HOUSING & REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
ANNUAL DISCLOSURE OF TAX INCREMENT DISTRICTS FOR THE YEAR ENDED DECEMBER 31, 2025

District Name	Scattered Sites- Neighborhood Business Dev	Scattered Sites Empire Builder	1919 University	Block 4 MN Mutual	Block 39/ Arena	No. Quadrant	Riverfront Renaissance	Emerald Park	Straus Building	Phalen Village	J.J.Hill Great Northern	Osceola Park Housing	Bridgecreek Senior Place	Shepard Davern Owner Occupied	Shepard Davern Rental
County Number	100	148	194	212	213	224-233-241-260-268	225-261-262-263	228-266-267	232	234-269	236	237	240	243	244
Type of District	Redevelopment	Redevelopment	Redevelopment	Redevelopment	Redevelopment	Housing	Redevelopment	Redevelopment	Housing	Redevelopment	Redevelopment	Housing	Housing	Redevelopment	Housing
Date Certified	11/30/1988	11/30/1988	03/25/1998	02/05/1999	02/05/1999	12/27/2001	01/07/2002	7/15/2003	03/25/2003	07/30/2003	07/15/2003	03/25/2003	1/25/2005	1/12/2006	1/12/2006
Current net tax capacity	0	0	0	1,319,250	1,682,449	658,944	3,154,200	1,245,617	44,381	900,217	309,970	36,420	58,489	320,002	630,941
Original net tax capacity	0	0	0	75,632	292,472	21,976	104,612	31,108	3,517	204,766	4,864	79	1,095	5,268	31,678
Captured net tax capacity	0	0	0	1,243,618	1,389,977	636,968	3,049,588	1,214,509	40,864	695,451	305,106	36,341	57,394	314,734	599,263
Principal & Interest payments due during current year	0	0	0	1,536,000	1,181,900	772,800	2,302,435	875,500	48,000	369,000	324,906	64,800	116,600	348,000	0
Tax Increment received	20,424	0	1,752	1,739,682	1,795,916	833,202	4,277,316	1,515,121	51,353	905,403	421,934	45,970	73,831	376,762	521,073
Tax Increment expended	0	0	98,122	1,545,368	1,885,661	1,103,822	2,719,859	2,425,141	53,192	2,758,888	339,236	71,660	120,849	355,769	7,719
Month & Year of first tax increment receipt	01/1991	07/1992	01/1999	01/2001	07/2001	07/2002	07/2003	07/2003	07/2003	07/2003	07/2003	12/2003	07/2004	07/2005	07/2006
Date of required decertification	12-31-2016	12-31-2017	12-31-2024	12-31-2026	12-31-2026	12-31-2027	12-31-2028	12-31-2028	12-31-2028	12-31-2028	12-31-2028	12-31-2028	12-31-2029	12-31-2030	12-31-2031
Increased Property tax imposed on other properties as a result of fiscal disparities contribution*	0	0	0	483,386	418,657	7,568	323,869	13,812	4,440	167,640	0	0	0	0	0

District Name	Shepard Davern Sr. Rental	Koch Mobil	Payne Phalen Senior Lofts	Carleton Lofts	Highland Pt Lofts	Minnesota Building	Minn. Events District	Penfield Redevelopment	Pioneer-Endicott	Schmidt Brewery	West Side Flats (WSF)	Hamline Station East	Hamline Station West	Custom House/ Post Office	East 7th & Bates
County Number	245	248	257	271	278	279	282	301	302	304	305	313	314	317	318
Type of District	Housing	Redevelopment	Housing	Housing	Housing	Housing	Redevelopment	Redevelopment	Redevelopment	Housing	Housing	Housing	Housing	Redevelopment	Housing
Date Certified	1/12/2006	10/14/2005	10/14/2005	1/29/2007	7/23/2008	8/05/2008	1/2/2009	1/4/2013	1/4/2013	1/21/2014	1/15/2014	7/30/2014	7/30/2014	9/14/2015	12/31/2015
Current net tax capacity	56,219	0	24,020	84,501	251,843	53,187	7,132,194	0	418,154	118,453	370,747	27,147	65,461	744,020	124,521
Original net tax capacity	2,107	0	2,014	4,314	11,549	14,728	1,520,642	0	14,316	2,144	9,754	2,008	9,887	77,510	8,938
Captured net tax capacity	54,112	0	22,006	80,187	240,294	38,459	5,611,552	0	403,838	116,309	360,993	25,139	55,574	666,510	115,583
Principal & Interest payments due during current year	77,600	0	36,000	6,400	0	64,000	0	0	221,653	230,000	403,000	47,000	80,000	715,000	241,200
Tax Increment received	25,262	76,333	26,302	86,063	102,963	39,395	4,711,281	0	577,404	148,493	425,620	37,063	80,207	1,133,380	167,365
Tax Increment expended	83,140	407,203	40,151	9,651	5,334	67,454	4,721,125	0	154,873	236,831	411,467	49,465	84,944	723,302	246,843
Month & Year of first tax increment receipt	07/2005	07/2005	07/2007	05/2007	07/2010	07/2012	07/2009	07/2015	07/2015	07/2015	07/2015	07/2017	07/2017	07/2017	07/2017
Date of required decertification	12-31-2030	12-31-2030	12-31-2032	12-31-2032	12-31-2035	12-31-2037***	12-31-2033	12-31-2040	12-31-2040	12-31-2040	12-31-2040	12-31-2042	12-31-2042	12-31-2042	12-31-2042
Increased Property tax imposed on other properties as a result of fiscal disparities contribution*	0	0	0	0	1,154	1,958	1,637,454	0	10,940	0	10,060	0	9,490	81,024	27,285

District Name	2700 Univ at Westgate	Ford Site	Wilson II Housing	Schmidt Keg House	848 Payne Avenue	WSF Phase III	Ford Site Housing #1	Ford Site Housing #2	520 Payne Ave (The Hollows)	Farwell Yards	Landmark Towers	The Heights Habitat	The Heights JO Companies	Snelling Midway
County Number	319	322	324	325	330	340	345	346	350	352	358	360	361	362
Type of District	Housing	Redevelopment	Housing	Redevelopment	Housing	Housing	Housing	Housing	Housing	Redevelopment	Redevelopment	Redevelopment	Redevelopment	Redevelopment
Date Certified	9/14/2015	5/28/2016	12/30/2017	12/30/2017	1/30/2020	7/23/2021	8/17/2021	8/17/2021	6/27/2022	7/9/2024	7/9/2024	7/30/2025	7/30/2025	7/9/2024
Current net tax capacity	542,567	5,067,960	40,556	41,836	54,965	446,253	755,223	444,959	29,481	365,741	0	0	0	415,861
Original net tax capacity	24,975	473,784	1,712	12,114	1,441	15,114	29,442	13,503	912	24,120	0	0	0	416,504
Captured net tax capacity	517,592	4,594,176	38,844	29,722	53,524	431,139	725,781	431,456	28,569	341,621	0	0	0	0
Principal & Interest payments due during current year	647,700	2,291,000	83,000	53,000	63,000	434,000	881,000	400,000	55,000	614,000	0	0	0	0
Tax Increment received	742,997	6,110,772	56,776	43,168	18,651	327,384	990,957	585,163	40,150	458,230	0	0	0	0
Tax Increment expended	653,084	3,608,389	85,245	56,518	65,572	232,919	886,818	395,454	56,372	213,712	4,649	16,030	894	5,056
Month & Year of first tax increment receipt	07/2017	6/2022	7/2019	7/2018	7/2021	7/2022	7/2024	7/2024	7/2024	7/2025	7/2026	7/2027	07/2027	7/2025
Date of required decertification	12-31-2042	12-31-2047	12-31-2044	12-31-2043	12-31-2047	12-31-2047	12-31-2049	12-31-2049	12-31-2049	12/31/2050	12/31/2051	12/31/2052	12-31-2052	12-31-2050
Increased Property tax imposed on other properties as a result of fiscal disparities contribution*	6,289	Option	0	11,565	6,019	0	682	5,753	0	1,964	0	0	0	Option B

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

Except for Ford Site #322 and Snelling Midway #362, Saint Paul's tax increment financing districts do not share their growth in commercial-industrial property tax values. This results in an increase in property taxes for other properties in Saint Paul. For taxes payable in 2025, this increase in taxes on other properties amounted to the values listed above. For Ford Site #322 and Shelling Midway #362 which DO share their growth in commercial-industrial property tax values according to the fiscal disparities Option B, the captured net tax capacity reported above reflects this deduction

Additional information may be obtained from: Jenny Wolfe, 25 West 4th Street, St Paul, MN 55102, (651) 266-6680 St. Paul Pioneer Press August 8, 2026

St Paul Port Authority
Annual Disclosure of Tax Increment Districts for the year ended December 31, 2025

Name	Westgate	Williams Hill	Riverbend	Great Northern Business Ctr No	Energy Lane Business Ctr	Westminster Junction Business Ctr	Great Northern Business Ctr So	Globe	Griffin	Pelham	Chatsworth Pierce-Butler	Gerdau	Southport	Wabasha and Sixth
County Number	89	198 & 198-1	210	222	238 & 238-1	249 & 249-1	254	285 & 285-1	286 & 286-1	292 & 292-1	293 & 293-1	303	312	321
Current net tax capacity	46,472	0	674,652	544,662	219,972	1,502,074	506,922	119,836	249,314	153,974	133,276	0	28,728	711,898
Original net tax capacity	0	0	0	0	0	328,811	0	0	0	0	3,898	0	22,720	117,898
Captured net tax capacity	46,472	0	674,652	544,662	219,972	1,173,263	506,922	119,836	249,314	153,974	129,378	0	6,008	594,000
Principal & Interest payments due during current year	0	0	274,754	269,187	0	0	0	117,073	0	175,000	130,000	0	0	0
Tax Increment received	62,317	17,791	963,908	741,851	136,178	1,447,127	321,337	127,124	270,099	147,842	56,834	0	8,462	853,667
Tax Increment expended	51,171	4,498,994	1,459,469	668,467	186,772	2,406,917	518,542	100,507	450,305	50,305	100,577	0	313	825,746
Month & Year of first tax increment receipt	07/1989	07/2001	07/2007	07/2004	07/2005	07/2006	07/2007	07/2018	07/2012	07/2015	07/2013	07/2015	07/2017	07/2019
Date of required decertification	12-31-2014	12-31-2026	12-31-2032	12-31-2029	12-31-2030	12-31-2031	12-31-2032	12-31-2043	12-31-2037	12-31-2040	12-31-2038	12/31/2023	12/31/2025	12/31/2044
Increased Property tax imposed on other properties as a result of fiscal disparities contribution.*	17,757	0	261,984	211,424	75,565	455,697	196,585	46,616	87,441	59,609	50,217	Option B	Option B	230,982

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

Except for Gerdau #303 and Southport #312, Saint Paul Port Authority tax increment financing (TIF) districts do not share their growth in commercial-industrial property tax values. This results in an increase in property taxes for other properties in Saint Paul. For taxes payable in 2025, this results in an increase in taxes on other properties amounted to the values listed above.

Additional information may be obtained from: Janitta Almquist, Controller, Port Authority of the City of Saint Paul, 651-204-6213 St. Paul Pioneer Press August 8, 2026