3,900,000 less \$279,117 paid out in 2010, \$581,274 paid out in 2011, \$533,515 paid out in 2012, \$375,950 paid out in 2013, \$213,963 paid out in 2014, and \$179,925 paid out in 2015, and thus far (remaining \$1,736,256), is identified in the Statement of Net Position – Long Term Liabilities as a Pollution Remediation Obligation. This pollution remediation obligation is an estimate and subject to changes resulting from price increases or reductions, technology, or changes in applicable laws or regulations.

SUPPLEMENTARY SCHEDULES

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

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

For the Fiscal Year Ended December 31, 2015
(Amounts in dollars)

	Budgeted Amounts		Actual	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Taxes	\$9,356,894	\$9,356,894	\$6,609,119	(\$2,747,775)
Intergovernmental	537,188	537,188	512,832	(24,356)
Fees, Sales and Services	606,500	606,500	583,745	(22,755)
Investment Income	99,400	99,400	137,327	37,927
Miscellaneous	509,320	819,320	803,370	(15,950)
Total Revenues	<u>11,109,302</u>	<u>11,419,302</u>	<u>8,646,393</u>	<u>(2,772,909)</u>
EXPENDITURES				
Debt Service				
Principal Payment on Bonds	5,073,014	5,068,654	3,971,000	1,097,654
Interest on Bonds	2,880,281	2,876,431	2,567,808	308,623
Principal Payment on Notes	135,000	390,000	640,000	(250,000)
Interest on Notes	129,320	184,320	163,370	20,950
Fiscal Charges	-	21,311	30,584	(9,273)
Total Expenditures	<u>8,217,615</u>	<u>8,540,716</u>	<u>7,372,762</u>	<u>1,167,954</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>2,891,687</u>	<u>2,878,586</u>	<u>1,273,631</u>	<u>(1,604,955)</u>
OTHER FINANCING SOURCES (USES)				
Transfers In	115,555	115,555	76,191	(39,364)
Transfers Out	(3,084,561)	(3,071,460)	(50,667)	3,020,793
Total Other Financing Sources (Uses)	<u>(2,969,006)</u>	<u>(2,955,905)</u>	<u>25,524</u>	<u>2,981,429</u>
Net Changes in Fund Balances	<u>(77,319)</u>	<u>(77,319)</u>	<u>1,299,155</u>	<u>1,376,474</u>
FUND BALANCE, January 1	<u>10,259,124</u>	<u>10,259,124</u>	<u>10,259,124</u>	<u>-</u>
FUND BALANCE, December 31	<u>\$10,181,805</u>	<u>\$10,181,805</u>	<u>\$11,558,279</u>	<u>\$1,376,474</u>

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL

SCHEDULE OF DEPOSITS AND INVESTMENTS
ALL FUNDS

At December 31, 2015
 (Amounts in dollars at fair value)

Investment Description	Maturity Date	Interest Rate	Amount
Parking Ramp Checking and Money Market Accounts at St. Paul Banks			\$1,300,097
Lofts at Farmers Market Checking and Reserve Accounts at St. Paul Banks			233,997
Lofts at Farmers Market Bonds Redemption Trust Accounts at St. Paul Banks			7,389,278
Penfield Apartments, LLC Checking and Reserve Accounts at St. Paul Banks			3,878,142
Penfield Apartments, LLC Escrow Accounts at Title Company		0.01%	321,989
First American Government Obligations Fund Class D		0.02%	640,628
First American Treasury Obligations Fund Class Y		0.00%	691,141
US Bank Money Market 5 - Ct Accounts		0.04%	796,264
Wells Fargo Advantage Money Market Fund Accounts		0.01%	3,226,675
Federal Home Loan Bank Bonds	1/25/2028	2.375%	1,446,737
Highland Bank Certificate of Deposit	3/30/2019	3.75%	606,288
Federal Home Loan Bank Bonds	11/17/2017	5.00%	532,896
Trustee Cash		0.00%	1,230
City Cash and Investments Pool			73,310,089
TOTAL DEPOSITS AND INVESTMENTS			\$94,375,451
<u>Summary by Statement of Net Position Account</u>			
Cash and Investments with Treasurer			\$68,568,113
Cash with Fiscal Agents			5,734,225
Cash and Investments with Trustees			15,030,614
Restricted Cash for General Obligation Bond Debt Service			1,998,420
Restricted Cash for Revenue Bond Debt Service			2,617,535
Restricted Cash for Revenue Bond Operations and Maintenance			176,244
Restricted Cash for Note Debt Service			250,300
TOTAL DEPOSITS AND INVESTMENTS			\$94,375,451

SCHEDULE OF LOANS RECEIVABLE**ALL FUNDS**

At December 31, 2015

(Amounts in dollars)

<u>Fund - Program</u>	<u>Number of Loans Outstanding</u>	<u>Principal Balance 12/31/2015</u>	<u>Allowance for Uncollectible Loans 12/31/2015</u>	<u>Net Reported Loans Receivable 12/31/2015</u>
HRA GENERAL FUND				
Escrow Account for Taxes and Insurance	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	227	\$ 1,928,016	\$ 1,928,016	\$ -
Total HRA Grants Special Revenue Fund	227	\$ 1,928,016	\$ 1,928,016	\$ -
HRA DEVELOPMENT CAPITAL PROJECTS FUND				
HRA Funded	1	\$ 1,389,063	\$ 1,389,063	\$ -
Inspiring Communities	68	3,074,467	3,074,467	-
ISP Programs	18	428,955	332,492	96,463
Total HRA Development Capital Projects Fund	87	\$ 4,892,485	\$ 4,796,022	\$ 96,463
HRA TAX INCREMENT CAPITAL PROJECTS FUND				
Jobs Bill Loan Program	44	\$ 4,551,103	\$ 3,957,353	\$ 593,750
Scattered Site TIF Bonds	13	4,017,372	3,854,872	162,500
Total HRA Tax Increment Capital Projects Fund	57	\$ 8,568,475	\$ 7,812,225	\$ 756,250
HRA PARKING FUND				
Land Purchase	1	\$ 315,000	\$ 78,750	\$ 236,250
Total HRA Parking Fund	1	\$ 315,000	\$ 78,750	\$ 236,250
HRA LOAN ENTERPRISE FUND				
Section 108 Loan Repayments	1	\$ 1,525,000	\$ 76,250	\$ 1,448,750
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	-
Enterprise Leverage	5	346,301	290,033	56,268
Commercial Real Estate	7	1,455,515	1,436,765	18,750
Home Purchase and Rehab	37	387,336	294,648	92,688
Home Ownership Opportunities	14	321,165	321,165	-
Housing Real Estate	15	6,644,168	6,128,193	515,975
Mixed Income Housing	13	1,459,378	1,149,186	310,192
Strategic Investment Program	5	264,846	264,846	-
Business - UDAG	2	41,958	20,979	20,979
Housing - UDAG	5	284,091	262,224	21,867
Downtown Tax Increment	1	418,015	313,511	104,504
Neighborhood Development Tax Increment	2	510,000	228,000	282,000
HUD Rental Rehab	12	2,086,248	2,009,860	76,388
Home Mortgage Loan Origination Program	189	1,645,049	1,450,815	194,234
Mortgage Foreclosure Prevention	13	50,661	37,996	12,665
New Housing and Blighted Land Tax Increment	1	360,000	180,000	180,000
Affordable Housing	2	1,049,519	1,049,519	-
Mortgage Housing - Phase II	1	6,185	309	5,876
Total HRA Loan Enterprise Fund	330	\$ 33,323,920	\$ 29,982,784	\$ 3,341,136
TOTAL ALL FUNDS	703	\$ 49,070,331	\$ 44,629,623	\$ 4,440,708

SCHEDULE OF BONDS, NOTES, AND MORTGAGES PAYABLE

At December 31, 2015

(Amounts in dollars)

Bonds and Notes	Lender	Source for Retirement	Interest Rate	Issue Date	Final Maturity Date	Issued	Retired	Outstanding
GOVERNMENTAL ACTIVITIES								
BONDS:								
North Quadrant Tax Increment Refunding Bonds, Series 2002	Public Sale	North Quadrant District TIs	7.50%	2002	2028	\$ 1,089,000	\$ 251,000	\$ 838,000
North Quadrant Phase II Tax Increment Bonds, Series 2002	Public Sale	North Quadrant District TIs	7.00%	2002	2028	1,140,000	141,000	999,000
Drake Marble Tax Increment Bonds, Series 2002	Public Sale	Riverfront Renaissance District TIs	6.75%	2002	2028	1,800,000	709,000	1,091,000
9th Street Lofts Tax Increment Bonds, Series 2004	Private Placement	9th Street Lofts District TIs	6.375%	2004	2028	1,335,000	280,000	1,055,000
JJ Hill Tax Increment Bonds, Series 2004	Private Placement	JJ Hill District TIs	6.25%	2004	2029	3,660,000	724,000	2,936,000
Neighborhood Scattered Site Tax Increment Bonds, Series 2005	Public Sale	Neighborhood Scattered Site District TIs	4.24% - 5.45%	2005	2017	7,515,000	5,715,000	1,800,000
Jimmy Lee Recreational Facility Lease Revenue Bonds, Series 2008	Public Sale	City of St. Paul 25 -Year Lease	3.00% - 5.00%	2008	2032	7,685,000	1,555,000	6,130,000
RiverCentre Parking Facility Lease Revenue Bonds, Series 2009	Public Sale	Lease Payments from the City of Saint Paul	3.00% - 4.50%	2009	2024	6,790,000	2,320,000	4,470,000
Koch Mobil Tax Increment Refunding Bonds, Series 2010A *	Public Sale	Koch Mobil District TIs	2.00% - 4.00%	2010	2031	2,670,000	545,000	2,125,000
Emerald Gardens Tax-Exempt Tax Increment Revenue Bonds, Series 2010	Public Sale	Emerald Gardens District TIs	5.00% - 6.50%	2010	2029	6,595,000	1,020,000	5,575,000
US Bank Tax Increment Refunding Bonds, Series 2011F *	Public Sale	Riverfront Renaissance District TIs	2.00%	2011	2015	3,060,000	3,060,000	-
US Bank Tax Increment Refunding Bonds, Series 2011G *	Public Sale	Riverfront Renaissance District TIs	2.00% - 4.00%	2011	2028	8,870,000	-	8,870,000
Upper Landing Tax Increment Refunding Bonds, Series 2012	Public Sale	Riverfront Renaissance District TIs	5.00%	2012	2029	15,790,000	1,415,000	14,375,000
Snelling-University Taxable Tax Increment Refunding Bonds, Series 2014D *	Public Sale	Snelling-University Site District TIs	1.00%-1.25%	2014	2017	1,995,000	660,000	1,335,000
TOTAL BONDS - GOVERNMENTAL ACTIVITIES						\$ 69,994,000	\$ 18,395,000	\$ 51,599,000

SCHEDULE OF BONDS, NOTES, AND MORTGAGES PAYABLE
 At December 31, 2015
 (Amounts in dollars)

Bonds and Notes	Lender	Source for Retirement	Interest Rate	Issue Date	Final Maturity Date	Issued	Retired	Outstanding
NOTES:								
HUD Section 108 Note, Series 2003-A	Public Sale	EDI Grant, Port Authority	5.20%	2003	2022	\$ 3,300,000	\$ 1,775,000	\$ 1,525,000
Catholic Charities Midway Residence POPSHP Loan	Public Sale	Forgiven after 20 years of compliance	Zero Interest	2006	2026	10,599,852	-	10,599,852
Upper Landing Tax Incremental Revenue Note, Series 2008	City of Saint Paul	Upper Landing District TIs	5.75%	2008	2020	2,019,087	1,039,254	979,833
TOTAL NOTES - GOVERNMENTAL ACTIVITIES						\$ 15,918,939	\$ 2,814,254	\$ 13,104,685
TOTAL BONDS AND NOTES - GOVERNMENTAL ACTIVITIES						\$ 85,912,939	\$ 21,209,254	\$ 64,703,685

Continued

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL
SCHEDULE OF BONDS, NOTES, AND MORTGAGES PAYABLE
 At December 31, 2015
 (Amounts in dollars)

Bonds and Notes	Lender	Source for Retirement	Interest Rate	Issue Date	Final Maturity Date	Issued	Retired	Outstanding
BUSINESS-TYPE ACTIVITIES								
NOTES AND MORTGAGES								
LAAND Initiative Loan	Met Council	Land Sales Proceeds	Zero Interest	2009	2014	\$ 1,000,000	\$ -	\$ 1,000,000
LAAND Initiative Loan	Family/HsingFnd	Land Sales Proceeds	Zero Interest	2009	2014	580,000	-	580,000
Penfield Apartments, LLC Mortgage A	Dougherty Mtge	Penfield Apartments District Tl's	3.12%	2012	2039	8,295,500	394,234	7,901,266
Penfield Apartments, LLC Mortgage B	Dougherty Mtge	Penfield Apartments Rental Revenues	3.12%	2012	2054	32,647,300	738,442	31,908,858
TOTAL NOTES AND MORTGAGES - BUSINESS -TYPE ACTIVITIES						\$ 42,522,800	\$ 1,132,676	\$ 41,390,124
BONDS:								
Parking Revenue Bonds, Series 1997A, (7th Street Ramp)	Public Sale	7th Street Ramp Parking Revenues	6.75%	1997	2017	\$ 11,305,000	\$ 9,360,000	\$ 1,945,000
Block 39 Tax Increment Refunding Bonds, Series 2009G *	Public Sale	Block 39 District Tl's, Block 39 Parking Revenues	3.00% - 4.00%	2009	2025	20,695,000	820,000	19,875,000
Block 39 Tax Increment Refunding Bonds, Series 2009H *	Public Sale	Block 39 District Tl's, Block 39 Parking Revenues	3.10%	2009	2015	8,655,000	8,655,000	-
Parking Revenue Refunding Bonds, Series 2010A	Public Sale	HRA Parking Revenues	3.00% - 5.00%	2010	2035	24,135,000	3,145,000	20,990,000
Parking Revenue Refunding Bonds, Series 2010B	Public Sale	HRA Parking Revenues	3.00% - 5.00%	2010	2035	12,820,000	1,685,000	11,135,000
Lofts at Farmers Market Limited Tax Bonds, Series 2010A (BABs)	Public Sale	HRA Tax Levy	4.35% - 7.50%	2010	2040	7,170,000	-	7,170,000
Lofts at Farmers Market Limited Tax Bonds, Series 2010B	Public Sale	HRA Tax Levy	4.35%	2010	2019	685,000	685,000	-
TOTAL BONDS - BUSINESS-TYPE ACTIVITIES						\$ 85,465,000	\$ 24,350,000	\$ 61,115,000
TOTAL BONDS, NOTES, AND MORTGAGES - BUSINESS-TYPE ACTIVITIES						\$ 127,987,800	\$ 25,482,676	\$ 102,505,124

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

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL

SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY - BONDS, NOTES AND MORTGAGES

December 31, 2015
(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
2016	\$ -	\$ 62,850	\$ -	\$ 69,930	\$ -	\$ 73,642	\$ -	\$ 67,256
2017	-	62,850	-	69,930	-	73,642	-	67,256
2018	-	62,850	-	69,930	-	73,642	-	67,256
2019	-	62,850	-	69,930	-	73,642	-	67,256
2020	-	62,850	-	69,930	-	73,642	-	67,256
2021	-	62,850	-	69,930	-	73,642	-	67,256
2022	-	62,850	-	69,930	-	73,642	-	67,256
2023	-	62,850	-	69,930	-	73,642	-	67,256
2024	-	62,850	-	69,930	-	73,642	-	67,256
2025	-	62,850	-	69,930	-	73,642	-	67,256
2026	-	62,850	-	69,930	-	73,642	-	67,256
2027	-	62,850	-	69,930	-	73,642	-	67,256
2028	838,000	31,425	999,000	34,965	1,091,000	36,821	1,055,000	33,628
2029	-	-	-	-	-	-	-	-
2030	-	-	-	-	-	-	-	-
2031	-	-	-	-	-	-	-	-
2032	-	-	-	-	-	-	-	-
2033	-	-	-	-	-	-	-	-
2034	-	-	-	-	-	-	-	-
2035	-	-	-	-	-	-	-	-
2036	-	-	-	-	-	-	-	-
2037	-	-	-	-	-	-	-	-
2038	-	-	-	-	-	-	-	-
2039	-	-	-	-	-	-	-	-
2040	-	-	-	-	-	-	-	-
2041	-	-	-	-	-	-	-	-
2042-2054	-	-	-	-	-	-	-	-
Totals	\$ 838,000	\$ 785,625	\$ 999,000	\$ 874,125	\$ 1,091,000	\$ 920,525	\$ 1,055,000	\$ 840,700

Continued

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL

SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY - BONDS, NOTES AND MORTGAGES

December 31, 2015
(Amounts in dollars)

Year	JJ Hill Tax Increment Bonds, Series 2004		Neighborhood Scattered Site Tax Increment Bonds, Series 2005		Jimmy Lee Recreational Facility Lease Revenue Bonds, Series 2008		RiverCentre Parking Facility Lease Revenue Bonds, Series 2009	
	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest
2016	\$ 144,000	\$ 181,281	\$ 690,000	\$ 88,835	\$ 245,000	\$ 292,787	\$ 425,000	\$ 169,694
2017	153,000	172,156	1,110,000	30,247	255,000	282,681	440,000	155,638
2018	163,000	162,438	-	-	265,000	271,844	455,000	139,387
2019	173,000	152,094	-	-	280,000	260,250	475,000	120,788
2020	184,000	141,094	-	-	290,000	247,650	495,000	101,387
2021	195,000	129,438	-	-	305,000	234,600	510,000	81,288
2022	209,000	117,031	-	-	320,000	220,112	535,000	60,387
2023	221,000	103,782	-	-	335,000	204,912	555,000	37,894
2024	236,000	89,750	-	-	350,000	189,000	580,000	13,050
2025	250,000	74,781	-	-	365,000	172,375	-	-
2026	266,000	58,906	-	-	385,000	155,037	-	-
2027	283,000	42,031	-	-	400,000	136,750	-	-
2028	301,000	24,063	-	-	420,000	116,750	-	-
2029	158,000	4,938	-	-	445,000	95,750	-	-
2030	-	-	-	-	465,000	73,500	-	-
2031	-	-	-	-	490,000	50,250	-	-
2032	-	-	-	-	515,000	25,750	-	-
2033	-	-	-	-	-	-	-	-
2034	-	-	-	-	-	-	-	-
2035	-	-	-	-	-	-	-	-
2036	-	-	-	-	-	-	-	-
2037	-	-	-	-	-	-	-	-
2038	-	-	-	-	-	-	-	-
2039	-	-	-	-	-	-	-	-
2040	-	-	-	-	-	-	-	-
2041	-	-	-	-	-	-	-	-
2042-2054	-	-	-	-	-	-	-	-
Totals	\$ 2,936,000	\$ 1,453,783	\$ 1,800,000	\$ 119,082	\$ 6,130,000	\$ 3,029,998	\$ 4,470,000	\$ 879,513

Continued

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL

SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY - BONDS, NOTES AND MORTGAGES

December 31, 2015
(Amounts in dollars)

Year	Koch Mobil Tax Increment Refunding Bonds, Series 2010A		Emerald Gardens Tax Increment Bonds, Series 2010		US Bank Tax Increment Refunding Bonds, Series 2011G		Upper Landing Tax Increment Refunding Bonds, Series 2012	
	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest
2016	\$ 105,000	\$ 68,662	\$ 240,000	\$ 338,206	\$ 570,000	\$ 287,544	\$ 620,000	\$ 711,125
2017	105,000	66,431	260,000	324,144	580,000	276,143	650,000	679,750
2018	110,000	63,820	280,000	308,957	600,000	258,744	680,000	646,875
2019	110,000	60,878	300,000	292,644	615,000	240,744	720,000	612,375
2020	115,000	57,697	325,000	275,066	635,000	222,294	810,000	576,000
2021	120,000	54,230	350,000	254,987	655,000	203,244	915,000	533,500
2022	125,000	50,493	380,000	232,175	675,000	183,594	960,000	487,125
2023	130,000	46,475	405,000	207,644	695,000	163,344	1,010,000	438,500
2024	130,000	42,250	440,000	181,238	715,000	140,756	1,065,000	387,375
2025	135,000	37,810	475,000	152,644	740,000	116,625	1,115,000	333,500
2026	140,000	33,065	510,000	121,225	770,000	90,725	1,175,000	277,000
2027	150,000	27,915	550,000	86,775	795,000	62,812	1,235,000	217,500
2028	155,000	22,347	590,000	49,725	825,000	33,000	1,295,000	155,000
2029	160,000	16,440	470,000	15,275	-	-	2,125,000	53,125
2030	165,000	10,100	-	-	-	-	-	-
2031	170,000	3,400	-	-	-	-	-	-
2032	-	-	-	-	-	-	-	-
2033	-	-	-	-	-	-	-	-
2034	-	-	-	-	-	-	-	-
2035	-	-	-	-	-	-	-	-
2036	-	-	-	-	-	-	-	-
2037	-	-	-	-	-	-	-	-
2038	-	-	-	-	-	-	-	-
2039	-	-	-	-	-	-	-	-
2040	-	-	-	-	-	-	-	-
2041	-	-	-	-	-	-	-	-
2041-2054	-	-	-	-	-	-	-	-
Totals	\$ 2,125,000	\$ 662,013	\$ 5,575,000	\$ 2,840,705	\$ 8,870,000	\$ 2,279,569	\$ 14,375,000	\$ 6,108,750

Continued

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL

SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY - BONDS, NOTES AND MORTGAGES

December 31, 2015
(Amounts in dollars)

Year	Snelling-University General Obligation Taxable Refunding Bonds Series 2014D		HUD Section 108 Note, Series 2003-A		Upper Landing Tax Increment Revenue Note, Series 2008		Catholic Charities Midway Residence POPSHP Loan	
	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest
2016	\$ 665,000	\$ 11,700	\$ 250,000	\$ 87,738	\$ 196,669	\$ 53,553	\$ -	\$ -
2017	670,000	4,187	300,000	69,173	208,140	42,082	-	-
2018	-	-	300,000	53,303	220,280	29,942	-	-
2019	-	-	300,000	37,163	233,128	17,094	-	-
2020	-	-	300,000	20,783	121,616	3,497	-	-
2021	-	-	75,000	4,193	-	-	-	-
2022	-	-	-	-	-	-	-	-
2023	-	-	-	-	-	-	-	-
2024	-	-	-	-	-	-	-	-
2025	-	-	-	-	-	-	-	-
2026	-	-	-	-	-	-	10,599,852	-
2027	-	-	-	-	-	-	-	-
2028	-	-	-	-	-	-	-	-
2029	-	-	-	-	-	-	-	-
2030	-	-	-	-	-	-	-	-
2031	-	-	-	-	-	-	-	-
2032	-	-	-	-	-	-	-	-
2033	-	-	-	-	-	-	-	-
2034	-	-	-	-	-	-	-	-
2035	-	-	-	-	-	-	-	-
2036	-	-	-	-	-	-	-	-
2037	-	-	-	-	-	-	-	-
2038	-	-	-	-	-	-	-	-
2039	-	-	-	-	-	-	-	-
2040	-	-	-	-	-	-	-	-
2041	-	-	-	-	-	-	-	-
2042-2054	-	-	-	-	-	-	-	-
Totals	\$ 1,335,000	\$ 15,887	\$ 1,525,000	\$ 272,353	\$ 979,833	\$ 146,168	\$ 10,599,852	\$ -

Continued

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL

SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY - BONDS, NOTES AND MORTGAGES

December 31, 2015
(Amounts in dollars)

Year	LAAND Initiative Metropolitan Council Loan Saxon Site		LAAND Initiative Family Housing Fund Midway Chev Site		Penfield Apartments, LLC Mortgage A		Penfield Apartments, LLC Mortgage B	
	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest
2016	\$ -	\$ -	\$ -	\$ 17,400	\$ 235,119	\$ 243,176	\$ 440,402	\$ 989,294
2017	-	-	-	17,400	242,560	235,735	454,341	975,355
2018	1,000,000	-	580,000	17,400	250,237	228,058	468,720	960,975
2019	-	-	-	-	258,157	220,138	483,555	946,140
2020	-	-	-	-	266,328	211,967	498,860	930,836
2021	-	-	-	-	274,757	203,538	514,649	915,047
2022	-	-	-	-	283,453	194,842	530,938	898,758
2023	-	-	-	-	292,425	185,870	547,742	881,954
2024	-	-	-	-	301,680	176,615	565,078	864,618
2025	-	-	-	-	311,228	167,067	582,963	846,733
2026	-	-	-	-	321,079	157,216	601,413	828,282
2027	-	-	-	-	331,241	147,054	620,448	809,248
2028	-	-	-	-	341,724	136,570	640,085	789,610
2029	-	-	-	-	352,540	125,755	660,344	769,352
2030	-	-	-	-	363,698	114,597	681,244	748,452
2031	-	-	-	-	375,209	103,086	702,805	726,890
2032	-	-	-	-	387,084	91,211	725,049	704,647
2033	-	-	-	-	399,336	78,959	747,997	681,699
2034	-	-	-	-	411,975	66,320	771,671	658,025
2035	-	-	-	-	425,014	53,281	796,095	633,601
2036	-	-	-	-	438,465	39,830	821,291	608,405
2037	-	-	-	-	452,343	25,952	847,285	582,411
2038	-	-	-	-	466,659	11,635	874,102	555,594
2039	-	-	-	-	118,955	619	901,767	527,929
2040	-	-	-	-	-	-	930,308	499,388
2041	-	-	-	-	-	-	959,752	469,944
2042-2054	-	-	-	-	-	-	14,539,954	2,973,816
Totals	\$ 1,000,000	\$ -	\$ 580,000	\$ 52,200	\$ 7,901,266	\$ 3,219,091	\$ 31,908,858	\$ 22,777,003

Continued

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL

SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY - BONDS, NOTES AND MORTGAGES

December 31, 2015
(Amounts in dollars)

Year	Parking Revenue Bonds, Series 1997A		Block 39 Tax Increment Refunding Bonds, Series 2009G		Parking Revenue Refunding Bonds, Series 2010A		Parking Revenue Refunding Bonds, Series 2010B	
	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest
2016	\$ 940,000	\$ 131,288	\$ 1,725,000	\$ 664,081	\$ 695,000	\$ 960,657	\$ 375,000	\$ 496,531
2017	1,005,000	67,837	1,800,000	593,581	715,000	939,806	385,000	485,282
2018	-	-	1,850,000	520,581	745,000	911,206	395,000	473,250
2019	-	-	1,855,000	455,756	765,000	886,994	410,000	459,425
2020	-	-	1,920,000	397,931	800,000	856,393	425,000	444,050
2021	-	-	1,985,000	336,916	830,000	824,394	440,000	427,050
2022	-	-	2,055,000	269,938	865,000	791,193	460,000	409,450
2023	-	-	2,125,000	196,788	895,000	756,594	480,000	390,475
2024	-	-	2,225,000	120,663	935,000	719,675	500,000	370,075
2025	-	-	2,335,000	40,863	975,000	679,938	520,000	348,825
2026	-	-	-	-	1,015,000	638,500	545,000	326,075
2027	-	-	-	-	1,065,000	587,750	570,000	300,869
2028	-	-	-	-	1,120,000	534,500	595,000	274,506
2029	-	-	-	-	1,175,000	478,500	620,000	246,987
2030	-	-	-	-	1,235,000	419,750	650,000	218,312
2031	-	-	-	-	1,295,000	358,000	680,000	188,250
2032	-	-	-	-	1,360,000	293,250	715,000	154,250
2033	-	-	-	-	1,430,000	225,250	750,000	118,500
2034	-	-	-	-	1,500,000	153,750	790,000	81,000
2035	-	-	-	-	1,575,000	78,750	830,000	41,500
2036	-	-	-	-	-	-	-	-
2037	-	-	-	-	-	-	-	-
2038	-	-	-	-	-	-	-	-
2039	-	-	-	-	-	-	-	-
2040	-	-	-	-	-	-	-	-
2041	-	-	-	-	-	-	-	-
2042-2054	-	-	-	-	-	-	-	-
Totals	\$ 1,945,000	\$ 199,125	\$ 19,875,000	\$ 3,597,098	\$ 20,990,000	\$ 12,094,850	\$ 11,135,000	\$ 6,254,662

Continued

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL

SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY - BONDS, NOTES AND MORTGAGES

December 31, 2015
(Amounts in dollars)

Year	Lofts at Farmers Market Limited Tax Bonds, Series 2010A (BABs)		TOTAL BONDS, NOTES, AND MORTGAGES	
	Principal	Interest	Principal	Interest
2016	\$ 7,170,000	\$ 219,278	\$ 15,731,190	\$ 6,286,508
2017	-	-	9,333,041	5,691,306
2018	-	-	8,362,237	5,320,458
2019	-	-	6,977,840	5,036,161
2020	-	-	7,185,804	4,760,323
2021	-	-	7,169,406	4,476,103
2022	-	-	7,398,391	4,188,776
2023	-	-	7,691,167	3,887,910
2024	-	-	8,042,758	3,568,743
2025	-	-	7,804,191	3,244,839
2026	-	-	16,328,344	2,959,709
2027	-	-	5,999,689	2,692,382
2028	-	-	10,265,809	2,272,910
2029	-	-	6,165,884	1,806,122
2030	-	-	3,559,942	1,584,711
2031	-	-	3,713,014	1,429,876
2032	-	-	3,702,133	1,269,108
2033	-	-	3,327,333	1,104,408
2034	-	-	3,473,646	959,095
2035	-	-	3,626,109	807,132
2036	-	-	1,259,756	648,235
2037	-	-	1,299,628	608,363
2038	-	-	1,340,761	567,229
2039	-	-	1,020,722	528,548
2040	-	-	930,308	499,388
2041	-	-	959,752	469,944
2042-2054	-	-	14,539,954	2,973,816
Totals	\$ 7,170,000	\$ 219,278	\$ 167,208,809	\$ 69,642,103

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

For the Fiscal Year Ended December 31, 2015
(Amounts in dollars)

	Federal	State	City	Other	Total
<u>HRA GRANTS FUND</u>					
Community Homeownership Impact Fund	\$ -	\$ 126,346	\$ -	\$ -	\$ 126,346
<u>HRA DEBT SERVICE FUND</u>					
Financing for Jimmy Lee Recreation Facility Lease Revenue Bonds	\$ -	\$ -	\$ 512,832	\$ -	\$ 512,832
<u>HRA DEVELOPMENT CAPITAL PROJECTS FUND</u>					
Minnesota Department of Employment and Economic Development Disposition Strategy	\$ -	\$ 237,500	\$ -	\$ -	\$ 237,500
Minnesota Housing Agency Economic Development and Housing Challenge	-	413,333	-	-	413,333
Metropolitan Council Grant - Special Projects	-	-	-	181,168	181,168
Total HRA Development Capital Projects Fund	\$ -	\$ 650,833	\$ -	\$ 181,168	\$ 832,001
<u>HRA LOAN ENTERPRISE FUND</u>					
Interest on Advance	\$ -	\$ -	\$ 9,293	\$ -	\$ 9,293
Foreclosure Counseling Grant - MN Homeownership Center	19,875	-	-	-	19,875
Neighborhood National Foreclosure	7,915	-	-	-	7,915
Making Home Affordable	13,984	-	-	-	13,984
Mortgage Foreclosure Prevention Assistance Program - State Administered	-	362,343	-	-	362,343
Mortgage Foreclosure Assistance - Minnesota Home Ownership Center	-	-	-	6,020	6,020
Total HRA Loan Enterprise Fund	\$ 41,774	\$ 362,343	\$ 9,293	\$ 6,020	\$ 419,430
<u>HRA LOFTS ENTERPRISE FUND</u>					
Build America Bonds Interest Subsidy	\$ -	\$ -	\$ -	\$ 157,129	\$ 157,129
TOTAL INTERGOVERNMENTAL REVENUE, OPERATING GRANTS, AND CAPITAL GRANTS	\$ 41,774	\$ 1,139,522	\$ 522,125	\$ 344,317	\$ 2,047,738

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL

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

For the Fiscal Year Ended December 31, 2015
(Amounts in dollars)

	<u>City</u>
<u>HRA GENERAL FUND</u>	
Financing for HRA Board Salaries and Expenses	\$ 183,233
Financing for Policy Analyst	84,322
Financing for Right Track Program	66,437
Financing for Citizen Participation Program	<u>18,486</u>
Total HRA General Fund	<u>352,478</u>
<u>HRA TAX INCREMENT CAPITAL PROJECTS FUND</u>	
Financing for RiverCentre Arena Revenue Bonds	<u>2,300,422</u>
<u>HRA LOAN ENTERPRISE FUND</u>	
Financing for Minority Business Development	<u>756,113</u>
<u>HRA PARKING ENTERPRISE FUND</u>	
Financing for Farmers Market Parking Operations	30,000
Financing for Parking Meter Operations	<u>1,418,000</u>
Total HRA Parking Enterprise Fund	<u>1,448,000</u>
TOTAL INTERGOVERNMENTAL EXPENDITURES AND EXPENSES	<u><u>\$ 4,857,013</u></u>

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STATISTICAL SECTION

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

	<u>Page</u>
Financial Trends	
These schedules contain trend information to help the reader understand how the HRA's financial performance and well-being have changed over time.	107-114
Revenue Capacity	
These schedules contain trend information to help the reader assess the HRA's most significant local revenue sources.	115-120
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.	121-128
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.	129-130
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.	131-132

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

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HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL

NET POSITION BY COMPONENT

Last Ten Fiscal Years

(Accrual Basis of Accounting)

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Governmental Activities										
Net Investment in Capital Assets	\$ 7,540,194	\$ 7,193,628	\$ 8,784,001	\$ 10,540,586	\$ 9,888,295	\$ 9,356,032	\$ 8,680,756	\$ 8,005,434	\$ 7,330,112	\$ 9,793,139
Restricted	6,861,982	5,644,230	5,187,806	5,266,362	5,548,931	14,346,114	12,230,743	12,372,431	30,974,146	27,664,863
Unrestricted	(89,846,152)	(57,581,243)	(50,473,041)	(45,504,293)	(43,143,612)	(54,824,532)	(57,967,763)	(54,404,315)	(31,972,604)	(23,821,849)
Total Governmental Activities Net Position (a)	(85,443,976)	(44,743,385)	(36,501,234)	(29,697,345)	(27,706,386)	(31,122,386)	(37,056,264)	(34,026,450)	6,331,654	13,636,153
Business-type Activities										
Net Investment in Capital Assets	10,868,843	22,141,220	21,467,557	23,496,206	26,573,501	30,569,951	42,227,870	54,190,603	47,512,699	46,591,094
Restricted	15,121,632	14,386,423	6,722,704	8,763,988	13,786,889	4,726,217	4,610,890	4,430,646	5,571,110	4,698,504
Unrestricted	50,759,011	26,967,821	36,762,770	33,349,092	27,002,634	33,102,047	33,211,597	28,801,902	34,574,716	39,875,937
Total Business-type Activities Net Position	76,749,486	63,495,464	64,953,031	65,609,286	67,363,024	68,398,215	80,050,357	85,423,151	87,658,525	91,165,535
TOTAL SAINT PAUL HRA										
Net Investment in Capital Assets	18,409,037	29,334,848	30,251,558	34,036,792	36,461,796	39,925,983	50,908,626	62,196,037	54,842,811	56,384,233
Restricted	21,983,614	20,030,653	11,910,510	14,030,350	19,335,820	19,072,331	16,841,633	16,803,077	36,545,256	32,363,367
Unrestricted	(49,087,141)	(30,613,422)	(13,710,271)	(12,155,201)	(16,140,978)	(21,722,485)	(24,756,166)	(27,602,413)	2,602,112	16,054,088
Total Housing & Redevelopment Authority Net Position	\$ (8,694,490)	\$ 18,752,079	\$ 28,451,797	\$ 35,911,941	\$ 39,656,638	\$ 37,275,829	\$ 42,994,093	\$ 51,396,701	\$ 93,990,179	\$ 104,801,688

(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

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL

CHANGES IN NET POSITION

Last Ten Fiscal Years

(Accrual Basis of Accounting)

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
EXPENSES										
Governmental Activities:						(1)				
Housing and Economic Development	\$ 37,524,430	\$ 22,227,153	\$ 24,163,156	\$ 30,430,746	\$ 53,868,777	\$ 41,241,422	\$ 38,347,251	\$ 35,650,269	\$ 25,470,071	\$ 18,308,884
Interest on Long-Term Debt	12,024,646	11,141,352	10,945,951	10,264,402	10,132,800	11,037,746	9,027,333	8,442,342	10,166,094	5,931,537
Total Governmental Activities Expenses	49,549,076	33,368,505	35,109,107	40,695,148	64,001,577	52,279,168	47,374,584	44,092,611	35,636,165	24,240,431
Business-type Activities:										
Development Loan Programs	18,506,591	14,768,515	6,444,810	5,194,227	1,462,546	4,515,981	3,090,554	2,826,743	1,802,462	4,380,104
Parking Operations	11,564,825	12,990,561	12,628,706	11,864,859	11,610,535	11,584,599	11,105,306	11,779,363	11,938,124	13,469,087
Lofts	-	-	-	-	-	-	-	-	1,122,190	1,168,300
Penfield	-	-	-	-	-	-	-	-	3,777,489	4,587,216
Total Business-type Activities Expenses	30,071,416	27,759,076	19,073,516	17,059,086	13,073,081	16,100,580	14,195,860	14,606,106	18,640,265	23,604,707
Total Saint Paul HRA Expenses	79,620,492	61,127,581	54,182,623	57,754,234	77,074,658	68,379,748	61,570,444	58,698,717	54,276,430	47,845,138
PROGRAM REVENUES										
Governmental Activities:										
Charges for Services:										
Housing and Economic Development	2,776,370	4,410,071	2,811,075	1,715,578	5,104,319	1,465,054	3,651,135	1,659,753	3,586,141	2,602,414
Operating Grants and Contributions	19,229,867	37,517,617	21,744,714	20,874,019	37,531,003	23,644,851	24,344,903	24,700,142	46,968,517	2,039,549
Capital Grants and Contributions	-	-	1,861,975	271,305	27,711	149,459	-	-	-	-
Total Governmental Activities Program Revenues	22,006,237	41,927,688	26,417,764	22,860,902	42,663,033	25,258,364	27,996,038	26,359,895	50,554,658	4,641,963
Business-type Activities:										
Charges for Services:										
Development Loan Programs	7,046,559	429,076	1,164,671	1,748,389	504,286	2,478,443	919,137	968,535	606,581	3,820,711
Parking Operations	10,799,883	10,691,896	11,779,690	11,204,743	11,394,497	12,140,085	12,186,953	13,525,771	13,669,640	14,856,306
Lofts	-	-	-	-	-	-	-	-	1,013,404	964,050
Penfield	-	-	-	-	-	-	-	-	2,745,170	4,924,670
Operating Grants and Contributions	1,480,019	938,546	3,765,808	1,352,810	317,340	647,787	983,084	2,673,781	2,223,684	576,559
Capital Grants and Contributions	6,235,374	11,412,775	-	-	534,591	1,592,480	15,713	17,971	-	-
Total Business-type Activities Program Revenues	25,561,835	23,472,293	16,710,169	14,305,942	12,750,714	16,858,795	14,104,887	17,186,058	20,258,479	25,142,296
Total Saint Paul HRA Program Revenues	47,568,072	65,399,981	43,127,933	37,166,844	55,413,747	42,117,159	42,100,925	43,545,953	70,813,137	29,784,259
NET (EXPENSE) REVENUE										
Governmental Activities	(27,542,839)	8,559,183	(8,691,343)	(17,834,246)	(21,338,544)	(27,020,804)	(19,378,546)	(17,732,716)	14,918,493	(19,598,468)
Business-type Activities	(4,509,581)	(4,286,783)	(2,363,347)	(2,753,144)	(322,367)	758,215	(90,973)	2,579,952	1,618,214	1,537,589
Total Saint Paul HRA Net Expense	(32,052,420)	4,272,400	(11,054,690)	(20,587,390)	(21,660,911)	(26,262,589)	(19,469,519)	(15,152,764)	16,536,707	(18,060,879)

Continued

Unaudited

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL

CHANGES IN NET POSITION

Last Ten Fiscal Years
(Accrual Basis of Accounting)

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
GENERAL REVENUES AND OTHER CHANGES IN NET POSITION										
Governmental Activities:										
HRA Property Tax	\$ 924,042	\$ 992,320	\$ 1,123,627	\$ 2,172,763	\$ 2,990,745	\$ 3,174,596	\$ 2,678,548	\$ 2,462,066	\$ 2,515,651	\$ 2,534,187
Property Tax Increments	13,680,244	16,148,760	14,177,905	21,153,837	20,984,261	19,794,753	20,437,440	19,277,414	19,828,634	20,129,392
Hotel/Motel Tax	220,000	220,000	-	-	-	-	-	-	-	-
State Market Value Homestead Credit	221,207	232,816	246,796	305,835	354,395	347,852	-	-	-	-
Investment Income	1,627,343	2,201,832	1,881,031	1,340,151	1,062,612	1,900,121	370,954	(681,645)	1,405,439	644,865
Transfers	4,508,687	12,345,680	(495,865)	(2,131,339)	(2,062,510)	(188,087)	(10,042,274)	(994,613)	1,689,887	3,594,523
Total Governmental Activities	21,181,523	32,141,408	16,933,494	22,841,247	23,329,503	25,029,235	13,444,668	20,063,222	25,439,611	26,902,967
Business-type Activities										
HRA Property Tax	-	-	-	-	-	-	257,046	618,035	650,730	656,206
Property Tax Increments	1,397,216	1,276,002	1,193,871	1,178,925	1,258,761	1,242,838	1,181,563	1,120,132	1,102,365	1,124,374
Investment Income	2,543,650	2,102,439	794,694	99,135	305,311	733,407	259,732	(221,893)	553,952	219,249
Gain on Sale of Capital Assets	-	-	1,336,484	-	-	-	2,500	31,681	-	-
Transfers	(4,508,687)	(12,345,680)	495,865	2,131,339	2,062,510	188,087	10,042,274	994,613	(1,689,887)	(3,594,523)
Special Item (Note 2.R)	-	-	-	-	-	-	-	-	-	-
Total Business-type Activities	(567,821)	(8,967,239)	3,820,914	3,403,399	3,626,582	2,164,332	11,743,115	2,542,568	617,160	3,564,115
Total Saint Paul HRA General Revenues and Other Changes in Net Position	20,613,702	23,174,169	20,754,408	26,250,646	26,956,085	27,193,567	25,187,783	22,605,790	26,056,771	28,872,388
CHANGES IN NET POSITION										
Governmental Activities	(6,361,316)	40,700,591	8,242,151	5,007,001	1,990,959	(1,991,569)	(5,933,878)	2,330,506	40,358,104	7,304,499
Business-type Activities	(5,077,402)	(13,254,022)	1,457,567	656,255	3,304,215	2,922,547	11,652,142	5,122,520	2,235,374	3,507,010
Total Saint Paul HRA Changes in Net Position	\$ (11,438,718)	\$ 27,446,569	\$ 9,699,718	\$ 5,663,256	\$ 5,295,174	\$ 930,978	\$ 5,718,264	\$ 7,453,026	\$ 42,593,478	\$ 10,811,509

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

(1) Restated

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL

PROGRAM REVENUES BY FUNCTIONS / PROGRAMS

Last Ten Fiscal Years

(Accrual Basis of Accounting)

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
GOVERNMENTAL ACTIVITIES										
Housing and Economic Development						(1)				
Charges for Services	\$ 2,776,370	\$ 4,410,071	\$ 2,811,075	\$ 1,715,578	\$ 5,104,319	\$ 1,465,054	\$ 3,651,135	\$ 1,659,753	\$ 3,586,141	\$ 2,602,414
Operating Grants and Contributions	19,229,867	37,517,617	21,744,714	20,874,019	37,531,003	23,644,851	24,344,903	24,700,142	46,968,517	2,039,549
Capital Grants and Contributions	-	-	1,861,975	271,305	27,711	148,459	-	-	-	-
Total Housing and Economic Development	22,006,237	41,927,688	26,417,764	22,860,902	42,663,033	25,258,364	27,996,038	26,359,895	50,554,658	4,641,963
TOTAL GOVERNMENTAL ACTIVITIES	22,006,237	41,927,688	26,417,764	22,860,902	42,663,033	25,258,364	27,996,038	26,359,895	50,554,658	4,641,963
BUSINESS-TYPE ACTIVITIES										
Development Loan Programs										
Charges for Services	7,046,559	429,076	1,164,671	1,748,389	504,286	2,478,443	919,137	968,535	606,581	3,820,711
Operating Grants and Contributions	1,480,019	938,546	3,765,808	1,352,810	317,340	647,787	983,084	1,673,781	721,925	419,430
Capital Grants and Contributions	-	-	-	-	534,591	1,592,480	15,713	-	-	-
Total Development Loan Programs	8,526,578	1,367,622	4,930,479	3,101,199	1,356,217	4,718,710	1,917,934	2,642,316	1,328,506	4,240,141
Parking Operations										
Charges for Services	10,799,883	10,691,896	11,779,690	11,204,743	11,394,497	12,140,085	12,186,953	13,525,771	13,669,640	14,856,306
Operating Grants and Contributions	-	-	-	-	-	-	-	1,000,000	82,945	-
Capital Grants and Contributions	6,235,374	11,412,775	-	-	-	-	-	17,971	-	-
Total Parking Operations	17,035,257	22,104,671	11,779,690	11,204,743	11,394,497	12,140,085	12,186,953	14,543,742	13,752,585	14,856,306
Lofts										
Charges for Services	-	-	-	-	-	-	-	-	1,013,404	964,050
Operating Grants and Contributions	-	-	-	-	-	-	-	-	157,299	157,129
Total Lofts	-	-	-	-	-	-	-	-	1,170,703	1,121,179
Penfield										
Charges for Services	-	-	-	-	-	-	-	-	2,745,170	4,924,670
Operating Grants and Contributions	-	-	-	-	-	-	-	-	1,261,515	-
Total Penfield	-	-	-	-	-	-	-	-	4,006,685	4,924,670
TOTAL BUSINESS-TYPE ACTIVITIES	25,561,835	23,472,293	16,710,169	14,305,942	12,750,714	16,858,795	14,104,887	17,186,058	20,258,479	25,142,296
TOTAL - ALL FUNCTIONS / PROGRAMS	\$ 47,568,072	\$ 65,399,981	\$ 43,127,933	\$ 37,166,844	\$ 55,413,747	\$ 42,117,159	\$ 42,100,925	\$ 43,545,953	\$ 70,813,137	\$ 29,784,259

(1) Restated

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL

FUND BALANCES - GOVERNMENTAL FUNDS

Last Ten Fiscal Years

(Modified Accrual Basis of Accounting)

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
HRA General Fund						(1)				
Nonspendable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 717,599	\$ 717,599	\$ 717,599	\$ 692,050	\$ 1,047,962
Committed	-	-	-	-	-	4,448,812	6,168,246	5,814,724	6,370,768	7,172,276
Assigned	-	-	-	-	-	1,414,495	597,945	1,224,283	4,959,422	4,245,483
Unassigned	-	-	-	-	-	4,242,795	4,145,023	4,147,129	-	-
Reserved	1,112,171	688,545	801,534	742,647	731,031	-	-	-	-	-
Unreserved	6,898,759	7,992,919	10,881,369	9,614,435	9,133,372	-	-	-	-	-
Total HRA General Fund	\$ 8,010,930	\$ 8,681,464	\$ 11,682,903	\$ 10,357,082	\$ 9,864,403	\$ 10,823,701	\$ 11,628,813	\$ 11,903,735	\$ 12,022,240	\$ 12,465,721
All Other HRA Funds										
Nonspendable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,047,078	\$ 3,658,385
Restricted	-	-	-	-	-	44,696,696	32,446,803	30,156,288	28,709,493	29,116,951
Assigned	-	-	-	-	-	562,349	562,349	241,165	-	-
Reserved	20,648,713	25,459,895	22,956,178	25,366,854	31,047,251	-	-	-	-	-
Unreserved	4,463,031	33,663,265	31,037,525	28,496,659	21,230,536	-	-	-	-	-
Total All Other HRA Funds	\$ 25,111,744	\$ 59,123,160	\$ 53,993,703	\$ 53,863,513	\$ 52,277,787	\$ 45,259,045	\$ 33,009,152	\$ 30,397,453	\$ 31,756,571	\$ 32,775,336
TOTAL - ALL HRA FUNDS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 717,599	\$ 717,599	\$ 717,599	\$ 3,739,128	\$ 4,706,347
Nonspendable	-	-	-	-	-	44,696,696	32,446,803	30,156,288	28,709,493	29,116,951
Committed	-	-	-	-	-	4,448,812	6,168,246	5,814,724	6,370,768	7,172,276
Assigned	-	-	-	-	-	1,976,844	1,160,294	1,465,448	4,959,422	4,245,483
Unassigned	-	-	-	-	-	4,242,795	4,145,023	4,147,129	-	-
Reserved	21,760,884	26,148,440	23,757,712	26,109,501	31,778,282	-	-	-	-	-
Unreserved	11,361,790	41,656,184	41,918,894	38,111,094	30,363,908	-	-	-	-	-
Total All HRA Funds	\$ 33,122,674	\$ 67,804,624	\$ 65,676,606	\$ 64,220,595	\$ 62,142,190	\$ 56,082,746	\$ 44,637,965	\$ 42,301,188	\$ 43,778,811	\$ 45,241,057
2013 Restatements (2)								(3,120,079)		
Total All HRA Funds, Restated								\$ 39,181,109		

(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.

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)

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
REVENUES										
Taxes	\$ 14,936,361	\$ 18,258,162	\$ 17,752,965	\$ 23,145,710	\$ 23,568,364	\$ 23,240,973	\$ 24,402,731	\$ 21,775,071	\$ 22,383,553	\$ 22,724,508
Intergovernmental	18,953,030	37,048,241	22,475,134	20,330,468	35,188,892	22,421,293	23,229,228	23,854,124	44,599,377	1,471,179
Fees, Sales and Services	2,993,929	4,748,864	3,396,565	2,676,402	5,556,017	2,008,781	4,248,416	2,154,654	2,922,779	3,944,542
Investment Income	1,653,875	2,233,360	1,892,081	1,322,681	1,074,507	1,904,956	413,284	(705,720)	1,238,909	598,355
Miscellaneous	598,044	802,192	902,476	543,551	2,448,040	1,223,558	1,115,675	846,018	2,910,215	983,295
Total Revenues	39,135,239	63,090,819	46,419,221	48,018,812	67,835,820	50,799,561	53,409,314	47,924,147	74,054,833	29,721,879
EXPENDITURES										
Housing and Economic Development	20,182,150	7,760,374	10,655,374	15,705,363	37,390,286	23,993,249	31,220,168	18,857,958	14,445,892	15,138,425
Intergovernmental	17,133,171	13,755,067	25,488,058	17,133,134	16,142,704	16,896,257	16,209,356	16,197,775	9,732,751	2,652,900
Capital Outlay	648,337	-	1,186,100	-	-	-	-	-	-	3,129,938
Debt Service:										
Interest	12,033,425	11,353,161	11,098,149	10,353,912	10,089,143	11,311,119	9,493,948	8,286,020	10,468,007	6,105,479
Principal	6,883,857	7,924,001	8,911,675	5,671,147	9,227,737	6,580,944	7,588,309	5,924,558	37,692,841	4,796,830
Issuance Costs & Fiscal Charges	-	6,777	274,195	141,085	384,506	139,665	297,016	-	56,887	30,584
Debt Prepayment Penalty	-	-	-	-	-	-	-	-	757,271	-
Total Expenditures	56,880,940	40,799,380	57,613,551	49,004,641	73,234,376	58,921,234	64,808,797	49,266,311	73,153,649	31,854,156
Excess of Revenues over (under) Expenditures	(17,745,701)	22,291,439	(11,194,330)	(985,829)	(5,398,556)	(8,121,673)	(11,399,483)	(1,342,164)	901,184	(2,132,277)
OTHER FINANCING SOURCES (USES)										
Proceeds from Borrowing	-	-	9,635,761	-	6,595,000	-	-	-	-	-
Proceeds from Refunding	4,820,000	3,939,831	-	7,003,608	2,682,662	12,085,316	16,785,330	-	2,006,611	-
Redemption of Refunded Bonds	(4,820,000)	(3,895,000)	-	(4,970,000)	(3,895,000)	(9,835,000)	(17,141,000)	-	-	-
Transfers In	5,737,337	16,281,547	1,092,065	2,154,432	7,462,416	20,745,170	9,712,248	7,659,365	7,169,198	4,173,451
Transfers Out	(1,228,650)	(3,935,867)	(1,661,514)	(4,658,222)	(9,524,926)	(20,933,258)	(9,401,876)	(8,653,978)	(5,479,311)	(578,928)
Total Other Financing Sources (Uses)	4,508,687	12,390,511	9,066,312	(470,182)	3,320,152	2,062,228	(45,298)	(994,613)	3,696,498	3,594,523
Net Change in Fund Balance	\$ (13,237,014)	\$ 34,681,950	\$ (2,128,018)	\$ (1,456,011)	\$ (2,078,404)	\$ (6,059,445)	\$ (11,444,781)	\$ (2,336,777)	\$ 4,597,682	\$ 1,462,246
Debt Service as a Percentage of Noncapital Expenditures	33.6%	47.2%	35.5%	32.7%	26.4%	30.4%	26.4%	28.8%	66.9%	38.0%

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

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL

NET POSITION - PROPRIETARY FUNDS

Last Ten Fiscal Years

(Accrual Basis of Accounting)

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
HRA Loan Enterprise Fund						(1)				
Net Investment in Capital Assets	\$ 7,049,537	\$ 6,823,402	\$ 1,148,967	\$ 1,072,523	\$ (21,292)	\$ 1,530,300	\$ 14,015,074	\$ 25,145,183	\$ -	\$ -
Restricted						393,566	256,756	414,569	773,865	815,483
Unrestricted	40,291,549	16,159,536	21,385,035	21,645,396	17,267,290	23,048,381	22,371,117	13,396,478	16,496,404	18,830,554
Total HRA Loan Enterprise Fund	47,341,086	22,982,938	22,534,002	22,717,919	24,496,560	24,972,247	36,642,947	38,956,230	17,270,269	19,646,037
HRA Parking Enterprise Fund										
Net Investment in Capital Assets	10,868,843	22,141,220	21,467,557	23,496,206	26,594,793	27,152,295	28,212,796	29,045,420	30,153,360	31,490,755
Restricted	8,072,095	7,563,021	5,573,737	7,691,465	6,536,327	4,332,651	4,354,134	4,016,077	4,273,882	3,883,021
Unrestricted	10,467,462	10,808,285	15,377,735	11,703,696	9,735,344	11,941,022	10,840,480	13,155,150	14,245,591	15,920,392
Total HRA Parking Enterprise Fund	29,408,400	40,512,526	42,419,029	42,891,367	42,866,464	43,425,968	43,407,410	46,216,647	48,672,833	51,294,168
HRA Lofts Enterprise Fund										
Net Investment in Capital Assets	-	-	-	-	-	-	-	-	1,774,510	-
Restricted	-	-	-	-	-	-	-	-	523,363	-
Unrestricted	-	-	-	-	-	-	-	-	174,812	971,985
Total HRA Lofts Enterprise Fund	-	-	-	-	-	-	-	-	2,472,685	971,985
HRA Penfield Enterprise Fund										
Net Investment in Capital Assets	-	-	-	-	-	-	-	-	15,584,829	15,100,339
Unrestricted	-	-	-	-	-	-	-	-	3,657,909	4,153,006
Total HRA Penfield Enterprise Fund	-	-	-	-	-	-	-	-	19,242,738	19,253,345
TOTAL - ALL PROPRIETARY FUNDS										
Net Investment in Capital Assets	10,868,843	22,141,220	21,467,557	23,496,206	26,573,501	28,682,595	42,227,870	54,190,603	47,512,699	46,591,094
Restricted	15,121,632	14,386,423	6,722,704	8,763,988	13,786,889	4,726,217	4,610,890	4,430,646	5,571,110	4,698,504
Unrestricted	50,759,011	26,967,821	36,762,770	33,349,092	27,002,634	34,989,403	33,211,597	26,551,628	34,574,716	39,875,937
Total Net Position - All Proprietary Funds	\$ 76,749,486	\$ 63,495,464	\$ 64,953,031	\$ 65,609,286	\$ 67,363,024	\$ 68,398,215	\$ 80,050,957	\$ 85,172,877	\$ 87,658,525	\$ 91,165,535
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 fund balance classifications.

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL

CHANGES IN NET POSITION - PROPRIETARY FUNDS

Last Ten Fiscal Years

(Accrual Basis of Accounting)

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
OPERATING REVENUES										
Fees, Sales and Services:										
Loan Programs	\$ 5,356,857	\$ 291,776	\$ 388,149	\$ 1,329,083	\$ 139,364	\$ 1,466,278	\$ 726,949	\$ 1,081,783	\$ 524,197	\$ 3,482,030
Apartment Facilities	-	-	-	-	-	-	-	-	3,758,574	5,888,720
Parking Facilities	10,799,883	10,691,896	11,779,690	11,204,743	11,394,497	12,140,085	12,101,480	13,485,208	13,669,640	14,856,306
Interest Earned on Loans	1,689,702	137,300	776,522	419,306	364,922	1,012,165	277,661	(72,685)	82,384	338,681
Total Operating Revenues	17,846,442	11,120,972	12,944,361	12,953,132	11,898,783	14,618,528	13,106,090	14,494,306	18,034,795	24,565,737
OPERATING EXPENSES										
Development Loan Programs	5,241,210	4,892,487	3,581,561	2,970,167	710,321	2,929,465	639,686	949,697	1,040,210	3,589,939
Costs of Parking and Apartment Facility Operation	4,554,017	4,284,292	5,497,193	5,043,784	5,425,658	5,229,275	5,652,432	6,370,512	7,661,228	8,650,210
Depreciation	2,315,180	2,455,650	2,758,238	2,766,036	2,846,729	2,937,220	3,187,169	3,246,852	4,586,554	4,652,169
Bad Debt Expense on Loans	6,137,550	5,996,934	365,486	187,588	309,257	5,994	-	-	-	-
Forgivable Loan Expense	4,986,221	944,676	1,920,551	1,708,022	161,365	609,833	-	-	-	-
Total Operating Expenses	23,234,178	18,554,039	14,123,029	12,675,597	9,453,330	11,711,787	9,479,287	10,567,061	13,287,992	16,892,318
OPERATING INCOME (LOSS)	(5,387,736)	(7,433,067)	(1,178,668)	277,535	2,445,453	2,906,741	3,626,803	3,927,245	4,746,803	7,673,419
NONOPERATING REVENUES (EXPENSES)										
Property Tax Increments	1,397,216	1,276,002	1,193,871	1,178,925	1,258,761	1,242,838	1,438,609	1,738,167	1,753,095	1,780,580
Operating Grants	429,793	134,746	84,539	427,828	294,329	519,025	681,284	1,172,384	869,931	567,266
Gain on Sale of Capital Assets	-	-	1,336,484	-	-	-	2,500	31,681	-	-
Noncapital Contributions	1,050,226	803,800	3,681,269	924,982	23,011	128,762	301,800	501,397	-	-
Investment Income	2,543,650	2,102,439	794,694	99,134	305,311	733,407	259,732	(221,893)	553,952	219,249
Miscellaneous Revenue	21,743	-	-	-	-	-	-	-	-	-
Revaluation of Land Held for Resale	-	(1,867,546)	(270,345)	-	-	-	-	-	-	-
Interest on Long-Term Debt	(5,275,361)	(4,968,483)	(4,493,159)	(3,909,476)	(3,162,276)	(3,313,774)	(3,201,470)	(3,079,041)	(4,151,237)	(4,110,741)
Intergovernmental Expenses	(1,157,624)	(2,256,955)	(76,483)	(357,244)	(312,089)	(467,116)	(402,201)	(822,616)	(770,432)	(2,204,113)
Intergovernmental Revenues	-	-	-	-	-	-	-	1,000,000	1,353,753	9,293
Non-operating Costs	-	-	-	-	-	-	-	(137,388)	(254,256)	(269,133)
Loss on Retirement of Assets	-	-	-	-	-	(405,036)	(117,091)	-	(176,348)	(128,402)
Litigation Mediation - Noncash Advance	-	-	-	-	(412,753)	-	-	-	-	-
Amortization of Debt Issuance Costs (1)	(425,996)	(112,053)	(110,500)	(116,768)	(145,386)	(2,090,223)	(995,811)	-	-	-
Total Non-operating Revenues (Expenses)	(1,416,353)	(4,888,050)	2,140,370	(1,752,619)	(2,151,092)	(3,652,117)	(2,032,648)	182,691	(821,542)	(4,136,001)
Capital Contributions	6,235,374	11,412,775	-	-	947,344	1,592,480	10,368,359	17,971	-	-
Transfers In	1,053,084	1,416,433	600,316	2,528,208	2,078,822	195,190	2,377,524	2,709,828	1,903,282	2,888,575
Transfers Out	(5,561,771)	(13,762,113)	(104,451)	(396,869)	(16,312)	(7,103)	(2,687,896)	(1,715,215)	(3,593,169)	(6,453,098)
Special Item (Note 2.R)	-	-	-	-	-	-	-	-	-	3,564,115
CHANGE IN NET POSITION	<u>\$ (5,077,402)</u>	<u>\$ (13,254,022)</u>	<u>\$ 1,457,567</u>	<u>\$ 656,255</u>	<u>\$ 3,304,215</u>	<u>\$ 1,035,191</u>	<u>\$ 11,652,142</u>	<u>\$ 5,122,520</u>	<u>\$ 2,235,374</u>	<u>\$ 3,507,010</u>
2013 RESTATEMENTS (3)								250,274		
CHANGE IN NET POSITION, RESTATED								<u>\$ 5,372,794</u>		

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

(2) Restated

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

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>Hotel - Motel</u>	<u>Total Tax Revenue</u>
2006	\$920,206	\$13,796,155	\$220,000	\$14,936,361
2007	997,821	17,040,341	220,000	18,258,162
2008	1,157,506	16,595,459	-	17,752,965
2009	2,129,936	21,015,774	-	23,145,710
2010	2,797,136	20,771,228	-	23,568,364
2011	3,185,612	20,055,361	-	23,240,973
2012	2,866,172	21,536,559	-	24,402,731
2013	2,463,327	19,311,744	-	21,775,071
2014	2,548,212	19,835,341	-	22,383,553
2015	2,544,885	20,179,623	-	22,724,508
Change 2006-2015	176.6%	46.3%	-100.0%	52.1%

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL

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

LEVY - PAYABLE	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Tax Capacity*										
Real Property*				247,182,526	234,400,482	217,930,655	197,620,962	186,461,109	187,239,027	201,250,561
Personal Property*				6,885,304	5,850,737	7,032,252	6,062,185	6,816,827	6,953,340	7,153,758
Fiscal Disparities*				25,238,471	26,101,435	26,457,028	25,556,968	23,150,886	24,580,157	25,956,548
Total Net Tax Capacity*	225,186,571	253,000,058	275,575,863	279,306,301	266,352,654	251,419,935	229,240,115	216,428,822	218,772,524	234,360,867
Taxable Market Value*	18,550,595,100	21,103,230,000	23,071,399,600	22,776,772,200	21,551,886,800	20,065,253,800	18,163,450,800	18,187,359,400	18,388,992,700	18,425,451,200
Tax Capacity Rate	0.4340%	0.4140%	0.4470%	0.8980%	1.2720%	1.2620%	1.4180%	1.4824%	1.4445%	1.3860%
State Law Maximum Levy Rate (% of Taxable Market Value)	0.0144%	0.0144%	0.0144%	0.0185%	0.0185%	0.0185%	0.0185%	0.0185%	0.0185%	0.0185%
Maximum Tax Levy per State Law	\$ 2,671,286	\$ 3,038,865	\$ 3,322,282	\$ 4,213,703	\$ 3,987,099	\$ 3,712,072	\$ 3,360,238	\$ 3,364,661	\$ 3,401,964	\$ 3,408,708
Actual Tax Levy Certified	\$ 979,895	\$ 1,057,307	\$ 1,215,903	\$ 2,278,148	\$ 3,178,148	\$ 3,178,148	\$ 3,178,148	\$ 3,178,148	\$ 3,178,148	\$ 3,278,148
Actual Levy under Maximum	\$ 1,691,391	\$ 1,981,558	\$ 2,106,379	\$ 1,935,555	\$ 808,951	\$ 533,924	\$ 182,090	\$ 186,513	\$ 223,816	\$ 130,560
% of Actual Levy to Maximum	36.68%	34.79%	36.60%	54.07%	79.71%	85.62%	94.58%	94.46%	93.42%	96.17%

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

Data for Real Property, Personal Property, and Fiscal Disparities prior to 2009 is not available.

* 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.

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL

HRA PROPERTY TAX LEVIES AND COLLECTIONS

Last Ten Fiscal Years

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Total Taxes Levied for Current Fiscal Year	\$ 979,895	\$ 1,057,307	\$ 1,215,903	\$ 2,278,148	\$ 3,178,148	\$ 3,178,148	\$ 3,178,148	\$ 3,178,148	\$ 3,178,148	\$ 3,278,148
Collection of Current Year Tax Levy										
From Taxpayers	\$ 750,062	\$ 819,668	\$ 953,678	\$ 1,874,829	\$ 2,259,765	\$ 2,470,269	\$ 2,476,585	\$ 2,464,092	\$ 2,432,640	\$ 2,481,531
Fiscal Disparity Aid	157,181	169,430	183,574	223,759	493,367	693,746	633,373	662,508	696,821	725,135
State Credits and Aids	49,130	44,056	44,437	87,974	115,779	108,652	-	70	-	-
Closed TIF District Adj.	-	-	-	-	194,065	-	-	-	-	-
Total Current Year Tax Levy Collection	\$ 956,373	\$ 1,033,154	\$ 1,181,689	\$ 2,186,562	\$ 3,062,976	\$ 3,272,667	\$ 3,109,958	\$ 3,126,670	\$ 3,129,461	\$ 3,206,666
			(1)							
Actual Percent of Current Year Levy	97.60%	97.72%	97.19%	95.98%	96.38%	102.97%	97.85%	98.38%	98.47%	97.82%
Collection of Delinquent Taxes for Subsequent Years										
1st Year Delinquent	\$ 9,124	\$ 18,191	\$ 28,026	\$ 41,495	\$ 14,489	\$ 21,851	\$ (40,292)	\$ 75,700	\$ 18,489	\$ -
2nd Year Delinquent	881	2,101	2,991	9,941	(8,660)	(4,284)	(5,424)	(6,309)	-	-
3rd Year Delinquent	588	(157)	(4,334)	(654)	(1,867)	(3,642)	(4,229)	-	-	-
4th Year Delinquent	(415)	699	349	276	1,259	(2,854)	-	-	-	-
5th Year Delinquent	180	18	353	1,095	(1,904)	-	-	-	-	-
6th Year & Prior Delinquent	356	504	492	(8,768)	-	-	-	-	-	-
Total Delinquent Taxes Collection	\$ 10,714	\$ 21,356	\$ 27,877	\$ 43,385	\$ 3,317	\$ 11,071	\$ (49,945)	\$ 69,391	\$ 18,489	\$ -
Total Tax Collections	\$ 967,087	\$ 1,054,510	\$ 1,209,566	\$ 2,229,947	\$ 3,066,293	\$ 3,283,738	\$ 3,060,013	\$ 3,196,061	\$ 3,147,950	\$ 3,206,666
Total Percent of Levy Collected	98.69%	99.74%	99.48%	97.88%	96.48%	103.32%	96.28%	100.56%	99.05%	97.82%

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

Note: Collections do not include Tax Increment Districts.

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL

PROPERTY TAX INCREMENT LEVIES AND COLLECTIONS

Last Ten Fiscal Years

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
TOTAL - ALL TAX INCREMENT DISTRICTS										
Original Tax Capacity Before Development -										
All Tax Increment Districts	\$4,014,984	\$4,134,886	\$4,547,218	\$4,332,382	\$4,491,122	\$4,838,654	\$4,977,370	\$4,900,569	\$4,918,344	\$4,671,951
Current Tax Capacity -										
All Tax Increment Districts	\$20,474,630	\$25,130,439	\$29,852,423	\$30,308,177	\$29,809,160	\$27,664,571	\$26,928,860	\$25,718,660	\$25,654,138	\$25,562,017
Captured Tax Capacity Retained by HRA / Port Authority	\$18,233,706	\$22,973,236	\$27,910,718	\$25,975,795	\$25,318,038	\$22,825,917	\$21,961,592	\$20,826,379	\$20,796,390	\$20,745,503
Tax capacity rate (Watershed district)	108.730%	103.573%	102.306%	106.465%	120.820%	133.883%	153.079%	162.369%	163.482%	152.350%
Tax Increment Spread	\$19,733,859	\$23,710,560	\$28,448,140	\$27,268,157	\$28,705,815	\$27,278,203	\$27,580,222	\$25,932,396	\$25,973,141	\$25,364,445
Tax Increment Collected:										
Current	\$19,085,800	\$23,569,649	\$24,466,765	\$26,337,565	\$27,171,525	\$26,021,565	\$26,690,452	\$25,144,638	\$25,817,771	\$25,092,583
Delinquent	(\$56,558)	\$108,908	\$159,896	\$128,882	(\$592,694)	(\$1,359,307)	\$495,150	(\$162,936)	(\$387,772)	(\$450,152)
Developer Shortfall Payments	\$819,772	\$478,743	\$178,011	\$252,345	-	-	-	-	\$88,360	\$23,097
Homestead Credit	\$193,706	\$216,482	\$228,422	\$217,861	\$238,616	\$239,200	-	-	-	-
Total Tax Increment Collected	\$20,042,720	\$24,373,782	\$25,033,094	\$26,936,653	\$26,817,447	\$24,901,458	\$27,185,602	\$24,981,702	\$25,518,359	\$24,665,528
Percentage of Tax Increment Collected to Tax Increment Spread	101.57%	102.80%	88.00%	98.78%	93.42%	91.29%	98.57%	96.33%	98.25%	97.24%
Delinquent Tax Increment Receivable at December 31	\$221,683	\$455,265	\$399,845	\$746,588	\$696,706	\$1,188,906	\$459,660	\$322,048	\$254,843	\$207,659
Percentage of Delinquent Tax Increment Receivable to Tax Increment Spread	1.12%	1.92%	1.41%	2.74%	2.43%	4.36%	1.67%	1.24%	0.98%	0.82%
Percentage of Captured Tax Capacity to Saint Paul Total Tax Capacity	7.49%	8.32%	9.22%	8.52%	8.67%	9.23%	8.85%	9.75%	9.74%	9.71%

Note: This table includes data from both Saint Paul Housing and Redevelopment Authority and Saint Paul Port Authority administered tax increment financing districts. The percentage of Total Captured Tax Capacity to Saint Paul Total Tax Capacity was adjusted for 2011.

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

<u>Taxpayer</u>	2015			2006		
	Taxable Capacity Value	Rank	Percentage of Total City Capacity Value	Taxable Capacity Value	Rank	Percentage of Total City Capacity Value
Xcel Energy	6,308,135	1	2.69%	4,470,544	1	1.99%
Minnesota Mutual Life Insurance (Corporate Headquarters)	2,092,374	2	0.89%	1,731,034	2	0.77%
St. Paul Tower LP (World Trade Center)	1,486,468	3	0.63%	773,250	7	0.34%
Traveler's Insurance (Corporate Headquarters)	1,358,486	4	0.58%			
U.S. Bank Corp. Property & U.S. Bancorp	1,116,712	5	0.48%	1,442,149	3	0.64%
BNSF Railway Co.	1,103,128	6	0.47%			
Behringer Harvard L C LLC (Infor Software)	968,146	7	0.41%	830,500	6	0.37%
Ford Motor Company ¹⁾	692,090	8	0.30%	683,304	8	0.30%
Court International Inc.	685,194	9	0.29%			
BRE DDR Midway Marketplace LLC	666,466	10	0.28%	640,944	10	0.28%
Meritex Enterprises				644,228	9	0.29%
3M				1,031,326	4	0.46%
St. Paul Fire & Marine Insurance Company				1,028,832	5	0.46%
	<u>\$16,477,199</u>		<u>7.02%</u>	<u>13,276,111</u>		<u>5.90%</u>

1) Ford Motor Company closed its Highland Park plant in December 2011. Ford Motor Company has begun the decommissioning process for the plant and the environmental cleanup of this plant site began in 2013 for possible future redevelopment.

Source: Ramsey County Department of Property Records and Revenue.

(Unaudited)

HRA PARKING FACILITY REVENUES
Last Ten Fiscal Years

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Block 7A Ramp										
Operating Revenues	\$ 889,550	\$ 942,753	\$ 1,015,628	\$ 993,836	\$ 1,008,924	\$ 1,033,804	\$ 1,059,400	\$ 1,049,940	\$ 1,044,868	\$ 1,110,516
Operating Expenses	456,309	494,551	480,518	508,861	491,015	521,086	516,900	546,847	762,043	573,329
Operating Income (Loss)	\$ 433,241	\$ 448,202	\$ 535,110	\$ 484,975	\$ 517,909	\$ 512,718	\$ 542,500	\$ 503,093	\$ 282,825	\$ 537,187
Seventh Street Ramp										
Operating Revenues	\$ 1,170,240	\$ 1,228,513	\$ 1,227,842	\$ 1,225,262	\$ 1,225,291	\$ 1,248,375	\$ 1,226,439	\$ 1,227,220	\$ 1,219,279	\$ 1,195,643
Operating Expenses	495,950	346,293	421,835	379,331	384,743	430,719	456,382	467,827	471,983	470,663
Operating Income (Loss)	\$ 674,290	\$ 882,220	\$ 806,007	\$ 845,931	\$ 840,548	\$ 817,656	\$ 770,057	\$ 759,393	\$ 747,296	\$ 724,980
Robert Street Ramp										
Operating Revenues	\$ 1,072,025	\$ 1,130,831	\$ 1,142,381	\$ 1,141,031	\$ 1,163,213	\$ 1,164,102	\$ 1,319,575	\$ 1,475,567	\$ 1,520,183	\$ 1,553,435
Operating Expenses	544,774	518,435	559,901	590,226	622,956	596,312	598,830	696,759	676,882	639,971
Operating Income (Loss)	\$ 527,251	\$ 612,396	\$ 582,480	\$ 550,805	\$ 540,257	\$ 567,790	\$ 720,745	\$ 778,808	\$ 843,301	\$ 913,464
Kellogg Street Ramp										
Operating Revenues	\$ 979,675	\$ 980,206	\$ 924,210	\$ 996,824	\$ 970,621	\$ 1,043,662	\$ 961,304	\$ 1,163,536	\$ 1,194,375	\$ 1,205,243
Operating Expenses	628,937	547,161	747,589	763,337	815,042	856,609	893,418	1,038,693	996,053	1,073,383
Operating Income (Loss)	\$ 350,738	\$ 433,045	\$ 176,621	\$ 233,487	\$ 155,579	\$ 187,053	\$ 67,886	\$ 124,843	\$ 198,322	\$ 131,860
Lowertown Ramp										
Operating Revenues	\$ 1,160,210	\$ 1,204,184	\$ 1,275,598	\$ 1,316,502	\$ 1,287,034	\$ 1,432,031	\$ 1,345,168	\$ 1,401,241	\$ 1,469,667	\$ 1,735,826
Operating Expenses	771,846	804,191	904,894	863,920	944,781	982,832	915,991	937,227	1,039,248	949,400
Operating Income (Loss)	\$ 388,364	\$ 399,993	\$ 370,704	\$ 452,582	\$ 342,253	\$ 449,199	\$ 429,177	\$ 464,014	\$ 430,419	\$ 786,426
Block 19 Ramp										
Operating Revenues	\$ 779,947	\$ 688,451	\$ 963,400	\$ 865,927	\$ 932,988	\$ 1,096,533	\$ 1,306,133	\$ 1,437,421	\$ 1,530,096	\$ 1,663,251
Operating Expenses	693,548	724,049	802,959	814,198	813,000	820,691	811,633	816,552	849,658	873,283
Operating Income (Loss)	\$ 86,399	\$ (35,598)	\$ 160,441	\$ 51,729	\$ 119,988	\$ 275,842	\$ 494,500	\$ 620,869	\$ 680,438	\$ 789,968
Block 39 - Lawson Ramp										
Operating Revenues	\$ 3,300,934	\$ 2,841,018	\$ 3,088,511	\$ 2,753,776	\$ 2,813,317	\$ 2,889,249	\$ 3,029,724	\$ 3,165,835	\$ 3,290,496	\$ 3,507,248
Operating Expenses	1,474,826	1,443,988	1,745,391	1,675,320	1,450,502	1,519,414	1,512,407	1,587,752	1,681,046	2,168,142
Operating Income (Loss)	\$ 1,826,108	\$ 1,397,030	\$ 1,343,120	\$ 1,078,456	\$ 1,362,815	\$ 1,369,835	\$ 1,517,317	\$ 1,578,083	\$ 1,609,450	\$ 1,339,106
Spruce Tree Ramp										
Operating Revenues	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,025	\$ 30,038	\$ 30,000	\$ 50,999
Operating Expenses	108,559	62,276	86,720	69,191	81,139	86,405	94,876	89,326	87,822	97,673
Operating Income (Loss)	\$ (78,559)	\$ (32,276)	\$ (56,720)	\$ (39,191)	\$ (51,139)	\$ (56,405)	\$ (64,851)	\$ (59,288)	\$ (57,822)	\$ (46,674)
Smith Avenue Transit Hub										
Operating Revenues	\$ -	\$ 291,410	\$ 824,582	\$ 774,855	\$ 844,516	\$ 831,464	\$ 660,969	\$ 1,007,458	\$ 943,745	\$ 1,056,062
Operating Expenses	-	355,323	1,112,112	1,029,106	1,013,551	971,022	977,159	1,026,926	1,031,141	991,024
Operating Income (Loss)	\$ -	\$ (63,913)	\$ (287,530)	\$ (254,251)	\$ (169,035)	\$ (139,558)	\$ (316,190)	\$ (19,468)	\$ (87,396)	\$ 65,038
HRA Parking Lots / Miscellaneous										
Operating Revenues	\$ 1,417,302	\$ 1,354,530	\$ 1,287,538	\$ 1,106,731	\$ 1,118,591	\$ 1,370,866	\$ 1,162,743	\$ 1,526,953	\$ 1,426,929	\$ 1,778,083
Operating Expenses	1,694,448	1,423,675	1,393,512	1,116,330	1,655,659	1,381,405	1,483,691	1,761,185	1,702,331	1,747,537
Operating Income (Loss)	\$ (277,146)	\$ (69,145)	\$ (105,974)	\$ (9,599)	\$ (537,068)	\$ (10,539)	\$ (320,948)	\$ (234,232)	\$ (275,402)	\$ 30,546
TOTAL PARKING FACILITIES										
Operating Revenues	\$ 10,799,883	\$ 10,691,896	\$ 11,779,690	\$ 11,204,744	\$ 11,394,495	\$ 12,140,086	\$ 12,101,480	\$ 13,485,209	\$ 13,669,638	\$ 14,856,306
Operating Expenses	6,869,197	6,719,942	8,255,431	7,809,820	8,272,388	8,166,495	8,261,287	8,969,094	9,299,207	9,584,405
Operating Income (Loss)	\$ 3,930,686	\$ 3,971,954	\$ 3,524,259	\$ 3,394,924	\$ 3,122,107	\$ 3,973,591	\$ 3,840,193	\$ 4,516,115	\$ 4,371,431	\$ 5,271,901

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL

RATIOS OF OUTSTANDING DEBT BY TYPE

Last Ten Fiscal Years

Fiscal Year	Governmental Activities				Business-type Activities				Total Saint Paul HRA	Per Capita (1)	Percent of Household Personal Income (2)		
	Tax Increment Bonds	Sales Tax Bonds	Lease Revenue Bonds	Development Notes	Parking Revenue Bonds	Tax Increment Parking Bonds	Housing 5000 Land Assembly Bonds	Limited Tax Bonds				Revenue Notes	Mortgages
2006	\$69,420,923	\$43,585,000	\$6,570,000	\$17,649,619	\$53,895,288	\$34,705,000	\$12,455,000	\$ -	\$1,225,190	\$ -	\$239,506,020	833.40	3.89%
2007	64,606,118	42,185,000	6,145,000	15,460,472	52,060,230	33,260,000	9,135,000	-	1,155,190	-	224,007,010	781.55	3.47%
2008	57,978,994	40,685,000	13,230,000	23,987,626	49,770,172	31,690,000	6,440,000	-	1,085,190	-	224,866,982	781.69	3.39%
2009	55,112,460	39,080,000	14,210,000	23,818,370	47,372,393	30,281,683	2,510,000	-	2,585,190	-	214,970,096	746.28	2.95%
2010	57,038,439	37,360,000	13,846,060	20,113,997	42,918,567	28,911,245	-	7,855,000	1,775,190	-	209,818,498	729.70	3.02%
2011	55,695,011	35,520,000	13,256,820	19,532,701	41,344,761	27,260,807	-	7,855,000	1,580,000	-	202,045,100	708.76	2.86%
2012	50,892,817	33,545,000	12,652,579	18,931,187	39,664,327	25,580,369	-	7,855,000	1,580,000	25,000	190,726,279	666.02	2.68%
2013	48,228,892	31,430,000	12,028,339	18,310,491	37,910,580	23,864,931	-	7,855,000	1,580,000	33,372,108	214,580,341	741.80	3.00%
2014	45,288,952	-	11,384,098	13,930,515	36,076,152	22,079,493	-	7,755,000	1,580,000	40,464,920	178,559,130	605.55	2.34%
2015	41,886,032	-	10,719,857	13,104,685	34,156,723	20,358,434	-	7,170,000	1,580,000	39,810,124	168,785,855	567.08	2.16%
Change 2006-2015	-39.66%	-100.00%	63.16%	-25.75%	-36.62%	-41.34%	-100.00%	100.00%	28.96%	100.00%	-29.53%		

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. The 2015 ratio is calculated using population for the prior calendar year.

(2) See the "Demographic and Economic Statistics" Table for personal income data. The 2015 percentage is calculated using personal income for the prior calendar year.

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL

SCHEDULE OF REVENUE BOND COVERAGE

Last Ten Fiscal Years

Notes: 2015 revenues available for debt service reflect all sources; does not reflect tax increment and tax levy revenue that may be used from prior years to make debt payments in the current year prior to receipt of current year revenue.

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	Totals
SPRUCED TREE CENTRE TAX INCREMENT BONDS, SERIES 1988A AND 2003											
Fund Servicing Debt - HRA Debt Service Fund											
Revenues Available for Debt Service											
Tax Increment	\$ 283,041	\$ 290,730	\$ 334,855	\$ 375,697	\$ 441,406	\$ 480,427	\$ 392,445	\$ 484,506	\$ -	\$ -	\$ 3,063,107
Developer Shortfall Payments	112,400	92,229	51,195	15,155	-	-	-	-	-	-	270,979
Net Investment Earnings	52,669	90,639	85,645	58,277	53,062	52,227	(52,150)	(11,161)	-	-	329,208
Total Revenues Available for Debt Service	\$ 448,110	\$ 473,598	\$ 471,695	\$ 449,129	\$ 494,468	\$ 532,654	\$ 340,295	\$ 473,345	\$ -	\$ -	\$ 3,683,294
Debt Service Requirements											
Principal	\$ 158,857	\$ 169,183	\$ 180,180	\$ 191,891	\$ 204,364	\$ 217,648	\$ 231,795	\$ 246,862	\$ -	\$ -	\$ 1,600,780
Interest	104,051	93,725	82,728	71,016	58,544	45,260	31,113	16,046	-	-	502,483
Total Debt Service Requirements	\$ 262,908	\$ 262,908	\$ 262,908	\$ 262,907	\$ 262,908	\$ 262,908	\$ 262,908	\$ 262,908	\$ -	\$ -	\$ 2,103,263
Coverage (Revenues / Debt Service)	1.70	1.80	1.79	1.71	1.88	2.03	1.29	1.80	N/A	N/A	1.75

MIDWAY MARKETPLACE TAX INCREMENT BONDS, SERIES 1995A / SNELLING-UNIVERSITY TAX INCREMENT BONDS, SERIES 2005C AND 2014D

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	Totals
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 Increment	\$ 1,835,383	\$ 1,416,074	\$ 1,427,457	\$ 1,563,981	\$ 1,197,542	\$ 1,175,554	\$ 1,888,544	\$ 1,363,792	\$ 1,400,686	\$ 1,318,512	\$ 14,587,525
Net Investment Earnings	87,266	110,707	151,489	127,478	133,263	121,825	(81,945)	(49,832)	18,586	9,413	628,250
Total Revenues Available for Debt Service	\$ 1,922,649	\$ 1,526,781	\$ 1,578,946	\$ 1,691,459	\$ 1,330,805	\$ 1,297,379	\$ 1,806,599	\$ 1,313,960	\$ 1,419,272	\$ 1,327,925	\$ 15,215,775
Debt Service Requirements											
Principal	\$ 350,000	\$ 355,000	\$ 370,000	\$ 380,000	\$ 395,000	\$ 400,000	\$ 420,000	\$ 450,000	\$ 470,000	\$ 660,000	\$ 4,250,000
Interest	232,142	218,742	203,780	187,463	169,923	151,638	132,568	111,898	83,077	20,548	1,511,779
Total Debt Service Requirements	\$ 582,142	\$ 573,742	\$ 573,780	\$ 567,463	\$ 564,923	\$ 551,638	\$ 552,568	\$ 561,898	\$ 553,077	\$ 680,548	\$ 5,761,779
Coverage (Revenues / Debt Service)	3.30	2.66	2.75	2.98	2.36	2.35	3.27	2.34	2.57	1.95	2.64

SALES TAX REVENUE BONDS, SERIES 1993 AND 1996

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	Totals
SALES TAX REVENUE BONDS, SERIES 1993 AND 1996											
Fund Servicing Debt - HRA Debt Service Fund											
Revenues Available for Debt Service											
City Sales Tax Revenues	\$ 14,798,156	\$ 15,201,412	\$ 15,393,811	\$ 17,153,570	\$ 18,652,765	\$ 20,125,431	\$ 18,811,159	\$ 18,633,271	\$ 11,663,648	\$ -	\$ 150,433,223
Net Investment Earnings	109,608	122,831	47,160	(2,940)	(3,252)	(3,379)	(3,940)	(3,994)	(1)	-	262,093
Total Revenues Available for Debt Service	\$ 14,907,764	\$ 15,324,243	\$ 15,440,971	\$ 17,150,630	\$ 18,649,513	\$ 20,122,052	\$ 18,807,219	\$ 18,629,277	\$ 11,663,647	\$ -	\$ 150,695,316
Debt Service Requirements											
Principal	\$ 1,310,000	\$ 1,400,000	\$ 1,500,000	\$ 1,605,000	\$ 1,720,000	\$ 1,840,000	\$ 1,975,000	\$ 2,115,000	\$ 2,265,000	\$ -	\$ 15,730,000
Interest	3,187,545	3,094,535	2,995,135	2,888,635	2,774,680	2,652,560	2,521,920	2,381,695	2,231,530	-	24,728,235
Total Debt Service Requirements	\$ 4,497,545	\$ 4,494,535	\$ 4,495,135	\$ 4,493,635	\$ 4,494,680	\$ 4,492,560	\$ 4,496,920	\$ 4,496,695	\$ 4,496,530	\$ -	\$ 40,458,235
Coverage (Revenues / Debt Service)	3.31	3.41	3.44	3.82	4.15	4.48	4.18	4.14	2.59	N/A	3.72

Continued

Unaudited

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL

SCHEDULE OF REVENUE BOND COVERAGE

Last Ten Fiscal Years

Notes: 2015 revenues available for debt service reflect all sources; does not reflect tax increment and tax levy revenue that may be used from prior years to make debt payments in the current year prior to receipt of current year revenue.

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	Totals
DOWNTOWN TAX INCREMENT BONDS, SERIES 1993 AND 1998											
Fund Servicing Debt - HRA Debt Service Fund											
Revenues Available for Debt Service											
Tax Increments	\$ 4,276,947	\$ 5,309,827	\$ 3,189,751	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,776,525
Hotel/Motel Taxes	220,000	220,000	-	-	-	-	-	-	-	-	440,000
RiverCentre Revenues	100,000	100,000	200,000	-	-	-	-	-	-	-	400,000
N.O.C. Sales	-	12,871	-	-	-	-	-	-	-	-	12,871
Loan Repayments	2,026,344	-	-	-	-	-	-	-	-	-	2,026,344
Net Investment Earnings	105,094	292,631	148,288	-	-	-	-	-	-	-	546,013
Total Revenues Available for Debt Service	\$ 6,728,385	\$ 5,935,329	\$ 3,538,039	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,201,753
Debt Service Requirements											
Principal	\$ 2,355,000	\$ 2,400,000	\$ 3,830,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,585,000
Interest	512,803	363,052	223,775	-	-	-	-	-	-	-	1,099,630
Total Debt Service Requirements	\$ 2,867,803	\$ 2,763,052	\$ 4,053,775	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,684,630
Coverage (Revenues / Debt Service)	2.35	2.15	0.87	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1.67
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	\$ 657,928	\$ 758,559	\$ 835,943	\$ 1,098,963	\$ 580,367	\$ 586,422	\$ 607,712	\$ 604,005	\$ 586,204	\$ 583,745	\$ 6,899,848
Net Investment Earnings	36,129	11,728	5,022	27,744	19,761	19,596	20,075	20,820	22,536	22,069	205,480
Total Revenues Available for Debt Service	\$ 694,057	\$ 770,287	\$ 840,965	\$ 1,126,707	\$ 600,128	\$ 606,018	\$ 627,787	\$ 624,825	\$ 608,740	\$ 605,814	\$ 7,105,328
Debt Service Requirements											
Principal	\$ 300,000	\$ 425,000	\$ 525,000	\$ 650,000	\$ 360,000	\$ 370,000	\$ 380,000	\$ 390,000	\$ 405,000	\$ 415,000	\$ 4,220,000
Interest	396,363	375,956	348,988	290,673	240,800	229,850	218,600	207,050	195,125	182,825	2,686,230
Total Debt Service Requirements	\$ 696,363	\$ 800,956	\$ 873,988	\$ 940,673	\$ 600,800	\$ 599,850	\$ 598,600	\$ 597,050	\$ 600,125	\$ 597,825	\$ 6,906,230
Coverage (Revenues / Debt Service)	1.00	0.96	0.96	1.20	1.00	1.01	1.05	1.05	1.01	1.01	1.03
RIVERFRONT TAX INCREMENT BONDS, SERIES 1993C, 1993D, 2000D, AND 2002C											
Fund Servicing Debt - HRA Debt Service Fund											
Revenues Available for Debt Service											
Tax Increments	\$ 775,838	\$ 794,927	\$ 979,997	\$ 1,035,466	\$ 1,067,737	\$ (223,653)	\$ 986,088	\$ 1,041,947	\$ -	\$ -	\$ 6,458,347
Tax Increment Pooling from Other Districts	576,714	520,420	368,455	319,165	214,049	702,798	296,000	-	-	-	2,997,601
Transfer from Capital Projects Fund	1,399	-	-	-	-	-	-	-	-	-	1,399
Net Investment Earnings	7,096	11,242	1,890	(4,216)	(368)	(14,128)	(19,360)	32,466	-	-	14,622
Total Revenues Available for Debt Service	\$ 1,361,047	\$ 1,326,589	\$ 1,350,342	\$ 1,350,415	\$ 1,281,418	\$ 465,017	\$ 1,262,728	\$ 1,074,413	\$ -	\$ -	\$ 9,471,969
Debt Service Requirements											
Principal	\$ 925,000	\$ 970,000	\$ 1,035,000	\$ 1,095,000	\$ 1,150,000	\$ 1,215,000	\$ 1,295,000	\$ -	\$ -	\$ -	\$ 7,685,000
Interest	354,335	309,934	262,028	210,591	155,899	97,255	33,366	-	-	-	1,423,408
Total Debt Service Requirements	\$ 1,279,335	\$ 1,279,934	\$ 1,297,028	\$ 1,305,591	\$ 1,305,899	\$ 1,312,255	\$ 1,328,366	\$ -	\$ -	\$ -	\$ 9,108,408
Coverage (Revenues / Debt Service)	1.06	1.04	1.04	1.03	0.98	0.35	0.95	N/A	N/A	N/A	1.04

Continued

Unaudited

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL

SCHEDULE OF REVENUE BOND COVERAGE

Last Ten Fiscal Years

Notes: 2015 revenues available for debt service reflect all sources; does not reflect tax increment and tax levy revenue that may be used from prior years to make debt payments in the current year prior to receipt of current year revenue.

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	Totals
US BANK TAX INCREMENT BONDS, SERIES 2001, 2011F, AND 2011G											
Fund Servicing Debt - HRA Debt Service Fund											
Revenues Available for Debt Service											
Tax Increments	\$ 1,034,905	\$ 993,054	\$ 1,175,602	\$ 1,223,585	\$ 1,388,596	\$ 1,497,416	\$ 1,511,315	\$ 1,511,314	\$ 1,511,316	\$ 1,442,099	\$ 13,289,202
Net Investment Earnings	44,179	42,039	15,594	10,052	16,670	19,255	(26,204)	(3,845)	13,359	17,700	148,799
Total Revenues Available for Debt Service	\$ 1,079,084	\$ 1,035,093	\$ 1,191,196	\$ 1,233,637	\$ 1,405,266	\$ 1,516,671	\$ 1,485,111	\$ 1,507,469	\$ 1,524,675	\$ 1,459,799	\$ 13,438,001
Debt Service Requirements											
Principal	\$ 335,000	\$ 275,000	\$ 285,000	\$ 335,000	\$ 410,000	\$ 400,000	\$ 745,000	\$ 755,000	\$ 770,000	\$ 790,000	\$ 5,100,000
Interest	742,877	726,606	712,106	696,789	677,692	677,870	335,182	333,844	318,744	303,344	5,525,054
Total Debt Service Requirements	\$ 1,077,877	\$ 1,001,606	\$ 997,106	\$ 1,031,789	\$ 1,087,692	\$ 1,077,870	\$ 1,080,182	\$ 1,088,844	\$ 1,088,744	\$ 1,093,344	\$ 10,625,054
Coverage (Revenues / Debt Service)	1.00	1.03	1.19	1.20	1.29	1.41	1.37	1.38	1.40	1.34	1.26

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

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	Totals
Fund Servicing Debt - HRA Debt Service Fund											
Revenues Available for Debt Service											
Tax Increments*	\$ 430,148	\$ 345,683	\$ 314,364	\$ 248,218	\$ 309,134	\$ 316,996	\$ 274,069	\$ 275,240	\$ 260,720	\$ 287,447	\$ 3,062,019
Net Investment Earnings	1,047	2,679	2,989	143	(956)	1,590	3,049	(2,931)	1,222	(550)	8,282
Total Revenues Available for Debt Service	\$ 431,195	\$ 348,362	\$ 317,353	\$ 248,361	\$ 308,178	\$ 318,586	\$ 277,118	\$ 272,309	\$ 261,942	\$ 286,897	\$ 3,070,301
Debt Service Requirements											
Principal	\$ 42,000	\$ 84,000	\$ 87,000	\$ 53,000	\$ 38,000	\$ 41,000	\$ 116,000	\$ 61,000	\$ 52,000	\$ 68,000	\$ 642,000
Interest	294,779	240,806	224,558	240,079	225,002	222,939	218,594	211,719	207,646	203,936	2,290,058
Total Debt Service Requirements	\$ 336,779	\$ 324,806	\$ 311,558	\$ 293,079	\$ 263,002	\$ 263,939	\$ 334,594	\$ 272,719	\$ 259,646	\$ 271,936	\$ 2,932,058
Coverage (Revenues / Debt Service)	1.28	1.07	1.02	0.85	1.17	1.21	0.83	1.00	1.01	1.06	1.05

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

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	Totals
Fund Servicing Debt - HRA Debt Service Fund											
Revenues Available for Debt Service											
Tax Increments	\$ 600,473	\$ 1,049,372	\$ 1,281,447	\$ 1,609,155	\$ 1,769,019	\$ 1,952,421	\$ 1,906,253	\$ 1,915,100	\$ 1,961,196	\$ 1,883,254	\$ 15,927,690
Developer Shortfall Payments	498,044	696,192	687,476	517,590	261,324	130,176	156,464	-	-	-	2,947,266
Net Investment Earnings	200,503	112,409	73,086	38,818	21,728	32,681	4,950	(234,242)	233,211	60,606	543,750
Total Revenues Available for Debt Service	\$ 1,299,020	\$ 1,857,973	\$ 2,042,009	\$ 2,165,563	\$ 2,052,071	\$ 2,115,278	\$ 2,067,667	\$ 1,680,858	\$ 2,194,407	\$ 1,943,860	\$ 19,418,706
Debt Service Requirements											
Principal	\$ -	\$ -	\$ 267,000	\$ 389,000	\$ 415,000	\$ 444,000	\$ 474,000	\$ -	\$ 825,000	\$ 590,000	\$ 3,404,000
Interest	1,321,100	1,321,100	1,311,999	1,289,644	1,262,249	1,232,981	1,563,948	550,457	776,000	741,000	11,370,478
Total Debt Service Requirements	\$ 1,321,100	\$ 1,321,100	\$ 1,578,999	\$ 1,678,644	\$ 1,677,249	\$ 1,676,981	\$ 2,037,948	\$ 550,457	\$ 1,601,000	\$ 1,331,000	\$ 14,774,478
Coverage (Revenues / Debt Service)	0.98	1.41	1.29	1.29	1.22	1.26	1.01	3.05	1.37	1.46	1.31

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Unaudited

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL

SCHEDULE OF REVENUE BOND COVERAGE

Last Ten Fiscal Years

Notes: 2015 revenues available for debt service reflect all sources; does not reflect tax increment and tax levy revenue that may be used from prior years to make debt payments in the current year prior to receipt of current year revenue.

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	Totals
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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	\$ 171,187	\$ 180,593	\$ 180,044	\$ 236,731	\$ 177,334	\$ 219,640	\$ 213,154	\$ 181,391	\$ 191,471	\$ 201,974	\$ 1,953,519
Net Investment Earnings	937	1,684	1,737	1,373	183	(739)	(299)	(3,430)	2,254	913	4,613
Total Revenues Available for Debt Service	\$ 172,124	\$ 182,277	\$ 181,781	\$ 238,104	\$ 177,517	\$ 218,901	\$ 212,855	\$ 177,961	\$ 193,725	\$ 202,887	\$ 1,958,132
Debt Service Requirements											
Principal	\$ 33,000	\$ 36,000	\$ 38,000	\$ 74,000	\$ 57,000	\$ 61,000	\$ 96,000	\$ 48,000	\$ 119,000	\$ 92,000	\$ 654,000
Interest	117,788	114,953	113,130	109,890	104,186	101,723	96,019	89,505	85,320	78,300	1,010,814
Total Debt Service Requirements	\$ 150,788	\$ 150,953	\$ 151,130	\$ 183,890	\$ 161,186	\$ 162,723	\$ 192,019	\$ 137,505	\$ 204,320	\$ 170,300	\$ 1,664,814
Coverage (Revenues / Debt Service)	1.14	1.21	1.20	1.29	1.10	1.35	1.11	1.29	0.95	1.19	1.18

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

Fund Servicing Debt - HRA Debt Service Fund

Revenues Available for Debt Service											
Tax Increments	\$ 19,822	\$ 160,828	\$ 275,936	\$ 202,986	\$ 299,002	\$ 269,163	\$ 241,305	\$ 241,732	\$ 242,286	\$ 331,295	\$ 2,284,355
Developer Shortfall Payments	-	-	-	237,190	-	-	-	-	-	-	237,190
Net Investment Earnings	4,485	2,845	4,589	8,114	2,649	5,005	8,734	(7,285)	4,000	2,886	36,022
Total Revenues Available for Debt Service	\$ 24,307	\$ 163,673	\$ 280,525	\$ 448,290	\$ 301,651	\$ 274,168	\$ 250,039	\$ 234,447	\$ 246,286	\$ 334,181	\$ 2,557,567
Debt Service Requirements											
Principal	-	\$ 3,950,000	\$ -	\$ -	\$ -	\$ 150,000	\$ 95,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 4,495,000
Interest	88,875	127,207	165,538	165,538	124,419	79,113	76,663	74,713	72,713	70,713	1,045,492
Total Debt Service Requirements	\$ 88,875	\$ 4,077,207	\$ 165,538	\$ 165,538	\$ 124,419	\$ 229,113	\$ 171,663	\$ 174,713	\$ 172,713	\$ 170,713	\$ 5,540,492
Coverage (Revenues / Debt Service)	0.27	0.04	1.69	2.71	2.42	1.20	1.46	1.34	1.43	1.96	0.46

JJ HILL TAX INCREMENT BONDS, SERIES 2004

Fund Servicing Debt - HRA Debt Service Fund

Revenues Available for Debt Service											
Tax Increments	\$ 261,006	\$ 200,351	\$ 281,183	\$ 290,744	\$ 308,946	\$ 303,555	\$ 284,913	\$ 277,029	\$ 284,200	\$ 310,208	\$ 2,802,135
Trustee Reserve Funds	-	-	-	-	-	-	-	-	3,205	33,156	36,361
Net Investment Earnings	5,375	18,680	(11,069)	1,140	373	403	2,022	(3,308)	3,100	15	16,731
Total Revenues Available for Debt Service	\$ 266,381	\$ 219,031	\$ 270,114	\$ 291,884	\$ 309,319	\$ 303,958	\$ 286,935	\$ 273,721	\$ 290,505	\$ 343,379	\$ 2,855,227
Debt Service Requirements											
Principal	-	\$ 18,000	\$ 40,000	\$ 54,000	\$ 69,000	\$ 81,000	\$ 94,000	\$ 108,000	\$ 124,000	\$ 136,000	\$ 724,000
Interest	228,750	228,750	227,063	224,406	220,750	216,250	211,000	204,906	197,906	189,906	2,149,687
Total Debt Service Requirements	\$ 228,750	\$ 246,750	\$ 267,063	\$ 278,406	\$ 289,750	\$ 297,250	\$ 305,000	\$ 312,906	\$ 321,906	\$ 325,906	\$ 2,873,687
Coverage (Revenues / Debt Service)	1.16	0.89	1.01	1.05	1.07	1.02	0.94	0.87	0.90	1.05	0.99

Continued

Unaudited

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL

SCHEDULE OF REVENUE BOND COVERAGE
Last Ten Fiscal Years

Notes: 2015 revenues available for debt service reflect all sources; does not reflect tax increment and tax levy revenue that may be used from prior years to make debt payments in the current year prior to receipt of current year revenue.

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	Totals
NEIGHBORHOOD SCATTERED SITE TAX INCREMENT BONDS, SERIES 2005											
Fund Servicing Debt - HRA Debt Service Fund											
Revenues Available for Debt Service											
Tax Increments	\$ 1,554,684	\$ 1,869,289	\$ 2,170,482	\$ 2,352,017	\$ 2,252,256	\$ 2,044,411	\$ 1,974,102	\$ 1,811,777	\$ 1,707,814	\$ 1,711,344	\$ 19,448,176
Net Investment Earnings	33,180	123,020	139,301	166,523	189,872	191,976	(152,884)	(66,738)	21,312	14,537	660,099
Total Revenues Available for Debt Service	\$ 1,587,864	\$ 1,992,309	\$ 2,309,783	\$ 2,518,540	\$ 2,442,128	\$ 2,236,387	\$ 1,821,218	\$ 1,745,039	\$ 1,729,126	\$ 1,725,881	\$ 20,108,275
Debt Service Requirements											
Principal	\$ 495,000	\$ 485,000	\$ 480,000	\$ 485,000	\$ 510,000	\$ 535,000	\$ 565,000	\$ 585,000	\$ 620,000	\$ 660,000	\$ 5,420,000
Interest	357,478	336,702	314,761	292,700	269,762	244,612	217,854	188,556	157,858	124,468	2,504,751
Total Debt Service Requirements	\$ 852,478	\$ 821,702	\$ 794,761	\$ 777,700	\$ 779,762	\$ 779,612	\$ 782,854	\$ 773,556	\$ 777,858	\$ 784,468	\$ 7,924,751
Coverage (Revenues / Debt Service)	1.86	2.42	2.91	3.24	3.13	2.87	2.33	2.26	2.22	2.20	2.54

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	\$ -	\$ -	\$ 222,980	\$ 538,560	\$ 521,579	\$ 529,575	\$ 507,199	\$ 513,972	\$ 534,538	\$ 535,538	\$ 3,903,941
Net Investment Earnings	-	-	72,671	(7,622)	69,224	24,500	23,865	(5,480)	10,572	5,492	193,222
Total Revenues Available for Debt Service	\$ -	\$ -	\$ 295,651	\$ 530,938	\$ 590,803	\$ 554,075	\$ 531,064	\$ 508,492	\$ 545,110	\$ 541,030	\$ 4,097,163
Debt Service Requirements											
Principal	\$ -	\$ -	\$ 75,000	\$ 190,000	\$ 195,000	\$ 205,000	\$ 210,000	\$ 220,000	\$ 225,000	\$ 235,000	\$ 1,555,000
Interest	-	-	146,188	348,600	342,900	336,075	328,388	319,988	311,188	302,188	2,435,515
Total Debt Service Requirements	\$ -	\$ -	\$ 221,188	\$ 538,600	\$ 537,900	\$ 541,075	\$ 538,388	\$ 539,988	\$ 536,188	\$ 537,188	\$ 3,990,515
Coverage (Revenues / Debt Service)	N/A	N/A	1.34	0.99	1.10	1.02	0.99	0.94	1.02	1.01	1.03

EMERALD GARDENS TAX INCREMENT BONDS, SERIES 2010

Fund Servicing Debt - HRA TIF 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	\$ 585,460	\$ 3,226,337
Net Investment Earnings	-	-	-	-	-	40,194	5,571	31	3,684	(772)	48,708
Total Revenues Available for Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 650,556	\$ 718,829	\$ 666,538	\$ 654,434	\$ 584,688	\$ 3,275,045
Debt Service Requirements											
Principal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,000	\$ 290,000	\$ 225,000	\$ 240,000	\$ 225,000	\$ 1,020,000
Interest	-	-	-	-	-	448,342	388,431	374,581	362,469	350,581	1,924,404
Total Debt Service Requirements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 488,342	\$ 678,431	\$ 599,581	\$ 602,469	\$ 575,581	\$ 2,944,404
Coverage (Revenues / Debt Service)	N/A	N/A	N/A	N/A	N/A	1.33	1.06	1.11	1.09	1.02	1.11

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Unaudited

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL

SCHEDULE OF REVENUE BOND COVERAGE

Last Ten Fiscal Years

Notes: 2015 revenues available for debt service reflect all sources; does not reflect tax increment and tax levy revenue that may be used from prior years to make debt payments in the current year prior to receipt of current year revenue.

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	Totals
HOUSING 5000 LAND ASSEMBLY BONDS, SERIES 2004											
Fund Servicing Debt - HRA Loan Enterprise Fund											
Revenues Available for Debt Service											
Land Sales	\$ 2,308,000	\$ 3,483,470	\$ 2,477,716	\$ 2,358,000	\$ -	\$ 1,404,760	\$ -	\$ -	\$ -	\$ -	\$ 12,031,946
Net Investment Earnings	874,360	741,206	314,168	5,594	24,642	2,033	(4,057)	-	-	-	1,957,946
Use of Bond Reserve Account	3,555,284	-	-	-	-	-	-	-	-	-	3,555,284
Total Revenues Available for Debt Service	\$ 6,737,644	\$ 4,224,676	\$ 2,791,884	\$ 2,363,594	\$ 24,642	\$ 1,406,793	\$ (4,057)	\$ -	\$ -	\$ -	\$ 17,545,176
Debt Service Requirements	\$ 9,375,000	\$ 3,320,000	\$ 2,695,000	\$ 3,930,000	\$ 2,510,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,830,000
Principal	777,522	569,468	291,500	50,782	1,681	-	-	-	-	-	1,690,953
Interest	8,597,478	2,750,532	2,403,500	3,879,218	2,508,319	-	-	-	-	-	20,139,047
Total Debt Service Requirements	\$ 10,152,522	\$ 3,889,468	\$ 2,986,500	\$ 3,980,782	\$ 2,511,681	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,520,953
Coverage (Revenues / Debt Service)	0.66	1.09	0.93	0.59	0.01	N/A	N/A	N/A	N/A	N/A	0.75

PARKING REVENUE BONDS, SERIES 1997A

Fund Servicing Debt - HRA Parking Enterprise Fund

Revenues Available for Debt Service											
Ramp Lease Revenues	\$ 1,058,040	\$ 1,078,813	\$ 1,078,142	\$ 1,075,562	\$ 1,075,591	\$ 1,077,475	\$ 1,076,739	\$ 1,077,520	\$ 1,038,283	\$ 1,069,187	\$ 10,705,362
Net Investment Earnings	16,412	13,655	(1,480)	(3,993)	(4,018)	(4,023)	(3,884)	(4,024)	6,457	17,949	33,051
Total Revenues Available for Debt Service	\$ 1,074,452	\$ 1,092,468	\$ 1,076,662	\$ 1,071,569	\$ 1,071,573	\$ 1,073,452	\$ 1,072,855	\$ 1,073,496	\$ 1,044,740	\$ 1,087,136	\$ 10,738,403
Debt Service Requirements	\$ 490,000	\$ 525,000	\$ 560,000	\$ 595,000	\$ 635,000	\$ 680,000	\$ 725,000	\$ 775,000	\$ 825,000	\$ 880,000	\$ 6,690,000
Principal	582,863	549,788	514,350	476,550	436,388	393,525	347,625	298,687	246,375	190,688	4,036,839
Interest	1,072,863	1,074,788	1,074,350	1,071,550	1,071,388	1,073,525	1,072,625	1,073,687	1,071,375	1,070,688	10,726,839
Total Debt Service Requirements	\$ 1,564,863	\$ 1,623,788	\$ 1,634,350	\$ 1,670,550	\$ 1,706,773	\$ 1,753,525	\$ 1,802,625	\$ 1,848,687	\$ 1,896,375	\$ 1,950,688	\$ 17,416,678
Coverage (Revenues / Debt Service)	1.00	1.02	1.00	1.00	1.00	1.00	1.00	1.00	0.98	1.02	1.00

BLOCK 39 TAX INCREMENT GENERAL OBLIGATION BONDS, SERIES 1998A, 1998B, 2009G AND 2009H

Fund Servicing Debt - HRA Parking Enterprise Fund

Revenues Available for Debt Service											
Tax Increments	\$ 689,844	\$ 889,488	\$ 1,067,054	\$ 1,159,081	\$ 1,236,563	\$ 1,226,734	\$ 1,181,563	\$ 1,120,132	\$ 1,102,365	\$ 1,124,373	\$ 10,797,197
Developer Shortfall Payments	707,372	386,514	126,816	-	-	-	-	-	-	-	1,220,702
Net Parking Revenues	2,387,011	1,958,727	1,929,248	1,640,037	1,924,977	1,946,959	2,121,341	2,165,993	2,236,509	1,441,510	19,752,312
Net Investment Earnings	97,039	261,767	138,493	37,016	152,120	184,762	(8,022)	(33,083)	66,618	38,950	935,660
Total Revenues Available for Debt Service	\$ 3,881,266	\$ 3,496,496	\$ 3,261,611	\$ 2,836,134	\$ 3,313,660	\$ 3,358,455	\$ 3,294,882	\$ 3,253,042	\$ 3,405,492	\$ 2,604,833	\$ 32,705,871
Debt Service Requirements	\$ 1,300,000	\$ 1,445,000	\$ 1,570,000	\$ 2,340,000	\$ 1,295,000	\$ 1,575,000	\$ 1,605,000	\$ 1,640,000	\$ 1,710,000	\$ 1,650,000	\$ 16,130,000
Principal	1,886,780	1,804,069	1,712,473	1,954,043	763,015	935,129	885,839	835,542	783,616	727,847	12,288,353
Interest	3,186,780	3,249,069	3,282,473	4,294,043	2,058,015	2,510,129	2,494,839	2,475,542	2,493,616	2,377,847	28,418,353
Total Debt Service Requirements	\$ 5,073,560	\$ 5,053,138	\$ 5,254,946	\$ 7,638,086	\$ 3,811,030	\$ 4,495,258	\$ 4,500,678	\$ 4,515,542	\$ 4,907,232	\$ 4,755,694	\$ 44,716,706
Coverage (Revenues / Debt Service)	1.22	1.08	0.99	0.66	1.61	1.34	1.32	1.31	1.37	1.10	1.15

Continued

Unaudited

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL

SCHEDULE OF REVENUE BOND COVERAGE

Last Ten Fiscal Years

Notes: 2015 revenues available for debt service reflect all sources; does not reflect tax increment and tax levy revenue that may be used from prior years to make debt payments in the current year prior to receipt of current year revenue.

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	Totals
PARKING REVENUE BONDS, SERIES 1992A, 1995A, 1995B, 2001A, 2002A, 2002B, 2005A, AND 2010A											
Fund Servicing Debt - HRA Parking Enterprise Fund											
Note: Revenues are pledged in aggregate for Parking Revenue Bonds, Series 2010A and 2010B, and have been adjusted for the Smith Avenue Transit Center bonds.											
Revenues Available for Debt Service	\$ 3,022,153	\$ 3,246,417	\$ 3,124,631	\$ 3,084,230	\$ 3,043,611	\$ 3,492,539	\$ 3,794,576	\$ 3,895,149	\$ 3,326,529	\$ 4,001,857	\$ 34,031,692
Parking Facility Net Revenues	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	3,000,000	3,000,000	3,000,000	2,491,647	2,596,814	24,088,461
Parking Meter and Parking Fine Revenues	-	-	-	-	-	-	-	-	58,694	13,945	72,639
Net Investment Earnings	-	-	-	-	-	-	-	-	-	-	-
Total Revenues Available for Debt Service	\$ 5,022,153	\$ 5,246,417	\$ 5,124,631	\$ 5,084,230	\$ 5,043,611	\$ 6,492,539	\$ 6,794,576	\$ 6,895,149	\$ 5,876,870	\$ 6,612,616	\$ 58,192,792
Debt Service Requirements	\$ 1,135,000	\$ 1,290,000	\$ 1,590,000	\$ 1,655,000	\$ 1,790,000	\$ 565,000	\$ 615,000	\$ 635,000	\$ 655,000	\$ 675,000	\$ 10,605,000
Principal	1,467,282	1,429,882	1,384,918	1,324,087	1,307,828	1,087,242	1,038,056	1,019,606	1,000,556	980,906	12,040,373
Interest	2,602,282	2,719,882	2,974,918	2,979,097	3,097,828	1,652,242	1,653,056	1,654,606	1,655,556	1,655,906	22,645,373
Total Debt Service Requirements	1.93	1.93	1.72	1.71	1.63	3.93	4.11	4.17	3.55	3.99	2.57
Coverage (Revenues / Debt Service)											

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

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	\$ -	\$ 155,434	\$ 220,990	\$ 226,406	\$ 290,945	\$ 320,922	\$ 145,161	\$ 443,593	\$ 328,667	\$ 460,205	\$ 2,592,323
Parking & Transit Center Net Revenues	-	-	-	-	-	-	-	-	-	-	-
Parking Meter and Parking Fine Revenues	-	-	-	-	-	-	-	-	-	-	-
Net Investment Earnings	85,455	265,494	125,279	19,463	9,924	49,559	33,800	(14,339)	30,723	7,028	612,386
Total Revenues Available for Debt Service	\$ 85,455	\$ 420,928	\$ 346,269	\$ 245,869	\$ 300,869	\$ 370,481	\$ 178,961	\$ 429,254	\$ 867,743	\$ 870,419	\$ 4,116,248
Debt Service Requirements	\$ -	\$ -	\$ 120,000	\$ 125,000	\$ 130,000	\$ 305,000	\$ 330,000	\$ 340,000	\$ 350,000	\$ 360,000	\$ 2,060,000
Principal	619,200	619,200	619,200	614,525	406,450	563,798	537,931	528,032	517,743	507,332	5,533,411
Interest	-	-	-	-	-	-	-	-	-	-	-
Total Debt Service Requirements	\$ 619,200	\$ 619,200	\$ 739,200	\$ 739,525	\$ 536,450	\$ 868,798	\$ 867,931	\$ 868,032	\$ 867,743	\$ 867,332	\$ 7,593,411
Coverage (Revenues / Debt Service)	0.14	0.68	0.47	0.33	0.56	0.43	0.21	0.49	1.00	1.00	0.54

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

Fund Servicing Debt - HRA Lofts Enterprise Fund

Revenues Available for Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 257,047	\$ 618,035	\$ 650,730	\$ 656,206	\$ 2,182,018
HRA Tax Levy	-	-	-	-	-	-	-	-	-	-	-
Bond Proceeds - Capitalized Interest	-	-	-	-	-	-	-	-	-	-	-
Net Investment Earnings	-	-	-	-	-	16,249	5,494	(6,048)	11,864	7,196	34,755
Total Revenues Available for Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,249	\$ 262,541	\$ 611,987	\$ 662,594	\$ 663,402	\$ 2,786,559
Debt Service Requirements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 110,000	\$ 210,000
Principal	-	-	-	-	-	312,740	514,093	514,093	511,918	507,350	2,360,194
Interest	-	-	-	-	-	-	-	-	-	-	-
Total Debt Service Requirements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 312,740	\$ 514,093	\$ 514,093	\$ 611,918	\$ 617,350	\$ 2,570,194
Coverage (Revenues / Debt Service)	NA	NA	NA	NA	NA	0.05	0.51	1.19	1.08	1.07	1.08

Unaudited

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

Fiscal Year	Population (1)	Per Capital Personal Income (2)	Personal Income (3)	Annual Average Labor Force (4)	Unemployment Rate (4)
2006	286,620	23,675	6,444,728,300	142,111	4.2%
2007	287,669	24,934	6,639,009,400	143,544	4.6%
2008	288,055	27,120	7,294,251,800	144,589	5.5%
2009	287,501	24,702	6,947,235,100	143,492	7.9%
2010	285,068	25,066	7,145,514,488	148,515	7.6%
2011	286,367	25,576	7,106,711,800	149,870	6.9%
2012	289,270	25,072	7,165,005,800	150,515	6.0%
2013	294,873	25,695	7,636,250,500	151,967	5.1%
2014	297,640	26,268	7,818,407,520	152,612	4.2%
2015	300,353	25,611	7,692,209,635	153,855	3.7%

- (1) 2006-2009 and 2011-2012 data based on Metropolitan Council estimates.
 2010 and 2013-2015 data is based on U.S. Census results at <http://www.census.gov>.
- (2) 2006-2015 data provided by U.S. Census Bureau's Annual American Community Survey at <http://www.census.gov>.
- (3) 2006-2015 data provided by U.S. Census Bureau's Annual American Community Survey at <http://www.census.gov>.
- (4) Annual average - not seasonally adjusted.
 Data from Minnesota Department of Employment and Economic Development (DEED) at <http://mn.gov/deed/data/>.

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

<u>Employers</u>	2015			2006		
	<u>Number of Employees</u>	<u>Rank</u>	<u>Percentage of Total City Employment</u>	<u>Number of Employees</u>	<u>Rank</u>	<u>Percentage of Total City Employment</u>
University of Minnesota ¹⁾	18,000	1	10.17%			
State of Minnesota ¹⁾	15,427	2	8.72%	13,671	1	7.54%
3M Company	10,500	3	5.93%			
Health East ¹⁾	7,500	4	4.24%	5,080	3	2.80%
Saint Paul Public Schools	6,100	5	3.45%	6,567	2	3.62%
Ramsey County ¹⁾	4,390	6	2.48%	3,770	7	2.08%
Regions Hospital	3,740	7	2.11%	4,000	6	2.21%
United Hospital	3,400	8	1.92%	3,300	9	1.82%
City of Saint Paul ¹⁾	2,893	9	1.64%	3,400	8	1.88%
Ecolab	2,500	10	1.41%			
U.S. Bancorp				4,700	4	2.59%
Marsden Building Maintenance				4,000	5	2.21%
U.S. Postal Service				3,200	10	1.77%
Total	74,450		42.07%	51,688		28.52%

¹⁾ Includes full- and part-time employees.

Sources: MN Department of Employment and Economic Development for 2006 data; 2015 data compiled by Springsted Inc. based on telephone survey.

Unaudited

OPERATING INDICATORS
Last Ten Fiscal Years

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
New and Substantially Rehabilitated Single- and Multi-Family Housing Units	428	355	10	100	96	100	106	99	774	316
Number of Pedestrian Skyway Bridges	37	37	37	37	37	37	37	37	37	37

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

Unaudited

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL

CAPITAL ASSET STATISTICS
Last Ten Fiscal Years

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Number of Parking Ramps	8	9	9	9	9	9	9	9	9	9
Number of Parking Lots	11	11	8	8	8	8	8	8	9	9
Number of Parking Spaces	8,439	9,042	7,958	7,958	7,958	7,958	7,958	7,958	8,008	8,008
Depreciated Cost of Parking Ramps, Lots, and Buildings	\$ 79,718,115	\$105,863,097	\$101,652,375	\$ 99,337,412	\$ 97,997,999	\$ 93,596,580	\$ 92,237,595	\$ 89,282,341	\$ 88,309,005	\$ 86,005,912
Number of Apartment Houses	-	-	-	-	-	-	2	2	2	1
Depreciated Cost of Apartment Houses and Land	-	-	-	-	-	-	\$ 24,545,604	\$ 66,353,501	\$ 65,579,259	\$ 54,910,463

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