



Saint Paul
PORT AUTHORITY

We are an economic engine for Saint Paul and the entire state of Minnesota.

We redevelop underused land into thriving business centers to bring jobs and tax base to Saint Paul; offer finance tools to help Minnesota companies become more energy efficient and resilient; and manage the Saint Paul Harbor on the Mississippi River, providing jobs and connecting our region to a global marketplace.

Our Connection to the City of Saint Paul

- The City of Saint Paul's economic development partner through state statute since 1929
- Mayor-selected and council-approved board of commissioners
- Two board seats held by city councilmembers
- Operations supported by levy



The Port Authority Team

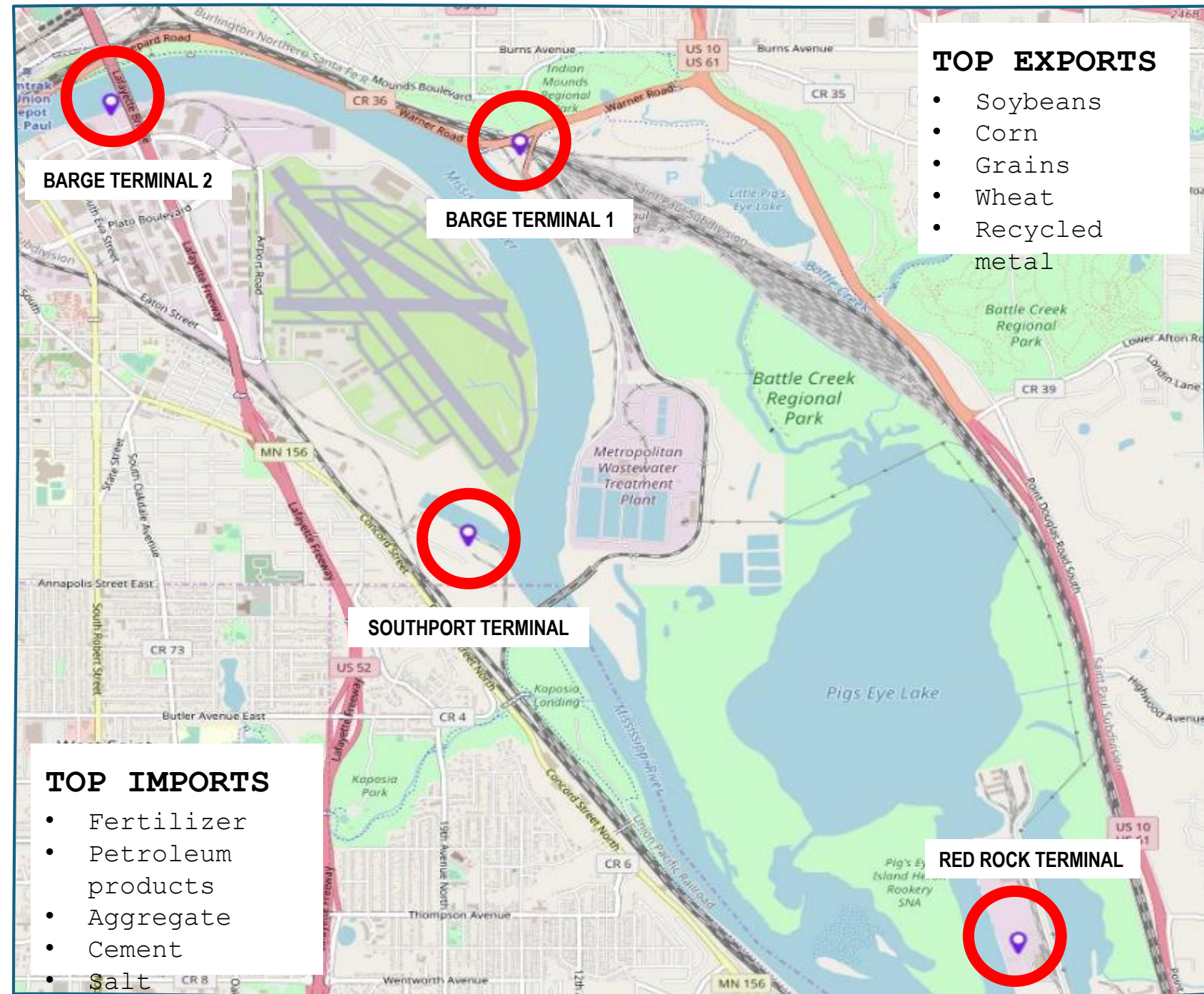
The Saint Paul Port Authority operates a small but mighty team led by **President and CEO Todd Hurley**, with a total of 20 full-time employees and two part-time employees.

Mike Solomon Chief Financial Officer	Kristine Williams Chief Development Officer	Emily Lawrence General Counsel	Ashley Aram SVP of Communications + External Affairs
Jan Almquist Controller	Kathryn Sarnecki SVP of Development	Linda Williams Paralegal	Laurie Siever Community Engagement Manager
Holly Huston Vice President of Finance	Sarah Illi Director of Development	Sukaina Jaffri Law Clerk	Tonya Bauer Director of Strategic Development
Emma Kasiga Loan Program Analyst	Annie Watson Project Manager		
Nikki Tix Financial Reporting Analyst	Francis Onu Project Manager		
Dana Krueger Director of Business Administration	JP Yohannes Development Operations Manager		
Annamarie Kosel Executive Assistant to the President/Office Manager			
Phoua Vang Administrative Assistant			
Gao lab Thao Operations Assistant			

The Port of Saint Paul

By the numbers:

- 5-8 million tons of commodities annually
- Over 500 acres with 21 tenants providing 700+ jobs
- \$2.3 million in annual tax revenue



Current River Projects

Barge Terminal 1: Bulk Silos barge receiving system and material storage and transfer system

- Allows barges coming upriver to park onsite to unload cement and other concrete additives
- Increases local storage capacity/supply chain resiliency for critical concrete infrastructure projects

Barge Terminal 2: Dockwall Rehabilitation + first-responder boat ramp

- Allows barges to be cleaned locally between upriver and downriver shipments, maximizing two-way hauls of cargo
- Project includes federally funded boat ramp for waterborne law enforcement/first responders to access the river

Southport Terminal: Grade Separation Study

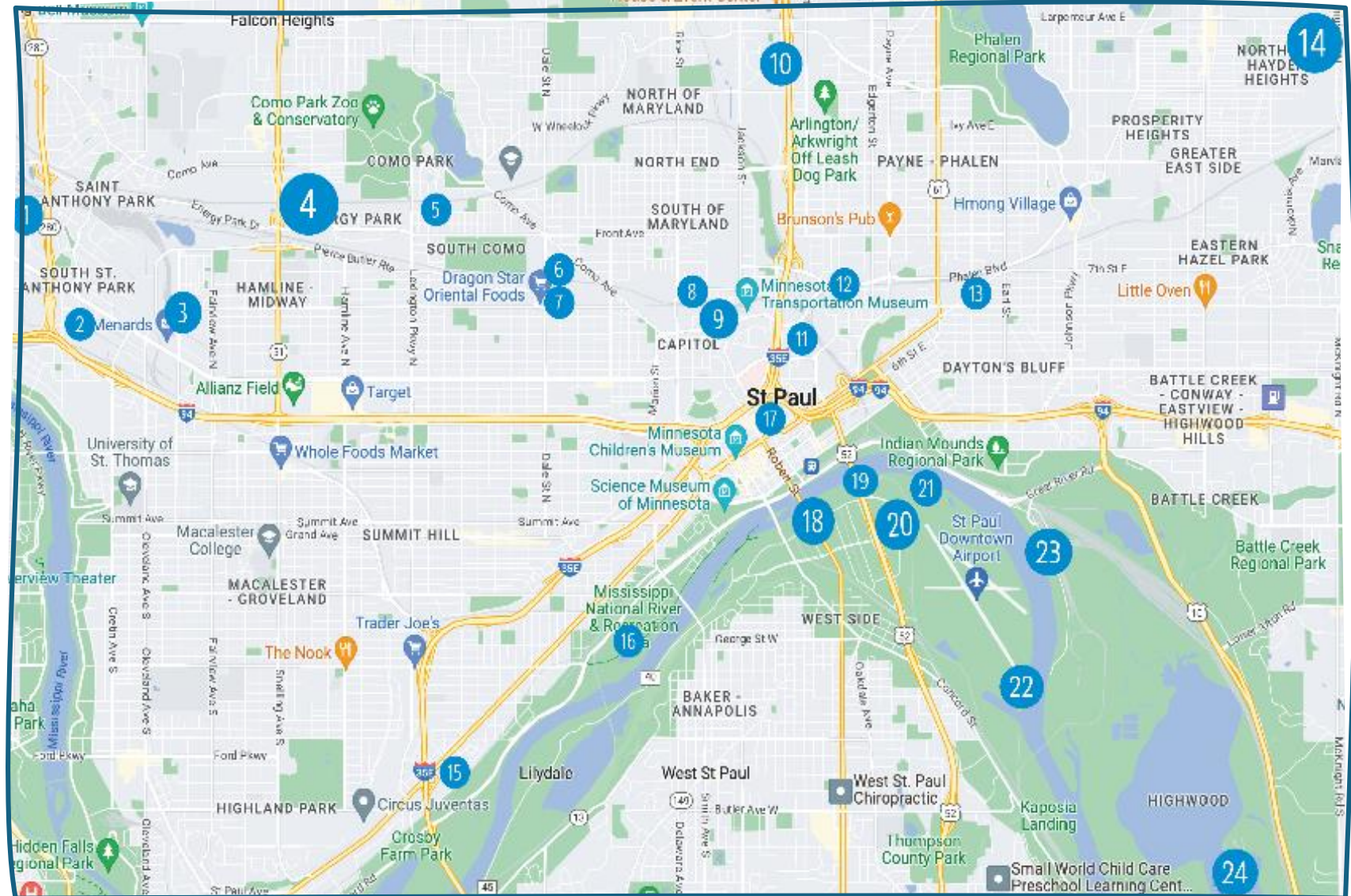
- A study to evaluate grade-separation alternatives for the rail crossing at Barge Channel Road, including supporting future funding applications, environmental evaluations, and project advancement.



Port Business Centers

By the numbers:

- 1,056 acres of redeveloped land
- 500+ businesses
- 22,000+ jobs
- \$38 million in annual tax revenue



Current Projects

St. Joseph's/Fairview



Kmart



MinnPACE Program



The Heights



The Sandbox



CORE Grant Program



Positioning the Port Authority to be

Opportunity Ready

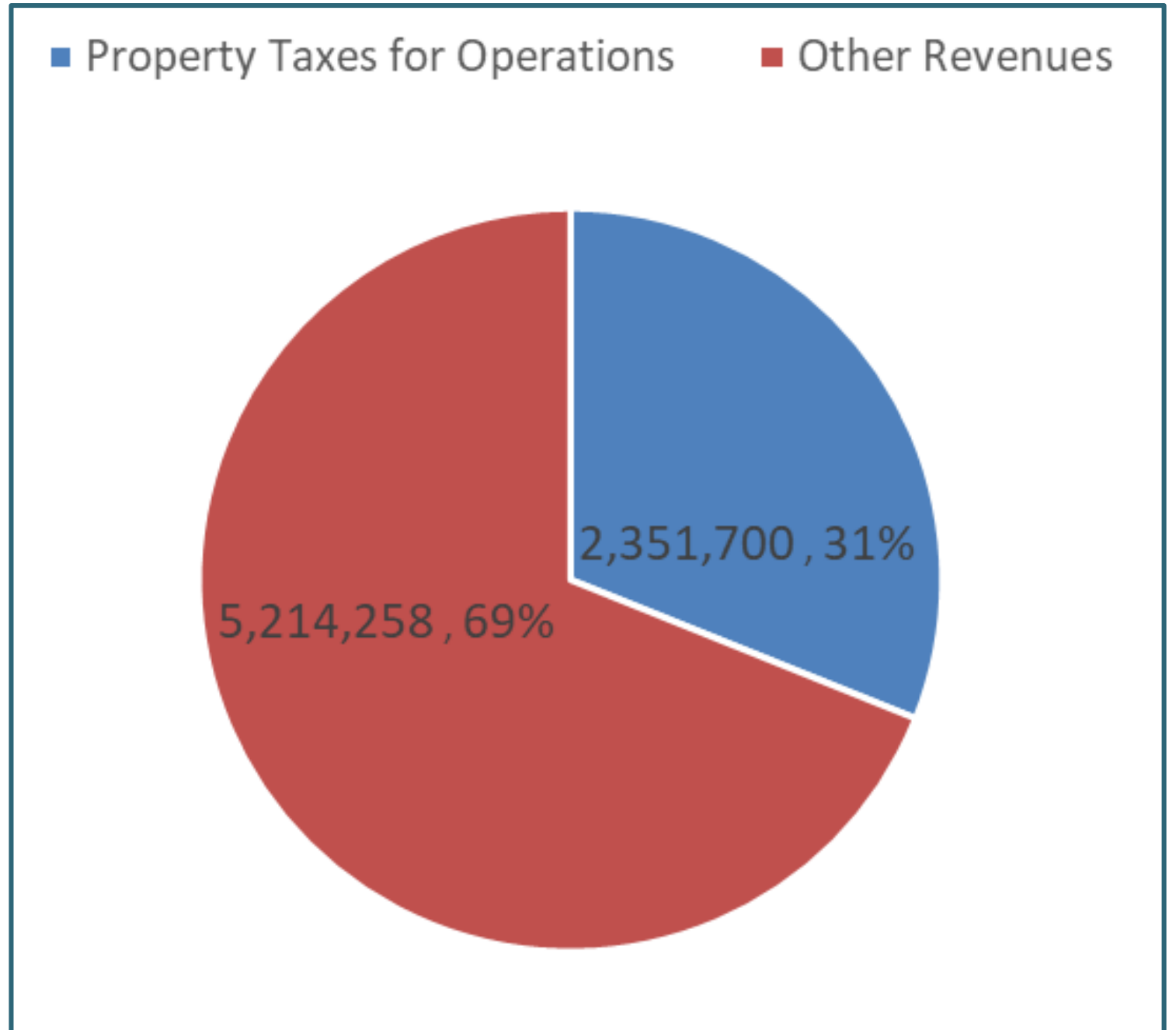


Proposed Operating Budget

Saint Paul Port Authority Operating Budget for the years ending December 31, 2025 and 2026

	<u>2025 Budget</u>	<u>2026 Budget</u>	<u>Variance 2026 to 2025</u>	<u>% Change</u>
Revenues				
Property taxes-Operations	2,101,700	2,351,700	250,000	
Property taxes-Debt Service	800,000	800,000	-	
Property taxes- uncollectible	(75,000)	(50,000)	25,000	
CCP Grant to Port Authority	850,000	900,000	50,000	
Development Fees	961,643	1,380,359	418,716	
Fiscal & Administrative fees	1,270,000	1,315,243	45,243	
Interest on Loans	633,600	300,550	(333,050)	
Interest Income	268,000	200,000	(68,000)	
Land Rentals	301,490	368,106	66,616	
Total Revenues	<u>7,111,433</u>	<u>7,565,958</u>	<u>454,525</u>	<u>6.39%</u>
Expenses				
Personnel Costs	3,948,750	4,286,014	337,264	
Professional Services	517,800	510,500	(7,300)	
General & Administrative	710,320	698,001	(12,319)	
Marketing	141,500	181,500	40,000	
Property Maintenance	151,900	243,073	91,173	
Development	837,668	842,816	5,148	
Mandatory Levy supported debt	800,000	800,000	-	
Total Expenses	<u>7,107,938</u>	<u>7,561,904</u>	<u>446,666</u>	<u>6.28%</u>
Net Operating Income (Loss)	3,495	4,054		

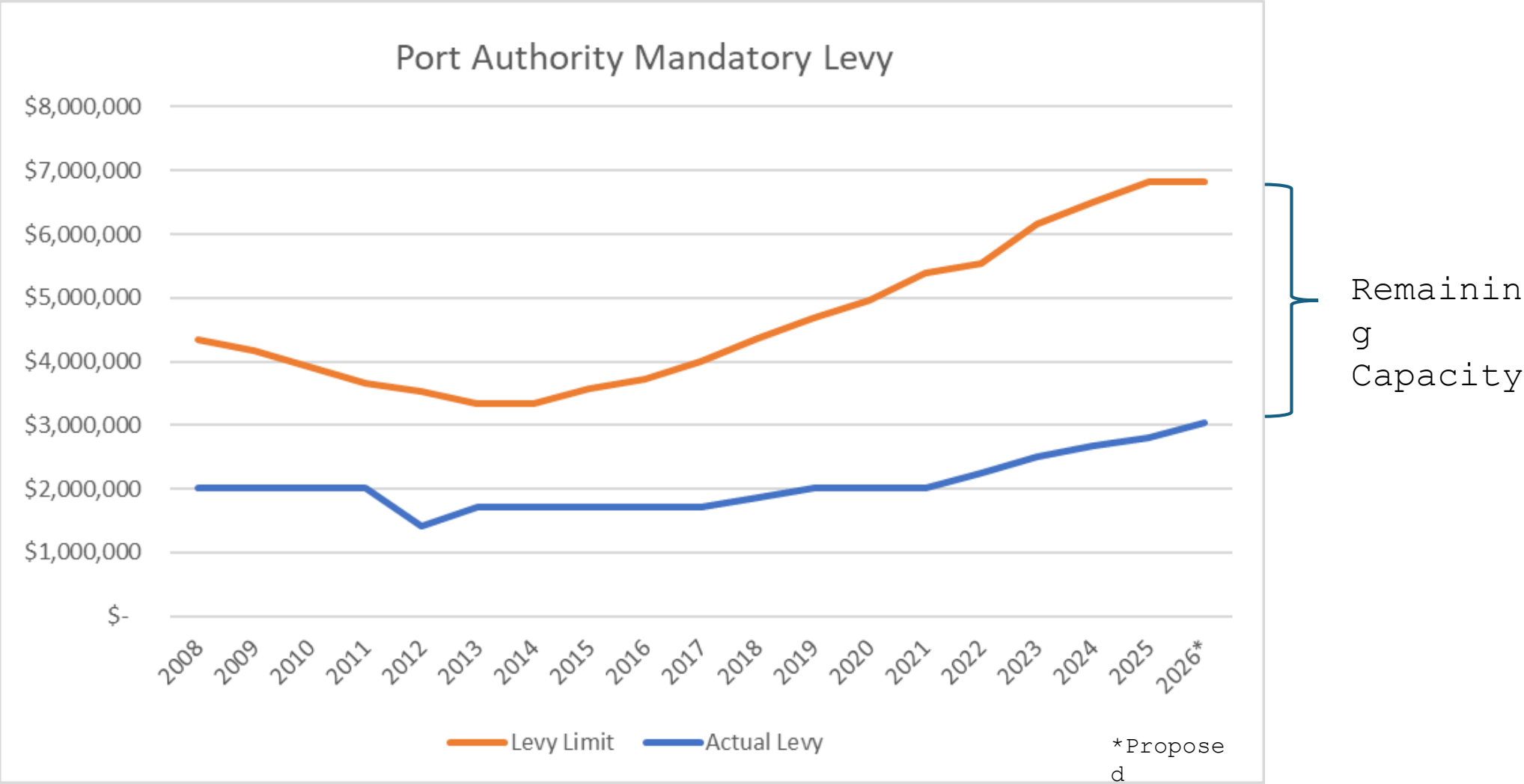
Operating Budget Sources



Port Authority Tax Levies

TAX LEVY PAYABLE	2025	2026 Proposed	Change
General Obligation Bond Debt Service City delegated powers allow to levy for ad valorem taxes to pay debt service on GO bonds.	\$5,527,366	\$5,523,884	\$-3,482
Mandatory Levy Pursuant to Minnesota Statutes Section 469.053, subdivision 4, at a rate not to exceed .01813% of market value to generate.	\$2,796,700	\$3,046,700	\$250,000
Discretionary Levy Pursuant to Minnesota Statutes Section 469.053, Subdivision 6. Pledged to industrial redevelopment.	\$105,000	\$105,000	\$0
TOTAL	\$8,429,066	\$8,675,584	\$246,518

Port Authority Mandatory Levy History



Port Authority Contributions to 2026 budget

With the early decertification of the Westminster and Williams Hills tax increment financing districts:

- **\$932,000 of excess TIF** is anticipated to go to the City (not currently considered in the 2026 proposed budget)
- **\$1.5 million will be added to Saint Paul's property tax base** in 2026

WILLIAMS HILL BEFORE + AFTER



1998

- 12 jobs
- \$80,000 annual property tax revenues



Now:

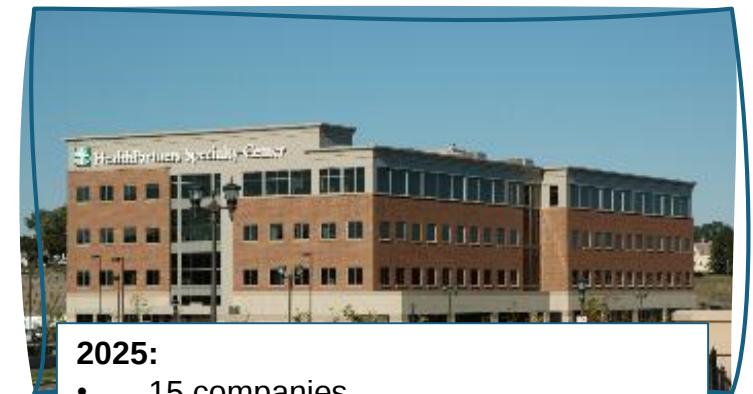
- 8 companies
- 454 jobs
- \$2.4M annual property tax revenues

WESTMINSTER BEFORE + AFTER



2004:

- 50 jobs
- \$138,000 annual property tax revenues



2025:

- 15 companies
- 900+ jobs
- \$2.5M+ annual property tax revenues

Questions?