



City of Saint Paul

City Hall and Court House
15 West Kellogg Boulevard
Council Chambers - 3rd
Floor
651-266-8560

Meeting Agenda

Housing & Redevelopment Authority

Chair Cheniqua Johnson
Commissioner Anika Bowie
Commissioner Molly Coleman
Commissioner Saura Jost
Commissioner HwaJeong Kim
Commissioner Rebecca Noecker
Commissioner Nelsie Yang

Wednesday, December 3, 2025

2:00 PM

Council Chambers, City Hall

HRA Chair Cheniqua Johnson may be participating remotely.

ROLL CALL

COMMUNICATIONS AND RECEIVE/FILE

- 1 [AO 25-73](#) Amending the 2025 Housing and Redevelopment Authority (HRA) General Fund and Palace Theater Budgets to Move the HRA Palace Theatre Budget to the HRA General Fund Budget.
Attachments: [Financial Analysis](#)

DISCUSSION

- 2 [RES 25-1776](#) Resolution Approving (i) The Adoption of a Second Amended and Restated Spending Plan for Various Tax Increment Financing Districts under Minnesota Statutes, Section 469.176, Subd 4n and (ii) an HRA Budget Amendment, Citywide
Sponsors: Johnson and Jost
Attachments: [Board Report](#)
[Second Amended and Restated Spending Plan](#)
[Financial Analysis](#)
[Presentation](#)
- 3 [RES 25-1854](#) Authorization to Extend the Tentative Developer Designation of JB Vang Partners, Inc. as the Tentative Developer of 694 and 680 Minnehaha Avenue East, Saint Paul, MN, District 4, Ward 7
Sponsors: Johnson
Attachments: [Board Report](#)
[District 4 Profile](#)
[Map](#)

- 4 [RES](#) Authorization to Extend the Designation of GloryVille LLC, a Minnesota
 [25-1855](#) Limited Liability Company as the Tentative Developer, of 1570 White
 Bear Avenue, Saint Paul, MN, District 2, Ward 6
 Sponsors: Yang
 Attachments: [Board Report](#)
 [District 2 Profile](#)
 [Map](#)
- 5 [RES](#) Authorization to Extend Rondo Community Land Trust, a Minnesota
 [25-1856](#) Nonprofit Corporation, as Tentative Developer for HRA-owned Parcels
 Located at 0 Marshall Avenue and 1036 Marshall Avenue Saint Paul,
 District 8, Ward 1
 Sponsors: Bowie
 Attachments: [Board Report](#)
 [District 8 Profile](#)
 [Map](#)
- 6 [RES](#) Authorization to Extend the Designation of Face to Face Health &
 [25-1857](#) Counseling Service, Inc., a Minnesota Nonprofit Corporation, as
 Tentative Developer of 1170 Arcade Street, Saint Paul, MN, District 5,
 Ward 6
 Sponsors: Yang
 Attachments: [Board Report](#)
 [District 5 Profile](#)
 [Map](#)
- 7 [RES](#) Resolution Approving the Final 2026 HRA Budget and Certifying the
 [25-1860](#) Final HRA Property Tax Levy Payable in 2026.
 Sponsors: Johnson
 Attachments: [2026 HRA Proposed Budget](#)
 [Board Report](#)
- 8 [RES](#) Amending the 2025 Housing and Redevelopment Authority (HRA)
 [25-1878](#) Budget to Transfer Unspent Funds to the City General Fund, Citywide
 Sponsors: Johnson
 Attachments: [Financial Analysis](#)
 [Board Report](#)

STAFF REPORT

- 9 [SR 25-262](#) Introduction to Sale of 77 Congress Street E. to Iglesia Ni Cristo
- Sponsors: Noecker
- Attachments: [Presentation](#)
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- 10 [SR 25-263](#) Introduction to Conveyance of HRA-owned Chestnut Park Parcels to
 City, District 9, Ward 2
- Sponsors: Noecker
- Attachments: [Presentation](#)

ADJOURNMENT

Housing and Redevelopment Authority Board of Commissioners (HRA) meetings are open for in person attendance, but the public may also comment on public hearing items in writing or via voicemail. Any comments and materials submitted by 12:00 p.m. of the day before the meeting will be attached to the public record and available for review by the Board. Comments may be submitted as follows:

Written public comment on public hearing items can be submitted to:

HRAHearing@ci.stpaul.mn.us or by voicemail at 651-266-6806. Live testimony will be taken in person in the Council Chambers, Third Floor City Hall.

Members of the public may view HRA meetings online at <https://stpaul.legistar.com/Calendar.aspx> or on local cable Channel 18.

HRA Meeting Information

The HRA is paperless which saves the environment and reduces expenses. The agendas and HRA files are all available on the Web (see below). Commissioners use mobile devices to review the files during the meeting. Using a mobile device greatly reduces costs since agendas, including the documents attached to files, can be over 100 pages when printed.

Web

Meetings are available on the City Council website. Email notification and web feeds (RSS) of newly released minutes, agendas, and meetings are available by subscription at <https://public.govdelivery.com/accounts/STPAUUsuscriber/new>.

Visit <https://stpaul.legistar.com/Calendar.aspx> for meeting videos and updated copies of the agendas, minutes, and supporting documents.

Cable

Meetings are live on St Paul Channel 18 and replayed at various times. Check your local listings.



City of Saint Paul

City Hall and Court House
15 West Kellogg
Boulevard
Phone: 651-266-8560

Master

File Number: AO 25-73

File ID: AO 25-73

Type: Administrative Order

Status: Agenda Ready

Version: 1

Contact Number: 266-6631

In Control: Housing &
Redevelopment
Authority

File Created: 11/20/2025

File Name: HRA Budget Amendment - Palace Theater

Final Action:

Title: Amending the 2025 Housing and Redevelopment Authority (HRA) General Fund and Palace Theater Budgets to Move the HRA Palace Theatre Budget to the HRA General Fund Budget.

Notes:

Sponsors:

Enactment Date:

Attachments: Financial Analysis

Financials Included?:

Contact Name: Rhonda Gillquist

Hearing Date:

Entered by: kelly.bauer@ci.stpaul.mn.us

Ord Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File AO 25-73

Amending the 2025 Housing and Redevelopment Authority (HRA) General Fund and Palace Theater Budgets to Move the HRA Palace Theatre Budget to the HRA General Fund Budget.

City of Saint Paul Financial Analysis

File ID Number:	AO 25-73	
Budget Affected:	Operating Budget PED	Special Fund
Total Amount of Transaction:	-	
Funding Source:	Multiple	
Appropriation already included in budget?	Yes	
Charter Citation:	10.7.4	

Fiscal Analysis

Amending the 2025 Housing and Redevelopment Authority (HRA) General Fund and Palace Theater budgets to move the HRA Palace Theatre budget to the HRA General Fund budget. During the annual State of Minnesota audit of the 2023 HRA financial statements, the auditors requested that the HRA Palace Theatre transactions be reported and budgeted in the HRA General Fund. The 2025 budget had already been adopted at the time this request was made. This budget amendment moves the 2025 HRA Palace Theatre Special Revenue Fund 2200 budget to the 2025 HRA General Fund 2100 budget.

Detail Accounting Codes:

GENERAL LEDGER (GL) - ANNUAL BUDGET

Spending Changes

Amend the 2025 HRA General Fund and Palace Theater spending budget to move the HRA Palace Theatre budget to the HRA General Fund.

GL Annual Budget				CURRENT BUDGET	CHANGES	AMENDED BUDGET
Company	Fund-Dept-Cost Center	Account	Description			
5	210055220	79220	Palace Theatre transfer to debt service for City loan payment	-	246,681	246,681
5	220055220	79220	Palace Theatre transfer to debt service for City loan payment	246,681	(246,681)	-
TOTAL:					-	

Financing Changes

Amend the 2025 HRA General Fund and Palace Theater financing budget to move the HRA Palace Theatre budget to the HRA General Fund.

GL Annual Budget				CURRENT BUDGET	CHANGES	AMENDED BUDGET
Company	Fund-Dept-Cost Center	Account	Description			
5	210055220	44505	Palace Theatre HRA fees	-	(216,840)	(216,840)
5	210055220	55915	Palace Theatre HRA revenue sharing	-	(29,841)	(29,841)
5	220055220	44505	Palace Theatre HRA fees	(216,840)	216,840	-
5	220055220	55915	Palace Theatre HRA revenue sharing	(29,841)	29,841	-
TOTAL:					-	

ACTIVITY LEDGER (AC) - LIFE TO DATE ACTIVITY BUDGET

Spending Changes

(Action Accomplished)

Life to Date Activity Budget				CURRENT BUDGET	CHANGES	AMENDED BUDGET
Activity Group	Activity	Account Category	Description			
						-
						-
TOTAL:					-	

Financing Changes

(Action Accomplished)

Life to Date Activity Budget				CURRENT BUDGET	CHANGES	AMENDED BUDGET
Activity Group	Activity	Account Category	Description			
						-
						-
TOTAL:					-	



City of Saint Paul

City Hall and Court House
15 West Kellogg
Boulevard
Phone: 651-266-8560

Master

File Number: RES 25-1776

File ID: RES 25-1776

Type: Resolution

Status: Agenda Ready

Version: 1

Contact Number: 266-6680

In Control: Housing &
Redevelopment
Authority

File Created: 11/07/2025

File Name: 2nd Amendment and Restated TIF Spending Plan
and Budget Amendment

Final Action:

Title:

Resolution Approving (i) The Adoption of a Second Amended and Restated Spending Plan for Various Tax Increment Financing Districts under Minnesota Statutes, Section 469.176, Subd 4n and (ii) an HRA Budget Amendment, Citywide

Notes:

Sponsors: Johnson and Jost

Enactment Date:

Attachments: Board Report, Second Amended and Restated
Spending Plan, Financial Analysis, Presentation

Financials Included?:

Contact Name: Jenny Wolfe

Hearing Date:

Entered by: kelly.bauer@ci.stpaul.mn.us

Ord Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File RES 25-1776

Resolution Approving (i) The Adoption of a Second Amended and Restated Spending Plan for Various Tax Increment Financing Districts under Minnesota Statutes, Section 469.176, Subd 4n and (ii) an HRA Budget Amendment, Citywide

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

REPORT TO THE COMMISSIONERS

DATE: DECEMBER 3, 2025

REGARDING: RESOLUTION APPROVING (I) THE ADOPTION OF A SECOND AMENDED AND RESTATED SPENDING PLAN FOR VARIOUS TAX INCREMENT FINANCING DISTRICTS UNDER MINNESOTA STATUTES, SECTION 469.176, SUBD 4N AND (II) AN HRA BUDGET AMENDMENT, CITYWIDE

Requested Board Action

Approval of the resolution which adopts a Second Amended and Restated Spending Plan (the “Spending Plan”) in accordance with Minnesota Statutes, Section 469.176 Subd. 4n (the “Temporary TIF Act”), as amended.

Background

The 2021 Omnibus Tax Bill provided temporary authorization to expend unobligated Tax Increment to advance private development consisting of the construction or substantial rehabilitation of buildings and ancillary facilities to create or retain jobs in the state, including construction jobs, as long as construction commences before December 31, 2025, and would not have commenced before that date without the assistance. The legislation required that a public hearing on a Spending Plan be held at the City Council and that the HRA adopt a resolution approving the Spending Plan. On June 22, 2022, the HRA Board adopted RES 22-955, and the City Council adopted RES PH 22-172, approving the Spending Plan authorizing the expenditure of up to \$28,150,000 in unobligated tax increments. Additionally, the City Council adopted RES PH 22-297 on September 28, 2022, reaffirming the approval of the Spending Plan. The HRA’s Spending Plan was Supplemented on February 22, 2023, with action by the HRA Board (RES 23-252) and City Council (RES PH 23-36).

The HRA transferred \$27,549,047 in unobligated tax increments to a separate holding account (the “Spending Plan Account”), from the TIF Districts identified in the Spending Plan, to provide improvements, loans, interest rate subsidies or assistance in any form to private development occurring anywhere within the City that meets the requirements of the Temporary TIF Act. The amounts transferred for each TIF district is shown on the following page.

TIF District Name	Transferred Tax Increments
Block 4/MN Mutual Redevelopment	\$267,000.00
North Quadrant Housing	\$452,000.00
Riverfront Renaissance Redevelopment	\$9,982,000.00
Emerald Park Redevelopment	\$2,639,000.00
Straus Building-Housing	\$91,000.00
Phalen Village Redevelopment	\$3,386,110.00
Osceola Park Housing	\$106,000.00
Bridgecreek Senior Place Housing (aka Parkway Gardens)	\$121,213.00
Shepard Davern Redevelopment No. 1 (Owner Occupied Housing)	\$311,590.00
Shepard Davern Housing No. 2 (Rental Housing)	\$2,113,000.00
Shepard Davern Housing No. 3 (Senior Rental Housing)	\$106,660.00
Koch Mobil Redevelopment	\$4,000,000.00
Carlton Lofts Housing	\$123,936.00
Highland Pointe Lofts Housing (aka Riverpointe Lofts)	\$256,662.00
Minnesota Building Housing	\$74,331.00
Pioneer Endicott Redevelopment	\$493,127.00
Schmidt Brewery Housing	\$153,425.00
West Side Flats Phase I Housing	\$537,379.00
Custom House/Post Office Redevelopment	\$2,038,000.00
East 7 th & Bates Senior Housing	\$63,133.00
2700 University at Westgate Station Housing	\$233,481.00
TOTAL TRANSFERRED INCREMENTS	\$27,549,047

In 2022 through 2024, the HRA Board authorized projects and spending for ten (10) projects for the total of \$27,549,047 (the transferred tax increments) as shown below:

Project Name	Amount	Project Name	Amount
Listening House	\$1,400,000	Mali Center Project	\$440,000
Water Street Infrastructure	\$5,000,000	Habitat Phase One The Heights	\$4,200,000
Little Africa Plaza	\$1,832,997	Snelling Midway/United Village	\$4,000,000
Landmark Towers	\$3,825,000	892 East 7 th Street Project	\$684,569
652 Sherburne Project	\$386,279	The Heights Infrastructure	\$5,780,202

The 2025 State Legislature amended the Temporary TIF Act authorizing TIF authorities to amend existing written spending plans to extend the date by which transferred increment may be used to December 31, 2026, and to authorize the use of interest earned on transferred increment.

To enable the HRA to utilize the additional revenues (of up to \$1,500,000) and extended spending period (to December 31, 2026), we need to amend our Spending Plan, with action by the HRA Board, and the City Council with a public hearing.

The Second Amended and Restated Spending Plan will authorize the HRA to utilize transferred increments and interest thereon in an aggregate amount not to exceed \$29,049,047 (the “Available Tax Increments”), to provide improvements, loans, interest rate subsidies or assistance in any form to private development occurring anywhere within the City that meets the requirements of the Temporary TIF Act described above. **The additional spending is limited to the lesser of the actual interest earnings or \$1,500,000.**

The assistance authorized under the Spending Plan expressly includes, but is not limited to:

- a) Installation of sanitary sewer infrastructure serving the area defined in general terms as follows: the area bounded by the Mississippi River on the north, Wabasha Street on the east, Smith Avenue on the west and the bluff on the south, including without limitation an expenditure of up to **\$5,000,000 for the installation of sanitary sewer infrastructure** in connection with private development served thereby, including 221 unit rental housing (Esox House) and 63 unit affordable rental housing (Harbourline).
- b) Financial assistance to advance private development of HRA-owned sites.
- c) Financial assistance to advance private development of underutilized, privately owned redevelopment sites within the City, including without limitation assistance for **Little Africa Plaza** in the amount of up to **\$1,832,997**, assistance for **Snelling Midway/United Village** in the amount of up to **\$4,000,000**, and assistance for **infrastructure for The Heights** development in the amount of up to **\$5,780,202**.
- d) Financial assistance to advance the construction of private developments demonstrating substantial job impacts, especially in the technology and innovation sectors.
- e) Financial assistance to advance construction of private development of all types of housing production and private facilities serving unsheltered populations within the City, including without limitation a forgivable loan of up to **\$1,400,000 to Listening House of St. Paul, Incorporated** for a private facility serving unsheltered populations at 421 East 7th Street in the City, assistance for **Landmark Towers** in the amount of up to **\$3,825,000**, assistance

for **652 Sherburne** in the amount of up to **\$386,279**, assistance for **The Heights Habitat for Humanity Phase I** in the amount of up to **\$4,200,000**, and assistance for **892 E 7th St** in the amount of up to **\$684,569**.

- f) Financial assistance to advance private development of commercial and mixed-use properties for the purpose of preventing displacement of emerging and small businesses from within the City. The private development will include substantial rehabilitation or new construction of commercial and mixed-use properties in all areas of the City, focusing on areas with increasing market values and redevelopment pressures, including without limitation assistance for **Mali Center** in the amount of up to **\$440,000**.

Additionally, the HRA is authorized to spend available tax increments for any other private development in the City for which the HRA finds that the private development will create or retain jobs in the State (including construction jobs); that the private development will commence before December 31, 2026; and that such construction would not have commenced before December 31, 2026, without the assistance under this Spending Plan.

In connection with the assistance, the HRA expressly finds that the financial assistance will result in the commencement of private development by December 31, 2026, which private development would not occur by this date without the financial assistance authorized in the Spending Plan. The private development will result in the creation of jobs, including construction jobs, and will increase the City's tax base.

Budget Action

The HRA is approving a budget amendment to increase the total spending from the interest earned on the transferred tax increments, which budget amendment is included in the **attached** Financial Analysis.

Future Action:

The Spending Plan authorizes, but does not obligate, the HRA to spend transferred tax increments and interest thereon. Any obligation to provide financial assistance under the Spending Plan must be evidenced by a contract approved by the HRA Board, entered into with a party who otherwise

meets the requirements of the Spending Plan and the Temporary TIF Act. Any remaining tax increments or interest thereon in the Spending Plan Account will be transferred back to one or more TIF districts.

Financing Structure

Individual project financing will be authorized at the appropriate time with future HRA Board action.

PED Credit Committee Review

Each individual project will be reviewed by the PED Credit Committee prior to future requested HRA Board action.

Compliance

All projects will meet required compliance, which will be detailed at the appropriate time with future HRA Board action.

Green/Sustainable Development

All projects will meet sustainable development requirements, if applicable, and as determined with future HRA Board action.

Environmental Impact Disclosure

All projects will meet environmental impact requirements, if applicable, and as determined with future HRA Board action.

Historic Preservation

All projects will meet historic preservation requirements, if applicable, and as determined with future HRA Board action.

Public Purpose/Comprehensive Plan Conformance

The approval of the Spending Plan will advance private development that would otherwise not occur without financial assistance, resulting in the creation of jobs, including construction jobs,

and increasing the City's tax base. All projects will conform with the City's Comprehensive Plan, and such conformance will be documented with project approval through future HRA Board action.

Recommendation:

The Executive Director recommends approval of the resolution which adopts the Second Amended and Restated Spending Plan in accordance with Minnesota Statutes, Section 469.176 Subd. 4n (the "Temporary TIF Act"), as amended, and approves an HRA budget amendment.

Sponsored by: Chair Cheniqua Johnson

Staff: Jenny Wolfe (266-6680)

Attachments

- Second Amended and Restated Spending Plan
- Financial Analysis
- Presentation

**SECOND AMENDED AND RESTATED SPENDING PLAN
FOR VARIOUS TAX INCREMENT FINANCING DISTRICTS
ADOPTED PURSUANT TO MINNESOTA STATUTES, SECTION 469.176, SUBD 4n**

**HOUSING AND REDEVELOPMENT AUTHORITY
OF THE CITY OF SAINT PAUL (HRA)
RAMSEY COUNTY
STATE OF MINNESOTA**

Approved by City Council: June 22, 2022
Adopted by the HRA Board: June 22, 2022
Reconsidered and Approved by City Council: September 28, 2022
Supplemented and Approved by City Council: February 22, 2023
Supplemented and Adopted by the HRA Board: February 22, 2023
Approved by City Council: December 3, 2025 (Scheduled)
Adopted by the HRA Board: December 3, 2025 (Scheduled)

1) PURPOSE

The Housing and Redevelopment Authority of the City of Saint Paul, Minnesota (the “HRA”) adopted a spending plan for tax increments transferred from the following Tax Increment Financing Districts (the “TIF Districts”) in accordance with Minnesota Statutes, Section 469.176 Subd. 4n (as amended, the “Temporary TIF Act”):

TIF No.	TIF District Name
212	Block 4/MN Mutual Redevelopment
224,230,241,260,268	North Quadrant Housing
225,261-265	Riverfront Renaissance Redevelopment
228,266,267	Emerald Park Redevelopment
232	Straus Building-Housing
234,269	Phalen Village Redevelopment
237	Osceola Park Housing
240	Bridgecreek Senior Place Housing (aka Parkway Gardens)
243	Shepard Davern Redevelopment No. 1 (Owner Occupied Housing)
244	Shepard Davern Housing No. 2 (Rental Housing)
245	Shepard Davern Housing No. 3 (Senior Rental Housing)
248	Koch Mobil Redevelopment
271	Carlton Lofts Housing
278	Highland Pointe Lofts Housing (aka Riverpointe Lofts)
279	Minnesota Building Housing
302	Pioneer Endicott Redevelopment
304	Schmidt Brewery Housing
305	West Side Flats Phase I Housing
317	Custom House/Post Office Redevelopment
318	East 7 th & Bates Senior Housing
319	2700 University at Westgate Station Housing

The purpose of the **Spending Plan** is to develop or redevelop sites, lands or areas within the City of Saint Paul, Minnesota (the “City”) in conformance with the City’s Comprehensive Plan by using unobligated tax increments from the above referenced TIF Districts to provide improvements, loans, interest rate subsidies or assistance in any form (including without limitation making an equity or similar investment in a corporation, partnership, or limited liability company that the HRA determines is necessary to make construction of a development described herein financially feasible) to private development consisting of the construction or substantial rehabilitation of buildings and ancillary facilities, which will create or retain jobs in this state, including construction jobs, as long as construction commences before December 31, 2026 and would not have commenced before that date without the assistance.

After the original adoption of the Spending Plan, as previously supplemented, the Minnesota legislature enacted and the Governor signed into law Minnesota Laws of 2025, 1st Special Session, Chapter 13, Article 5 amending the Temporary TIF Act and authorizing municipalities to amend existing written spending plans to extend the date by which transferred increment may be used to December 31, 2026, and to authorize use of interest earned on transferred increment, after holding a public hearing as required by the Temporary TIF Act.

The purpose of amending, restating and supplementing the Spending Plan as set forth herein is (i) to identify specific expenditures that have been requested and approved by the HRA since the adoption by the HRA and the City Council of the City (the "City Council") of the Spending Plan and which are authorized uses identified in the Spending Plan, (ii) to authorize the expenditure of interest earnings on funds held in the Spending Plan account for authorized uses identified in the Spending Plan, and (iii) to extend the deadline for spending, loaning, investing, or otherwise irrevocably committing funds under the Spending Plan to December 31, 2026. Except as supplemented, amended and restated herein, all terms and provisions of the Spending Plan shall remain in full force and effect.

2) SPENDING PLAN

A) The HRA is authorized to do the following:

- i) Transfer unobligated tax increments from any of the TIF Districts by December 31, 2022, in **the aggregate principal amount of \$27,549,047 and utilize such transferred increments and interest thereon in an aggregate amount not to exceed \$29,049,047** (the "Available Tax Increments") to provide improvements, loans, interest rate subsidies or assistance in any form to private development occurring anywhere within the City that meets the requirements of the Temporary TIF Act described above.

The assistance authorized under this Spending Plan expressly includes, but is not limited to:

- a) Installation of sanitary sewer infrastructure serving the area defined in general terms as follows: the area bounded by the Mississippi River on the north, Wabasha Street on the east, Smith Avenue on the west and the bluff on the south, shown in the attached map (Exhibit A) (the "**Sewer Upgrade**"), including without limitation an expenditure of up to \$5,000,000 for the installation of sanitary sewer infrastructure serving the area bounded by the Mississippi River on the north, Wabasha Street on the east, Smith Avenue on the west and the bluff on the south (the "Sewer Upgrade") in connection with private development served thereby, including without limitation an approximately 221-unit rental housing and commercial space development to be constructed

by 150 Farwell Yards, LLC at 150 Water St. in the City and an approximately 63-unit affordable rental housing development to be constructed by 115 Plato, LP at 115 Plato St. in the City.

In connection with such assistance, the HRA expressly finds that: redevelopment in the area is not possible as no new building permits can be issued, so no private development would occur, without the completion of the Sewer Upgrade. The improvements will result in the commencement of private development including new construction by December 31, 2026, and the creation of hundreds of construction jobs, new housing production, and increased tax base.

- b) Financial assistance to advance private development of HRA-owned sites, including without limitation the parcels currently identified for redevelopment on the attached map (Exhibit B) and parcels acquired prior to December 31, 2026 (the “**HRA-Owned Sites**”).

In connection with such financial assistance, the HRA expressly finds that: the eligible HRA-Owned Sites shall have been available for development for many years and financial incentives are required to encourage the commencement of private development by December 31, 2026, creating construction and permanent jobs, new housing production and commercial development, and increasing the tax base. The assistance will result in the commencement of private development by December 31, 2026, which private development would not occur by this date without the financial assistance.

- c) Financial assistance to advance private development of **underutilized, privately owned redevelopment sites** within the City. The underutilized sites, such as sites that have remained vacant for significant periods of time, shall include blighting conditions and other barriers to redevelopment including deficiencies in infrastructure, including without limitation assistance for Little Africa Plaza in the amount of up to \$1,832,997, assistance for Snelling Midway/United Village in the amount of up to \$4,000,000, and assistance for infrastructure for The Heights development in the amount of up to \$5,780,202. *In connection with such financial assistance, the HRA expressly finds that: the under-utilized redevelopment sites lack market support for private development of the type envisioned by the community and City leadership, and exhibit extensive redevelopment costs, requiring financial incentives to encourage private development, creating construction jobs, and commercial development resulting in well-paying permanent jobs, and increasing the tax base. The assistance will result in the commencement of private development by December 31, 2026, which private development would not occur by this date without the financial assistance.*

- d) Financial assistance to advance the construction of **private developments demonstrating substantial job impacts**, especially in the technology and innovation sectors.

In connection with such financial assistance, the HRA expressly finds that: the developments will create high paying permanent jobs in targeted sectors of regional impact within the City and would not without financial assistance. The assistance will result in the commencement of private development by December 31, 2026, which private development and creation of high paying jobs would not occur by this date without the financial assistance.

- e) Financial assistance to advance construction of **private development of all types of housing production and private facilities serving unsheltered populations within the City**, including without limitation a forgivable loan of up to \$1,400,000 to Listening House of St. Paul, Incorporated for a private facility serving unsheltered populations at 421 East 7th Street in the City, assistance for Landmark Towers in the amount of up to \$3,825,000, assistance for 652 Sherburne in the amount of up to \$386,279, assistance for The Heights Habitat for Humanity Phase I in the amount of up to \$4,200,000, and assistance for 892 E 7th St in the amount of up to \$684,569.

In connection with such financial assistance, the HRA expressly finds that: there is urgency to commence private development of all types of housing and private facilities serving unsheltered populations, to address the City's housing crisis and without financial assistance the private development would not commence construction and create construction jobs. The assistance will result in the commencement of private development by December 31, 2026, which private development and the creation of construction jobs would not occur by this date without the financial assistance.

- f) Financial assistance to advance **private development of commercial and mixed-use properties for the purpose of preventing displacement of emerging and small businesses** from within the City. The private development will include substantial rehabilitation or new construction of commercial and mixed-use properties in all areas of the City, focusing on areas with increasing market values and redevelopment pressures, including without limitation assistance for Mali Center in the amount of up to \$440,000.

In connection with such financial assistance, the HRA expressly finds that: there is lack of financial opportunities for emerging and small business owners lacking private equity to acquire real estate to build wealth and without financial assistance the private development would not commence and create construction jobs and increase the tax base. The assistance will result in the commencement of private development by December 31, 2026, which private development and the creation of construction jobs would not occur by this date without the financial assistance.

- ii) Notwithstanding the developments detailed in clause i), a) through f) above, additionally, the HRA is authorized to spend Available Tax Increments for any other private development in the City for which the HRA finds that the private development will create or retain jobs in the State (including construction jobs); that the private development will commence before December 31, 2026; and that such construction would not have commenced before December 31, 2026 without the assistance under this **Spending Plan**. The HRA must document its findings under this section at the time of approval of assistance to each development.
 - iii) This Spending Plan authorizes, but does not obligate, the HRA to spend transferred tax increments and interest thereon. Any obligation to provide financial assistance under this Spending Plan must be evidenced by a contract approved by the Board of Commissioners of the HRA, entered into with a party who otherwise meets the requirements of this Spending Plan and the Temporary TIF Act.
 - iv) The HRA is authorized to take any other action necessary and authorized under Minnesota Statutes, Section 469.176, Subd. 4n in connection with the construction or substantial rehabilitation of buildings and ancillary facilities of the type described in clause i), a) through f) above or the type documented in accordance with clause ii) above.
- B) The Tax Increment Plans for the Tax Increment Districts listed in this **Spending Plan**, including but not limited to, the budgets set forth therein, shall be and are deemed amended by the adoption of this **Spending Plan**, to the extent necessary to carry out this **Spending Plan**. The specific amounts which were transferred from each of the Tax Increment Districts on or before December 31, 2022 are set forth on the following page:

TIF District Name	Transferred Tax Increments
Block 4/MN Mutual Redevelopment	\$267,000.00
North Quadrant Housing	\$452,000.00
Riverfront Renaissance Redevelopment	\$9,982,000.00
Emerald Park Redevelopment	\$2,639,000.00
Straus Building-Housing	\$91,000.00
Phalen Village Redevelopment	\$3,386,110.00
Osceola Park Housing	\$106,000.00
Bridgecreek Senior Place Housing (aka Parkway Gardens)	\$121,213.00
Shepard Davern Redevelopment No. 1 (Owner Occupied Housing)	\$311,590.00
Shepard Davern Housing No. 2 (Rental Housing)	\$2,113,000.00
Shepard Davern Housing No. 3 (Senior Rental Housing)	\$106,660.00
Koch Mobil Redevelopment	\$4,000,000.00
Carlton Lofts Housing	\$123,936.00
Highland Pointe Lofts Housing (aka Riverpointe Lofts)	\$256,662.00
Minnesota Building Housing	\$74,331.00
Pioneer Endicott Redevelopment	\$493,127.00
Schmidt Brewery Housing	\$153,425.00
West Side Flats Phase I Housing	\$537,379.00
Custom House/Post Office Redevelopment	\$2,038,000.00
East 7 th & Bates Senior Housing	\$63,133.00
2700 University at Westgate Station Housing	\$233,481.00
TOTAL TRANSFERRED INCREMENTS	\$27,549,047



Exhibit A - Sewer Upgrade Area for Spending Plan

6/7/2022

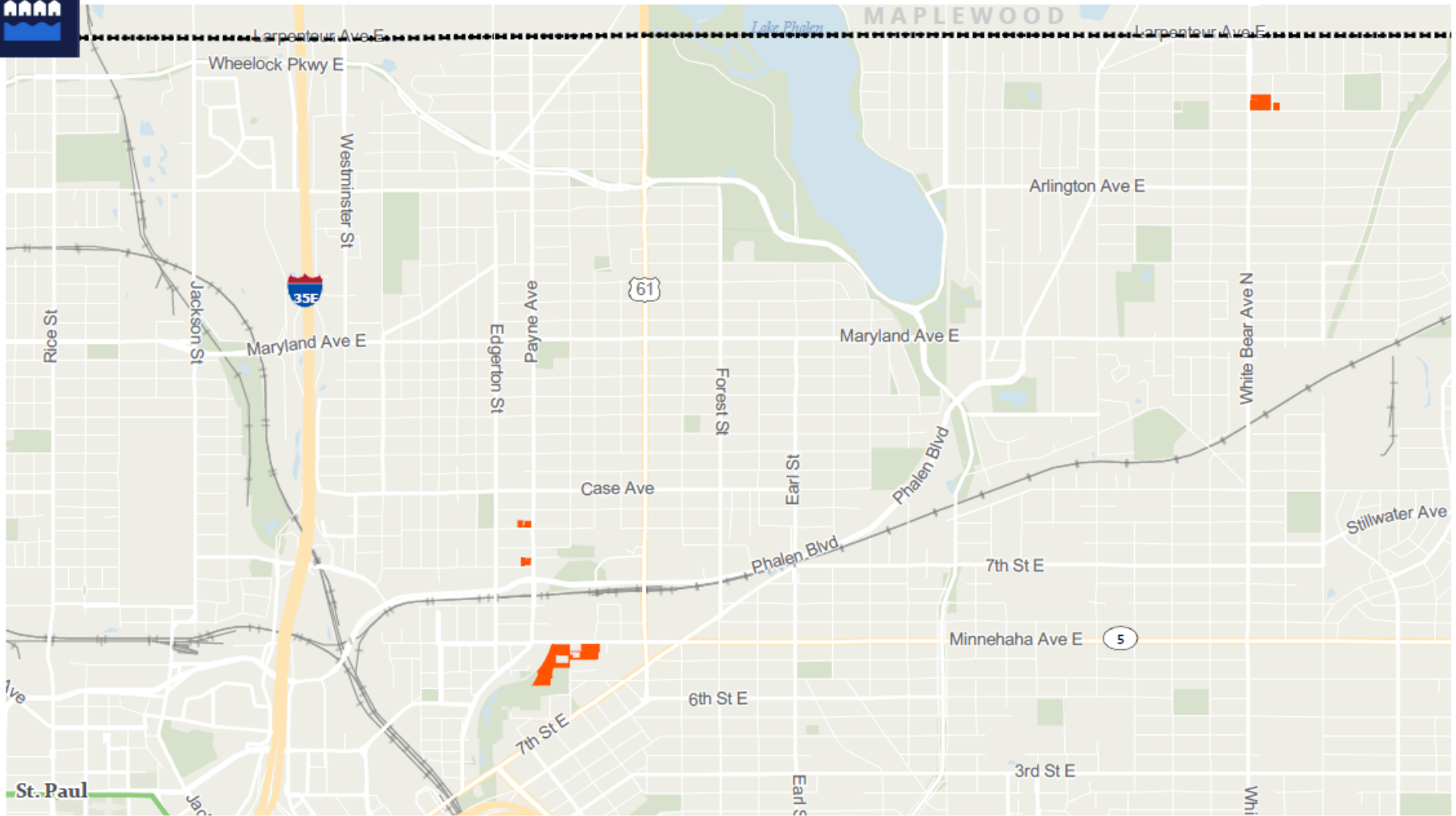


 Sewer Upgrade Area for Spending Plan



Exhibit B - HRA-Owned Sites for Redevelopment

6/7/2022



City of Saint Paul Financial Analysis

<u>File ID Number:</u>	RES 25-1776	
<u>Budget Affected:</u>	Operating Budget HRA	Special Fund
<u>Total Amount of Transaction:</u>	1,500,000.00	
<u>Funding Source:</u>	Multiple	
	Appropriation already included in budget?	No
<u>Charter Citation:</u>	10.07.1	

Fiscal Analysis

Addition to the HRA Tax Increment Financing (TIF) to spend additional net allocated interest revenue of \$1,500,000 for the Temporary TIF holding account project budget in accordance with Minnesota Statutes, Section 469.176 Subd. 4n (the "Temporary TIF Act").

Detail Accounting Codes:

Page 1 of 2

GENERAL LEDGER (GL) - ANNUAL BUDGET

Spending Changes

Company	GL Annual Budget Fund-Dept-Cost Center	Account	Description	CURRENT BUDGET	CHANGES	AMENDED BUDGET
5	479955900			-	-	-
TOTAL:				-	-	-

Financing Changes

Company	GL Annual Budget Fund-Dept-Cost Center	Account	Description	CURRENT BUDGET	CHANGES	AMENDED BUDGET
5	479955900			-	-	-
TOTAL:				-	-	-

ACTIVITY LEDGER (AC) - LIFE TO DATE ACTIVITY BUDGET

Complete this section for Grants, Capital, Capital Bond Proceeds, STAR, TIF, and HRA amendments.

Spending Changes

Addition to the HRA Tax Increment Financing (TIF) to spend additional net allocated interest revenue for the Temporary TIF holding account project budget.

Activity Group	Life to Date Activity Budget Activity	Account Category	Description	CURRENT BUDGET	CHANGES	AMENDED BUDGET
T-TIF	5599994799	73220	UNDESIG TEMP TIF	-	1,500,000.00	1,500,000.00
TOTAL:				-	1,500,000.00	1,500,000.00

Financing Changes

Addition to the HRA Tax Increment Financing (TIF) to finance additional net allocated interest revenue for the Temporary TIF holding account project budget.

Activity Group	Life to Date Activity Budget Activity	Account Category	Description	CURRENT BUDGET	CHANGES	AMENDED BUDGET
T-TIF	5547994711	59910	Net Interest Allocation TEMP TIF	-	1,500,000.00	1,500,000.00
TOTAL:				-	1,500,000.00	1,500,000.00



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CITY OF SAINT PAUL
**INTRODUCTION TO AMENDMENT TO
TEMPORARY TIF SPENDING PLAN**

November 12, 2024



PURPOSE - REQUIREMENTS

- 2025 State Legislature amended Temporary TIF Act to extend the date by which transferred increment may be used from December 31, 2025 to December 31, 2026, and to authorize use of interest earned on transferred increment
- **To enable the HRA to utilize the additional revenues and extended period, we need to amend our Spending Plan, after holding a public hearing at the City Council**
- The interest earned is eligible to advance private development that:
 - Includes the construction or substantial rehabilitation of buildings
 - Creates or retains jobs in the state, including construction jobs
 - Commences construction before December 31, 2026, and would not have without the assistance



TEMPORARY TIF SPENDING PLAN BACKGROUND

- In 2021, the Legislature provided temporary authority to expend unobligated tax increments to advance private development that commenced construction by December 31, 2025
- Unobligated tax increments needed to be transferred out by December 31, 2022
- The Spending Plan identified categories for the proposed spending, as follows:
 - Installation of required infrastructure serving specific area on west side flats
 - Private development of HRA owned sites
 - Private development of underutilized, privately owned sites
 - Private development of commercial properties for purpose of preventing displacement of emerging and small businesses
 - Private development of all types of housing production and private facilities serving unsheltered populations
 - Private developments demonstrating substantial job impacts



TEMPORARY TIF SPENDING PLAN BACKGROUND

- The HRA adopted a Spending Plan authorizing the transfer of unobligated tax increments to a separate Spending Plan account
 - We transferred \$27,549,047 by December 31, 2022

In 2022 through 2024, the HRA Board authorized projects and spending for ten (10) projects for the total of \$27,549,047 (the transferred tax increments) as shown here

Project Name	Amount	Project Name	Amount
Listening House	\$1,400,000	Mali Center	\$440,000
Water Street Infrastructure	\$5,000,000	Habitat Phase I Heights	\$4,200,000
Little Africa Plaza	\$1,832,997	Snelling Midway/United Village	\$4,000,000
Landmark Towers	\$3,825,000	892 E 7th St - PPL	\$684,569
652 Sherburne Project	\$386,279	The Heights Infrastructure-SPPA	\$5,780,202



TEMPORARY TIF SPENDING PLAN **APPROVED** PROJECTS

Installation of required infrastructure serving specific area on west side flats to advance new housing



Esox House: 221 Market Rate rental units

Harbourline: 63 Affordable rental units

Water Street Sanitary Sewer Lift Station





TEMPORARY TIF SPENDING PLAN **APPROVED PROJECTS**

Private development of underutilized, privately owned sites

United Village: Redevelopment of vacant strip center to add two restaurant pads, 160 room hotel and 80,000 SF office building



The Heights Infrastructure: Financial contribution to infrastructure to advance construction of new Xcel Energy service center retaining 350 jobs





TEMPORARY TIF SPENDING PLAN **APPROVED PROJECTS**

Private development of underutilized, privately owned sites and of commercial properties for purpose of preventing displacement of emerging and small businesses

Little Africa Plaza: Renovation of vacant, condemned commercial building to include a new grocery store, micro retail spaces, community space and new offices for AEDS



Mali Center: 5,400 SF commercial renovation for gym and health focused business hub





TEMPORARY TIF SPENDING PLAN **APPROVED PROJECTS**

Private development of all types of housing production and private facilities serving unsheltered populations

- **Listening House:** Renovation of former restaurant to day-time drop-in center to the unsheltered
- **Habitat at The Heights:** 73 new affordable ownership homes at The Heights (phase one)
- **Landmark Towers:** 187 market rate rental, office to housing conversion
- **892 East 7th/PPL:** 60 affordable rental apartments
- **652 Sherburne:** Rehabilitation to preserve 6 units of 30% AMI rental housing on HRA owned property

Photos on following slides



TEMPORARY TIF SPENDING PLAN **APPROVED** PROJECTS

Private development of all types of housing production and private facilities serving unsheltered populations



Listening House

Habitat Phase One at The Heights



TEMPORARY TIF SPENDING PLAN **APPROVED** PROJECTS

Private development of all types of housing production and private facilities serving unsheltered populations



652 Sherburne

892 East 7th



Landmark Towers Office to Housing Conversion



AMENDMENT TO SPENDING PLAN

- The Spending Plan will be amended and restated to:
 - identify specific expenditures that have been requested and approved by the HRA Board, and which are authorized uses identified in the Spending Plan (as detailed on the prior slides),
 - authorize the expenditure of interest earnings on funds held in the Spending Plan account for authorized uses identified in the Spending Plan (the spending categories detailed on the prior slides),
 - **extend the deadline for spending funds**, including transferred tax increments and interest earned thereon under the Spending Plan to **December 31, 2026**.
 - **increase total spending to \$29,049,047** (increase of \$1,500,000)



REQUIRED APPROVALS/CONSIDERATIONS

- The HRA Board is required to approve the amended Spending Plan
- The City Council is required to hold a public hearing and approve the HRA's amended Spending Plan
- **Resolutions will be considered by both the HRA Board and City Council on December 3 (including a public hearing at the City Council)**
- Future action of the HRA Board will be required to advance any new projects and spending of the interest earnings
- The interest earnings are tax increments - the amendment provides the HRA the opportunity to utilize additional funding for qualifying projects
 - Any interest earnings remaining in our Spending Plan account on 12/31/2026 will be transferred back to one or more TIF districts



Questions?

Staff Contact:

Jenny Wolfe, PED, HRA Debt Manager

651-266-6680

jenny.wolfe@ci.stpaul.mn.us



City of Saint Paul

City Hall and Court House
15 West Kellogg
Boulevard
Phone: 651-266-8560

Master

File Number: RES 25-1854

File ID: RES 25-1854

Type: Resolution

Status: Agenda Ready

Version: 1

Contact Number: 266-6702

In Control: Housing &
Redevelopment
Authority

File Created: 11/20/2025

File Name: Tentative Developer Designation of JB Vang

Final Action:

Title:

Authorization to Extend the Tentative Developer Designation of JB Vang Partners, Inc. as the Tentative Developer of 694 and 680 Minnehaha Avenue East, Saint Paul, MN, District 4, Ward 7

Notes:

Sponsors: Johnson

Enactment Date:

Attachments: Board Report, District 4 Profile, Map

Financials Included?:

Contact Name: Marie Franchett

Hearing Date:

Entered by: kelly.bauer@ci.stpaul.mn.us

Ord Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File RES 25-1854

Authorization to Extend the Tentative Developer Designation of JB Vang Partners, Inc. as the Tentative Developer of 694 and 680 Minnehaha Avenue East, Saint Paul, MN, District 4, Ward 7

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

REPORT TO THE COMMISSIONERS

DATE: DECEMBER 3, 2025

**REGARDING: AUTHORIZATION FOR EXTENSION OF JB VANG
PARTNERS, INC. AS TENTATIVE DEVELOPER OF 694
AND 680 MINNEHAHA AVENUE EAST, DISTRICT 4,
WARD 7**

Requested Board Action

Staff is requesting the Housing and Redevelopment Authority of the City of Saint Paul (“HRA”) Board of Commissioners approve the extension of designation of JB Vang Partners, Inc., a Minnesota corporation (“JB Vang”) as tentative developer of the HRA-owned former Hamm’s Brewery Complex at 694 and 680 Minnehaha Avenue East until June 30, 2027, in order to finalize financing, construction costs, and receive approvals needed to redevelop the Hamm’s Site.

Background.

On January 11, 2023, the Saint Paul Housing and Redevelopment Authority by Resolution 23-71 approved the designation of JB Vang as the tentative developer for the 4.8-acre Hamm’s redevelopment site as it best met the redevelopment vision shared by the community and HRA.

The Hamm’s redevelopment includes:

1. The East End Apartments with 110 units ranging in size from 1 to 3 bedrooms, with rents affordable at 30% to 60% AMI, with an average of 60% AMI.
2. The rehabilitation and reuse of the historic Hamm’s brewery structure to provide 86 artist lofts apartments ranging in size from studio to 2-bedroom units, with rents affordable at 30% AMI to 70% AMI, with an average of 60% AMI.
3. The development of a 30,000 square foot marketplace within the historic Hamm’s brewery structure with space for 30 to 50 vendors and 1-3 anchor businesses creating opportunities for local entrepreneurs.

4. Open space improvements including a pedestrian/bike path link from the Bruce Vento Trail to the Hamm's redevelopment, better connecting the site to the surrounding community.

Since the tentative developer designation JB Vang:

1. Completed environmental, building structure and geotechnical studies
2. Completed a series of four community outreach meetings and met with district councils and community members to provide updates on the redevelopment plans
3. Worked diligently to obtain \$4,941,625 in funds from the Metropolitan Council and Ramsey County
4. In July of 2025, applied to MHFA for financing for the East End Apartments
5. Worked successfully with the city to ensure a zoning change to T3 to facilitate the mixed-use development at this opportunity site
6. Completed historic district designation research. The City Council approved the designation of a local historic district on November 5, 2025. The local district designation will allow JB Vang to apply for federal and state historic tax credits for the historic reuse project, estimated at about \$28 Million

Budget Action

N/A

Future Action

Future actions will include requested HRA approval of a Development Agreement relating to the sale of HRA land and gap financing, requested approval of the issuance of 4% conduit revenue bonds for the East End and West End affordable housing projects, and a public hearing regarding sale of HRA property to JB Vang.

Financing Structure

The financing for the East End project is anticipated to include 4% conduit revenue bonds, Low-Income Housing Tax Credits, Ramsey County and Metropolitan Council loans and grants,

\$4,000,000 in HRA gap financing, and Minnesota Housing Finance Agency deferred funding of approximately \$10.6 Million. The West End historic reuse project funding is anticipated to include 4% conduit revenue bonds, Low-Income Housing Tax Credits, Ramsey County and Metropolitan Council loans and grants, HRA gap funding, Historic Tax Credits, and New Market Tax Credits.

PED Credit Committee Review

The PED Credit Committee will review this project prior to any recommended HRA Board action for financial assistance from the HRA.

Compliance

The following compliance requirements may apply to this project: Vendor Outreach Program, Affirmative Action, Federal Davis Bacon Labor Standards, Affirmative Fair Housing Plan, Two-Bid Policy, Project Labor Agreement, Living Wage Ordinance, Sustainability Policy, Business Subsidy and Section 3.

Green/Sustainable Development

This project will comply with the Saint Paul Sustainable Development Policy.

Environmental Impact Disclosure

Staff is working to complete an environmental assessment, as required by HUD, in anticipation of the use of HOME funds for the East End project.

Historic Preservation

The HRA-owned Hamm's Brewery Complex buildings were constructed between 1892 and 1956. On November 5, 2025, the City Council approved the designation of a Hamm's local historic district. This will allow JB Vang to apply for federal and state historic tax credits, estimated to generate about \$28 million in historic tax credits for the west end reuse project.

Public Purpose/Comprehensive Plan Conformance

The proposed project will rehabilitate vacant Hamm's Brewery Complex structures, improving the safety and security of the site, while preserving part of the City's historic heritage. The project will create new affordable housing with rents affordable to households from 30% AMI to 70% AMI, provide 2- and 3-bedroom units for families, provide affordable artists' lofts units and provide units for formerly homeless individuals and persons with disabilities. The project will include a commercial marketplace including wealth building opportunities for local small businesses. Additionally, the site plan provides public green space and supports strong and accessible connections for pedestrians and bicyclists, providing access to Bruce Vento Trail and Swede Hollow Park. The site will provide residents and commercial tenants and customers with convenient access to transit with major bus lines, on Payne Avenue to the west and on Arcade to the east, which connect to the light rail downtown.

JB Vang's proposed redevelopment aligns with the goals of the City's 2040 Comprehensive Plan. The Hamm's Brewery Complex was designated as a Mixed-Use Opportunity Site in the City's 2040 Comprehensive Plan, allowing for higher density mixed-use development or employment centers (Policy LU-2). The proposed development will also meet the following goals established in the City's 2040 Comprehensive Plan:

- Policy H-7. Reduce overcrowding within housing units, caused by doubling up of households and inadequate space for large families, through the production of small and family-sized affordable housing options.
- Policy H-15. Accommodate a wide variety of culturally-appropriate housing types throughout the city to support residents at all stages of life and levels of ability.
- Policy H-31. Support the development of new affordable housing units throughout the city.
- Policy H-46. Support the development of new housing, particularly in areas identified as Mixed Use, Urban Neighborhoods, and/or in areas with the highest existing or planned transit service, to meet market demand for living in walkable, transit-accessible, urban neighborhoods.
- Policy PR-31. Encourage and support private landowners and developers to create and maintain privately-owned public space (POPS) and green infrastructure, especially as land use intensity and activity levels increase.

- Policy HP-6. Maintain and preserve designated and determined eligible historic and cultural resources.
- Policy HP-9. Prioritize the preservation of properties and districts designated for heritage preservation from destruction or alteration that would compromise the integrity of their character-defining features.
- Policy LU-6. Foster equitable and sustainable economic growth by supporting business, real estate and financial models that keep more money locally, such as locally-owned businesses, local-prioritized employment, employee-owned businesses and commercial land trusts.

Furthermore, the proposal is consistent with the 2009 Dayton's Bluff District Plan, the 2012 Near East Side Roadmap, and the 2019 Swede Hollow Master Plan.

Recommendation

The Executive Director recommends approval of the resolution extending the tentative developer designation of JB Vang Partners, Inc. (or an entity owned and controlled by it) as tentative developer for the Hamm's Brewery Complex until June 30, 2027.

Sponsored by: Commissioner Cheniqua Johnson

Staff: Marie Franchett, 266-6702; Laura Haynssen, 266-6597

Attachments

- Map
- D4 Dayton's Bluff Neighborhood Profile

Dayton's Bluff Neighborhood, population data



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Decennial Census

2010	16,367
2020	18,980



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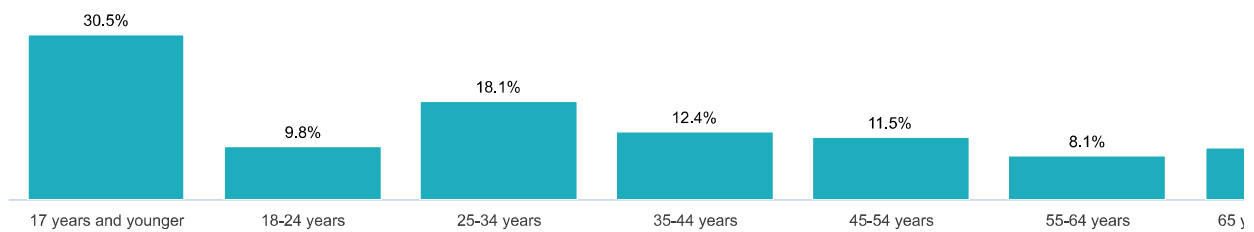
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Dayton's Bluff neighborhood, population by age group

Dayton's Bluff Neighborhood, population by age group

2016-2020



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Age (2016-2020)

Under 5 years	1,491	8.1%
5-9 years	2,079	11.4%
10-14 years	1,336	7.3%
15-17 years	681	3.7%
18-24 years	1,796	9.8%
25-34 years	3,313	18.1%
35-44 years	2,277	12.4%
45-54 years	2,100	11.5%
55-64 years	1,483	8.1%
65-74 years	1,140	6.2%
75-84 years	468	2.6%
85 years and older	150	0.8%

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Dayton's Bluff neighborhood, population by sex



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Sex (2016-2020)

Male	9,543	52.1%
Female	8,773	47.9%



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Dayton's Bluff neighborhood, population by race/ethnicity

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Race & Ethnicity (2016-2020)

White	5,667	30.9%
Of Color	11,345	61.9%
Black or African American alone	2,625	14.3%
American Indian and Alaskan Native alone	217	1.2%
Asian or Pacific Islander alone	6,373	34.8%
Other alone	suppressed	
Two or more races alone	1,073	5.9%
Hispanic or Latino (of any race)	2,286	12.5%



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Dayton's Bluff neighborhood, population by language


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Language spoken (2016–2020)

Population (5 years and older)	16,825	100.0%
English only	9,693	57.6%
Language other than English	7,132	42.4%
Speaks English less than "very well"	4,022	23.9%



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Dayton's Bluff neighborhood, population by disability status

[SHOW MARGIN OF ERROR](#)**Disability status (2016-2020)**

Total population for whom disability status is determined

18,212

100.0%

Population with a disability

2,579

14.2%

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Dayton's Bluff neighborhood, population by nativity



Nativity (2016-2020)

Foreign-born residents

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4,938 27.0%



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Dayton's Bluff neighborhood, population by residency


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Residence one year ago (2016-2020)

Population (1 year and over in US)	18,035	100.0%
Same residence	15,053	83.5%
Different residence in the U.S.	2,697	15.0%
Different residence outside the U.S.	suppressed	



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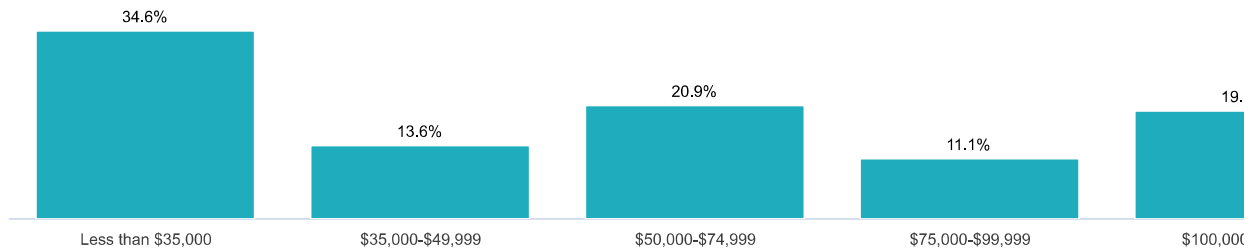
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Dayton's Bluff neighborhood, household by income

Dayton's Bluff Neighborhood, households by income (2020 dollars)

2016-2020

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Household income (2020 dollars) (2016-2020)

Total households	5,525	100.0%
Less than \$35,000	1,910	34.6%
\$35,000-\$49,999	754	13.6%
\$50,000-\$74,999	1,154	20.9%
\$75,000-\$99,999	614	11.1%
\$100,000 or more	1,093	19.8%
Median household income (2020 dollars)	\$ 54,315	100.0%



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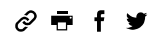
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Dayton's Bluff neighborhood, poverty status

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Poverty (2016-2020)

All people for whom poverty status is determined	18,096	100.0%
With income below poverty	3,900	21.6%
With income 100-149 of poverty	2,118	11.7%
With income 150-199 of poverty	1,988	11.0%
With income 200 of poverty or higher	10,091	55.8%
17 years and younger (percent of people under age 18)	1,811	33.1%
18-24 (percent of people age 18-24)	371	20.7%
25-34 (percent of people age 25-34)	446	13.5%
35-44 (percent of people age 35-44)	475	20.9%
45-54 (percent of people age 45-54)	350	16.7%
55-64 (percent of people age 55-64)	245	16.6%
18-64 (percent of people 18-64)	1,886	17.3%
65 years and older (percent of people age 65+)	202	11.9%



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Dayton's Bluff neighborhood, health coverage among population


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Health coverage (2016-2020)

Total population age 65 and under for whom health insurance coverage status is determined

16,518 90.7%

Population 65 and under without health insurance coverage

1,728 10.5%



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Dayton's Bluff neighborhood, housing units


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Total housing units (2016-2020)

Total housing units	5,908	100.0%
---------------------	-------	--------

Owned and Rental Housing (2016-2020)

Vacant housing units (seasonal units included)	383	6.5%
--	-----	------

Occupied housing units	5,525	93.5%
------------------------	-------	-------

Average household size	3.0	100.0%
------------------------	-----	--------

Owner-occupied	2,952	50.0%
----------------	-------	-------

Average household size	3.2	100.0%
------------------------	-----	--------

Renter-occupied	2,573	43.5%
-----------------	-------	-------

Average household size	2.8	100.0%
------------------------	-----	--------

Year built (2016-2020)

2000 or later	506	8.6%
---------------	-----	------

1970-1999	764	12.9%
-----------	-----	-------

1940-1969	1,609	27.2%
-----------	-------	-------

1939 or earlier	3,028	51.3%
-----------------	-------	-------



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Dayton's Bluff neighborhood, household data


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Households (2016-2020)

Total households	5,525	100.0%
------------------	-------	--------

Households by type (2016-2020)

Family households	3,326	60.2%
With children under 18 years	2,200	39.8%
Married-couple family households	1,818	32.9%
With children under 18 years	1,173	21.2%
Single-person family households	1,508	27.3%
With children under 18 years	1,027	18.6%
Nonfamily households	2,199	39.8%
Householder living alone	1,671	30.2%
65 years and over	565	10.2%
Households with one or more children under 18 years	2,206	39.9%
Households with one or more people 65 years and over	1,245	22.5%

Year householder moved into unit (2016-2020)

Moved in 2010 or later	3,547	64.2%
Moved in 2000-2009	1,035	18.7%
Moved in 1990-1999	448	8.1%
Moved in 1989 or earlier	496	9.0%



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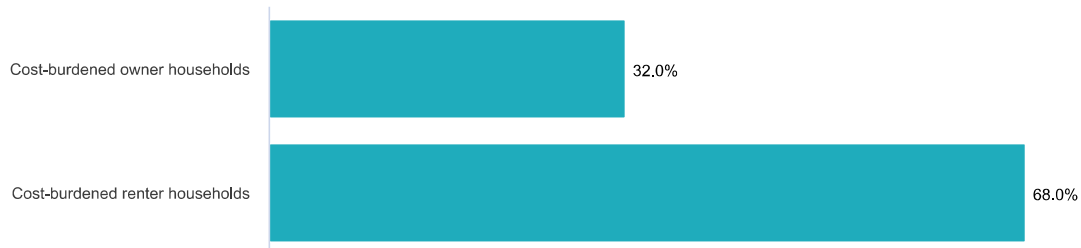
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Dayton's Bluff neighborhood, cost-burdened households by type



Dayton's Bluff Neighborhood, cost-burdened households by type

2016-2020


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Cost-burdened households (2016-2020)

All households for which cost burden is calculated	5,434	100.0%
Cost-burdened households	2,199	40.5%
Owner households for which cost burden is calculated	2,946	100.0%
Cost-burdened owner households	703	23.9%
Renter households for which cost burden is calculated	2,488	100.0%
Cost-burdened renter households	1,496	60.1%

Rent paid (2016-2020)

Households paying rent	2,493	100.0%
Median rent paid (2020 dollars)	\$ 1,275	100.0%



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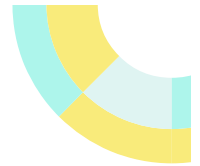
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Dayton's Bluff neighborhood, transportation data


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Vehicles per household (2016-2020)

No vehicles	863	15.6%
1 vehicle available	1,930	34.9%
2 vehicles available	1,659	30.0%
3 or more vehicles available	1,074	19.4%

Transportation to work (2016-2020)

Workers (16 years and older)	8,045	100.0%
Car, truck, or van (including passengers)	6,312	78.5%
Public transportation	655	8.1%
Walked, biked, worked at home, or other	1,078	13.4%

Travel time to work (2016-2020)

Total workers age 16+ (not home based)	7,136	100.0%
Less than 10 minutes	480	6.7%
10-19 minutes	2,075	29.1%
20-29 minutes	1,688	23.7%
30 minutes or longer	2,893	40.5%



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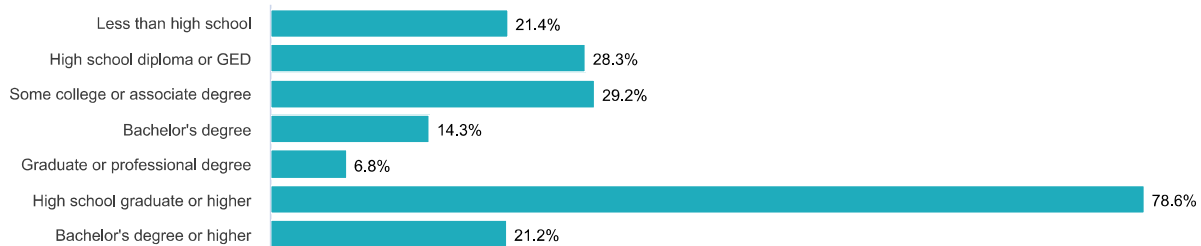
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Dayton's Bluff neighborhood, educational attainment among adults

Dayton's Bluff Neighborhood, educational attainment among adults 25 and older 2016-2020


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Educational attainment (2016-2020)

Population (25 years and older)	10,933	100.0%
Less than high school	2,337	21.4%
High school diploma or GED	3,089	28.3%
Some college or associate's degree	3,190	29.2%
Bachelor's Degree	1,568	14.3%
Graduate or professional degree	748	6.8%
High school graduate or higher	8,595	78.6%
Bachelor's degree or higher	2,316	21.2%



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Dayton's Bluff neighborhood, workforce data


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Working Adults (2016-2020)

Total civilian non-institutionalized population, age 18-64	10,931	100.0%
Working age adults who are employed	7,776	71.1%
Civilian labor force	8,524	100.0%
Unemployed	748	8.8%

Total employed workers (LEHD) (2019)

Total employed workers	8,735	100.0%
------------------------	-------	--------

Worker age (2019)

Age 29 or younger	2,712	31.0%
Age 30 to 54	4,656	53.3%
Age 55 or older	1,367	15.6%

Workers by earnings (2019)

\$15,000 per year or less	2,335	26.7%
\$15,001 to \$39,999 per year	3,322	38.0%
\$40,000 or more per year	3,078	35.2%

Workers by industry of employment (2019)

Accommodation and food services	875	10.0%
Administration & support, waste management, and remediation	suppressed	
Agriculture, forestry, fishing and hunting	649	7.4%
Arts, entertainment, and recreation	198	2.3%
Construction	210	2.4%
Educational services	671	7.7%
Finance and insurance	353	4.0%
Health care and social assistance	1,865	21.4%
Information	138	1.6%
Management of companies and enterprises	216	2.5%
Manufacturing	1,034	11.8%
Mining, quarrying, and oil and gas extraction	suppressed	
Other services (excluding public administration)	313	3.6%
Professional, scientific, and technical services		%

Public administration	Email address	%
Real estate and rental and leasing	SIGN UP	%
Retail trade	848	9.7%
Transportation and warehousing	233	2.7%
Utilities	25	0.3%
Wholesale trade	297	3.4%

Workers by race (2019)

White alone	4,513	51.7%
Black or African American alone	1,517	17.4%
American Indian or Alaska Native alone	95	1.1%
Asian alone	2,321	26.6%
Native Hawaiian or Other Pacific Islander alone	suppressed	
Two or more race groups	280	3.2%
Hispanic or Latino (of any race)	838	9.6%

Workers by educational attainment (2019)

Less than high school	856	9.8%
High school or equivalent, no college	1,465	16.8%
Some college or associate degree	1,953	22.4%
Bachelor's degree or advanced degree	1,749	20.0%



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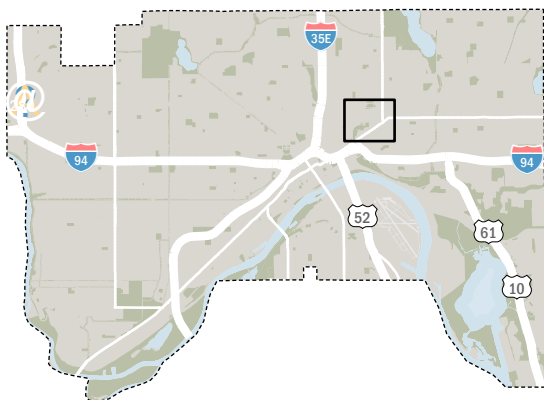
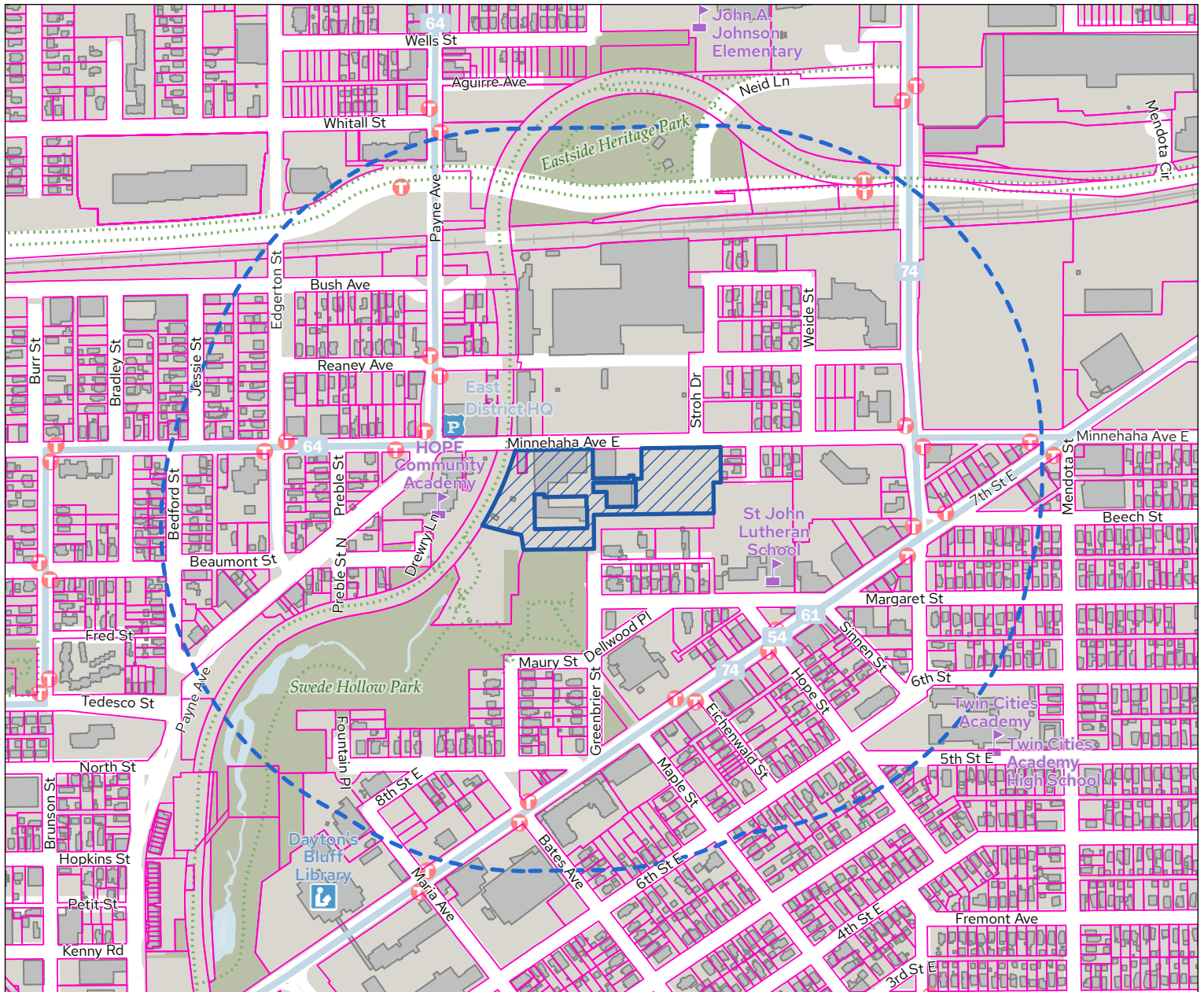
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Hamm's HRA Redevelopment Site

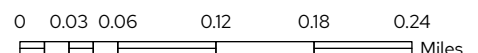
HRA Board Report Map



- Quarter Mile Distance
- Subject Property

- Fire Stations
- Library Locations
- Police Stations
- Recreation Facilities
- Schools
- Trails
- Transit Routes
- Transit Stops

DATA CREDITS: St. Paul Enterprise GIS; Parcel Polygons: current Ramsey County data via Minnesota Geospatial Commons; Road and Building Polygons: 2017 impervious surface dataset, Ramsey County; Water bodies via Minnesota DNR. - LIMITATIONS ON USE: This document was prepared by the Saint Paul Planning and Economic Development Department and is intended to be used for reference and illustrative purposes only. This drawing is not a legally recorded plan, survey, official tax map or engineering schematic and is not intended to be used as such. - DATE: 8/8/2023 8:41 AM - DOCUMENT PATH: C:\Users\637665\City of Saint Paul\PED-Research & Mapping - Documents\Projects\HRA Board Reports\2023\2023-08-07 Hamm's Brewery Complex for Marie Franchetti\4 - GIS\2023-08-07 Hamm's Brewery Complex.aprx





City of Saint Paul

City Hall and Court House
15 West Kellogg
Boulevard
Phone: 651-266-8560

Master

File Number: RES 25-1855

File ID: RES 25-1855

Type: Resolution

Status: Agenda Ready

Version: 1

Contact Number: 266-6552

In Control: Housing &
Redevelopment
Authority

File Created: 11/20/2025

File Name: Tentative Developer Designation of GloryVille LLC

Final Action:

Title:

Authorization to Extend the Designation of GloryVille LLC, a Minnesota Limited Liability Company as the Tentative Developer, of 1570 White Bear Avenue, Saint Paul, MN, District 2, Ward 6

Notes:

Sponsors: Yang

Enactment Date:

Attachments: Board Report, District 2 Profile, Map

Financials Included?:

Contact Name: Hannah Chong

Hearing Date:

Entered by: kelly.bauer@ci.stpaul.mn.us

Ord Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File RES 25-1855

Authorization to Extend the Designation of GloryVille LLC, a Minnesota Limited Liability Company as the Tentative Developer, of 1570 White Bear Avenue, Saint Paul, MN, District 2, Ward 6

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

REPORT TO THE COMMISSIONERS

DATE: DECEMBER 3, 2025

REGARDING: AUTHORIZATION TO EXTEND THE DESIGNATION OF GLORYVILLE LLC, A MINNESOTA LIMITED LIABILITY COMPANY AS TENTATIVE DEVELOPER, OF THE 1570 WHITE BEAR AVENUE PROPERTY, DISTRICT 2, WARD 6

Requested Board Action

Staff is requesting that the Board of Commissioners of the Housing and Redevelopment Authority of the City of Saint Paul (“HRA”) approve the extension of the tentative developer designation of GloryVille LLC, a Minnesota limited liability company (“GloryVille”), or an affiliated entity that is owned and controlled by Gloria Wong for the HRA-owned property located at 1570 White Bear Avenue (the “Property”) until June 30, 2027, in order to finalize financing, construction costs, and approvals needed to redevelop the site.

Background

1570 White Bear Avenue is an HRA-owned site comprised of approximately 2.18 acres. The lot is currently vacant and once was three separate land parcels that held a gas station, a commercial building, and the Hafner’s Bowling and Event Center.

On October 5, 2022, the HRA released a Request for Proposals (RFP) for the Property, bounded by White Bear Avenue on the west, E Hoyt Avenue on the south, Gary Place on the east, and E Iowa Avenue the north. The evaluation team determined GloryVille’s proposal to be best aligned with the review criteria and the redevelopment vision of the HRA. The proposed project will include 87 units of affordable housing from 30% to 60% of Area Media Income (AMI), community space, a 22,156 square foot grocery store and retail space, 58 underground parking spaces, and 27 surface parking spaces.

Resolution 23-697 designated GloryVille as tentative developer of the Property from May 10, 2023 through June 30, 2025. The designation was subsequently extended via an administrative action by the Executive Director of the HRA through December 31, 2025.

Since receiving tentative developer designation, GloryVille has made significant progress towards a final development plan, including:

- Engagement with surrounding community groups and key stakeholders
- Applying and securing funding from local government agencies, including:
 - Met Council
 - \$225,000 LCDA Predevelopment
 - \$1,000,000 TBRA
 - \$1,210,000 LCDA Development
 - Ramsey County
 - \$24,100 Site Assessment
 - \$225,000 ERF
 - \$432,152 EDD
 - \$500,000 Critical Corridors
 - \$1,200,000 HUD PRO
- Securing Housing Supports for nine (9) units
- Securing HUD Section 811 PRAC for nine (9) units
- Completing a Phase 1 Environmental Assessment
- Submitting architectural plans and specifications
- Completing a market study and submitting a tentative plan for the commercial marketplace, along with Letters of Interest from funders and vendors

To complete development, GloryVille will need additional time to meet benchmarks that include but are not limited to: finalize a detailed development budget for both the housing and commercial components, complete environmental due diligence as applicable, complete a site plan review through the Department of Safety and Inspections, and apply for and receive necessary permit and zoning approvals.

Budget Action

N/A

Future Action

Future possible actions by the HRA Board would include approval of a Development Agreement, approval of public financing, holding a public hearing for the sale of conduit multifamily revenue bonds, and holding a public hearing to sell 1570 White Bear Avenue to GloryVille.

Financing Structure

The estimated total development cost for the housing component of this project is \$42,109,729. The projected permanent capital stack is anticipated to include a private first mortgage, syndication proceeds from 4% Low-Income Housing Tax Credits, deferred financing, grants, and a deferred developer fee.

GloryVille will finalize the financing structure within the extension period, which includes securing investors for bonds and tax credits, and applying for additional gap financing. The project applied to the 2025 MHFA Consolidated RFP for deferred funding. The decision is anticipated to be released in December.

PED Credit Committee Review

PED Credit Committee will review this project prior to any HRA Board action for financial assistance from the HRA.

Compliance

The following compliance requirements may apply to this project: Vendor Outreach Program, Affirmative Action, Davis Bacon Labor Standards, Affirmative Fair Housing Plan, Two-Bid Policy, Project Labor Agreement, Living Wage Ordinance, Sustainability Ordinance, Business Subsidy and Section 3.

Green/Sustainable Development

As applicable, this project will comply with the Saint Paul Sustainable Development Ordinance.

Environmental Impact Disclosure

N/A

Historic Preservation

N/A

Public Purpose/Comprehensive Plan Conformance

The proposal conforms to the 2040 Saint Paul Comprehensive Plan (Comp Plan). In Map LU-2 the Comp Plan designates the site's future land use as Mixed Use with a Neighborhood Node, both of which are furthered by the proposed intensification of the site with multi-family residential and grocery store uses. The Comp Plan also designates this site as an Opportunity Site, which via Policy LU-2 is to be redeveloped as higher-density mixed-use or employment centers, with community services that are completely absent in the surrounding area; the proposal includes higher-density mixed-use and a grocery store in what is largely a fresh food desert. The proposal also furthers Policy LU-6 by supporting a new locally owned grocery store, Policy LU-10 by providing an active first-floor use, Policies H-17 and H-31 by providing deeply affordable rental housing, and Policy H-37 by developing affordable housing in an area well-served by public transit. Additionally, the proposal furthers several policies of the Greater East Side (District 2) Plan Summary and the White Bear Avenue Small Area Plan Summary, both of which are adopted as Comp Plan addenda.

Recommendation

The Executive Director recommends approval of the resolution extending the designation of GloryVille, LLC (or an entity owned and controlled by it or by Gloria Wong) as tentative developer for the 1570 White Bear Avenue site to June 30, 2027.

Sponsored by: Commissioner Yang

Staff: Marie Franchett and Hannah Chong

Attachments

- Map
- D2 Greater East Side Neighborhood Profile

Greater East Side Neighborhood, population data



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Decennial Census

2010

27,070

2020

30,785



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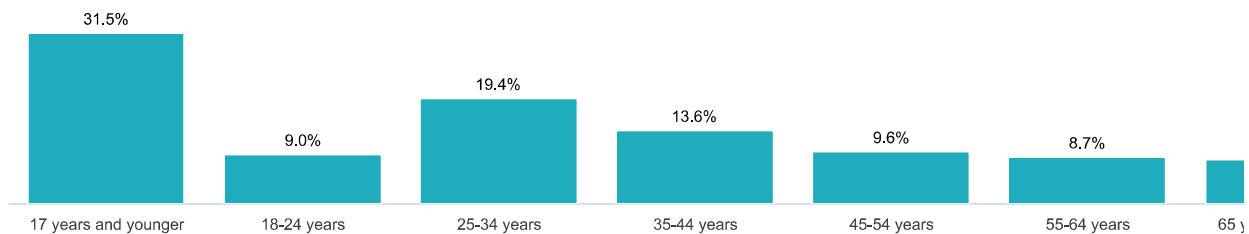
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Greater East Side neighborhood, population by age group



Greater East Side Neighborhood, population by age group

2016-2020



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Age (2016-2020)

Under 5 years	3,272	10.7%
5-9 years	2,444	8.0%
10-14 years	2,864	9.3%
15-17 years	1,077	3.5%
18-24 years	2,759	9.0%
25-34 years	5,942	19.4%
35-44 years	4,172	13.6%
45-54 years	2,947	9.6%
55-64 years	2,675	8.7%
65-74 years	1,516	4.9%
75-84 years	685	2.2%
85 years and older	281	0.9%



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Greater East Side neighborhood, population by sex

**Sex (2016-2020)**

Male

14,540

47.5%

Female

16,093

52.5%

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Greater East Side neighborhood, population by race/ethnicity


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Race & Ethnicity (2016-2020)

White	9,830	32.1%
Of Color	18,449	60.2%
Black or African American alone	4,375	14.3%
American Indian and Alaskan Native alone	suppressed	
Asian or Pacific Islander alone	10,631	34.7%
Other alone	suppressed	
Two or more races alone	1,995	6.5%
Hispanic or Latino (of any race)	3,666	12.0%



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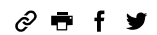
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Greater East Side neighborhood, population by language


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Language spoken (2016–2020)

Population (5 years and older)	27,361	100.0%
English only	15,322	56.0%
Language other than English	12,039	44.0%
Speaks English less than "very well"	6,492	23.7%



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Greater East Side neighborhood, population by disability status


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Disability status (2016-2020)

Total population for whom disability status is determined

30,633 100.0%

Population with a disability

3,584 11.7%



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Greater East Side neighborhood, population by nativity



Nativity (2016-2020)

Foreign-born residents

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8,256

27.0%



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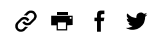
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Greater East Side neighborhood, population by residency


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Residence one year ago (2016–2020)

Population (1 year and over in US)	30,070	100.0%
Same residence	25,874	86.0%
Different residence in the U.S.	4,070	13.5%
Different residence outside the U.S.	suppressed	



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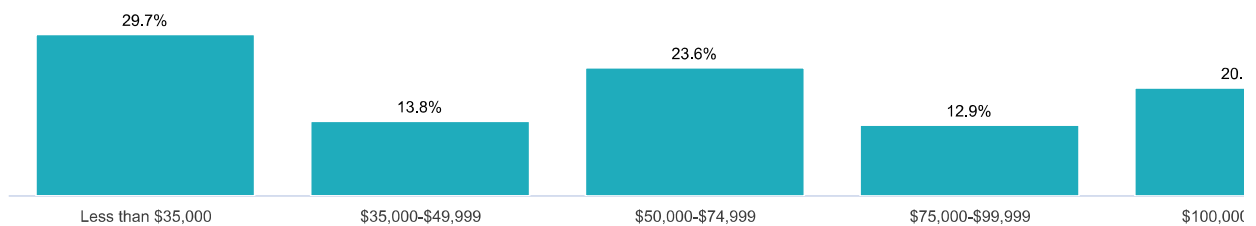
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Greater East Side neighborhood, household by income

Greater East Side Neighborhood, households by income (2020 dollars)
2016-2020



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Household income (2020 dollars) (2016-2020)

Total households	9,591	100.0%
Less than \$35,000	2,845	29.7%
\$35,000-\$49,999	1,327	13.8%
\$50,000-\$74,999	2,266	23.6%
\$75,000-\$99,999	1,240	12.9%
\$100,000 or more	1,914	20.0%
Median household income (2020 dollars)	\$ 57,238	100.0%



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Greater East Side neighborhood, poverty status


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Poverty (2016-2020)

All people for whom poverty status is determined	30,524	100.0%
With income below poverty	5,531	18.1%
With income 100-149 of poverty	3,985	13.1%
With income 150-199 of poverty	4,116	13.5%
With income 200 of poverty or higher	16,893	55.3%
17 years and younger (percent of people under age 18)	2,369	24.8%
18-24 (percent of people age 18-24)	540	19.6%
25-34 (percent of people age 25-34)	904	15.2%
35-44 (percent of people age 35-44)	605	14.5%
45-54 (percent of people age 45-54)	485	16.4%
55-64 (percent of people age 55-64)	401	15.0%
18-64 (percent of people 18-64)	2,935	15.9%
65 years and older (percent of people age 65+)	227	9.2%



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Greater East Side neighborhood, health coverage among population


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Health coverage (2016-2020)

Total population age 65 and under for whom health insurance coverage status is determined

28,151 91.9%

Population 65 and under without health insurance coverage

2,677 9.5%



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Greater East Side neighborhood, housing units


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Total housing units (2016-2020)

Total housing units	9,986	100.0%
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Owned and Rental Housing (2016-2020)

Vacant housing units (seasonal units included)	394	3.9%
--	-----	------

Occupied housing units	9,591	96.1%
------------------------	-------	-------

Average household size	3.1	100.0%
------------------------	-----	--------

Owner-occupied	5,253	52.6%
----------------	-------	-------

Average household size	3.3	100.0%
------------------------	-----	--------

Renter-occupied	4,338	43.4%
-----------------	-------	-------

Average household size	3.0	100.0%
------------------------	-----	--------

Year built (2016-2020)

2000 or later	1,031	10.3%
---------------	-------	-------

1970-1999	2,439	24.4%
-----------	-------	-------

1940-1969	4,848	48.6%
-----------	-------	-------

1939 or earlier	1,667	16.7%
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Greater East Side neighborhood, household data

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Households (2016-2020)

Total households	9,591	100.0%
------------------	-------	--------

Households by type (2016-2020)

Family households	6,126	63.9%
With children under 18 years	3,996	41.7%
Married-couple family households	3,585	37.4%
With children under 18 years	2,281	23.8%
Single-person family households	2,541	26.5%
With children under 18 years	1,715	17.9%
Nonfamily households	3,466	36.1%
Householder living alone	2,707	28.2%
65 years and over	650	6.8%
Households with one or more children under 18 years	4,014	41.9%
Households with one or more people 65 years and over	1,886	19.7%

Year householder moved into unit (2016-2020)

Moved in 2010 or later	6,395	66.7%
Moved in 2000-2009	1,415	14.8%
Moved in 1990-1999	701	7.3%
Moved in 1989 or earlier	1,080	11.3%



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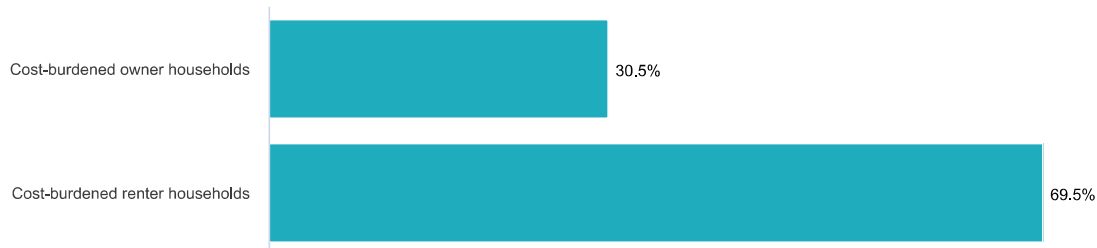
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Greater East Side neighborhood, cost-burdened households by type



Greater East Side Neighborhood, cost-burdened households by type

2016-2020


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Cost-burdened households (2016-2020)

All households for which cost burden is calculated	9,532	100.0%
Cost-burdened households	3,254	34.1%
Owner households for which cost burden is calculated	5,235	100.0%
Cost-burdened owner households	991	18.9%
Renter households for which cost burden is calculated	4,296	100.0%
Cost-burdened renter households	2,263	52.7%

Rent paid (2016-2020)

Households paying rent	4,306	100.0%
Median rent paid (2020 dollars)	\$ 1,291	100.0%



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Greater East Side neighborhood, transportation data


[SHOW MARGIN OF ERROR](#)

Vehicles per household (2016-2020)

No vehicles	1,156	12.1%
1 vehicle available	3,375	35.2%
2 vehicles available	3,293	34.3%
3 or more vehicles available	1,768	18.4%

Transportation to work (2016-2020)

Workers (16 years and older)	14,862	100.0%
Car, truck, or van (including passengers)	13,171	88.6%
Public transportation	869	5.8%
Walked, biked, worked at home, or other	822	5.5%

Travel time to work (2016-2020)

Total workers age 16+ (not home based)	14,332	100.0%
Less than 10 minutes	1,013	7.1%
10-19 minutes	3,454	24.1%
20-29 minutes	4,157	29.0%
30 minutes or longer	5,708	39.8%



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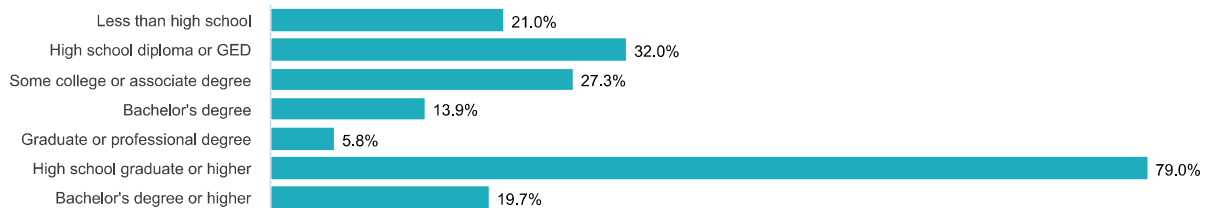
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Greater East Side neighborhood, educational attainment among adults



Greater East Side Neighborhood, educational attainment among adults 25 older

2016-2020



SHOW MARGIN OF ERROR

Educational attainment (2016-2020)

Population (25 years and older)	18,217	100.0%
Less than high school	3,830	21.0%
High school diploma or GED	5,826	32.0%
Some college or associate's degree	4,973	27.3%
Bachelor's Degree	2,540	13.9%
Graduate or professional degree	1,049	5.8%
High school graduate or higher	14,388	79.0%
Bachelor's degree or higher	3,589	19.7%



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Greater East Side neighborhood, workforce data

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Working Adults (2016-2020)

Total civilian non-institutionalized population, age 18-64	18,494	100.0%
Working age adults who are employed	14,208	76.8%
Civilian labor force	14,675	100.0%
Unemployed	467	3.2%

Total employed workers (LEHD) (2019)

Total employed workers	14,004	100.0%
------------------------	--------	--------

Worker age (2019)

Age 29 or younger	4,430	31.6%
Age 30 to 54	7,334	52.4%
Age 55 or older	2,240	16.0%

Workers by earnings (2019)

\$15,000 per year or less	3,421	24.4%
\$15,001 to \$39,999 per year	5,162	36.9%
\$40,000 or more per year	5,421	38.7%

Workers by industry of employment (2019)

Accommodation and food services	1,248	8.9%
Administration & support, waste management, and remediation	suppressed	
Agriculture, forestry, fishing and hunting	1,001	7.1%
Arts, entertainment, and recreation	256	1.8%
Construction	394	2.8%
Educational services	891	6.4%
Finance and insurance	604	4.3%
Health care and social assistance	3,116	22.3%
Information	173	1.2%
Management of companies and enterprises	412	2.9%
Manufacturing	1,809	12.9%
Mining, quarrying, and oil and gas extraction	suppressed	
Other services (excluding public administration)	534	3.8%
Professional, scientific, and technical services		%

Public administration	Email address	%
Real estate and rental and leasing	SIGN UP	%
Retail trade	1,270	9.1%
Transportation and warehousing	391	2.8%
Utilities	19	0.1%
Wholesale trade	485	3.5%

Workers by race (2019)

White alone	6,973	49.8%
Black or African American alone	1,995	14.2%
American Indian or Alaska Native alone	108	0.8%
Asian alone	4,510	32.2%
Native Hawaiian or Other Pacific Islander alone	14	0.1%
Two or more race groups	405	2.9%
Hispanic or Latino (of any race)	1,220	8.7%

Workers by educational attainment (2019)

Less than high school	1,240	8.9%
High school or equivalent, no college	2,387	17.0%
Some college or associate degree	2,952	21.1%
Bachelor's degree or advanced degree	2,995	21.4%

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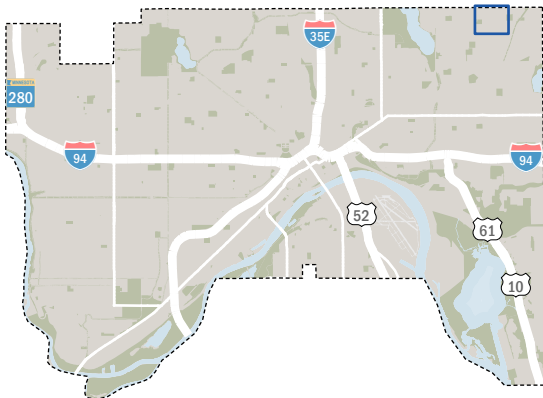
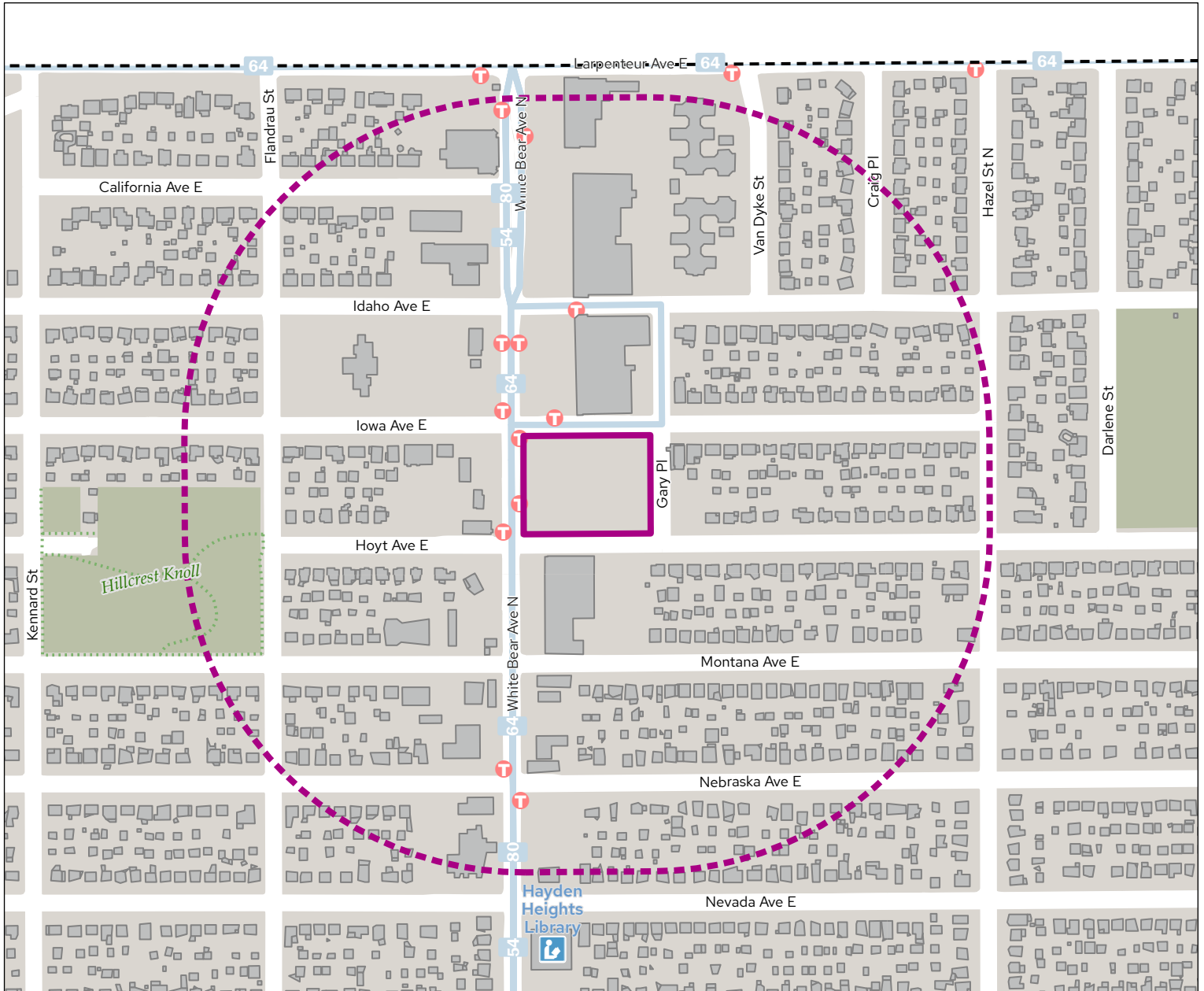


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1570 White Bear Avenue

Wednesday, April 26, 2023



- Subject Parcel
- 1/4 mile distance

- P Police Stations
- F Fire Stations
- L Library Locations
- S Schools
- R Recreation Facilities

DATA CREDITS: St. Paul Enterprise GIS; Parcel Polygons: current Ramsey County data via Minnesota Geospatial Commons; Road and Building Polygons: 2017 impervious surface dataset, Ramsey County; Water bodies via Minnesota DNR. - LIMITATIONS ON USE: This document was prepared by the Saint Paul Planning and Economic Development Department and is intended to be used for reference and illustrative purposes only. This drawing is not a legally recorded plan, survey, official tax map or engineering schematic and is not intended to be used as such. • DATE: 4/26/2023 4:43 PM • DOCUMENT PATH: C:\Users\spauldin\City of Saint Paul\PED-Research & Mapping - Documents\Projects\HRA Board Reports\2023\2023.04.26 - 1570 White Bear Ave for Dan Bayers\4 - GIS\1570 White Bear Ave.aprx



City of Saint Paul

City Hall and Court House
15 West Kellogg
Boulevard
Phone: 651-266-8560

Master

File Number: RES 25-1856

File ID: RES 25-1856

Type: Resolution

Status: Agenda Ready

Version: 1

Contact Number: 266-8524

In Control: Housing &
Redevelopment
Authority

File Created: 11/20/2025

File Name: Extend Tentative Developer - Rondo Community
Land Trust

Final Action:

Title:

Authorization to Extend Rondo Community Land Trust, a Minnesota Nonprofit Corporation, as Tentative Developer for HRA-owned Parcels Located at 0 Marshall Avenue and 1036 Marshall Avenue Saint Paul, District 8, Ward 1

Notes:

Sponsors: Bowie

Enactment Date:

Attachments: Board Report, District 8 Profile, Map

Financials Included?:

Contact Name: Angela Riffe

Hearing Date:

Entered by: kelly.bauer@ci.stpaul.mn.us

Ord Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File RES 25-1856

Authorization to Extend Rondo Community Land Trust, a Minnesota Nonprofit Corporation, as Tentative Developer for HRA-owned Parcels Located at 0 Marshall Avenue and 1036 Marshall Avenue Saint Paul, District 8, Ward 1

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

REPORT TO THE COMMISSIONERS

DATE: DECEMBER 3, 2026

**REGARDING: AUTHORIZATION TO EXTEND THE DESIGNATION OF RONDO
COMMUNITY LAND TRUST, A MINNESOTA NON-PROFIT
CORPORATION AS TENTATIVE DEVELOPER OF 0 MARSHALL
AND 1036 MARSHALL AVENUE, DISTRICT 8, WARD 1**

Requested Board Action

Staff is requesting that the Board of Commissioners of the Housing and Redevelopment Authority of the City of Saint Paul (“HRA”) approve the extension of the tentative developer designation of Rondo Community Land Trust, a Minnesota non-profit organization (Rondo CLT), for the HRA-owned property located at 0 Marshall Avenue and 1036 Marshall Avenue (the “Property”) until October 31, 2026, in order to finalize financing, construction costs, and approvals needed to redevelop the site.

Background

This site includes two adjacent parcels 0 Marshall Avenue and 1036 Marshall Avenue. Both parcels are currently vacant. The lot once housed a five-unit affordable rental building owned and managed as part of the Families First Project, a partnership between Project for Pride in Living, Inc. (PPL) and Model Cities of St. Paul. In 2007, the Families First Project partners decided that their building was no longer viable due to water damage and the unit sizes not being able to accommodate families suitable. Consequently, on December 12, 2007, the HRA (through Res 07-12/12-1) forgave Families First's debt for the site purchase and acquisition. The property ownership subsequently went from PPL to Family Housing Fund, and finally to the HRA in 2009, with the requirement that the site be redeveloped for affordable housing. The HRA used CDBG funds to demolish the

previous structure on the site and because of this, only a certified Community Based Development Organization (CBDO) can be selected for the redevelopment.

In 2023, Rondo CLT obtained CBDO status and was recommended for tentative developer status on this site. An early notification was issued on February 16, 2023, and interested parties were given 45 days to submit competing proposals. None were received and consequently, staff supported granting tentative developer status to Rondo CLT. The HRA board approved the staff recommendation April 26, 2023 (RES-636), and later the tentative developer status was extended for 6 months via an administrative action by the Executive Director of the HRA through October 31, 2025.

The proposed project would include 6 homeownership townhouse units affordable at incomes 80% or below Area Media Income (AMI). Since receiving tentative developer designation, Rondo CLT has made significant progress towards a final development plan, including:

- Engagement with surrounding community groups and key stakeholders
- Applying and securing grant funding, including:
 - Met Council
 - \$75,000 LCDA Predevelopment
 - \$760,169 Affordable Homeownership Grant
 - Ramsey County
 - \$338,397 Affordable Homeownership Grant
 - Minnesota Housing
 - \$1,200,000 Affordability Gap Grant to assist the homebuyers
- Completed a Phase I and Phase II Environmental Review

To complete development, Rondo CLT will need additional time to meet benchmarks that include but are not limited to: finalize a detailed development budget, complete a site plan review through the Department of Safety and Inspections, apply for and receive necessary permit and zoning approvals, negotiate final terms and conditions of a development agreement, and submit evidence of availability of construction financing.

Budget Action

N/A

Future Action

Future possible actions by the HRA Board would include approval of a Development Agreement, approval of public financing, and holding a public hearing to sell the HRA owned parcels 1036 Marshall and 0 Marshall to Rondo CLT.

Financing Structure

The estimated total development cost for the project is \$6,082,502. The proposed capital stack is anticipated to include construction financing, homebuyer 1st mortgages, down payment assistance, public financing, and grants. Rondo CLT has submitted a plan to HRA staff that shows the project will finalize their financial structure within the extension period.

PED Credit Review

PED Credit Committee will review this project prior to any HRA Board action for financial assistance from the HRA.

Compliance

The following compliance requirements may apply to this project: Vendor Outreach Program, Affirmative Action, Davis Bacon Labor Standards, Affirmative Fair Housing Plan, Two-Bid Policy, Project Labor Agreement, Living Wage Ordinance, Sustainability Ordinance, and Business Subsidy.

Green/Sustainable Development

As applicable, this project will comply with the Saint Paul Sustainable Building Ordinance.

Environmental Impact Disclosure

N/A

Historic Preservation

N/A

Public Purpose/Comprehensive Plan Conformance

The Housing Chapter of the Comprehensive Plan lists the following strategies:

Strategy 1: Build upon Saint Paul's Strengths in the Evolving Metropolitan Housing Market

1.1 Increase housing choices across the city to support economically diverse neighborhoods.

Strategy 3: Ensure the Availability of Affordable Housing Across the City.

Recommendation

The Executive Director recommends approval of the resolution extending the designation of Rondo CLT as tentative developer for the 1036 Marshall Avenue and 0 Marshall Avenue to October 31, 2026.

Sponsored by: Commissioner Bowie

Staff: Angela Riffe, 651-266-8524

Attachments

- **Map**
- **District 8 Profile**

Summit- University neighborhood data



City: [Saint Paul](#)

About the data

At-a-glance facts about residents, households, and workforce. Data are largely derived from the U.S. Census Bureau. When a data point is missing or considered unreliable, it will not display or be labeled suppressed. [See information about geographic profile sources.](#)



Summit-University Neighborhood, population data

Decennial Census

2020

17,935

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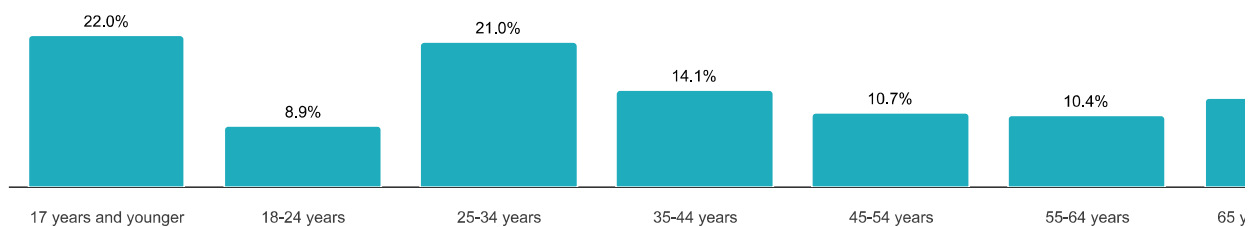
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Summit-University neighborhood, population by age group

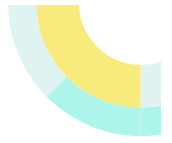
Summit-University Neighborhood, population by age group

2017-2021



Age (2017-2021)

Under 5 years	1,097	6.1%
5-9 years	841	4.7%
10-14 years	1,233	6.9%
15-17 years	766	4.3%
18-24 years	1,595	8.9%
25-34 years	3,753	21.0%
35-44 years	2,528	14.1%
45-54 years	1,918	10.7%
55-64 years	1,855	10.4%
65-74 years	1,624	9.1%
75-84 years	514	2.9%
85 years and older	164	0.9%



Summit-University neighborhood, population by sex

Sex (2017-2021)

Male	8,818	49.3%
Female	9,072	50.7%

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Summit-University neighborhood, population by race/ethnicity

Race & Ethnicity (2017-2021)

White	8,979	50.2%
Of Color	8,684	48.5%
Black or African American alone	5,992	33.5%
American Indian and Alaskan Native alone	suppressed	
Asian or Pacific Islander alone	1,169	6.5%
Other alone	suppressed	
Two or more races alone	911	5.1%
Hispanic or Latino (of any race)	576	3.2%

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Summit-University neighborhood, population by language

Language spoken (2017-2021)

Population (5 years and older)	16,792	100.0%
English only	12,984	77.3%
Language other than English	3,809	22.7%
Speaks English less than "very well"	1,618	9.6%

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Summit-University neighborhood, population by disability status

Disability status (2017-2021)

Total population for whom disability status is determined	17,663	100.0%
Population with a disability	2,210	12.5%

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Summit-University neighborhood, population by nativity

Nativity (2017-2021)

Foreign-born residents

2,351

13.1%

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Summit-University neighborhood, population by residency

Residence one year ago (2017-2021)

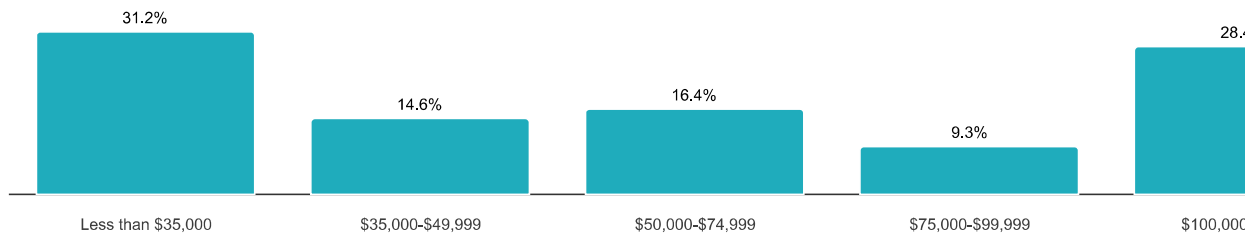
Population (1 year and over in US)	17,699	100.0%
Same residence	14,499	81.9%
Different residence in the U.S.	3,132	17.7%
Different residence outside the U.S.	suppressed	

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Summit-University neighborhood, household by income

Summit-University Neighborhood, households by income (2021 dollars)
2017-2021



Household income (2021 dollars) (2017-2021)

Total households	8,058	100.0%
Less than \$35,000	2,518	31.2%
\$35,000-\$49,999	1,180	14.6%
\$50,000-\$74,999	1,322	16.4%
\$75,000-\$99,999	747	9.3%
\$100,000 or more	2,292	28.4%
Median household income (2021 dollars)	\$ suppressed	

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Summit-University neighborhood, poverty status

Poverty (2017-2021)

All people for whom poverty status is determined	17,658	100.0%
With income below poverty	3,059	17.3%
With income 100-149 of poverty	1,799	10.2%
With income 150-199 of poverty	1,419	8.0%
With income 200 of poverty or higher	11,381	64.5%
17 years and younger (percent of people under age 18)	1,110	28.3%
18-24 (percent of people age 18-24)	286	17.9%
25-34 (percent of people age 25-34)	453	12.1%
35-44 (percent of people age 35-44)	405	16.1%
45-54 (percent of people age 45-54)	285	14.9%
55-64 (percent of people age 55-64)	316	17.4%
18-64 (percent of people 18-64)	1,744	15.1%
65 years and older (percent of people age 65+)	205	9.5%

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Summit-University neighborhood, health coverage among population

Health coverage (2017-2021)

Total population age 65 and under for whom health insurance coverage status is determined	15,497	87.7%
Population 65 and under without health insurance coverage	969	6.3%

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Summit-University neighborhood, housing units

Total housing units (2017-2021)

Total housing units	8,612	100.0%
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Owned and Rental Housing (2017-2021)

Vacant housing units (seasonal units included)	554	6.4%
Occupied housing units	8,058	93.6%
Average household size	2.0	100.0%
Owner-occupied	3,278	38.1%
Average household size	2.2	100.0%
Renter-occupied	4,780	55.5%
Average household size	1.9	100.0%

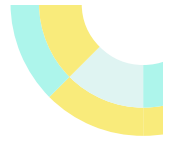
Year built (2017-2021)

2010 or later	suppressed	
2000-2009	423	4.9%
1970-1999	1,446	16.8%
1940-1969	1,985	23.1%
1939 or earlier	4,669	54.2%

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Summit-University neighborhood, household data



Households (2017-2021)

Total households	8,058	100.0%
------------------	-------	--------

Households by type (2017-2021)

Family households	3,508	43.5%
With children under 18 years	1,743	21.6%
Married-couple family households	2,187	27.1%
With children under 18 years	967	12.0%
Single-person family households	1,321	16.4%
With children under 18 years	776	9.6%
Nonfamily households	4,550	56.5%
Householder living alone	3,686	45.7%
65 years and over	851	10.6%
Households with one or more children under 18 years	1,743	21.6%
Households with one or more people 65 years and over	1,693	21.0%

Year householder moved into unit (2017-2021)

Moved in 2010 or later	5,566	69.1%
Moved in 2000-2009	1,197	14.9%
Moved in 1990-1999	622	7.7%
Moved in 1989 or earlier	672	8.3%



Summit-University neighborhood, cost-burdened households by type

Summit-University Neighborhood, cost-burdened households by type

2017-2021



Cost-burdened households (2017-2021)

All households for which cost burden is calculated	7,698	100.0%
Cost-burdened households	2,446	31.8%
Owner households for which cost burden is calculated	3,271	100.0%
Cost-burdened owner households	766	23.4%
Renter households for which cost burden is calculated	4,428	100.0%
Cost-burdened renter households	1,681	38.0%

Rent paid (2017-2021)

Households paying rent	4,575	100.0%
Median rent paid (2021 dollars)	\$ 978	100.0%

Summit-University neighborhood, transportation data



Vehicles per household (2017-2021)

No vehicles	1,546	19.2%
1 vehicle available	3,433	42.6%
2 vehicles available	2,406	29.9%
3 or more vehicles available	673	8.3%

Transportation to work (2017-2021)

Workers (16 years and older)	9,661	100.0%
Car, truck, or van (including passengers)	6,240	64.6%
Public transportation	1,244	12.9%
Walked, biked, worked at home, or other	2,177	22.5%

Travel time to work (2017-2021)

Total workers age 16+ (not home based)	8,147	100.0%
Less than 10 minutes	758	9.3%
10-19 minutes	3,048	37.4%
20-29 minutes	1,991	24.4%
30 minutes or longer	2,351	28.9%

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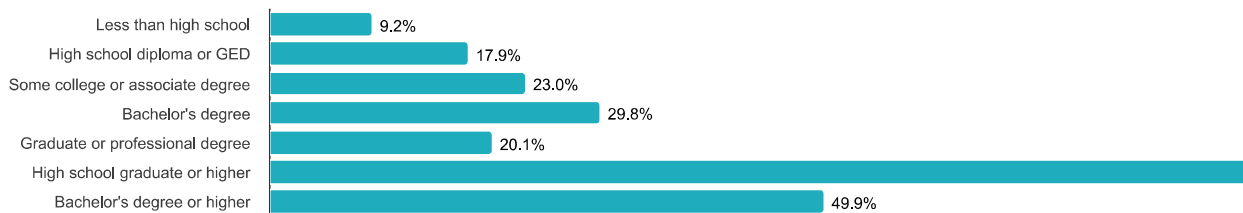
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Summit-University neighborhood, educational attainment among adults

Summit-University Neighborhood, educational attainment among adults 25 older

2017-2021



Educational attainment (2017-2021)

Population (25 years and older)	12,357	100.0%
Less than high school	1,134	9.2%
High school diploma or GED	2,213	17.9%
Some college or associate's degree	2,838	23.0%
Bachelor's Degree	3,685	29.8%
Graduate or professional degree	2,487	20.1%
High school graduate or higher	11,223	90.8%
Bachelor's degree or higher	6,172	49.9%

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Summit-University neighborhood, workforce data



Working Adults (2017-2021)

Total civilian non-institutionalized population, age 18-64	11,568	100.0%
Working age adults who are employed	9,190	79.4%
Civilian labor force	9,605	100.0%
Unemployed	415	4.3%

Total employed workers (LEHD) (2020)

Total employed workers	6,086	100.0%
------------------------	-------	--------

Worker age (2020)

Age 29 or younger	1,790	29.4%
Age 30 to 54	3,176	52.2%
Age 55 or older	1,119	18.4%

Workers by earnings (2020)

\$15,000 per year or less	1,573	25.8%
\$15,001 to \$39,999 per year	1,791	29.4%
\$40,000 or more per year	2,722	44.7%

Workers by industry of employment (2020)

Accommodation and food services	505	8.3%
Administration & support, waste management, and remediation	suppressed	
Agriculture, forestry, fishing and hunting	380	6.2%
Arts, entertainment, and recreation	139	2.3%
Construction	148	2.4%
Educational services	260	4.3%
Finance and insurance	408	6.7%
Health care and social assistance	1,391	22.9%
Information	146	2.4%
Management of companies and enterprises	318	5.2%
Manufacturing	458	7.5%
Mining, quarrying, and oil and gas extraction	suppressed	
Other services (excluding public administration)	294	4.8%
Professional, scientific, and technical services	484	8.0%
Public administration	suppressed	

Real estate and rental and leasing	102	1.7%
Retail trade	568	9.3%
Transportation and warehousing	220	3.6%
Utilities	12	0.2%
Wholesale trade	236	3.9%

Workers by race (2020)

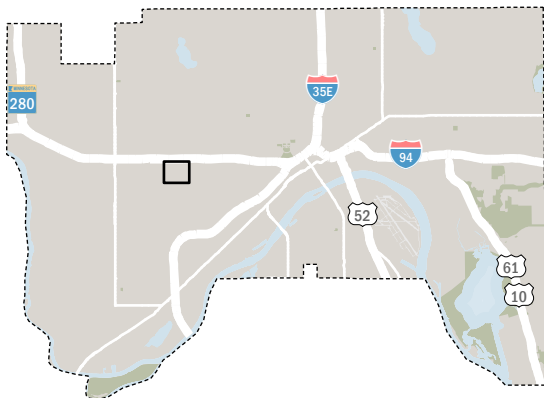
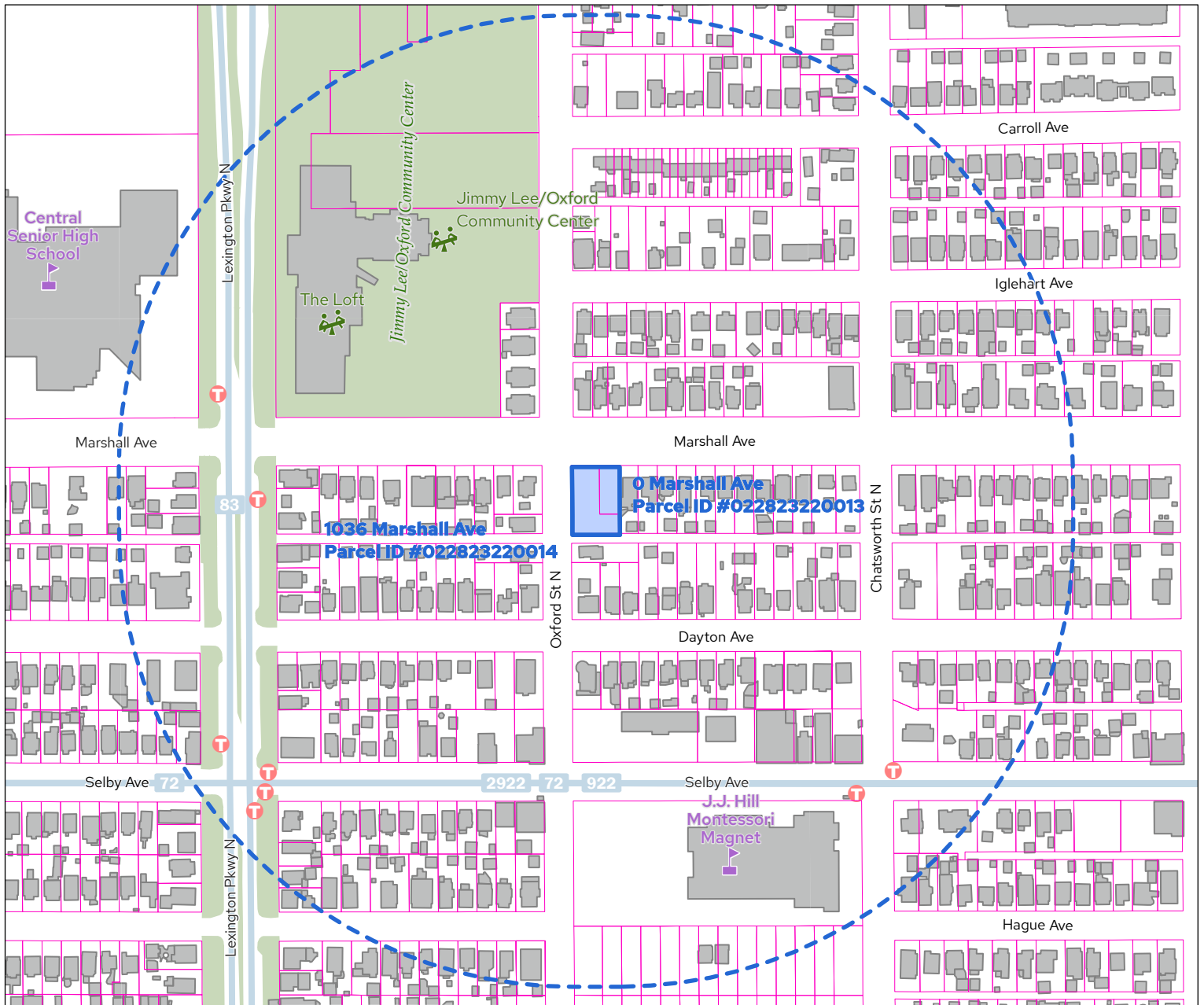
White alone	3,879	63.7%
Black or African American alone	1,518	24.9%
American Indian or Alaska Native alone	34	0.6%
Asian alone	460	7.6%
Native Hawaiian or Other Pacific Islander alone	suppressed	
Two or more race groups	191	3.1%
Hispanic or Latino (of any race)	320	5.3%

Workers by educational attainment (2020)

Less than high school	506	8.3%
High school or equivalent, no college	1,045	17.2%
Some college or associate degree	1,357	22.3%
Bachelor's degree or advanced degree	1,388	22.8%

1036 and 0 Marshall Ave

HRA Board Report Map • Monday, November 3, 2025



Subject Property



Quarter Mile Distance



Fire Stations



Library Locations



Police Stations



Recreation Facilities



Schools

Trails

Transit Routes



Transit Stops

DATA CREDITS: St. Paul Enterprise GIS; Parcel Polygons: current Ramsey County data via Minnesota Geospatial Commons; Road and Building Polygons: 2017 impervious surface dataset, Ramsey County; Water bodies via Minnesota DNR. • LIMITATIONS ON USE: This document was prepared by the Saint Paul Planning and Economic Development Department and is intended to be used for reference and illustrative purposes only. This drawing is not a legally recorded plan, survey, official tax map or engineering schematic and is not intended to be used as such. • DATE: 11/3/2025 12:02 PM • DOCUMENT PATH: C:\Users\65131\City of Saint Paul\VED - Data, Research & Mapping - Documents\Projects\HRA Board Reports\2025\2025-11-03 - 1036 and 0 Marshall Ave for Angela Riffe\4 - GIS\1036 and 0 Marshall Ave.aprx



SAINT PAUL
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Miles





City of Saint Paul

City Hall and Court House
15 West Kellogg
Boulevard
Phone: 651-266-8560

Master

File Number: RES 25-1857

File ID: RES 25-1857

Type: Resolution

Status: Agenda Ready

Version: 1

Contact 266-8524
Number:

In Control: Housing &
Redevelopment
Authority

File Created: 11/20/2025

File Name: Extend Tentative Developer of Face to Face Health
& Counseling Services

Final Action:

Title:

Authorization to Extend the Designation of Face to Face Health & Counseling Service, Inc., a Minnesota Nonprofit Corporation, as Tentative Developer of 1170 Arcade Street, Saint Paul, MN, District 5, Ward 6

Notes:

Sponsors: Yang

Enactment Date:

Attachments: Board Report, District 5 Profile, Map

Financials Included?:

Contact Name: Angela Riffe

Hearing Date:

Entered by: kelly.bauer@ci.stpaul.mn.us

Ord Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File RES 25-1857

Authorization to Extend the Designation of Face to Face Health & Counseling Service, Inc., a Minnesota Nonprofit Corporation, as Tentative Developer of 1170 Arcade Street, Saint Paul, MN, District 5, Ward 6

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

REPORT TO THE COMMISSIONERS

DATE: DECEMBER 3, 2025

REGARDING: AUTHORIZATION TO EXTEND THE DESIGNATION OF FACE TO FACE HEALTH & COUNSELING SERVICE, INC. AS TENTATIVE DEVELOPER OF THE HRA-OWNED PROPERTY AT 1170 ARCADE STREET, DISTRICT 5, WARD 6.

Requested Board Action

Staff is requesting the Housing and Redevelopment Authority of the City of Saint Paul (“HRA”) Board of Commissioners approve the extension of the tentative developer designation of Face to Face Health & Counseling Service, Inc., a Minnesota nonprofit corporation (“Face to Face”), on HRA-owned property at 1170 Arcade Street (the “Property”) until June 30, 2027, in order to finalize financing, construction costs, and approvals needed to redevelop the property.

Background

1170 Arcade Street is an HRA-owned site comprised of approximately 0.22-acres. The site was formerly used as a gas station. In the 1990s the gas station was demolished and the gas tanks removed, and now the site is currently vacant land.

On November 21, 2022, the HRA released a Request for Proposals (RFP) to redevelop the Property. An evaluation team determined that Face to Face’s proposal was best aligned with the review criteria and redevelopment vision of the HRA. The proposed project for the Property included a four-story, mixed-use building with 20 housing units rented to households at or below 30% of Area Median Income (AMI), and office space for Face to Face on the ground floor. The HRA Board accepted the staff recommendation to approve Face to Face as tentative developer

from June 28, 2023 through June 30, 2025 (RES 23-956.) The designation was subsequently extended for 6 months via an administrative action by the Executive Director of the HRA through December 31, 2025.

Since receiving tentative developer designation, Face to Face has further refined their proposed project. Currently, the project is proposed to be 24 fully supportive housing units. Twenty units will be set aside for youth experiencing homelessness and 4 units set will be aside for people with disabilities. The unit mix includes 12 studios, 9 one bedroom, and 3 two-bedroom units. Significant progress made toward a final development plan, includes:

- Engagement with surrounding community groups and key stakeholders
- Applying and securing grant funding from government agencies, including:
 - Met Council
 - \$260,000 LCDA Predevelopment
 - \$1,250,000 LCDA Development
 - Ramsey County
 - \$500,000 Housing Development Solicitation
 - \$432,152 Emerging and Diverse Developers Program
- Securing Housing Supports for all 24 units
- Completing Phase 1 and Phase 2 Environmental Assessments

To complete development, Face to Face will need additional time to meet benchmarks that include, but are not limited to: finalize a detailed development budget and financial sources for both the

housing and commercial components, complete a site plan review through the Department of Safety and Inspections, and apply for and receive necessary permit and zoning approvals.

Budget Action

N/A

Future Action

Future possible actions by the HRA Board would include approval of a Development Agreement and holding a public hearing to sell 1170 Arcade to Face to Face.

Financing Structure

The estimated total development cost for the housing component of this project is \$14,668,684.00.

The projected permanent capital stack is anticipated to include a private first mortgage, deferred financing, grants, and a deferred developer fee.

Face to Face will finalize the financing structure within the extension period, which includes applying for additional gap financing. The project applied to the 2025 MHFA Consolidated RFP for deferred funding. The decision is anticipated to be released in December.

PED Credit Committee Review

PED Credit Committee will review this project prior to any HRA Board action for a request for financial assistance from the HRA.

Compliance

The following compliance requirements may apply to this project: Vendor Outreach Program, Affirmative Action, Davis Bacon Labor Standards, Affirmative Fair Housing Plan, Two-Bid

Policy, Project Labor Agreement, Living Wage Ordinance, Sustainability Ordinance, Business Subsidy and Section 3.

Green/Sustainable Development

As applicable, this project will comply with the Saint Paul Sustainable Building Ordinance.

Environmental Impact Disclosure

N/A

Historic Preservation

N/A

Public Purpose/Comprehensive Plan Conformance

The following goals/policies from the Saint Paul 2040 Comprehensive Plan would be engaged by this redevelopment:

- LU-3: Prioritize equitable public investments relative to areas of concentrated poverty as defined by the Metropolitan Council.
- LU-6(3): Foster equitable and sustainable growth by growing Saint Paul's tax base in order to maintain and expand city services, amenities and infrastructure.
- LU-6(4): Foster equitable and sustainable growth by proactively directing new development to high-priority geographies, such as Neighborhood Nodes, ACP50 Areas and Opportunity Sites.
- LU-31: Invest in Neighborhood Nodes to achieve development that enables people to meet their daily needs within walking distance and improves equitable access to amenities, retail and services.

- LU-35: Provide for multi-family housing along arterial and collector streets, and in employment centers to facilitate walking and leverage the use of public transportation.
- H-15: Accommodate a wide variety of culturally-appropriate housing types throughout the city to support residents at all stages of life and levels of ability.
- H-16: Increase housing choice across the city to support economically diverse neighborhoods by pursuing policies and practices that maximize housing and locational choices for residents of all income levels.
- H-18: Foster the preservation and production of deeply affordable rental housing (housing affordable to those at 30% or less of AMI), supportive housing and housing for people experiencing homelessness.
- H-31: Support the development of new affordable housing units throughout the city.
- H-37: Encourage the development of affordable housing in areas well-served by transit and/or in proximity to employment centers.

Furthermore, the proposal is consistent with the District 5 Community Council's Plan (1979) and the Arcade Street Small Area Plan (2007).

Recommendation:

The Executive Director recommends approval of the resolution extending the designation of Face to Face as tentative developer for the 1170 Arcade site to June 30, 2027.

Sponsored by: Commissioner Yang

Staff: Angela Riffe, 226-8524

Attachments

- Map
- D5 Payne-Phalen Neighborhood Profile

Payne-Phalen neighborhood data



City: [Saint Paul](#)

About the data

At-a-glance facts about residents, households, and workforce. Data are largely derived from the U.S. Census Bureau. When a data point is missing or considered unreliable, it will not display or be labeled suppressed. [See information about geographic profile sources.](#)



Payne-Phalen Neighborhood, population data

Decennial Census

2020

33,337

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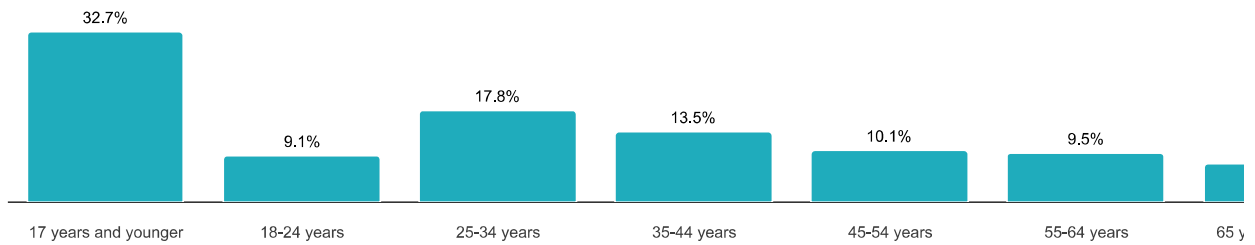
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Payne-Phalen neighborhood, population by age group

Payne-Phalen Neighborhood, population by age group

2017-2021



Age (2017-2021)

Under 5 years	3,006	9.1%
5-9 years	3,086	9.3%
10-14 years	3,208	9.7%
15-17 years	1,562	4.7%
18-24 years	3,007	9.1%
25-34 years	5,900	17.8%
35-44 years	4,493	13.5%
45-54 years	3,348	10.1%
55-64 years	3,148	9.5%
65-74 years	1,559	4.7%
75-84 years	555	1.7%
85 years and older	333	1.0%



Payne-Phalen neighborhood, population by sex

Sex (2017-2021)

Male	17,143	51.6%
Female	16,063	48.4%



Payne-Phalen neighborhood, population by race/ethnicity

Race & Ethnicity (2017-2021)

White	8,931	26.9%
Of Color	22,774	68.6%
Black or African American alone	4,856	14.6%
American Indian and Alaskan Native alone	722	2.2%
Asian or Pacific Islander alone	13,851	41.7%
Other alone	suppressed	
Two or more races alone	1,017	3.1%
Hispanic or Latino (of any race)	3,763	11.3%

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Payne-Phalen neighborhood, population by language

Language spoken (2017-2021)

Population (5 years and older)	30,200	100.0%
English only	16,152	53.5%
Language other than English	14,048	46.5%
Speaks English less than "very well"	7,717	25.6%

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Payne-Phalen neighborhood, population by disability status

Disability status (2017-2021)

Total population for whom disability status is determined	32,773	100.0%
Population with a disability	4,483	13.7%

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Payne-Phalen neighborhood, population by nativity

Nativity (2017-2021)

Foreign-born residents

9,164

27.6%

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Payne-Phalen neighborhood, population by residency

Residence one year ago (2017-2021)

Population (1 year and over in US)	32,678	100.0%
Same residence	27,606	84.5%
Different residence in the U.S.	5,065	15.5%
Different residence outside the U.S.	suppressed	

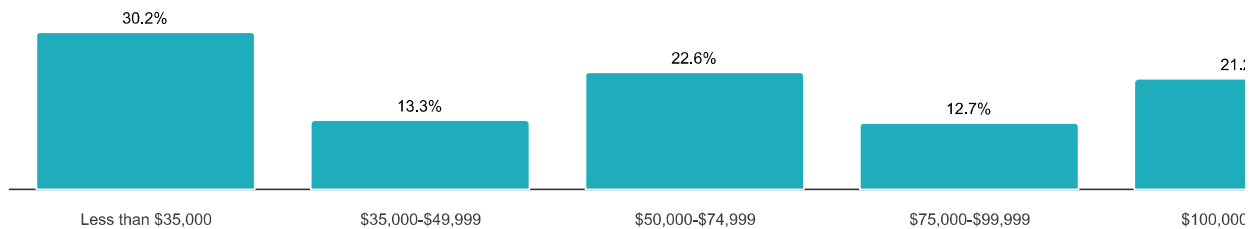
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Payne-Phalen neighborhood, household by income

Payne-Phalen Neighborhood, households by income (2021 dollars)

2017-2021



Household income (2021 dollars) (2017-2021)

Total households	9,879	100.0%
Less than \$35,000	2,984	30.2%
\$35,000-\$49,999	1,318	13.3%
\$50,000-\$74,999	2,232	22.6%
\$75,000-\$99,999	1,250	12.7%
\$100,000 or more	2,095	21.2%
Median household income (2021 dollars)	\$ suppressed	

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Payne-Phalen neighborhood, poverty status

Poverty (2017-2021)

All people for whom poverty status is determined	32,560	100.0%
With income below poverty	8,054	24.7%
With income 100-149 of poverty	3,870	11.9%
With income 150-199 of poverty	3,430	10.5%
With income 200 of poverty or higher	17,206	52.8%
17 years and younger (percent of people under age 18)	4,000	37.8%
18-24 (percent of people age 18-24)	612	20.7%
25-34 (percent of people age 25-34)	962	16.7%
35-44 (percent of people age 35-44)	880	20.0%
45-54 (percent of people age 45-54)	525	16.0%
55-64 (percent of people age 55-64)	816	26.1%
18-64 (percent of people 18-64)	3,796	19.4%
65 years and older (percent of people age 65+)	259	10.6%

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Payne-Phalen neighborhood, health coverage among population

Health coverage (2017-2021)

Total population age 65 and under for whom health insurance coverage status is determined	30,329	92.5%
Population 65 and under without health insurance coverage	2,634	8.7%

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Payne-Phalen neighborhood, housing units

Total housing units (2017-2021)

Total housing units	10,526	100.0%
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Owned and Rental Housing (2017-2021)

Vacant housing units (seasonal units included)	646	6.1%
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Occupied housing units	9,879	93.9%
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Average household size	2.9	100.0%
------------------------	-----	--------

Owner-occupied	5,517	52.4%
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Average household size	3.0	100.0%
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Renter-occupied	4,363	41.4%
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Average household size	2.8	100.0%
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Year built (2017-2021)

2010 or later	259	2.5%
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2000-2009	385	3.7%
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1970-1999	1,709	16.2%
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1940-1969	3,541	33.6%
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1939 or earlier	4,632	44.0%
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Payne-Phalen neighborhood, household data

Households (2017-2021)

Total households	9,879	100.0%
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Households by type (2017-2021)

Family households	6,750	68.3%
With children under 18 years	4,212	42.6%
Married-couple family households	3,458	35.0%
With children under 18 years	2,078	21.0%
Single-person family households	3,293	33.3%
With children under 18 years	2,134	21.6%
Nonfamily households	3,129	31.7%
Householder living alone	2,345	23.7%
65 years and over	559	5.7%
Households with one or more children under 18 years	4,256	43.1%
Households with one or more people 65 years and over	1,943	19.7%

Year householder moved into unit (2017-2021)

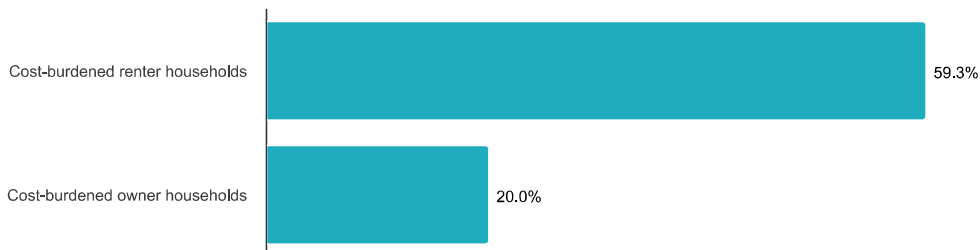
Moved in 2010 or later	6,653	67.3%
Moved in 2000-2009	1,351	13.7%
Moved in 1990-1999	999	10.1%
Moved in 1989 or earlier	876	8.9%



Payne-Phalen neighborhood, cost-burdened households by type

Payne-Phalen Neighborhood, cost-burdened households by type

2017-2021



Cost-burdened households (2017-2021)

All households for which cost burden is calculated	9,622	100.0%
Cost-burdened households	3,567	37.1%
Owner households for which cost burden is calculated	5,437	100.0%
Cost-burdened owner households	1,087	20.0%
Renter households for which cost burden is calculated	4,185	100.0%
Cost-burdened renter households	2,480	59.3%

Rent paid (2017-2021)

Households paying rent	4,321	100.0%
Median rent paid (2021 dollars)	\$ 1,063	100.0%

Payne-Phalen neighborhood, transportation data



Vehicles per household (2017-2021)

No vehicles	1,218	12.3%
1 vehicle available	3,450	34.9%
2 vehicles available	3,347	33.9%
3 or more vehicles available	1,865	18.9%

Transportation to work (2017-2021)

Workers (16 years and older)	14,297	100.0%
Car, truck, or van (including passengers)	11,727	82.0%
Public transportation	672	4.7%
Walked, biked, worked at home, or other	1,898	13.3%

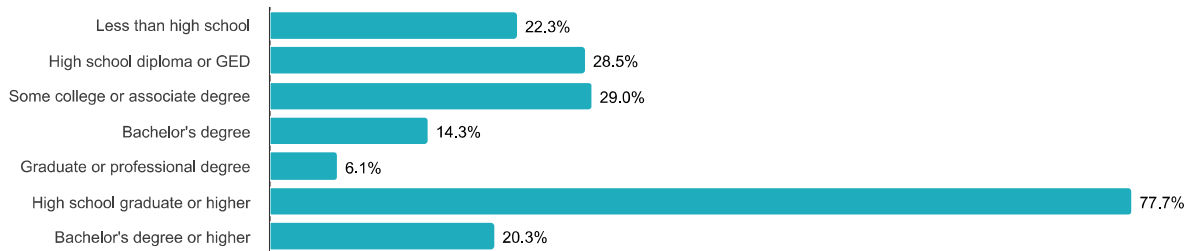
Travel time to work (2017-2021)

Total workers age 16+ (not home based)	12,704	100.0%
Less than 10 minutes	973	7.7%
10-19 minutes	4,707	37.1%
20-29 minutes	3,322	26.1%
30 minutes or longer	3,702	29.1%



Payne-Phalen neighborhood, educational attainment among adults

Payne-Phalen Neighborhood, educational attainment among adults 25 and older 2017-2021



Educational attainment (2017-2021)

Population (25 years and older)	19,336	100.0%
Less than high school	4,303	22.3%
High school diploma or GED	5,503	28.5%
Some college or associate's degree	5,599	29.0%
Bachelor's Degree	2,758	14.3%
Graduate or professional degree	1,173	6.1%
High school graduate or higher	15,033	77.7%
Bachelor's degree or higher	3,931	20.3%



Payne-Phalen neighborhood, workforce data

Working Adults (2017-2021)

Total civilian non-institutionalized population, age 18-64	19,467	100.0%
Working age adults who are employed	13,760	70.7%
Civilian labor force	14,571	100.0%
Unemployed	811	5.6%

Total employed workers (LEHD) (2020)

Total employed workers	10,661	100.0%
------------------------	--------	--------

Worker age (2020)

Age 29 or younger	3,474	32.6%
Age 30 to 54	5,646	53.0%
Age 55 or older	1,541	14.5%

Workers by earnings (2020)

\$15,000 per year or less	2,636	24.7%
\$15,001 to \$39,999 per year	4,115	38.6%
\$40,000 or more per year	3,909	36.7%

Workers by industry of employment (2020)

Accommodation and food services	805	7.6%
Administration & support, waste management, and remediation	suppressed	
Agriculture, forestry, fishing and hunting	824	7.7%
Arts, entertainment, and recreation	169	1.6%
Construction	320	3.0%
Educational services	290	2.7%
Finance and insurance	529	5.0%
Health care and social assistance	2,364	22.2%
Information	149	1.4%
Management of companies and enterprises	388	3.6%
Manufacturing	1,826	17.1%
Mining, quarrying, and oil and gas extraction	suppressed	
Other services (excluding public administration)	395	3.7%
Professional, scientific, and technical services	524	4.9%
Public administration	suppressed	

Real estate and rental and leasing	139	1.3%
Retail trade	1,117	10.5%
Transportation and warehousing	340	3.2%
Utilities	16	0.2%
Wholesale trade	430	4.0%

Workers by race (2020)

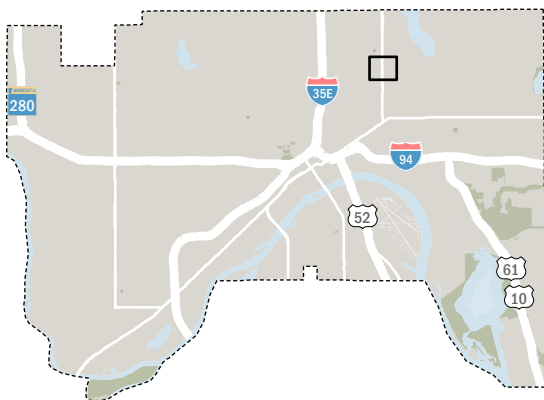
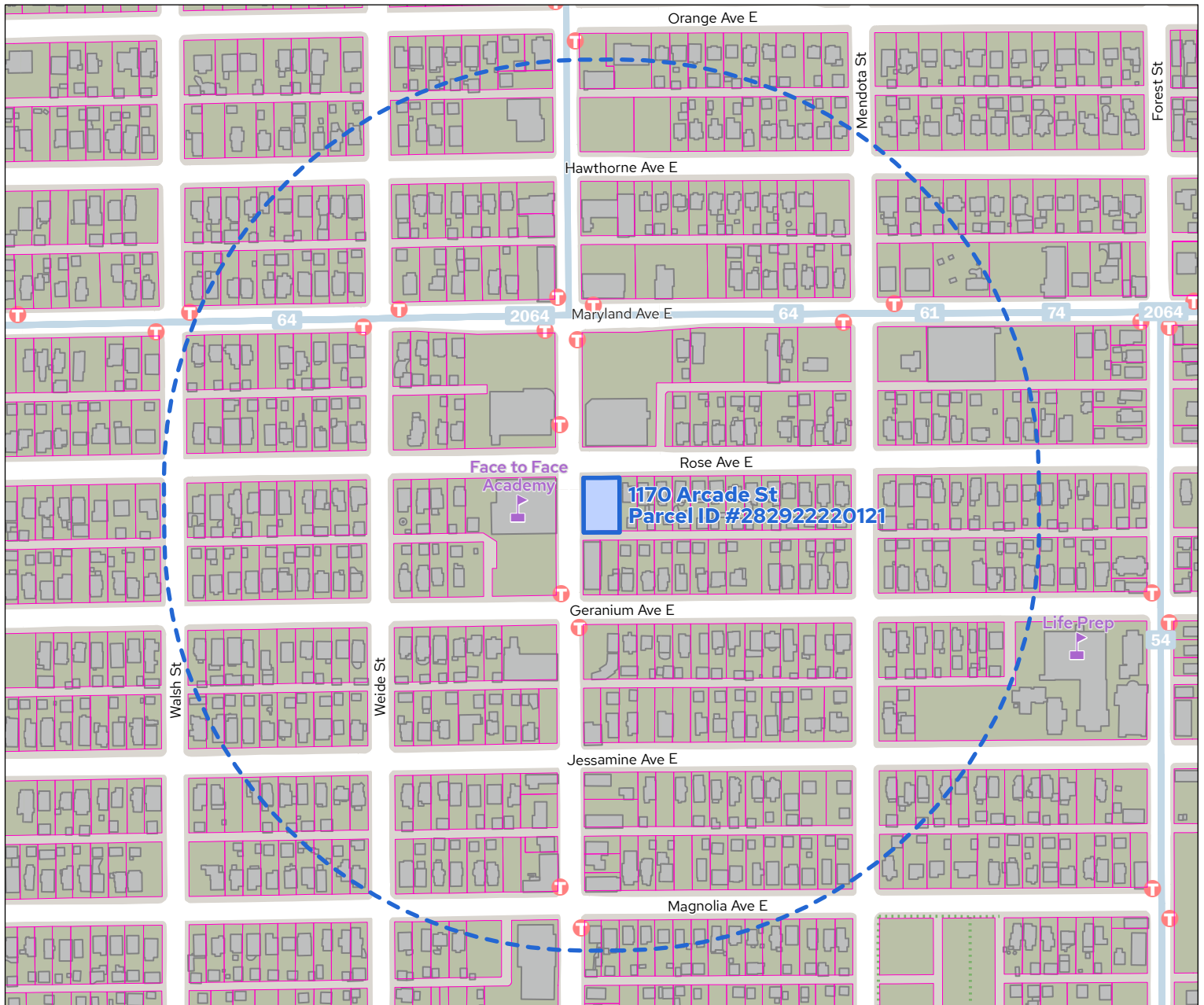
White alone	4,831	45.3%
Black or African American alone	1,683	15.8%
American Indian or Alaska Native alone	116	1.1%
Asian alone	3,693	34.6%
Native Hawaiian or Other Pacific Islander alone	suppressed	
Two or more race groups	328	3.1%
Hispanic or Latino (of any race)	1,000	9.4%

Workers by educational attainment (2020)

Less than high school	1,124	10.5%
High school or equivalent, no college	1,746	16.4%
Some college or associate degree	2,209	20.7%
Bachelor's degree or advanced degree	2,108	19.8%

1170 Arcade Street

HRA Board Report Map • Monday, November 3, 2025



Subject Property



Quarter Mile Distance



Fire Stations



Library Locations



Police Stations



Recreation Facilities



Schools

Trails

Transit Routes



Transit Stops

DATA CREDITS: St. Paul Enterprise GIS; Parcel Polygons: current Ramsey County data via Minnesota Geospatial Commons; Road and Building Polygons: 2017 impervious surface dataset, Ramsey County; Water bodies via Minnesota DNR. • LIMITATIONS ON USE: This document was prepared by the Saint Paul Planning and Economic Development Department and is intended to be used for reference and illustrative purposes only. This drawing is not a legally recorded plan, survey, official tax map or engineering schematic and is not intended to be used as such. • DATE: 11/3/2025 11:43 AM • DOCUMENT PATH: C:\Users\es131\City of Saint Paul\PED - Data, Research & Mapping - Documents\Projects\HRA Board Reports\2025\2025-11-03 - 1170 Arcade Street for Angela Riffe\4 - GIS\1170 Arcade Street.aprx



SAINT PAUL
PLANNING & ECONOMIC
DEVELOPMENT

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Miles





City of Saint Paul

City Hall and Court House
15 West Kellogg
Boulevard
Phone: 651-266-8560

Master

File Number: RES 25-1860

File ID: RES 25-1860

Type: Resolution

Status: Agenda Ready

Version: 1

Contact Number: 266-6631

In Control: Housing &
Redevelopment
Authority

File Created: 11/20/2025

File Name: Approval of the 2026 HRA Budget

Final Action:

Title:

Resolution Approving the Final 2026 HRA Budget and Certifying the Final HRA Property Tax Levy Payable in 2026.

Notes:

Sponsors: Johnson

Enactment Date:

Attachments: 2026 HRA Proposed Budget, Board Report

Financials Included?:

Contact Name: Rhonda Gillquist

Hearing Date:

Entered by: kelly.bauer@ci.stpaul.mn.us

Ord Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File RES 25-1860

Resolution Approving the Final 2026 HRA Budget and Certifying the Final HRA Property Tax Levy Payable in 2026.

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

Proposed Budget Budget Year 2026



Cheniqua Johnson, Chair
Melvin Carter, Mayor
Nicolle Newton, Executive Director

**HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL
2026 PROPOSED BUDGET
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**HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL
2026 PROPOSED BUDGET
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CITY OF SAINT PAUL
Spending by Fund Summary

Company: HOUSING REDEVELOPMENT AUTHORITY

Budget Year: 2026

	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
TOTAL FOR HRA GENERAL FUND	9,772,930	13,217,139	13,572,765	14,200,884	628,119
TOTAL FOR HRA PALACE THEATRE SPECIAL REVENUE FUND	-	235,223	246,681	-	(246,681)
TOTAL FOR HRA GENERAL DEBT SERVICE	4,133,839	4,242,744	4,384,477	4,028,099	(356,378)
TOTAL FOR HRA DEVELOPMENT CAPITAL PROJECTS	5,593,472	2,235,223	4,536,681	3,630,823	(905,858)
TOTAL FOR HRA PARKING	18,544,023	22,589,834	21,137,756	17,684,243	(3,453,513)
TOTAL FOR HRA WORLD TRADE CENTER PARKING	2,378,029	3,539,199	2,928,249	3,104,436	176,187
TOTAL FOR HRA LOAN ENTERPRISE	2,610,880	6,409,519	3,143,532	4,505,450	1,361,918
GRAND TOTAL	43,033,173	52,468,881	49,950,141	47,153,935	(2,796,206)

**HRA GENERAL FUND 2100
FINANCING SUMMARY**

	2023 Actual*	2024 Adopted	2025 Adopted	2026 Proposed
REVENUE:				
HRA Tax Levy	5,523,369	6,168,800	6,504,165	6,504,137
Conduit Bond Fees (Actuals Include Application and Closing Fees):				
Commercial / Non-Profit	1,414,273	1,348,548	1,471,314	1,452,460
Mortgage Housing	8,700	38,106	14,245	14,245
Rental Housing	1,936,420	1,311,698	1,411,362	1,016,424
Palace Theatre Fees (previously reported in separate Fund 2200)	-	-	246,681	247,221
Services and Fees	81,775	30,000	30,000	30,000
Advance Repayments	94,629	41,000	41,000	40,000
Land Sales	325,615	-	-	-
Transfers In**	-	-	299,558	-
Investment Income	166,250	25,000	100,000	100,000
TOTAL REVENUE	<u>9,551,031</u>	<u>8,963,152</u>	<u>10,118,325</u>	<u>9,404,487</u>
Use of/(Contribution to) Fund Balance	58,597	4,253,987	3,701,121	4,796,397
TOTAL REVENUE AND USE OF/(CONTRIBUTION TO) FUND BALANCE	<u>9,609,628</u>	<u>13,217,139</u>	<u>13,819,446</u>	<u>14,200,884</u>

* Actuals reflect budgetary basis and do not reflect all year-end adjustments for financial statement reporting.

** 2022 \$3,000,000 transfer in from HRA Loan Enterprise Fund, 2025 adopted is one-time transfer from close out of HRA general debt service.

HRA GENERAL FUND 2100 SPENDING SUMMARY

Infor Acct Unit	Infor Account	Description	2023 Actual*	2024 Adopted	2025 Adopted	2026 Proposed	
210055100		HRA General					
	68180	Investment Service	32,920	10,000	30,000	20,000	Office of Financial Services allocation.
Total HRA General			32,920	10,000	30,000	20,000	
210055105		HRA Board of Commissioners:					
	79205	Transfer to General Fund-Policy Analyst	84,322	84,322	84,322	84,322	
	79205	Transfer to General Fund-Right Track	66,437	66,437	66,437	66,437	
Total HRA Board of Commissioners			150,759	150,759	150,759	150,759	
210055110		HRA General Accounts					
	63105	Accounting and Auditing	10,042	97,104	97,104	100,000	State Audit and services to compile and publish HRA annual financial report.
	63120	Attorney Services - Outside Attorney	-	15,000	15,000	12,500	
	63160	General Professional Services	-	-	-	-	
	67155	Court Costs Related to Litigation	-	2,000	2,000	-	
	67340	Publication and Advertising	100	2,500	2,500	1,000	HRA public hearing notices not related to property held for resale or conduit bonds.
	67525	Membership Dues	160	2,000	2,000	500	
	68115	Enterprise Technology Initiative	42,164	39,047	39,245	35,448	
	68140	Attorney Services - City Attorney	624,373	694,433	694,433	694,433	
	72925	Department Head Reimbursement	-	1,000	1,000	-	
	78380	Recoverable Advance (to TIF districts with negative cash)	59,327	65,000	125,000	125,000	
	79205	Transfer to General Fund-Citizen Participation	18,486	18,486	18,486	18,486	
Total HRA General Account			754,652	936,570	996,768	987,367	
210055115		HRA Property Services					
	63160	General Professional Services	2,700	16,000	16,000	16,000	
	63405	Process Filing Recording Fee	4,689	6,000	6,000	1,000	
	65305	Other Assessment	38,580	125,000	125,000	50,000	
	65310	Real Estate Taxes	63	-	-	-	
	67340	Publication and Advertising	675	10,000	10,000	500	
	68175	Property Insurance	2,323	10,109	9,523	10,291	
	73415	Acquisition Title Services	-	5,000	5,000	1,000	
	73535	Maintenance Labor Costs	381,714	881,000	318,477	575,000	2024 budget includes 2023 carryover of \$200,000 for maintenance needs and \$40,000 for Hamm's property title registration.
	73540	Miscellaneous Disposition Costs	-	10,000	10,000	10,000	
Total HRA Property Services			430,744	1,063,109	500,000	663,791	

HRA GENERAL FUND 2100 SPENDING SUMMARY

Infor Acct Unit	Infor Account	Description	2023 Actual*	2024 Adopted	2025 Adopted	2026 Proposed	
210055120		Housing Development Programs					
	73220	Payment to Subcontractor Grant	-	7,500	7,500	-	Affordable housing monitoring.
210055125		PED Operations-Admin Costs					
	63160	Planning consulting/research operations	-	-	-	365,000	2026 budget for planning \$55,000, surveys \$10,000 , comp. plan \$150,000, and downtown plan \$150,000.
	68105	Management and Admin Service	5,095,461	6,178,283	5,876,079	5,876,079	PED Operations admin.
	79205	Transfer to General Fund (HRA Board of Commissioners)	183,233	183,233	183,233	183,233	
	79205	Transfer to General Fund-HREEO	539,966	539,966	539,966	539,966	Business Capacity Building and HUD Section 3 Training.
	79230	Transfer to Internal Service Fund (PED Operations shortfall)	323,490	1,892,719	2,708,460	2,938,968	
	79220	Transfer to TIF Capital Projects	-	-	-	-	
Total PED Operations-Admin Costs			6,142,150	8,794,201	9,307,738	9,903,246	
210055130		Industrial/Commercial/Non-Profit Conduit Revenue Bonds					
	67340	Publications and Advertising	192	5,000	5,000	2,500	Public hearing notices.
	68105	Management and Admin Service	1,250,000	1,250,000	1,450,000	1,300,000	PED Operations admin.
Total Industrial/Commercial/Non-Profit Conduit Revenue Bonds			1,250,192	1,255,000	1,455,000	1,302,500	
210055135		Mortgage Housing Revenue Bonds					
	68105	Management and Admin Service	400,000	400,000	525,000	400,000	PED Operations admin.
Total Mortgage Housing Revenue Bonds			400,000	400,000	525,000	400,000	
210055140		Rental Housing Conduit Revenue Bonds					
	67340	Publications and Advertising	688	5,000	5,000	1,000	Public hearing notices.
	68105	Management and Admin Service	447,523	575,000	575,000	525,000	PED Operations admin.
Total Rental Housing Conduit Revenue Bonds			448,211	580,000	580,000	526,000	
210055205		Neighborhood Economic Development					
	63160	General Professional Services	-	20,000	20,000	-	Ramsey County admin. fee For TIF Districts that don't allow TIF admin.
Total HRA General			-	20,000	20,000	-	
210055220		Palace Theatre Operations					
	79220	Transfer to HRA Development Capital Projects Fund	-	-	246,681	247,221	Beginning in 2024, Palace Theatre operations reported in HRA General Fund.
Total HRA General			-	-	246,681	247,221	
TOTAL			9,609,628	13,217,139	13,819,446	14,200,884	

*Actuals reflect budgetary basis and do not reflect all year-end accounting adjustments for financial statement reporting.

CITY OF SAINT PAUL
Financing by Company, Accounting Unit and Account

Company: HOUSING REDEVELOPMENT AUTHORITY
Fund: HRA GENERAL FUND
Department: HOUSING REDEVELOPMENT AUTHORITY

Budget Year: 2026

Account - Account Description	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
210055100 - HRA GENERAL FUND REVENUES					
40005 - CURRENT PROPERTY TAX	4,544,121	6,168,800	6,504,165	6,504,137	(28)
40010 - FISCAL DISPARITIES	1,003,229	-	-	-	-
40201 - PROP TAX 1ST YEAR DELINQUENT	(957)	-	-	-	-
40202 - PROP TAX 2ND YR DELINQUENT	(20,354)	-	-	-	-
40203 - PROP TAX 3RD YR DELINQUENT	(4,105)	-	-	-	-
40204 - PROP TAX 4TH YEAR DELINQUENT	435	-	-	-	-
40205 - PROP TAX 5TH YEAR DELINQUENT	(77)	-	-	-	-
40206 - PROP TAX 6TH YR AND PRIOR	1,076	-	-	-	-
TOTAL FOR TAXES	5,523,369	6,168,800	6,504,165	6,504,137	(28)
44190 - MISCELLANEOUS FEES	500	-	-	-	-
47510 - SPACE RENTAL	4,821	-	-	-	-
50125 - APPLICATION FEE	59,954	30,000	30,000	30,000	-
50235 - LAND HELD FOR RESALE PED	325,615	-	-	-	-
51240 - SERVICES TO HRA	1,000	-	-	-	-
TOTAL FOR CHARGES FOR SERVICES	391,890	30,000	30,000	30,000	-
54505 - INTEREST INTERNAL POOL	166,250	25,000	100,000	100,000	-
TOTAL FOR INVESTMENT EARNINGS	166,250	25,000	100,000	100,000	-
56230 - TRANSFER FR DEBT SERVICE FUND	-	-	299,558	-	(299,558)
59910 - USE OF FUND EQUITY	-	4,253,987	3,701,121	4,796,397	1,095,276
TOTAL FOR OTHER FINANCING SOURCES	-	4,253,987	4,000,679	4,796,397	795,718
TOTAL FOR 210055100 - HRA GENERAL FUND REVENUES	6,081,509	10,477,787	10,634,844	11,430,534	795,690

CITY OF SAINT PAUL
Financing by Company, Accounting Unit and Account

Company: HOUSING REDEVELOPMENT AUTHORITY
Fund: HRA GENERAL FUND
Department: HOUSING REDEVELOPMENT AUTHORITY

Budget Year: 2026

Account - Account Description	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
210055110 - HRA GENERAL ACCOUNTS					
44190 - MISCELLANEOUS FEES	2,000	-	-	-	-
50125 - APPLICATION FEE	13,500	-	-	-	-
TOTAL FOR CHARGES FOR SERVICES	15,500	-	-	-	-
57605 - REPAYMENT OF ADVANCE	94,629	41,000	41,000	40,000	(1,000)
TOTAL FOR OTHER FINANCING SOURCES	94,629	41,000	41,000	40,000	(1,000)
TOTAL FOR 210055110 - HRA GENERAL ACCOUNTS	110,129	41,000	41,000	40,000	(1,000)

CITY OF SAINT PAUL
Financing by Company, Accounting Unit and Account

Company: HOUSING REDEVELOPMENT AUTHORITY
Fund: HRA GENERAL FUND
Department: HOUSING REDEVELOPMENT AUTHORITY

Budget Year: 2026

Account - Account Description	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
210055130 - INDUSTRIAL DEV REVENUE BONDS					
50125 - APPLICATION FEE	15,000	-	-	-	-
51240 - SERVICES TO HRA	1,399,273	1,348,548	1,471,314	1,452,460	(18,854)
TOTAL FOR CHARGES FOR SERVICES	1,414,273	1,348,548	1,471,314	1,452,460	(18,854)
TOTAL FOR 210055130 - INDUSTRIAL DEV REVENUE BONDS	1,414,273	1,348,548	1,471,314	1,452,460	(18,854)

CITY OF SAINT PAUL
Financing by Company, Accounting Unit and Account

Company: HOUSING REDEVELOPMENT AUTHORITY
Fund: HRA GENERAL FUND
Department: HOUSING REDEVELOPMENT AUTHORITY

Budget Year: 2026

Account - Account Description	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
210055135 - MORTGAGE HOUSING REVENUE BONDS					
51240 - SERVICES TO HRA	8,700	38,106	14,245	14,245	-
TOTAL FOR CHARGES FOR SERVICES	8,700	38,106	14,245	14,245	-
TOTAL FOR 210055135 - MORTGAGE HOUSING REVENUE BONDS	8,700	38,106	14,245	14,245	-

CITY OF SAINT PAUL
Financing by Company, Accounting Unit and Account

Company: HOUSING REDEVELOPMENT AUTHORITY
Fund: HRA GENERAL FUND
Department: HOUSING REDEVELOPMENT AUTHORITY

Budget Year: 2026

Account - Account Description	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
210055140 - RENTAL HSG CONDUIT REV BNDS					
50125 - APPLICATION FEE	15,740	-	-	-	-
51240 - SERVICES TO HRA	1,920,680	1,311,698	1,411,362	1,016,424	(394,938)
TOTAL FOR CHARGES FOR SERVICES	1,936,420	1,311,698	1,411,362	1,016,424	(394,938)
TOTAL FOR 210055140 - RENTAL HSG CONDUIT REV BNDS	1,936,420	1,311,698	1,411,362	1,016,424	(394,938)

CITY OF SAINT PAUL
Financing by Company, Accounting Unit and Account

Company: HOUSING REDEVELOPMENT AUTHORITY
Fund: HRA GENERAL FUND
Department: HOUSING REDEVELOPMENT AUTHORITY

Budget Year: 2026

Account - Account Description	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
210055220 - PALACE THEATRE OPERATIONS					
44505 - ADMINISTRATION EXTERNAL	163,302	-	-	217,380	217,380
TOTAL FOR CHARGES FOR SERVICES	163,302	-	-	217,380	217,380
55915 - OTHER MISC REVENUE	-	-	-	29,841	29,841
TOTAL FOR MISCELLANEOUS REVENUE	-	-	-	29,841	29,841
TOTAL FOR 210055220 - PALACE THEATRE OPERATIONS	163,302	-	-	247,221	247,221
TOTAL FOR HOUSING REDEVELOPMENT AUTHORITY	9,714,332	13,217,139	13,572,765	14,200,884	628,119
TOTAL FOR HRA GENERAL FUND	9,714,332	13,217,139	13,572,765	14,200,884	628,119
TOTAL FOR HOUSING REDEVELOPMENT AUTHORITY	9,714,332	13,217,139	13,572,765	14,200,884	628,119

CITY OF SAINT PAUL
Spending by Company, Accounting Unit and Account

Company: HOUSING REDEVELOPMENT AUTHORITY
Fund: HRA GENERAL FUND
Department: HOUSING REDEVELOPMENT AUTHORITY

Budget Year: 2026

Account - Account Description	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
210055100 - HRA GENERAL FUND REVENUES					
68180 - INVESTMENT SERVICE	32,920	10,000	30,000	20,000	(10,000)
TOTAL FOR SERVICES	32,920	10,000	30,000	20,000	(10,000)
TOTAL FOR 210055100 - HRA GENERAL FUND REVENUES	32,920	10,000	30,000	20,000	(10,000)

CITY OF SAINT PAUL
Spending by Company, Accounting Unit and Account

Company: HOUSING REDEVELOPMENT AUTHORITY
Fund: HRA GENERAL FUND
Department: HOUSING REDEVELOPMENT AUTHORITY

Budget Year: 2026

Account - Account Description	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
210055105 - HRA BOARD OF COMMISSIONERS					
79205 - TRANSFER TO GENERAL FUND	150,759	150,759	150,759	150,759	-
TOTAL FOR OTHER FINANCING USES	150,759	150,759	150,759	150,759	-
TOTAL FOR 210055105 - HRA BOARD OF COMMISSIONERS	150,759	150,759	150,759	150,759	-

CITY OF SAINT PAUL
Spending by Company, Accounting Unit and Account

Company: HOUSING REDEVELOPMENT AUTHORITY
Fund: HRA GENERAL FUND
Department: HOUSING REDEVELOPMENT AUTHORITY

Budget Year: 2026

Account - Account Description	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
210055110 - HRA GENERAL ACCOUNTS					
63105 - ACCOUNTING AND AUDITING	10,042	97,104	97,104	100,000	2,896
63120 - ATTORNEYS	-	15,000	15,000	12,500	(2,500)
67155 - CIVIL LITIGATION COST	-	2,000	2,000	-	(2,000)
67340 - PUBLICATION AND ADVERTISING	100	2,500	2,500	1,000	(1,500)
67525 - MEMBERSHIP DUES	160	2,000	2,000	500	(1,500)
68115 - ENTERPRISE TECHNOLOGY INITIATI	42,164	39,047	39,245	35,448	(3,797)
68140 - CITY ATTORNEY SERVICE	624,372	694,433	694,433	694,433	-
TOTAL FOR SERVICES	676,838	852,084	852,282	843,881	(8,401)
72925 - DEPT HEAD REIMBURSEMENT	-	1,000	1,000	-	(1,000)
TOTAL FOR MATERIALS AND SUPPLIES	-	1,000	1,000	-	(1,000)
78380 - ADVANCE TO OTHER FUND	59,327	65,000	125,000	125,000	-
TOTAL FOR DEBT SERVICE	59,327	65,000	125,000	125,000	-
79205 - TRANSFER TO GENERAL FUND	18,486	18,486	18,486	18,486	-
TOTAL FOR OTHER FINANCING USES	18,486	18,486	18,486	18,486	-
TOTAL FOR 210055110 - HRA GENERAL ACCOUNTS	754,651	936,570	996,768	987,367	(9,401)

CITY OF SAINT PAUL
Spending by Company, Accounting Unit and Account

Company: HOUSING REDEVELOPMENT AUTHORITY
Fund: HRA GENERAL FUND
Department: HOUSING REDEVELOPMENT AUTHORITY

Budget Year: 2026

Account - Account Description	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
210055115 - HRA PROPERTY SERVICES					
63160 - GENERAL PROFESSIONAL SERVICE	2,700	16,000	16,000	16,000	-
63405 - PROCESS FILING RECORDING FEE	4,689	6,000	6,000	1,000	(5,000)
65305 - OTHER ASSESSMENT	38,580	125,000	125,000	50,000	(75,000)
65310 - REAL ESTATE TAX	63	-	-	-	-
67340 - PUBLICATION AND ADVERTISING	675	10,000	10,000	500	(9,500)
68175 - PROPERTY INSURANCE SHARE	2,323	10,109	9,523	10,291	768
TOTAL FOR SERVICES	49,031	167,109	166,523	77,791	(88,732)
73415 - ACQUISITION TITLE SERVICE	-	5,000	5,000	1,000	(4,000)
73535 - MAINTENANCE LABOR CONTRACT	381,714	881,000	318,477	575,000	256,523
73540 - MISC DISPOSITION COSTS	-	10,000	10,000	10,000	-
TOTAL FOR PROGRAM EXPENSE	381,714	896,000	333,477	586,000	252,523
TOTAL FOR 210055115 - HRA PROPERTY SERVICES	430,744	1,063,109	500,000	663,791	163,791

CITY OF SAINT PAUL
Spending by Company, Accounting Unit and Account

Company: HOUSING REDEVELOPMENT AUTHORITY
Fund: HRA GENERAL FUND
Department: HOUSING REDEVELOPMENT AUTHORITY

Budget Year: 2026

Account - Account Description	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
210055120 - HOUSING DEVEL PROGRAMS					
73220 - PMT TO SUBCONTRACTOR GRANT	-	7,500	7,500	-	(7,500)
TOTAL FOR PROGRAM EXPENSE	-	7,500	7,500	-	(7,500)
TOTAL FOR 210055120 - HOUSING DEVEL PROGRAMS	-	7,500	7,500	-	(7,500)

CITY OF SAINT PAUL
Spending by Company, Accounting Unit and Account

Company: HOUSING REDEVELOPMENT AUTHORITY
Fund: HRA GENERAL FUND
Department: HOUSING REDEVELOPMENT AUTHORITY

Budget Year: 2026

Account - Account Description	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
210055125 - PED OPERATIONS-ADMIN COSTS					
63160 - GENERAL PROFESSIONAL SERVICE	-	-	-	365,000	365,000
68105 - MANAGEMENT AND ADMIN SERVICE	5,095,462	6,178,283	5,876,079	5,876,079	-
TOTAL FOR SERVICES	5,095,462	6,178,283	5,876,079	6,241,079	365,000
79205 - TRANSFER TO GENERAL FUND	723,199	723,199	723,199	723,199	-
79230 - TRANSFER TO INTERNAL SERV FUND	323,490	1,892,719	2,708,460	2,938,968	230,508
TOTAL FOR OTHER FINANCING USES	1,046,689	2,615,918	3,431,659	3,662,167	230,508
TOTAL FOR 210055125 - PED OPERATIONS-ADMIN COSTS	6,142,151	8,794,201	9,307,738	9,903,246	595,508

CITY OF SAINT PAUL
Spending by Company, Accounting Unit and Account

Company: HOUSING REDEVELOPMENT AUTHORITY
Fund: HRA GENERAL FUND
Department: HOUSING REDEVELOPMENT AUTHORITY

Budget Year: 2026

Account - Account Description	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
210055130 - INDUSTRIAL DEV REVENUE BONDS					
67340 - PUBLICATION AND ADVERTISING	192	5,000	5,000	2,500	(2,500)
68105 - MANAGEMENT AND ADMIN SERVICE	1,250,000	1,250,000	1,450,000	1,300,000	(150,000)
TOTAL FOR SERVICES	1,250,192	1,255,000	1,455,000	1,302,500	(152,500)
TOTAL FOR 210055130 - INDUSTRIAL DEV REVENUE BONDS	1,250,192	1,255,000	1,455,000	1,302,500	(152,500)

CITY OF SAINT PAUL
Spending by Company, Accounting Unit and Account

Company: HOUSING REDEVELOPMENT AUTHORITY
Fund: HRA GENERAL FUND
Department: HOUSING REDEVELOPMENT AUTHORITY

Budget Year: 2026

Account - Account Description	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
210055135 - MORTGAGE HOUSING REVENUE BONDS					
68105 - MANAGEMENT AND ADMIN SERVICE	400,000	400,000	525,000	400,000	(125,000)
TOTAL FOR SERVICES	400,000	400,000	525,000	400,000	(125,000)
TOTAL FOR 210055135 - MORTGAGE HOUSING REVENUE BONDS	400,000	400,000	525,000	400,000	(125,000)

CITY OF SAINT PAUL
Spending by Company, Accounting Unit and Account

Company: HOUSING REDEVELOPMENT AUTHORITY
Fund: HRA GENERAL FUND
Department: HOUSING REDEVELOPMENT AUTHORITY

Budget Year: 2026

Account - Account Description	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
210055140 - RENTAL HSG CONDUIT REV BNDS					
67340 - PUBLICATION AND ADVERTISING	688	5,000	5,000	1,000	(4,000)
68105 - MANAGEMENT AND ADMIN SERVICE	447,523	575,000	575,000	525,000	(50,000)
TOTAL FOR SERVICES	448,211	580,000	580,000	526,000	(54,000)
TOTAL FOR 210055140 - RENTAL HSG CONDUIT REV BNDS	448,211	580,000	580,000	526,000	(54,000)

CITY OF SAINT PAUL
Spending by Company, Accounting Unit and Account

Company: HOUSING REDEVELOPMENT AUTHORITY
Fund: HRA GENERAL FUND
Department: HOUSING REDEVELOPMENT AUTHORITY

Budget Year: 2026

Account - Account Description	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
210055205 - NEIGHBORHOOD ECONOMIC DEV					
63160 - GENERAL PROFESSIONAL SERVICE	-	20,000	20,000	-	(20,000)
TOTAL FOR SERVICES	-	20,000	20,000	-	(20,000)
TOTAL FOR 210055205 - NEIGHBORHOOD ECONOMIC DEV	-	20,000	20,000	-	(20,000)

CITY OF SAINT PAUL
Spending by Company, Accounting Unit and Account

Company: HOUSING REDEVELOPMENT AUTHORITY
Fund: HRA GENERAL FUND
Department: HOUSING REDEVELOPMENT AUTHORITY

Budget Year: 2026

Account - Account Description	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
210055220 - PALACE THEATRE OPERATIONS					
79220 - TRANSFER TO CAPITAL PROJ FUND	163,302	-	-	247,221	247,221
TOTAL FOR OTHER FINANCING USES	163,302	-	-	247,221	247,221
TOTAL FOR 210055220 - PALACE THEATRE OPERATIONS	163,302	-	-	247,221	247,221
TOTAL FOR HOUSING REDEVELOPMENT AUTHORITY	9,772,930	13,217,139	13,572,765	14,200,884	628,119
TOTAL FOR HRA GENERAL FUND	9,772,930	13,217,139	13,572,765	14,200,884	628,119
TOTAL FOR HOUSING REDEVELOPMENT AUTHORITY	9,772,930	13,217,139	13,572,765	14,200,884	628,119

**HRA DEBT SERVICE FUND
FINANCING SUMMARY
2026 PROPOSED BUDGET**

Accounting Unit	Description (TI=Tax Increment)	Tax Increments	Investment Earnings	Use of/(Contrib to) Fund Balance	Total
301695224	N QUAD ESSEX 2002 REV DS 224	121,546	320	-	121,866
302195228	EMRLD PRK GARD 2010 REV DS 228	980,532	18,250	-	998,782
302395233	N QUAD DAKOTA 2002 REV DS 233	134,430	300	-	134,730
302695236	JJ HILL GNL 2004 REV DS 236	394,976	40,700	(73,884) *	361,792
302995241	N QUAD 9TH ST 2004 REV DS 241	105,344	650	-	105,994
303895225	RR UPLAND USBK 2019 RFD DS 225	2,273,935	31,000	-	2,304,935
TOTAL HRA DEBT SERVICE FUND FINANCING		4,010,763	91,220	(73,884)	4,028,099

* The contribution to fund equity for JJ Hill Tax Increment Bonds, 2004 is for trustee reserves.

**HRA DEBT SERVICE FUND
SPENDING SUMMARY
2026 PROPOSED BUDGET**

Accounting Unit	Description (TI=Tax Increment)	Debt Spending	Bank Fees and Other Spending	Transfers Out	Total Spending
301695224	N QUAD ESSEX 2002 REV DS 224	121,416	450	-	121,866
302195228	EMRLD PRK GARD 2010 REV DS 228	881,629	2,900	114,253	998,782
302395233	N QUAD DAKOTA 2002 REV DS 233	134,280	450	-	134,730
302695236	JJ HILL GNL 2004 REV DS 236	324,907	3,100	33,785	361,792
302995241	N QUAD 9TH ST 2004 REV DS 241	105,144	850	-	105,994
303895225	RR UPLAND USBK 2019 RFD DS 225	2,302,435	2,500	-	2,304,935
TOTAL HRA DEBT SERVICE FUND SPENDING		3,869,811	10,250	148,038	4,028,099

CITY OF SAINT PAUL
Financing by Company, Accounting Unit and Account

Company: HOUSING REDEVELOPMENT AUTHORITY
Fund: HRA GENERAL DEBT SERVICE
Department: HOUSING REDEVELOPMENT AUTHORITY

Budget Year: 2026

Account - Account Description	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
3000972003A - 2003A HUD SEC 108 NOTE DEBT					
59910 - USE OF FUND EQUITY	-	-	299,558	-	(299,558)
TOTAL FOR OTHER FINANCING SOURCES	-	-	299,558	-	(299,558)
TOTAL FOR 3000972003A - 2003A HUD SEC 108 NOTE DEBT	-	-	299,558	-	(299,558)

CITY OF SAINT PAUL
Financing by Company, Accounting Unit and Account

Company: HOUSING REDEVELOPMENT AUTHORITY
Fund: HRA GENERAL DEBT SERVICE
Department: HOUSING REDEVELOPMENT AUTHORITY

Budget Year: 2026

Account - Account Description	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
301695224 - N QUAD ESSEX 2002 REV DS 224					
40105 - CURRENT TAX INCREMENT	131,815	133,793	133,515	121,546	(11,969)
40301 - TAX INCR 1ST YR DELINQUENT	32	-	-	-	-
40302 - TAX INCR 2ND YR DELINQUENT	34	-	-	-	-
40303 - TAX INCR 3RD YR DELINQUENT	31	-	-	-	-
TOTAL FOR TAXES	131,912	133,793	133,515	121,546	(11,969)
54505 - INTEREST INTERNAL POOL	782	500	780	300	(480)
54506 - INTEREST ACCRUED REVENUE	69	-	-	-	-
54810 - INTEREST NON POOL	30	20	30	20	(10)
TOTAL FOR INVESTMENT EARNINGS	880	520	810	320	(490)
TOTAL FOR 301695224 - N QUAD ESSEX 2002 REV DS 224	132,792	134,313	134,325	121,866	(12,459)

CITY OF SAINT PAUL
Financing by Company, Accounting Unit and Account

Company: HOUSING REDEVELOPMENT AUTHORITY
Fund: HRA GENERAL DEBT SERVICE
Department: HOUSING REDEVELOPMENT AUTHORITY

Budget Year: 2026

Account - Account Description	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
301995225 - RR UP LAND 2012 REV RFD DS 225					
59910 - USE OF FUND EQUITY	-	-	1,376	-	(1,376)
TOTAL FOR OTHER FINANCING SOURCES	-	-	1,376	-	(1,376)
TOTAL FOR 301995225 - RR UP LAND 2012 REV RFD DS 225	-	-	1,376	-	(1,376)

CITY OF SAINT PAUL
Financing by Company, Accounting Unit and Account

Company: HOUSING REDEVELOPMENT AUTHORITY
Fund: HRA GENERAL DEBT SERVICE
Department: HOUSING REDEVELOPMENT AUTHORITY

Budget Year: 2026

Account - Account Description	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
302195228 - EMRLD PRK GARD 2010 REV DS 228					
40105 - CURRENT TAX INCREMENT	965,389	970,267	991,018	980,532	(10,486)
40301 - TAX INCR 1ST YR DELINQUENT	3,062	-	-	-	-
TOTAL FOR TAXES	968,451	970,267	991,018	980,532	(10,486)
54505 - INTEREST INTERNAL POOL	8,499	17,000	8,500	18,200	9,700
54810 - INTEREST NON POOL	43	50	40	50	10
TOTAL FOR INVESTMENT EARNINGS	8,542	17,050	8,540	18,250	9,710
TOTAL FOR 302195228 - EMRLD PRK GARD 2010 REV DS 228	976,993	987,317	999,558	998,782	(776)

CITY OF SAINT PAUL
Financing by Company, Accounting Unit and Account

Company: HOUSING REDEVELOPMENT AUTHORITY
Fund: HRA GENERAL DEBT SERVICE
Department: HOUSING REDEVELOPMENT AUTHORITY

Budget Year: 2026

Account - Account Description	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
302395233 - N QUAD DAKOTA 2002 REV DS 233					
40105 - CURRENT TAX INCREMENT	121,206	121,294	131,373	134,430	3,057
TOTAL FOR TAXES	121,206	121,294	131,373	134,430	3,057
54505 - INTEREST INTERNAL POOL	618	500	620	300	(320)
TOTAL FOR INVESTMENT EARNINGS	618	500	620	300	(320)
TOTAL FOR 302395233 - N QUAD DAKOTA 2002 REV DS 233	121,823	121,794	131,993	134,730	2,737

CITY OF SAINT PAUL
Financing by Company, Accounting Unit and Account

Company: HOUSING REDEVELOPMENT AUTHORITY
Fund: HRA GENERAL DEBT SERVICE
Department: HOUSING REDEVELOPMENT AUTHORITY

Budget Year: 2026

Account - Account Description	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
302695236 - JJ HILL GNL 2004 REV DS 236					
40105 - CURRENT TAX INCREMENT	402,753	410,975	405,565	394,976	(10,589)
40301 - TAX INCR 1ST YR DELINQUENT	8,095	-	-	-	-
40302 - TAX INCR 2ND YR DELINQUENT	5,496	-	-	-	-
TOTAL FOR TAXES	416,345	410,975	405,565	394,976	(10,589)
54505 - INTEREST INTERNAL POOL	2,393	800	2,400	5,200	2,800
54810 - INTEREST NON POOL	22,273	7,700	17,500	35,500	18,000
TOTAL FOR INVESTMENT EARNINGS	24,666	8,500	19,900	40,700	20,800
59950 - CONTR TO FUND EQUITY	-	(49,837)	(58,692)	(73,884)	(15,192)
TOTAL FOR OTHER FINANCING SOURCES	-	(49,837)	(58,692)	(73,884)	(15,192)
TOTAL FOR 302695236 - JJ HILL GNL 2004 REV DS 236	441,011	369,638	366,773	361,792	(4,981)

CITY OF SAINT PAUL
Financing by Company, Accounting Unit and Account

Company: HOUSING REDEVELOPMENT AUTHORITY
Fund: HRA GENERAL DEBT SERVICE
Department: HOUSING REDEVELOPMENT AUTHORITY

Budget Year: 2026

Account - Account Description	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
302995241 - N QUAD 9TH ST 2004 REV DS 241					
40105 - CURRENT TAX INCREMENT	156,242	158,512	151,630	105,344	(46,286)
40304 - TAX INCR 4TH YR DELINQUENT	(0)	-	-	-	-
TOTAL FOR TAXES	156,242	158,512	151,630	105,344	(46,286)
54505 - INTEREST INTERNAL POOL	901	500	900	600	(300)
54810 - INTEREST NON POOL	23	100	20	50	30
TOTAL FOR INVESTMENT EARNINGS	924	600	920	650	(270)
TOTAL FOR 302995241 - N QUAD 9TH ST 2004 REV DS 241	157,165	159,112	152,550	105,994	(46,556)

CITY OF SAINT PAUL
Financing by Company, Accounting Unit and Account

Company: HOUSING REDEVELOPMENT AUTHORITY
Fund: HRA GENERAL DEBT SERVICE
Department: HOUSING REDEVELOPMENT AUTHORITY

Budget Year: 2026

Account - Account Description	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
303394248 - KOCH MOBIL 2004C GO DS 248					
40105 - CURRENT TAX INCREMENT	182,000	171,450	-	-	-
TOTAL FOR TAXES	182,000	171,450	-	-	-
54505 - INTEREST INTERNAL POOL	2,164	1,000	-	-	-
TOTAL FOR INVESTMENT EARNINGS	2,164	1,000	-	-	-
TOTAL FOR 303394248 - KOCH MOBIL 2004C GO DS 248	184,164	172,450	-	-	-

CITY OF SAINT PAUL
Financing by Company, Accounting Unit and Account

Company: HOUSING REDEVELOPMENT AUTHORITY
Fund: HRA GENERAL DEBT SERVICE
Department: HOUSING REDEVELOPMENT AUTHORITY

Budget Year: 2026

Account - Account Description	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
303795262 - RR DRAKE MARBL 2002 REV DS 262					
40105 - CURRENT TAX INCREMENT	10,136	-	-	-	-
40302 - TAX INCR 2ND YR DELINQUENT	(10,136)	-	-	-	-
TOTAL FOR TAXES	-	-	-	-	-
TOTAL FOR 303795262 - RR DRAKE MARBL 2002 REV DS 262	-	-	-	-	-

CITY OF SAINT PAUL
Financing by Company, Accounting Unit and Account

Company: HOUSING REDEVELOPMENT AUTHORITY
Fund: HRA GENERAL DEBT SERVICE
Department: HOUSING REDEVELOPMENT AUTHORITY

Budget Year: 2026

Account - Account Description	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
303895225 - RR UPLAND USBK 2019 RFD DS 225					
40105 - CURRENT TAX INCREMENT	2,240,628	2,263,120	2,260,024	2,273,935	13,911
TOTAL FOR TAXES	2,240,628	2,263,120	2,260,024	2,273,935	13,911
54505 - INTEREST INTERNAL POOL	18,002	15,000	15,000	10,000	(5,000)
54810 - INTEREST NON POOL	23,319	20,000	23,320	21,000	(2,320)
TOTAL FOR INVESTMENT EARNINGS	41,322	35,000	38,320	31,000	(7,320)
TOTAL FOR 303895225 - RR UPLAND USBK 2019 RFD DS 225	2,281,950	2,298,120	2,298,344	2,304,935	6,591
TOTAL FOR HOUSING REDEVELOPMENT AUTHORITY	4,295,899	4,242,744	4,384,477	4,028,099	(356,378)
TOTAL FOR HRA GENERAL DEBT SERVICE	4,295,899	4,242,744	4,384,477	4,028,099	(356,378)
TOTAL FOR HOUSING REDEVELOPMENT AUTHORITY	4,295,899	4,242,744	4,384,477	4,028,099	(356,378)

CITY OF SAINT PAUL
Spending by Company, Accounting Unit and Account

Company: HOUSING REDEVELOPMENT AUTHORITY
Fund: HRA GENERAL DEBT SERVICE
Department: HOUSING REDEVELOPMENT AUTHORITY

Budget Year: 2026

Account - Account Description	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
3000972003A - 2003A HUD SEC 108 NOTE DEBT					
79210 - TRANSFER TO SPEC REVENUE FUND	-	-	299,558	-	(299,558)
TOTAL FOR OTHER FINANCING USES	-	-	299,558	-	(299,558)
TOTAL FOR 3000972003A - 2003A HUD SEC 108 NOTE DEBT	-	-	299,558	-	(299,558)

CITY OF SAINT PAUL
Spending by Company, Accounting Unit and Account

Company: HOUSING REDEVELOPMENT AUTHORITY
Fund: HRA GENERAL DEBT SERVICE
Department: HOUSING REDEVELOPMENT AUTHORITY

Budget Year: 2026

Account - Account Description	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
301695224 - N QUAD ESSEX 2002 REV DS 224					
63615 - BANK SERVICES	400	400	400	400	-
68180 - INVESTMENT SERVICE	159	100	160	50	(110)
TOTAL FOR SERVICES	559	500	560	450	(110)
78105 - PRINCIPAL ON REVENUE BONDS	92,000	100,738	108,040	100,041	(7,999)
78705 - INTEREST ON REVENUE BONDS	34,575	33,075	25,725	21,375	(4,350)
TOTAL FOR DEBT SERVICE	126,575	133,813	133,765	121,416	(12,349)
TOTAL FOR 301695224 - N QUAD ESSEX 2002 REV DS 224	127,134	134,313	134,325	121,866	(12,459)

CITY OF SAINT PAUL
Spending by Company, Accounting Unit and Account

Company: HOUSING REDEVELOPMENT AUTHORITY
Fund: HRA GENERAL DEBT SERVICE
Department: HOUSING REDEVELOPMENT AUTHORITY

Budget Year: 2026

Account - Account Description	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
301995225 - RR UP LAND 2012 REV RFD DS 225					
79220 - TRANSFER TO CAPITAL PROJ FUND	-	-	1,376	-	(1,376)
TOTAL FOR OTHER FINANCING USES	-	-	1,376	-	(1,376)
TOTAL FOR 301995225 - RR UP LAND 2012 REV RFD DS 225	-	-	1,376	-	(1,376)

CITY OF SAINT PAUL
Spending by Company, Accounting Unit and Account

Company: HOUSING REDEVELOPMENT AUTHORITY
Fund: HRA GENERAL DEBT SERVICE
Department: HOUSING REDEVELOPMENT AUTHORITY

Budget Year: 2026

Account - Account Description	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
302195228 - EMRLD PRK GARD 2010 REV DS 228					
63615 - BANK SERVICES	800	800	800	900	100
68180 - INVESTMENT SERVICE	1,256	3,400	1,260	2,000	740
TOTAL FOR SERVICES	2,056	4,200	2,060	2,900	840
78105 - PRINCIPAL ON REVENUE BONDS	680,000	772,529	831,925	823,779	(8,146)
78705 - INTEREST ON REVENUE BONDS	174,128	135,292	89,269	57,850	(31,419)
TOTAL FOR DEBT SERVICE	854,128	907,821	921,194	881,629	(39,565)
79220 - TRANSFER TO CAPITAL PROJ FUND	73,719	75,296	76,304	114,253	37,949
TOTAL FOR OTHER FINANCING USES	73,719	75,296	76,304	114,253	37,949
TOTAL FOR 302195228 - EMRLD PRK GARD 2010 REV DS 228	929,904	987,317	999,558	998,782	(776)

CITY OF SAINT PAUL
Spending by Company, Accounting Unit and Account

Company: HOUSING REDEVELOPMENT AUTHORITY
Fund: HRA GENERAL DEBT SERVICE
Department: HOUSING REDEVELOPMENT AUTHORITY

Budget Year: 2026

Account - Account Description	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
302395233 - N QUAD DAKOTA 2002 REV DS 233					
63615 - BANK SERVICES	400	400	400	400	-
68180 - INVESTMENT SERVICE	126	100	130	50	(80)
TOTAL FOR SERVICES	526	500	530	450	(80)
78105 - PRINCIPAL ON REVENUE BONDS	66,000	71,804	86,873	93,120	6,247
78705 - INTEREST ON REVENUE BONDS	50,365	49,490	44,590	41,160	(3,430)
TOTAL FOR DEBT SERVICE	116,365	121,294	131,463	134,280	2,817
TOTAL FOR 302395233 - N QUAD DAKOTA 2002 REV DS 233	116,891	121,794	131,993	134,730	2,737

CITY OF SAINT PAUL
Spending by Company, Accounting Unit and Account

Company: HOUSING REDEVELOPMENT AUTHORITY
Fund: HRA GENERAL DEBT SERVICE
Department: HOUSING REDEVELOPMENT AUTHORITY

Budget Year: 2026

Account - Account Description	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
302695236 - JJ HILL GNL 2004 REV DS 236					
63615 - BANK SERVICES	2,200	2,200	2,200	2,500	300
68180 - INVESTMENT SERVICE	497	175	500	600	100
TOTAL FOR SERVICES	2,697	2,375	2,700	3,100	400
78105 - PRINCIPAL ON REVENUE BONDS	221,000	236,000	250,000	266,000	16,000
78705 - INTEREST ON REVENUE BONDS	103,781	89,751	74,781	58,907	(15,874)
TOTAL FOR DEBT SERVICE	324,781	325,751	324,781	324,907	126
79220 - TRANSFER TO CAPITAL PROJ FUND	-	41,512	39,292	33,785	(5,507)
TOTAL FOR OTHER FINANCING USES	-	41,512	39,292	33,785	(5,507)
TOTAL FOR 302695236 - JJ HILL GNL 2004 REV DS 236	327,478	369,638	366,773	361,792	(4,981)

CITY OF SAINT PAUL
Spending by Company, Accounting Unit and Account

Company: HOUSING REDEVELOPMENT AUTHORITY
Fund: HRA GENERAL DEBT SERVICE
Department: HOUSING REDEVELOPMENT AUTHORITY

Budget Year: 2026

Account - Account Description	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
302995241 - N QUAD 9TH ST 2004 REV DS 241					
63615 - BANK SERVICES	650	650	650	750	100
68180 - INVESTMENT SERVICE	183	50	190	100	(90)
TOTAL FOR SERVICES	833	700	840	850	10
78105 - PRINCIPAL ON REVENUE BONDS	128,000	130,362	133,605	101,000	(32,605)
78705 - INTEREST ON REVENUE BONDS	29,867	28,050	18,105	4,144	(13,961)
TOTAL FOR DEBT SERVICE	157,867	158,412	151,710	105,144	(46,566)
TOTAL FOR 302995241 - N QUAD 9TH ST 2004 REV DS 241	158,700	159,112	152,550	105,994	(46,556)

CITY OF SAINT PAUL
Spending by Company, Accounting Unit and Account

Company: HOUSING REDEVELOPMENT AUTHORITY
Fund: HRA GENERAL DEBT SERVICE
Department: HOUSING REDEVELOPMENT AUTHORITY

Budget Year: 2026

Account - Account Description	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
303394248 - KOCH MOBIL 2004C GO DS 248					
68180 - INVESTMENT SERVICE	449	200	-	-	-
TOTAL FOR SERVICES	449	200	-	-	-
78005 - PRINCIPAL ON GO BONDS	130,000	130,000	-	-	-
78605 - INTEREST ON GO BONDS	46,475	42,250	-	-	-
TOTAL FOR DEBT SERVICE	176,475	172,250	-	-	-
TOTAL FOR 303394248 - KOCH MOBIL 2004C GO DS 248	176,924	172,450	-	-	-

CITY OF SAINT PAUL
Spending by Company, Accounting Unit and Account

Company: HOUSING REDEVELOPMENT AUTHORITY
Fund: HRA GENERAL DEBT SERVICE
Department: HOUSING REDEVELOPMENT AUTHORITY

Budget Year: 2026

Account - Account Description	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
303895225 - RR UPLAND USBK 2019 RFD DS 225					
63615 - BANK SERVICES	-	1,500	1,500	1,500	-
68180 - INVESTMENT SERVICE	3,195	2,600	3,200	1,000	(2,200)
TOTAL FOR SERVICES	3,195	4,100	4,700	2,500	(2,200)
78105 - PRINCIPAL ON REVENUE BONDS	2,010,000	2,050,000	2,090,000	2,140,000	50,000
78705 - INTEREST ON REVENUE BONDS	283,612	244,020	203,644	162,435	(41,209)
TOTAL FOR DEBT SERVICE	2,293,612	2,294,020	2,293,644	2,302,435	8,791
TOTAL FOR 303895225 - RR UPLAND USBK 2019 RFD DS 225	2,296,807	2,298,120	2,298,344	2,304,935	6,591
TOTAL FOR HOUSING REDEVELOPMENT AUTHORITY	4,133,839	4,242,744	4,384,477	4,028,099	(356,378)
TOTAL FOR HRA GENERAL DEBT SERVICE	4,133,839	4,242,744	4,384,477	4,028,099	(356,378)
TOTAL FOR HOUSING REDEVELOPMENT AUTHORITY	4,133,839	4,242,744	4,384,477	4,028,099	(356,378)

**HRA DEVELOPMENT CAPITAL PROJECTS FUND FINANCING AND SPENDING SUMMARY
2026 PROPOSED BUDGET**

	Housing Trust Fund	Palace Theatre City Loan	Total
FINANCING:			
Palace Theatre Operations transfer from HRA General Fund	-	247,221	247,221
Transfer from World Trade Center Parking Enterprise Fund	-	-	-
Carryover of Prior Year Balances	3,383,602	-	3,383,602
TOTAL FINANCING	<u>3,383,602</u>	<u>247,221</u>	<u>3,630,823</u>
SPENDING:			
Principal and Interest on City Loan	-	247,221	247,221
Transfer to City General Fund - Office of Financial Empowerment Fair Housing Coordinator	156,991	-	156,991
Transfer to PED Operations Internal Service Fund - Housing Project Manager	142,208	-	142,208
Housing Trust Fund Program Expenses	3,084,403	-	3,084,403
TOTAL SPENDING	<u>3,383,602</u>	<u>247,221</u>	<u>3,630,823</u>

CITY OF SAINT PAUL
Financing by Company, Accounting Unit and Account

Company: HOUSING REDEVELOPMENT AUTHORITY
Fund: HRA DEVELOPMENT CAPITAL PROJECTS
Department: HOUSING REDEVELOPMENT AUTHORITY

Budget Year: 2026

Account - Account Description	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
480055910 - HRA FUNDED PROJECTS					
50205 - REPAYMENT OF LOAN	16,708	-	-	-	-
TOTAL FOR CHARGES FOR SERVICES	16,708	-	-	-	-
54810 - INTEREST NON POOL	1	-	-	-	-
TOTAL FOR INVESTMENT EARNINGS	1	-	-	-	-
56225 - TRANSFER FR SPECIAL REVENUE FU	1,192,795	1,635,223	1,646,681	247,221	(1,399,460)
56240 - TRANSFER FR ENTERPRISE FUND	1,868,022	600,000	-	-	-
57405 - PROCEEDS FROM LOAN	3,115,411	-	-	-	-
59910 - USE OF FUND EQUITY	-	-	2,890,000	3,383,602	493,602
TOTAL FOR OTHER FINANCING SOURCES	6,176,228	2,235,223	4,536,681	3,630,823	(905,858)
TOTAL FOR 480055910 - HRA FUNDED PROJECTS	6,192,937	2,235,223	4,536,681	3,630,823	(905,858)

CITY OF SAINT PAUL
Financing by Company, Accounting Unit and Account

Company: HOUSING REDEVELOPMENT AUTHORITY
Fund: HRA DEVELOPMENT CAPITAL PROJECTS
Department: HOUSING REDEVELOPMENT AUTHORITY

Budget Year: 2026

Account - Account Description	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
4800652007B - 2007B ISP STAR TAXABLE BONDS					
50110 - COLLECTION FEE	149	-	-	-	-
50205 - REPAYMENT OF LOAN	31,328	-	-	-	-
TOTAL FOR CHARGES FOR SERVICES	31,477	-	-	-	-
54620 - INTEREST ON LOAN	2,762	-	-	-	-
TOTAL FOR INVESTMENT EARNINGS	2,762	-	-	-	-
TOTAL FOR 4800652007B - 2007B ISP STAR TAXABLE BONDS	34,239	-	-	-	-
TOTAL FOR HOUSING REDEVELOPMENT AUTHORITY	6,227,176	2,235,223	4,536,681	3,630,823	(905,858)
TOTAL FOR HRA DEVELOPMENT CAPITAL PROJECTS	6,227,176	2,235,223	4,536,681	3,630,823	(905,858)
TOTAL FOR HOUSING REDEVELOPMENT AUTHORITY	6,227,176	2,235,223	4,536,681	3,630,823	(905,858)

CITY OF SAINT PAUL
Spending by Company, Accounting Unit and Account

Company: HOUSING REDEVELOPMENT AUTHORITY
Fund: HRA DEVELOPMENT CAPITAL PROJECTS
Department: HOUSING REDEVELOPMENT AUTHORITY

Budget Year: 2026

Account - Account Description	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
480055905 - LAND ASSEMBLY BONDS					
63160 - GENERAL PROFESSIONAL SERVICE	3,947	-	-	-	-
TOTAL FOR SERVICES	3,947	-	-	-	-
TOTAL FOR 480055905 - LAND ASSEMBLY BONDS	3,947	-	-	-	-

CITY OF SAINT PAUL
Spending by Company, Accounting Unit and Account

Company: HOUSING REDEVELOPMENT AUTHORITY
Fund: HRA DEVELOPMENT CAPITAL PROJECTS
Department: HOUSING REDEVELOPMENT AUTHORITY

Budget Year: 2026

Account - Account Description	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
480055910 - HRA FUNDED PROJECTS					
63160 - GENERAL PROFESSIONAL SERVICE	13,476	-	-	-	-
TOTAL FOR SERVICES	13,476	-	-	-	-
73120 - OUTSIDE LOAN	858,014	-	-	-	-
73220 - PMT TO SUBCONTRACTOR GRANT	502,695	1,752,145	2,176,755	3,084,403	907,648
TOTAL FOR PROGRAM EXPENSE	1,360,709	1,752,145	2,176,755	3,084,403	907,648
74105 - CONTINGENCY	-	-	820,000	-	(820,000)
TOTAL FOR ADDITIONAL EXPENSES	-	-	820,000	-	(820,000)
76805 - CAPITAL OUTLAY	3,523,459	-	-	-	-
TOTAL FOR CAPITAL OUTLAY	3,523,459	-	-	-	-
78860 - INTEREST ADV FROM OTHER FUND	163,302	235,223	246,681	247,221	540
TOTAL FOR DEBT SERVICE	163,302	235,223	246,681	247,221	540
79205 - TRANSFER TO GENERAL FUND	123,215	118,575	151,104	156,991	5,887
79210 - TRANSFER TO SPEC REVENUE FUND	-	-	1,000,000	-	(1,000,000)
79230 - TRANSFER TO INTERNAL SERV FUND	122,748	129,280	142,141	142,208	67
TOTAL FOR OTHER FINANCING USES	245,963	247,855	1,293,245	299,199	(994,046)
TOTAL FOR 480055910 - HRA FUNDED PROJECTS	5,306,910	2,235,223	4,536,681	3,630,823	(905,858)

CITY OF SAINT PAUL
Spending by Company, Accounting Unit and Account

Company: HOUSING REDEVELOPMENT AUTHORITY
Fund: HRA DEVELOPMENT CAPITAL PROJECTS
Department: HOUSING REDEVELOPMENT AUTHORITY

Budget Year: 2026

Account - Account Description	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
4800652007B - 2007B ISP STAR TAXABLE BONDS					
65305 - OTHER ASSESSMENT	316	-	-	-	-
TOTAL FOR SERVICES	316	-	-	-	-
73220 - PMT TO SUBCONTRACTOR GRANT	282,299	-	-	-	-
TOTAL FOR PROGRAM EXPENSE	282,299	-	-	-	-
TOTAL FOR 4800652007B - 2007B ISP STAR TAXABLE BONDS	282,615	-	-	-	-
TOTAL FOR HOUSING REDEVELOPMENT AUTHORITY	5,593,472	2,235,223	4,536,681	3,630,823	(905,858)
TOTAL FOR HRA DEVELOPMENT CAPITAL PROJECTS	5,593,472	2,235,223	4,536,681	3,630,823	(905,858)
TOTAL FOR HOUSING REDEVELOPMENT AUTHORITY	5,593,472	2,235,223	4,536,681	3,630,823	(905,858)

HRA Parking Enterprise Fund 6810
Summary of Financing and Spending

*Actuals reflect budgetary basis and do not reflect all year-end accounting adjustments for financial statement reporting (examples include bad debt expense).

Account Type	Account -Account Description	2023 Actuals*	2024 Adopted Budget	2025 Adopted Budget	2026 Proposed Budget
Financing	40105 - CURRENT TAX INCREMENT	1,676,992	1,706,044	1,857,775	1,170,900
	40301 - TAX INCR 1ST YR DELINQUENT	8,710	-	-	-
	40302 - TAX INCR 2ND YR DELINQUENT	12,793	-	-	-
	40303 - TAX INCR 3RD YR DELINQUENT	4,147	-	-	-
	40304 - TAX INCR 4TH YR DELINQUENT	(0)	-	-	-
	40305 - TAX INCR 5TH YR DELINQUENT	(8,217)	-	-	-
	40306 - TAX INCR 6TH YR AND PRIOR	11,730	-	-	-
	43630 - CITY SHARE STATE COURT FINES	1,185,949	1,325,000	1,325,000	1,325,000
	44160 - ELEC CHARGING STATIONS	1,951	-	-	2,018
	44440 - SALE OF EASEMENTS	-	-	-	-
	47115 - PARKING METER COLLECTION	1,814,051	1,675,000	1,675,000	1,675,000
	47120 - LOST METER HOODING REVENUE	-	-	-	-
	48310 - COMMERCIAL SPACE RENT	111,017	138,888	142,600	151,767
	50305 - PARKING REVENUES	9,354,516	8,857,800	9,752,800	10,809,426
	54505 - INTEREST INTERNAL POOL	37,179	25,500	35,500	45,000
	54506 - INTEREST ACCRUED REVENUE	-	-	-	-
	54510 - INCR OR DECR IN FV INVESTMENTS	-	-	-	-
	54620 - INTEREST ON LOAN	-	-	-	-
	54810 - INTEREST NON POOL	79,580	-	-	-
	55526 - REBATES	-	-	-	-
	55615 - CAPITAL ASSET CONTRIBUTION	-	-	-	-
	55815 - REFUNDS OVERPAYMENTS	-	-	-	-
	55915 - OTHER MISC REVENUE	22,938	-	-	-
	56115 - INTRA FUND IN TRANSFER	2,870,193	3,018,368	2,928,477	1,920,198
	56225 - TRANSFER FR SPECIAL REVENUE FU	171,704	1,732,783	-	-
	56235 - TRANSFER FR CAPITAL PROJ FUND	-	-	-	-
	56240 - TRANSFER FR ENTERPRISE FUND	51,938	68,122	104,009	150,321
	57120 - REFUNDING GO BOND ISSUED	-	-	-	-
	57135 - REFUNDING REVENUE BOND ISSUED	-	-	-	-
	57215 - PREMIUM REFUNDING GO BOND ISSU	-	-	-	-
	57605 - REPAYMENT OF ADVANCE	564,744	-	-	-
	58101 - SALE OF CAPITAL ASSET	-	-	-	-
	58130 - GAIN ON SALE CAPITAL ASSETS	-	-	-	-
	59910 - USE OF FUND EQUITY	-	4,593,759	3,847,941	1,730,648
	59950 - CONTR TO FUND EQUITY	-	(551,430)	(531,346)	(1,296,035)
Financing Total		17,971,915	22,589,834	21,137,756	17,684,243

HRA Parking Enterprise Fund 6810
Summary of Financing and Spending

*Actuals reflect budgetary basis and do not reflect all year-end accounting adjustments for financial statement reporting (examples include bad debt expense).

Account Type	Account -Account Description	2023 Actuals*	2024 Adopted Budget	2025 Adopted Budget	2026 Proposed Budget
Spending	63160 - GENERAL PROFESSIONAL SERVICE	11,882	47,837	147,837	147,837
	63385 - SECURITY SERVICES	85,412	85,870	88,000	139,083
	63420 - PARKING RAMP OPERATOR	5,154,743	4,944,450	6,314,848	6,753,285
	63615 - BANK SERVICES	-	-	-	-
	64505 - GENERAL REPAIR MAINT SVC	235,869	273,000	363,000	248,000
	64615 - SPACE USE CHARGE	37,106	35,000	40,000	49,500
	65125 - TECHNOLOGY SERVICES	-	2,100	2,100	-
	65140 - TELEPHONE MONTHLY CHARGE	1,145	1,890	1,890	2,825
	65315 - STREET MAINT ASSESSMENT	33,179	400,785	151,485	153,485
	67340 - PUBLICATION AND ADVERTISING	-	-	-	-
	68105 - MANAGEMENT AND ADMIN SERVICE	500,441	620,000	620,000	550,000
	68115 - ENTERPRISE TECHNOLOGY INITIATI	40,334	48,403	57,505	47,668
	68175 - PROPERTY INSURANCE SHARE	116,429	123,187	116,045	125,409
	68180 - INVESTMENT SERVICE	7,843	7,300	8,300	8,500
	68190 - ENGINEERING SERVICES	-	90,000	90,000	-
	71205 - ELECTRICITY	5,727	7,150	6,150	1,039
	73205 - REHABILITATION GRANTS	-	-	-	-
	73220 - PMT TO SUBCONTRACTOR GRANT	-	-	-	-
	73555 - PMT TO SUBCONTRACTOR	13,630	500,000	100,000	-
	74105 - CONTINGENCY	-	-	-	-
	74305 - MISC NON OPERATING EXPENSE	-	-	-	-
	74310 - CITY CONTR TO OUTSIDE AGENCY G	-	537,500	537,500	537,500
	74405 - BAD DEBT EXPENSE	-	-	-	-
	76201 - BUILDINGS AND STRUCTURES	-	700,000	700,000	785,000
	76301 - IMPROVE OTHER THAN BUILDING	-	3,305,000	1,300,000	375,000
	76501 - EQUIPMENT	-	440,000	165,000	-
	76805 - CAPITAL OUTLAY	885,830	-	-	-
	76806 - CAPITAL OUTLAY - CONTRA	(1,268,677)	-	-	-
	76810 - LOSS ON PROP DISPOSAL	79,680	-	-	-
	76830 - ASSET CLEARING AC160 ONLY	-	-	-	-
	76905 - DEPRECIATION EXPENSE	2,589,003	-	-	-
	77905 - AM CLEARING PROPRIETARY	-	-	-	-
	77906 - AM PROP CIP ADJUSTMENT	382,846	-	-	-
	78005 - PRINCIPAL ON GO BONDS	1,600,000	1,680,000	1,765,000	1,130,000
	78105 - PRINCIPAL ON REVENUE BONDS	1,355,000	1,425,000	1,495,000	495,000
	78605 - INTEREST ON GO BONDS	49,789	199,100	112,975	51,900
	78705 - INTEREST ON REVENUE BONDS	756,619	752,894	681,644	818,014
	78920 - GENERAL COST OF ISSUANCE SVC	-	-	-	-
	78925 - UNDERWRITER DISCOUNT	-	-	-	-
	79115 - INTRA FUND TRANSFER OUT	2,870,193	3,018,368	2,928,477	1,920,198
	79205 - TRANSFER TO GENERAL FUND	3,000,000	3,345,000	3,345,000	3,345,000
	79210 - TRANSFER TO SPEC REVENUE FUND	-	-	-	-
	79220 - TRANSFER TO CAPITAL PROJ FUND	-	-	-	-
	79225 - TRANSFER TO ENTERPRISE FUND	-	-	-	-
	79230 - TRANSFER TO INTERNAL SERV FUND	-	-	-	-
Spending Total		18,544,023	22,589,834	21,137,756	17,684,243
Grand Total		36,515,938	45,179,668	42,275,512	35,368,486

CITY OF SAINT PAUL
Financing by Company, Accounting Unit and Account

Company: HOUSING REDEVELOPMENT AUTHORITY
Fund: HRA PARKING
Department: HOUSING REDEVELOPMENT AUTHORITY

Budget Year: 2026

Account - Account Description	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
681055405 - LAWSON RAMP					
44160 - ELEC CHARGING STATIONS	1,002	-	-	-	-
48310 - COMMERCIAL SPACE RENT	-	-	-	403	403
50305 - PARKING REVENUES	3,028,531	2,700,000	3,200,000	3,748,072	548,072
TOTAL FOR CHARGES FOR SERVICES	3,029,532	2,700,000	3,200,000	3,748,475	548,475
54810 - INTEREST NON POOL	100	-	-	-	-
TOTAL FOR INVESTMENT EARNINGS	100	-	-	-	-
55915 - OTHER MISC REVENUE	22,938	-	-	-	-
TOTAL FOR MISCELLANEOUS REVENUE	22,938	-	-	-	-
57605 - REPAYMENT OF ADVANCE	564,744	-	-	-	-
59910 - USE OF FUND EQUITY	-	944,882	-	-	-
59950 - CONTR TO FUND EQUITY	-	-	(295,181)	(1,097,638)	(802,457)
TOTAL FOR OTHER FINANCING SOURCES	564,744	944,882	(295,181)	(1,097,638)	(802,457)
TOTAL FOR 681055405 - LAWSON RAMP	3,617,314	3,644,882	2,904,819	2,650,837	(253,982)

CITY OF SAINT PAUL
Financing by Company, Accounting Unit and Account

Company: HOUSING REDEVELOPMENT AUTHORITY
Fund: HRA PARKING
Department: HOUSING REDEVELOPMENT AUTHORITY

Budget Year: 2026

Account - Account Description	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
681055505 - BLOCK 19 RAMP					
44160 - ELEC CHARGING STATIONS	-	-	-	150	150
48310 - COMMERCIAL SPACE RENT	3,693	13,000	13,000	3,321	(9,679)
50305 - PARKING REVENUES	742,161	750,000	720,000	767,682	47,682
TOTAL FOR CHARGES FOR SERVICES	745,854	763,000	733,000	771,153	38,153
56225 - TRANSFER FR SPECIAL REVENUE FU	-	300,000	-	-	-
59910 - USE OF FUND EQUITY	-	1,120,910	270,860	687,079	416,219
TOTAL FOR OTHER FINANCING SOURCES	-	1,420,910	270,860	687,079	416,219
TOTAL FOR 681055505 - BLOCK 19 RAMP	745,854	2,183,910	1,003,860	1,458,232	454,372

CITY OF SAINT PAUL
Financing by Company, Accounting Unit and Account

Company: HOUSING REDEVELOPMENT AUTHORITY
Fund: HRA PARKING
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Budget Year: 2026

Account - Account Description	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
681055510 - ROBERT STREET RAMP					
44160 - ELEC CHARGING STATIONS	-	-	-	167	167
48310 - COMMERCIAL SPACE RENT	26,932	24,888	28,600	45,883	17,283
50305 - PARKING REVENUES	773,876	800,000	780,000	933,037	153,037
TOTAL FOR CHARGES FOR SERVICES	800,808	824,888	808,600	979,087	170,487
56225 - TRANSFER FR SPECIAL REVENUE FU	52,004	300,000	-	-	-
59910 - USE OF FUND EQUITY	-	1,043,732	167,015	279,466	112,451
TOTAL FOR OTHER FINANCING SOURCES	52,004	1,343,732	167,015	279,466	112,451
TOTAL FOR 681055510 - ROBERT STREET RAMP	852,812	2,168,620	975,615	1,258,553	282,938

CITY OF SAINT PAUL
Financing by Company, Accounting Unit and Account

Company: HOUSING REDEVELOPMENT AUTHORITY
Fund: HRA PARKING
Department: HOUSING REDEVELOPMENT AUTHORITY

Budget Year: 2026

Account - Account Description	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
681055520 - KELLOGG RAMP					
48310 - COMMERCIAL SPACE RENT	6,600	-	-	13,860	13,860
50305 - PARKING REVENUES	1,204,624	1,100,000	1,200,000	1,271,066	71,066
TOTAL FOR CHARGES FOR SERVICES	1,211,224	1,100,000	1,200,000	1,284,926	84,926
56225 - TRANSFER FR SPECIAL REVENUE FU	60,100	300,000	-	-	-
59910 - USE OF FUND EQUITY	-	34,693	1,235,039	-	(1,235,039)
59950 - CONTR TO FUND EQUITY	-	-	-	(35,640)	(35,640)
TOTAL FOR OTHER FINANCING SOURCES	60,100	334,693	1,235,039	(35,640)	(1,270,679)
TOTAL FOR 681055520 - KELLOGG RAMP	1,271,324	1,434,693	2,435,039	1,249,286	(1,185,753)

CITY OF SAINT PAUL
Financing by Company, Accounting Unit and Account

Company: HOUSING REDEVELOPMENT AUTHORITY
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Budget Year: 2026

Account - Account Description	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
681055525 - SMITH AVE RAMP					
44160 - ELEC CHARGING STATIONS	949	-	-	1,701	1,701
50305 - PARKING REVENUES	1,522,658	1,663,800	1,600,000	1,562,656	(37,344)
TOTAL FOR CHARGES FOR SERVICES	1,523,608	1,663,800	1,600,000	1,564,357	(35,643)
56225 - TRANSFER FR SPECIAL REVENUE FU	59,600	300,000	-	-	-
59910 - USE OF FUND EQUITY	-	-	1,151,977	122,827	(1,029,150)
59950 - CONTR TO FUND EQUITY	-	(415,380)	-	-	-
TOTAL FOR OTHER FINANCING SOURCES	59,600	(115,380)	1,151,977	122,827	(1,029,150)
TOTAL FOR 681055525 - SMITH AVE RAMP	1,583,208	1,548,420	2,751,977	1,687,184	(1,064,793)

CITY OF SAINT PAUL
Financing by Company, Accounting Unit and Account

Company: HOUSING REDEVELOPMENT AUTHORITY
Fund: HRA PARKING
Department: HOUSING REDEVELOPMENT AUTHORITY

Budget Year: 2026

Account - Account Description	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
681055530 - LOWERTOWN RAMP					
50305 - PARKING REVENUES	934,573	820,000	950,000	1,237,873	287,873
TOTAL FOR CHARGES FOR SERVICES	934,573	820,000	950,000	1,237,873	287,873
54810 - INTEREST NON POOL	6	-	-	-	-
TOTAL FOR INVESTMENT EARNINGS	6	-	-	-	-
56225 - TRANSFER FR SPECIAL REVENUE FU	-	300,000	-	-	-
59910 - USE OF FUND EQUITY	-	702,335	367,728	232,402	(135,326)
TOTAL FOR OTHER FINANCING SOURCES	-	1,002,335	367,728	232,402	(135,326)
TOTAL FOR 681055530 - LOWERTOWN RAMP	934,578	1,822,335	1,317,728	1,470,275	152,547

CITY OF SAINT PAUL
Financing by Company, Accounting Unit and Account

Company: HOUSING REDEVELOPMENT AUTHORITY
Fund: HRA PARKING
Department: HOUSING REDEVELOPMENT AUTHORITY

Budget Year: 2026

Account - Account Description	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
681055540 - 7A RAMP					
48310 - COMMERCIAL SPACE RENT	2,000	-	-	3,300	3,300
50305 - PARKING REVENUES	593,958	600,000	570,000	671,144	101,144
TOTAL FOR CHARGES FOR SERVICES	595,958	600,000	570,000	674,444	104,444
56225 - TRANSFER FR SPECIAL REVENUE FU	-	232,783	-	-	-
59910 - USE OF FUND EQUITY	-	600,772	506,372	240,029	(266,343)
TOTAL FOR OTHER FINANCING SOURCES	-	833,555	506,372	240,029	(266,343)
TOTAL FOR 681055540 - 7A RAMP	595,958	1,433,555	1,076,372	914,473	(161,899)

CITY OF SAINT PAUL
Financing by Company, Accounting Unit and Account

Company: HOUSING REDEVELOPMENT AUTHORITY
Fund: HRA PARKING
Department: HOUSING REDEVELOPMENT AUTHORITY

Budget Year: 2026

Account - Account Description	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
681055550 - FARMERS MARKET					
50305 - PARKING REVENUES	420,880	340,000	530,000	470,936	(59,064)
TOTAL FOR CHARGES FOR SERVICES	420,880	340,000	530,000	470,936	(59,064)
59950 - CONTR TO FUND EQUITY	-	(125,000)	(195,000)	(125,736)	69,264
TOTAL FOR OTHER FINANCING SOURCES	-	(125,000)	(195,000)	(125,736)	69,264
TOTAL FOR 681055550 - FARMERS MARKET	420,880	215,000	335,000	345,200	10,200

CITY OF SAINT PAUL
Financing by Company, Accounting Unit and Account

Company: HOUSING REDEVELOPMENT AUTHORITY
Fund: HRA PARKING
Department: HOUSING REDEVELOPMENT AUTHORITY

Budget Year: 2026

Account - Account Description	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
681055600 - GENERAL PARKING					
56115 - INTRA FUND IN TRANSFER	524,058	685,618	758,833	632,684	(126,149)
56240 - TRANSFER FR ENTERPRISE FUND	51,938	68,122	104,009	150,321	46,312
TOTAL FOR OTHER FINANCING SOURCES	575,996	753,740	862,842	783,005	(79,837)
TOTAL FOR 681055600 - GENERAL PARKING	575,996	753,740	862,842	783,005	(79,837)

CITY OF SAINT PAUL
Financing by Company, Accounting Unit and Account

Company: HOUSING REDEVELOPMENT AUTHORITY
Fund: HRA PARKING
Department: HOUSING REDEVELOPMENT AUTHORITY

Budget Year: 2026

Account - Account Description	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
681055605 - FOX LOT					
50305 - PARKING REVENUES	52,127	11,000	63,200	42,900	(20,300)
TOTAL FOR CHARGES FOR SERVICES	52,127	11,000	63,200	42,900	(20,300)
59950 - CONTR TO FUND EQUITY	-	(1,500)	(30,200)	(19,000)	11,200
TOTAL FOR OTHER FINANCING SOURCES	-	(1,500)	(30,200)	(19,000)	11,200
TOTAL FOR 681055605 - FOX LOT	52,127	9,500	33,000	23,900	(9,100)

CITY OF SAINT PAUL
Financing by Company, Accounting Unit and Account

Company: HOUSING REDEVELOPMENT AUTHORITY
Fund: HRA PARKING
Department: HOUSING REDEVELOPMENT AUTHORITY

Budget Year: 2026

Account - Account Description	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
681055610 - MISSISSIPPI FLATS					
50305 - PARKING REVENUES	15,003	14,000	50,000	18,310	(31,690)
TOTAL FOR CHARGES FOR SERVICES	15,003	14,000	50,000	18,310	(31,690)
59910 - USE OF FUND EQUITY	-	59,000	65,000	70,845	5,845
TOTAL FOR OTHER FINANCING SOURCES	-	59,000	65,000	70,845	5,845
TOTAL FOR 681055610 - MISSISSIPPI FLATS	15,003	73,000	115,000	89,155	(25,845)

CITY OF SAINT PAUL
Financing by Company, Accounting Unit and Account

Company: HOUSING REDEVELOPMENT AUTHORITY
Fund: HRA PARKING
Department: HOUSING REDEVELOPMENT AUTHORITY

Budget Year: 2026

Account - Account Description	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
681055615 - 9TH ST LOT					
50305 - PARKING REVENUES	27,193	24,000	34,000	30,000	(4,000)
TOTAL FOR CHARGES FOR SERVICES	27,193	24,000	34,000	30,000	(4,000)
59910 - USE OF FUND EQUITY	-	2,485	-	-	-
59950 - CONTR TO FUND EQUITY	-	-	(7,515)	(10,155)	(2,640)
TOTAL FOR OTHER FINANCING SOURCES	-	2,485	(7,515)	(10,155)	(2,640)
TOTAL FOR 681055615 - 9TH ST LOT	27,193	26,485	26,485	19,845	(6,640)

CITY OF SAINT PAUL
Financing by Company, Accounting Unit and Account

Company: HOUSING REDEVELOPMENT AUTHORITY
Fund: HRA PARKING
Department: HOUSING REDEVELOPMENT AUTHORITY

Budget Year: 2026

Account - Account Description	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
681055625 - WABASHA LOT					
50305 - PARKING REVENUES	24,584	25,000	30,600	28,293	(2,307)
TOTAL FOR CHARGES FOR SERVICES	24,584	25,000	30,600	28,293	(2,307)
59950 - CONTR TO FUND EQUITY	-	(9,550)	(3,450)	(5,789)	(2,339)
TOTAL FOR OTHER FINANCING SOURCES	-	(9,550)	(3,450)	(5,789)	(2,339)
TOTAL FOR 681055625 - WABASHA LOT	24,584	15,450	27,150	22,504	(4,646)

CITY OF SAINT PAUL
Financing by Company, Accounting Unit and Account

Company: HOUSING REDEVELOPMENT AUTHORITY
Fund: HRA PARKING
Department: HOUSING REDEVELOPMENT AUTHORITY

Budget Year: 2026

Account - Account Description	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
681055635 - WEST SIDE FLATS LOT					
50305 - PARKING REVENUES	14,349	10,000	25,000	27,457	2,457
TOTAL FOR CHARGES FOR SERVICES	14,349	10,000	25,000	27,457	2,457
59910 - USE OF FUND EQUITY	-	5,000	4,000	-	(4,000)
59950 - CONTR TO FUND EQUITY	-	-	-	(2,077)	(2,077)
TOTAL FOR OTHER FINANCING SOURCES	-	5,000	4,000	(2,077)	(6,077)
TOTAL FOR 681055635 - WEST SIDE FLATS LOT	14,349	15,000	29,000	25,380	(3,620)

CITY OF SAINT PAUL
Financing by Company, Accounting Unit and Account

Company: HOUSING REDEVELOPMENT AUTHORITY
Fund: HRA PARKING
Department: HOUSING REDEVELOPMENT AUTHORITY

Budget Year: 2026

Account - Account Description	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
681055705 - LAWSON RETAIL CENTER					
48310 - COMMERCIAL SPACE RENT	71,792	101,000	101,000	85,000	(16,000)
TOTAL FOR CHARGES FOR SERVICES	71,792	101,000	101,000	85,000	(16,000)
54810 - INTEREST NON POOL	14	-	-	-	-
TOTAL FOR INVESTMENT EARNINGS	14	-	-	-	-
59910 - USE OF FUND EQUITY	-	79,950	79,950	98,000	18,050
TOTAL FOR OTHER FINANCING SOURCES	-	79,950	79,950	98,000	18,050
TOTAL FOR 681055705 - LAWSON RETAIL CENTER	71,806	180,950	180,950	183,000	2,050

CITY OF SAINT PAUL
Financing by Company, Accounting Unit and Account

Company: HOUSING REDEVELOPMENT AUTHORITY
Fund: HRA PARKING
Department: HOUSING REDEVELOPMENT AUTHORITY

Budget Year: 2026

Account - Account Description	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
6810942018C - 2018C BLK 39 GO RFD TIF 213					
40105 - CURRENT TAX INCREMENT	1,676,992	1,706,044	1,857,775	1,170,900	(686,875)
40301 - TAX INCR 1ST YR DELINQUENT	8,710	-	-	-	-
40302 - TAX INCR 2ND YR DELINQUENT	12,793	-	-	-	-
40303 - TAX INCR 3RD YR DELINQUENT	4,147	-	-	-	-
40304 - TAX INCR 4TH YR DELINQUENT	(0)	-	-	-	-
40305 - TAX INCR 5TH YR DELINQUENT	(8,217)	-	-	-	-
40306 - TAX INCR 6TH YR AND PRIOR	11,730	-	-	-	-
TOTAL FOR TAXES	1,706,155	1,706,044	1,857,775	1,170,900	(686,875)
54505 - INTEREST INTERNAL POOL	25,946	15,500	25,500	15,000	(10,500)
TOTAL FOR INVESTMENT EARNINGS	25,946	15,500	25,500	15,000	(10,500)
56115 - INTRA FUND IN TRANSFER	211,344	161,856	-	-	-
TOTAL FOR OTHER FINANCING SOURCES	211,344	161,856	-	-	-
TOTAL FOR 6810942018C - 2018C BLK 39 GO RFD TIF 213	1,943,445	1,883,400	1,883,275	1,185,900	(697,375)

CITY OF SAINT PAUL
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Company: HOUSING REDEVELOPMENT AUTHORITY
Fund: HRA PARKING
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Account - Account Description	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
6810952017A - 2017A PARKING REFUND REV BONDS					
43630 - CITY SHARE STATE COURT FINES	1,185,949	1,325,000	1,325,000	-	(1,325,000)
TOTAL FOR INTERGOVERNMENTAL REVENUE	1,185,949	1,325,000	1,325,000	-	(1,325,000)
47115 - PARKING METER COLLECTION	1,814,051	1,675,000	1,675,000	-	(1,675,000)
TOTAL FOR CHARGES FOR SERVICES	1,814,051	1,675,000	1,675,000	-	(1,675,000)
54505 - INTEREST INTERNAL POOL	11,233	10,000	10,000	-	(10,000)
54810 - INTEREST NON POOL	23,360	-	-	-	-
TOTAL FOR INVESTMENT EARNINGS	34,593	10,000	10,000	-	(10,000)
56115 - INTRA FUND IN TRANSFER	2,134,791	2,170,894	2,169,644	-	(2,169,644)
TOTAL FOR OTHER FINANCING SOURCES	2,134,791	2,170,894	2,169,644	-	(2,169,644)
TOTAL FOR 6810952017A - 2017A PARKING REFUND REV BONDS	5,169,384	5,180,894	5,179,644	-	(5,179,644)

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6810952017AR - 2017A PRKG REFUND D-S RSRV					
54810 - INTEREST NON POOL	56,100	-	-	-	-
TOTAL FOR INVESTMENT EARNINGS	56,100	-	-	-	-
TOTAL FOR 6810952017AR - 2017A PRKG REFUND D-S RSRV	56,100	-	-	-	-

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6810952025A - 2025A PARKING REFUND REV BONDS					
43630 - CITY SHARE STATE COURT FINES	-	-	-	1,325,000	1,325,000
TOTAL FOR INTERGOVERNMENTAL REVENUE	-	-	-	1,325,000	1,325,000
47115 - PARKING METER COLLECTION	-	-	-	1,675,000	1,675,000
TOTAL FOR CHARGES FOR SERVICES	-	-	-	1,675,000	1,675,000
54505 - INTEREST INTERNAL POOL	-	-	-	20,000	20,000
TOTAL FOR INVESTMENT EARNINGS	-	-	-	20,000	20,000
56115 - INTRA FUND IN TRANSFER	-	-	-	843,625	843,625
TOTAL FOR OTHER FINANCING SOURCES	-	-	-	843,625	843,625
TOTAL FOR 6810952025A - 2025A PARKING REFUND REV BONDS	-	-	-	3,863,625	3,863,625

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6810952025B - 2025B PARKING REFUND REV BONDS					
54505 - INTEREST INTERNAL POOL	-	-	-	10,000	10,000
TOTAL FOR INVESTMENT EARNINGS	-	-	-	10,000	10,000
56115 - INTRA FUND IN TRANSFER	-	-	-	443,889	443,889
TOTAL FOR OTHER FINANCING SOURCES	-	-	-	443,889	443,889
TOTAL FOR 6810952025B - 2025B PARKING REFUND REV BONDS	-	-	-	453,889	453,889
TOTAL FOR HOUSING REDEVELOPMENT AUTHORITY	17,971,915	22,589,834	21,137,756	17,684,243	(3,453,513)
TOTAL FOR HRA PARKING	17,971,915	22,589,834	21,137,756	17,684,243	(3,453,513)
TOTAL FOR HOUSING REDEVELOPMENT AUTHORITY	17,971,915	22,589,834	21,137,756	17,684,243	(3,453,513)

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Account - Account Description	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
681055405 - LAWSON RAMP					
63420 - PARKING RAMP OPERATOR	1,165,260	1,100,000	1,230,000	1,491,000	261,000
64505 - GENERAL REPAIR MAINT SVC	21,711	15,000	15,000	18,000	3,000
65125 - TECHNOLOGY SERVICES	-	1,000	1,000	-	(1,000)
65315 - STREET MAINT ASSESSMENT	211	253,000	20,000	20,000	-
68175 - PROPERTY INSURANCE SHARE	22,758	24,026	22,633	24,459	1,826
68190 - ENGINEERING SERVICES	-	15,000	15,000	-	(15,000)
TOTAL FOR SERVICES	1,209,939	1,408,026	1,303,633	1,553,459	249,826
73555 - PMT TO SUBCONTRACTOR	13,630	500,000	100,000	-	(100,000)
TOTAL FOR PROGRAM EXPENSE	13,630	500,000	100,000	-	(100,000)
74310 - CITY CONTR TO OUTSIDE AGENCY G	-	500,000	500,000	500,000	-
TOTAL FOR ADDITIONAL EXPENSES	-	500,000	500,000	500,000	-
76201 - BUILDINGS AND STRUCTURES	-	100,000	100,000	115,000	15,000
76301 - IMPROVE OTHER THAN BUILDING	-	280,000	130,000	-	(130,000)
76501 - EQUIPMENT	-	350,000	50,000	-	(50,000)
76805 - CAPITAL OUTLAY	62,010	-	-	-	-
76806 - CAPITAL OUTLAY - CONTRA	(62,010)	-	-	-	-
76905 - DEPRECIATION EXPENSE	635,013	-	-	-	-
TOTAL FOR CAPITAL OUTLAY	635,013	730,000	280,000	115,000	(165,000)
79115 - INTRA FUND TRANSFER OUT	211,344	161,856	376,186	137,378	(238,808)
79205 - TRANSFER TO GENERAL FUND	-	345,000	345,000	345,000	-
TOTAL FOR OTHER FINANCING USES	211,344	506,856	721,186	482,378	(238,808)
TOTAL FOR 681055405 - LAWSON RAMP	2,069,926	3,644,882	2,904,819	2,650,837	(253,982)

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681055505 - BLOCK 19 RAMP					
63420 - PARKING RAMP OPERATOR	491,641	500,000	654,483	806,400	151,917
64505 - GENERAL REPAIR MAINT SVC	4,590	10,000	10,000	10,000	-
65125 - TECHNOLOGY SERVICES	-	1,000	1,000	-	(1,000)
65315 - STREET MAINT ASSESSMENT	1,334	15,000	15,000	15,000	-
68175 - PROPERTY INSURANCE SHARE	22,501	24,815	23,377	25,263	1,886
68190 - ENGINEERING SERVICES	-	15,000	15,000	-	(15,000)
TOTAL FOR SERVICES	520,066	565,815	718,860	856,663	137,803
76201 - BUILDINGS AND STRUCTURES	-	100,000	100,000	95,000	(5,000)
76301 - IMPROVE OTHER THAN BUILDING	-	525,000	135,000	25,000	(110,000)
76501 - EQUIPMENT	-	50,000	50,000	-	(50,000)
76805 - CAPITAL OUTLAY	32,587	-	-	-	-
76806 - CAPITAL OUTLAY - CONTRA	(28,570)	-	-	-	-
76905 - DEPRECIATION EXPENSE	420,930	-	-	-	-
77906 - AM PROP CIP ADJUSTMENT	(4,017)	-	-	-	-
TOTAL FOR CAPITAL OUTLAY	420,930	675,000	285,000	120,000	(165,000)
79115 - INTRA FUND TRANSFER OUT	818,329	943,095	-	481,569	481,569
TOTAL FOR OTHER FINANCING USES	818,329	943,095	-	481,569	481,569
TOTAL FOR 681055505 - BLOCK 19 RAMP	1,759,324	2,183,910	1,003,860	1,458,232	454,372

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681055510 - ROBERT STREET RAMP					
63420 - PARKING RAMP OPERATOR	437,956	450,000	649,483	655,200	5,717
64505 - GENERAL REPAIR MAINT SVC	-	10,000	40,000	10,000	(30,000)
65315 - STREET MAINT ASSESSMENT	1,825	55,000	30,000	30,000	-
68175 - PROPERTY INSURANCE SHARE	16,222	17,125	16,132	17,434	1,302
68190 - ENGINEERING SERVICES	-	15,000	15,000	-	(15,000)
TOTAL FOR SERVICES	456,003	547,125	750,615	712,634	(37,981)
76201 - BUILDINGS AND STRUCTURES	-	100,000	100,000	115,000	15,000
76301 - IMPROVE OTHER THAN BUILDING	-	425,000	125,000	25,000	(100,000)
76805 - CAPITAL OUTLAY	52,004	-	-	-	-
76806 - CAPITAL OUTLAY - CONTRA	(52,004)	-	-	-	-
76810 - LOSS ON PROP DISPOSAL	27,930	-	-	-	-
76905 - DEPRECIATION EXPENSE	291,963	-	-	-	-
TOTAL FOR CAPITAL OUTLAY	319,893	525,000	225,000	140,000	(85,000)
79115 - INTRA FUND TRANSFER OUT	938,811	1,096,495	-	405,919	405,919
TOTAL FOR OTHER FINANCING USES	938,811	1,096,495	-	405,919	405,919
TOTAL FOR 681055510 - ROBERT STREET RAMP	1,714,707	2,168,620	975,615	1,258,553	282,938

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681055520 - KELLOGG RAMP					
63420 - PARKING RAMP OPERATOR	576,082	650,000	804,483	806,400	1,917
64505 - GENERAL REPAIR MAINT SVC	15,166	35,000	45,000	15,000	(30,000)
65315 - STREET MAINT ASSESSMENT	-	17,000	17,000	17,000	-
68175 - PROPERTY INSURANCE SHARE	7,873	8,311	7,829	8,461	632
68190 - ENGINEERING SERVICES	-	15,000	15,000	-	(15,000)
TOTAL FOR SERVICES	599,121	725,311	889,312	846,861	(42,451)
76201 - BUILDINGS AND STRUCTURES	-	100,000	100,000	115,000	15,000
76301 - IMPROVE OTHER THAN BUILDING	-	450,000	175,000	90,000	(85,000)
76805 - CAPITAL OUTLAY	123,871	-	-	-	-
76806 - CAPITAL OUTLAY - CONTRA	(323,176)	-	-	-	-
76810 - LOSS ON PROP DISPOSAL	12,130	-	-	-	-
76905 - DEPRECIATION EXPENSE	295,120	-	-	-	-
77906 - AM PROP CIP ADJUSTMENT	199,306	-	-	-	-
TOTAL FOR CAPITAL OUTLAY	307,251	550,000	275,000	205,000	(70,000)
79115 - INTRA FUND TRANSFER OUT	197,683	159,382	1,270,727	197,425	(1,073,302)
TOTAL FOR OTHER FINANCING USES	197,683	159,382	1,270,727	197,425	(1,073,302)
TOTAL FOR 681055520 - KELLOGG RAMP	1,104,055	1,434,693	2,435,039	1,249,286	(1,185,753)

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Account - Account Description	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
681055525 - SMITH AVE RAMP					
63385 - SECURITY SERVICES	85,412	85,870	88,000	139,083	51,083
63420 - PARKING RAMP OPERATOR	880,305	800,000	1,074,483	1,038,925	(35,558)
64505 - GENERAL REPAIR MAINT SVC	9,791	13,000	13,000	15,000	2,000
65125 - TECHNOLOGY SERVICES	-	100	100	-	(100)
65315 - STREET MAINT ASSESSMENT	504	10,000	10,000	10,000	-
68175 - PROPERTY INSURANCE SHARE	14,913	15,743	14,830	16,027	1,197
68190 - ENGINEERING SERVICES	-	15,000	15,000	-	(15,000)
TOTAL FOR SERVICES	990,924	939,713	1,215,413	1,219,035	3,622
76201 - BUILDINGS AND STRUCTURES	-	100,000	100,000	115,000	15,000
76301 - IMPROVE OTHER THAN BUILDING	-	415,000	135,000	75,000	(60,000)
76501 - EQUIPMENT	-	20,000	20,000	-	(20,000)
76805 - CAPITAL OUTLAY	243,766	-	-	-	-
76806 - CAPITAL OUTLAY - CONTRA	(243,766)	-	-	-	-
76810 - LOSS ON PROP DISPOSAL	28,904	-	-	-	-
76905 - DEPRECIATION EXPENSE	467,391	-	-	-	-
TOTAL FOR CAPITAL OUTLAY	496,295	535,000	255,000	190,000	(65,000)
79115 - INTRA FUND TRANSFER OUT	-	73,707	1,281,564	278,149	(1,003,415)
TOTAL FOR OTHER FINANCING USES	-	73,707	1,281,564	278,149	(1,003,415)
TOTAL FOR 681055525 - SMITH AVE RAMP	1,487,219	1,548,420	2,751,977	1,687,184	(1,064,793)

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681055530 - LOWERTOWN RAMP					
63420 - PARKING RAMP OPERATOR	613,217	600,000	674,483	730,800	56,317
64505 - GENERAL REPAIR MAINT SVC	142,108	165,000	215,000	165,000	(50,000)
65315 - STREET MAINT ASSESSMENT	8,652	20,000	20,000	20,000	-
68175 - PROPERTY INSURANCE SHARE	18,346	19,368	18,245	19,717	1,472
68190 - ENGINEERING SERVICES	-	15,000	15,000	-	(15,000)
TOTAL FOR SERVICES	782,324	819,368	942,728	935,517	(7,211)
76201 - BUILDINGS AND STRUCTURES	-	100,000	100,000	115,000	15,000
76301 - IMPROVE OTHER THAN BUILDING	-	600,000	250,000	-	(250,000)
76501 - EQUIPMENT	-	-	25,000	-	(25,000)
76805 - CAPITAL OUTLAY	111,315	-	-	-	-
76806 - CAPITAL OUTLAY - CONTRA	(284,873)	-	-	-	-
76810 - LOSS ON PROP DISPOSAL	8	-	-	-	-
76905 - DEPRECIATION EXPENSE	318,368	-	-	-	-
77906 - AM PROP CIP ADJUSTMENT	173,557	-	-	-	-
TOTAL FOR CAPITAL OUTLAY	318,376	700,000	375,000	115,000	(260,000)
79115 - INTRA FUND TRANSFER OUT	365,119	302,967	-	419,758	419,758
TOTAL FOR OTHER FINANCING USES	365,119	302,967	-	419,758	419,758
TOTAL FOR 681055530 - LOWERTOWN RAMP	1,465,818	1,822,335	1,317,728	1,470,275	152,547

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681055540 - 7A RAMP					
63420 - PARKING RAMP OPERATOR	603,747	525,000	699,483	705,600	6,117
64505 - GENERAL REPAIR MAINT SVC	15,884	15,000	15,000	15,000	-
65140 - TELEPHONE MONTHLY CHARGE	1,145	1,890	1,890	2,825	935
65315 - STREET MAINT ASSESSMENT	8,071	22,000	22,000	22,000	-
68175 - PROPERTY INSURANCE SHARE	13,071	13,799	12,999	14,048	1,049
TOTAL FOR SERVICES	641,918	577,689	751,372	759,473	8,101
76201 - BUILDINGS AND STRUCTURES	-	100,000	100,000	115,000	15,000
76301 - IMPROVE OTHER THAN BUILDING	-	475,000	225,000	40,000	(185,000)
76805 - CAPITAL OUTLAY	197,686	-	-	-	-
76806 - CAPITAL OUTLAY - CONTRA	(211,686)	-	-	-	-
76905 - DEPRECIATION EXPENSE	44,820	-	-	-	-
77906 - AM PROP CIP ADJUSTMENT	14,000	-	-	-	-
TOTAL FOR CAPITAL OUTLAY	44,820	575,000	325,000	155,000	(170,000)
79115 - INTRA FUND TRANSFER OUT	338,908	280,866	-	-	-
TOTAL FOR OTHER FINANCING USES	338,908	280,866	-	-	-
TOTAL FOR 681055540 - 7A RAMP	1,025,646	1,433,555	1,076,372	914,473	(161,899)

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681055550 - FARMERS MARKET					
63420 - PARKING RAMP OPERATOR	241,526	175,000	300,000	340,200	40,200
64505 - GENERAL REPAIR MAINT SVC	21,669	10,000	5,000	-	(5,000)
TOTAL FOR SERVICES	263,195	185,000	305,000	340,200	35,200
76301 - IMPROVE OTHER THAN BUILDING	-	10,000	10,000	5,000	(5,000)
76501 - EQUIPMENT	-	20,000	20,000	-	(20,000)
76805 - CAPITAL OUTLAY	29,350	-	-	-	-
76806 - CAPITAL OUTLAY - CONTRA	(29,350)	-	-	-	-
76905 - DEPRECIATION EXPENSE	18,391	-	-	-	-
TOTAL FOR CAPITAL OUTLAY	18,391	30,000	30,000	5,000	(25,000)
TOTAL FOR 681055550 - FARMERS MARKET	281,585	215,000	335,000	345,200	10,200

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681055600 - GENERAL PARKING					
63160 - GENERAL PROFESSIONAL SERVICE	3,000	47,837	147,837	147,837	-
68105 - MANAGEMENT AND ADMIN SERVICE	500,441	620,000	620,000	550,000	(70,000)
68115 - ENTERPRISE TECHNOLOGY INITIATI	40,334	48,403	57,505	47,668	(9,837)
TOTAL FOR SERVICES	543,775	716,240	825,342	745,505	(79,837)
74310 - CITY CONTR TO OUTSIDE AGENCY G	-	37,500	37,500	37,500	-
TOTAL FOR ADDITIONAL EXPENSES	-	37,500	37,500	37,500	-
76905 - DEPRECIATION EXPENSE	32,221	-	-	-	-
TOTAL FOR CAPITAL OUTLAY	32,221	-	-	-	-
TOTAL FOR 681055600 - GENERAL PARKING	575,996	753,740	862,842	783,005	(79,837)

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681055605 - FOX LOT					
63420 - PARKING RAMP OPERATOR	26,063	9,500	28,000	21,900	(6,100)
64505 - GENERAL REPAIR MAINT SVC	4,950	-	5,000	-	(5,000)
65315 - STREET MAINT ASSESSMENT	-	-	-	2,000	2,000
TOTAL FOR SERVICES	31,013	9,500	33,000	23,900	(9,100)
TOTAL FOR 681055605 - FOX LOT	31,013	9,500	33,000	23,900	(9,100)

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681055610 - MISSISSIPPI FLATS					
63420 - PARKING RAMP OPERATOR	12,500	20,000	58,000	27,720	(30,280)
64615 - SPACE USE CHARGE	37,106	35,000	40,000	49,500	9,500
65315 - STREET MAINT ASSESSMENT	955	1,000	1,000	1,000	-
68175 - PROPERTY INSURANCE SHARE	745	-	-	-	-
TOTAL FOR SERVICES	51,306	56,000	99,000	78,220	(20,780)
71205 - ELECTRICITY	5,657	7,000	6,000	935	(5,065)
TOTAL FOR MATERIALS AND SUPPLIES	5,657	7,000	6,000	935	(5,065)
76301 - IMPROVE OTHER THAN BUILDING	-	10,000	10,000	10,000	-
TOTAL FOR CAPITAL OUTLAY	-	10,000	10,000	10,000	-
TOTAL FOR 681055610 - MISSISSIPPI FLATS	56,963	73,000	115,000	89,155	(25,845)

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Department: HOUSING REDEVELOPMENT AUTHORITY

Budget Year: 2026

Account - Account Description	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
681055615 - 9TH ST LOT					
63420 - PARKING RAMP OPERATOR	13,596	12,000	22,000	15,360	(6,640)
65315 - STREET MAINT ASSESSMENT	-	4,485	4,485	4,485	-
TOTAL FOR SERVICES	13,596	16,485	26,485	19,845	(6,640)
76301 - IMPROVE OTHER THAN BUILDING	-	10,000	-	-	-
TOTAL FOR CAPITAL OUTLAY	-	10,000	-	-	-
TOTAL FOR 681055615 - 9TH ST LOT	13,596	26,485	26,485	19,845	(6,640)

CITY OF SAINT PAUL
Spending by Company, Accounting Unit and Account

Company: HOUSING REDEVELOPMENT AUTHORITY
Fund: HRA PARKING
Department: HOUSING REDEVELOPMENT AUTHORITY

Budget Year: 2026

Account - Account Description	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
681055625 - WABASHA LOT					
63420 - PARKING RAMP OPERATOR	12,292	14,000	19,000	14,400	(4,600)
65315 - STREET MAINT ASSESSMENT	7,886	1,300	8,000	8,000	-
TOTAL FOR SERVICES	20,178	15,300	27,000	22,400	(4,600)
71205 - ELECTRICITY	69	150	150	104	(46)
TOTAL FOR MATERIALS AND SUPPLIES	69	150	150	104	(46)
TOTAL FOR 681055625 - WABASHA LOT	20,247	15,450	27,150	22,504	(4,646)

CITY OF SAINT PAUL
Spending by Company, Accounting Unit and Account

Company: HOUSING REDEVELOPMENT AUTHORITY
Fund: HRA PARKING
Department: HOUSING REDEVELOPMENT AUTHORITY

Budget Year: 2026

Account - Account Description	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
681055635 - WEST SIDE FLATS LOT					
63420 - PARKING RAMP OPERATOR	8,752	8,000	20,000	16,380	(3,620)
65315 - STREET MAINT ASSESSMENT	3,742	2,000	4,000	4,000	-
TOTAL FOR SERVICES	12,494	10,000	24,000	20,380	(3,620)
76301 - IMPROVE OTHER THAN BUILDING	-	5,000	5,000	5,000	-
TOTAL FOR CAPITAL OUTLAY	-	5,000	5,000	5,000	-
TOTAL FOR 681055635 - WEST SIDE FLATS LOT	12,494	15,000	29,000	25,380	(3,620)

CITY OF SAINT PAUL
Spending by Company, Accounting Unit and Account

Company: HOUSING REDEVELOPMENT AUTHORITY
Fund: HRA PARKING
Department: HOUSING REDEVELOPMENT AUTHORITY

Budget Year: 2026

Account - Account Description	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
681055705 - LAWSON RETAIL CENTER					
63160 - GENERAL PROFESSIONAL SERVICE	8,882	-	-	-	-
63420 - PARKING RAMP OPERATOR	71,806	80,950	80,950	83,000	2,050
TOTAL FOR SERVICES	80,688	80,950	80,950	83,000	2,050
76301 - IMPROVE OTHER THAN BUILDING	-	100,000	100,000	100,000	-
76805 - CAPITAL OUTLAY	33,242	-	-	-	-
76806 - CAPITAL OUTLAY - CONTRA	(33,242)	-	-	-	-
76810 - LOSS ON PROP DISPOSAL	10,707	-	-	-	-
76905 - DEPRECIATION EXPENSE	64,787	-	-	-	-
TOTAL FOR CAPITAL OUTLAY	75,494	100,000	100,000	100,000	-
TOTAL FOR 681055705 - LAWSON RETAIL CENTER	156,182	180,950	180,950	183,000	2,050

CITY OF SAINT PAUL
Spending by Company, Accounting Unit and Account

Company: HOUSING REDEVELOPMENT AUTHORITY
Fund: HRA PARKING
Department: HOUSING REDEVELOPMENT AUTHORITY

Budget Year: 2026

Account - Account Description	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
6810942018C - 2018C BLK 39 GO RFD TIF 213					
68180 - INVESTMENT SERVICE	5,238	4,300	5,300	4,000	(1,300)
TOTAL FOR SERVICES	5,238	4,300	5,300	4,000	(1,300)
78005 - PRINCIPAL ON GO BONDS	1,600,000	1,680,000	1,765,000	1,130,000	(635,000)
78605 - INTEREST ON GO BONDS	49,789	199,100	112,975	51,900	(61,075)
TOTAL FOR DEBT SERVICE	1,649,789	1,879,100	1,877,975	1,181,900	(696,075)
TOTAL FOR 6810942018C - 2018C BLK 39 GO RFD TIF 213	1,655,028	1,883,400	1,883,275	1,185,900	(697,375)

CITY OF SAINT PAUL
Spending by Company, Accounting Unit and Account

Company: HOUSING REDEVELOPMENT AUTHORITY
Fund: HRA PARKING
Department: HOUSING REDEVELOPMENT AUTHORITY

Budget Year: 2026

Account - Account Description	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
6810952017A - 2017A PARKING REFUND REV BONDS					
68180 - INVESTMENT SERVICE	2,604	3,000	3,000	-	(3,000)
TOTAL FOR SERVICES	2,604	3,000	3,000	-	(3,000)
78105 - PRINCIPAL ON REVENUE BONDS	1,355,000	1,425,000	1,495,000	-	(1,495,000)
78705 - INTEREST ON REVENUE BONDS	756,619	752,894	681,644	-	(681,644)
TOTAL FOR DEBT SERVICE	2,111,619	2,177,894	2,176,644	-	(2,176,644)
79205 - TRANSFER TO GENERAL FUND	3,000,000	3,000,000	3,000,000	-	(3,000,000)
TOTAL FOR OTHER FINANCING USES	3,000,000	3,000,000	3,000,000	-	(3,000,000)
TOTAL FOR 6810952017A - 2017A PARKING REFUND REV BONDS	5,114,223	5,180,894	5,179,644	-	(5,179,644)

CITY OF SAINT PAUL
Spending by Company, Accounting Unit and Account

Company: HOUSING REDEVELOPMENT AUTHORITY
Fund: HRA PARKING
Department: HOUSING REDEVELOPMENT AUTHORITY

Budget Year: 2026

Account - Account Description	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
6810952025A - 2025A PARKING REFUND REV BONDS					
68180 - INVESTMENT SERVICE	-	-	-	3,000	3,000
TOTAL FOR SERVICES	-	-	-	3,000	3,000
78105 - PRINCIPAL ON REVENUE BONDS	-	-	-	115,000	115,000
78705 - INTEREST ON REVENUE BONDS	-	-	-	745,625	745,625
TOTAL FOR DEBT SERVICE	-	-	-	860,625	860,625
79205 - TRANSFER TO GENERAL FUND	-	-	-	3,000,000	3,000,000
TOTAL FOR OTHER FINANCING USES	-	-	-	3,000,000	3,000,000
TOTAL FOR 6810952025A - 2025A PARKING REFUND REV BONDS	-	-	-	3,863,625	3,863,625

CITY OF SAINT PAUL
Spending by Company, Accounting Unit and Account

Company: HOUSING REDEVELOPMENT AUTHORITY
Fund: HRA PARKING
Department: HOUSING REDEVELOPMENT AUTHORITY

Budget Year: 2026

Account - Account Description	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
6810952025B - 2025B PARKING REFUND REV BONDS					
68180 - INVESTMENT SERVICE	-	-	-	1,500	1,500
TOTAL FOR SERVICES	-	-	-	1,500	1,500
78105 - PRINCIPAL ON REVENUE BONDS	-	-	-	380,000	380,000
78705 - INTEREST ON REVENUE BONDS	-	-	-	72,389	72,389
TOTAL FOR DEBT SERVICE	-	-	-	452,389	452,389
TOTAL FOR 6810952025B - 2025B PARKING REFUND REV BONDS	-	-	-	453,889	453,889
TOTAL FOR HOUSING REDEVELOPMENT AUTHORITY	18,544,023	22,589,834	21,137,756	17,684,243	(3,453,513)
TOTAL FOR HRA PARKING	18,544,023	22,589,834	21,137,756	17,684,243	(3,453,513)
TOTAL FOR HOUSING REDEVELOPMENT AUTHORITY	18,544,023	22,589,834	21,137,756	17,684,243	(3,453,513)

CITY OF SAINT PAUL
Financing by Company, Accounting Unit and Account

Company: HOUSING REDEVELOPMENT AUTHORITY
Fund: HRA WORLD TRADE CENTER PARKING
Department: HOUSING REDEVELOPMENT AUTHORITY

Budget Year: 2026

Account - Account Description	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
681155415 - WORLD TRADE CTR PARKING RAMP					
50305 - PARKING REVENUES	2,409,211	2,500,000	2,649,000	2,580,172	(68,828)
TOTAL FOR CHARGES FOR SERVICES	2,409,211	2,500,000	2,649,000	2,580,172	(68,828)
59910 - USE OF FUND EQUITY	-	1,039,199	279,249	524,264	245,015
TOTAL FOR OTHER FINANCING SOURCES	-	1,039,199	279,249	524,264	245,015
TOTAL FOR 681155415 - WORLD TRADE CTR PARKING RAMP	2,409,211	3,539,199	2,928,249	3,104,436	176,187
TOTAL FOR HOUSING REDEVELOPMENT AUTHORITY	2,409,211	3,539,199	2,928,249	3,104,436	176,187
TOTAL FOR HRA WORLD TRADE CENTER PARKING	2,409,211	3,539,199	2,928,249	3,104,436	176,187
TOTAL FOR HOUSING REDEVELOPMENT AUTHORITY	2,409,211	3,539,199	2,928,249	3,104,436	176,187

CITY OF SAINT PAUL
Spending by Company, Accounting Unit and Account

Company: HOUSING REDEVELOPMENT AUTHORITY
Fund: HRA WORLD TRADE CENTER PARKING
Department: HOUSING REDEVELOPMENT AUTHORITY

Budget Year: 2026

Account - Account Description	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
681155415 - WORLD TRADE CTR PARKING RAMP					
63420 - PARKING RAMP OPERATOR	1,024,927	1,200,000	1,363,483	1,163,400	(200,083)
65315 - STREET MAINT ASSESSMENT	2,931	10,000	10,000	10,000	-
68175 - PROPERTY INSURANCE SHARE	23,719	25,039	23,588	25,491	1,903
68190 - ENGINEERING SERVICES	-	15,000	15,000	-	(15,000)
TOTAL FOR SERVICES	1,051,576	1,250,039	1,412,071	1,198,891	(213,180)
76201 - BUILDINGS AND STRUCTURES	-	100,000	100,000	113,000	13,000
76301 - IMPROVE OTHER THAN BUILDING	-	550,000	650,000	-	(650,000)
76805 - CAPITAL OUTLAY	14,594	-	-	-	-
76905 - DEPRECIATION EXPENSE	400,698	-	-	-	-
77906 - AM PROP CIP ADJUSTMENT	(14,594)	-	-	-	-
TOTAL FOR CAPITAL OUTLAY	400,698	650,000	750,000	113,000	(637,000)
79220 - TRANSFER TO CAPITAL PROJ FUND	873,818	1,571,038	562,169	1,642,224	1,080,055
79225 - TRANSFER TO ENTERPRISE FUND	51,938	68,122	104,009	150,321	46,312
79230 - TRANSFER TO INTERNAL SERV FUND	-	-	100,000	-	(100,000)
TOTAL FOR OTHER FINANCING USES	925,756	1,639,160	766,178	1,792,545	1,026,367
TOTAL FOR 681155415 - WORLD TRADE CTR PARKING RAMP	2,378,029	3,539,199	2,928,249	3,104,436	176,187
TOTAL FOR HOUSING REDEVELOPMENT AUTHORITY	2,378,029	3,539,199	2,928,249	3,104,436	176,187
TOTAL FOR HRA WORLD TRADE CENTER PARKING	2,378,029	3,539,199	2,928,249	3,104,436	176,187
TOTAL FOR HOUSING REDEVELOPMENT AUTHORITY	2,378,029	3,539,199	2,928,249	3,104,436	176,187

**HRA LOAN ENTERPRISE FUND 6820
FINANCING SUMMARY**

	2023 Actual*	2024 Adopted	2025 Adopted	2026 Proposed
REVENUE				
Charges for Services and Miscellaneous Fees	282,574	10,000	10,000	100,000
Grants and Contributions	-	515,000	515,000	515,000
Land Sales	-	-	-	-
Intrafund Transfers In	-	35,000	35,000	35,000
Transfers In	-	-	-	-
Advance and Loan Repayments	52,460	338,731	350,625	1,738,712
Interest on Advances and Loans	67,563	49,076	50,092	17,705
Investment Earnings	191,822	15,000	100,000	100,000
TOTAL REVENUE	<u>594,419</u>	<u>962,807</u>	<u>1,060,717</u>	<u>2,506,417</u>
Use of/(Contribution to) Fund Balance	4,233,137	5,446,712	2,082,815	1,999,033
TOTAL REVENUE AND USE OF/(CONTRIBUTION TO) FUND EQUITY	<u><u>4,827,556</u></u>	<u><u>6,409,519</u></u>	<u><u>3,143,532</u></u>	<u><u>4,505,450</u></u>

* Actuals reflect budgetary basis and do not reflect all year-end accounting adjustments for financial statement reporting.

HRA LOAN ENTERPRISE FUND 6820 SPENDING SUMMARY										
Infor Accounting Unit	Infor Project	Description	2023 Actual*	2024 Adopted Budget	2024 to 2025 Carry Forward	2025 New Budget	2025 Adopted Budget	2025 to 2026 Carry Forward	2026 New Budget	2026 Proposed
ADMINISTRATIVE SERVICES										
682055105	55682010002	Enterprise Technology Initiative (ETI) (City of Saint Paul technology)	6,622	5,990	-	5,457	5,457	-	5,308	5,308
682055105	55682010002	Investment services (Office of Financial Services)	30,666	6,314	-	30,000	30,000	-	15,000	15,000
682055105	55682010002	Transfer to HRA General Fund	-	-	-	-	-	-	-	-
682055105	55682010002	Full Stack Program	314,344	400,000	55,000	300,000	355,000	50,000	300,000	350,000
682055105	55682010002	PED Data Management Assessment/Systems	-	496,800	462,800	-	462,800	438,810	-	438,810
682055105	55682010002	Rice/Larpenteur Gateway	75,000	75,000	-	75,000	75,000	-	-	-
682055105	55682010002	Economic Development Strategy	-	-	-	200,000	200,000	-	-	-
682055105	55682010002	Technical Assistance Program	42,135	27,658	-	-	-	-	-	-
682055105	55682010002	Transfer to Parks General Fund for Right Track (HRA General Fund also transfers \$66,437)	125,000	125,000	-	125,000	125,000	-	125,000	125,000
682055105	55682010002	Transfer to General Fund for Expanding Pedestrian and Bicycle Safety Investments	-	-	-	-	-	-	-	-
682055105	55682010002	Transfer to General Fund for Graffiti/Plywood Abatement	-	-	-	-	-	-	-	-
TOTAL ADMINISTRATIVE SERVICES			593,767	1,136,762	517,800	735,457	1,253,257	488,810	445,308	934,118
HOME PURCHASE/REHAB AND FORECLOSURE COUNSELING										
682055205	55682011002	Minnesota Homeowner Loan Program	-	550,000	-	550,000	550,000	-	-	550,000
682055205	55682045000	Ramsey County and Expanded Rehab Program and Homeowner Assistance & PED Admin.	-	-	-	-	-	-	-	-
TOTAL HOME PURCHASE/REHAB AND FORECLOSURE COUNSELING			-	550,000	-	550,000	550,000	-	-	550,000

HRA LOAN ENTERPRISE FUND 6820 SPENDING SUMMARY										
Infor Accounting Unit	Infor Project	Description	2023 Actual*	2024 Adopted Budget	2024 to 2025 Carry Forward	2025 New Budget	2025 Adopted Budget	2025 to 2026 Carry Forward	2026 New Budget	2026 Proposed
ECONOMIC DEVELOPMENT PROGRAMS										
682055305	55682012001	Business Assistance - Beg. In 2024, budget combined with Strategic Investment Fund (SIF)	181,000	681,000	346,200	-	346,200	231,200	500,000	731,200
682055305	55682012001	COVID-19 Programming including Bridge Fund Round 2 & 3	-	-	-	-	-	-	-	-
682055305	55682012001	Civil Unrest	-	1,000,000	-	-	-	-	-	-
682055305	55682012002	Marketing	-	30,000	-	30,000	30,000	-	-	-
682055305	55682012003	Predevelopment	6,930	138,818	138,818	-	138,818	-	-	-
682055305	55682012003	Ford Site Predevelopment	-	10,175	10,175	-	10,175	-	-	-
TOTAL ECONOMIC DEVELOPMENT PROGRAMS			187,930	1,859,993	495,193	30,000	525,193	231,200	500,000	731,200
LOAN SERVICES										
682055315	multiple	Loan Processing and Servicing	4,827	15,000	-	30,000	30,000	-	30,000	30,000
682055315	55682045001	Minnesota Home Ownership Center	75,000	75,000	-	75,000	75,000	-	75,000	75,000
682055315	55682045002	Loan Workouts (expenses incurred to collect past due loans)	-	5,000	-	5,000	5,000	-	5,000	5,000
682055315	55682045003	MHFA Fix Up Program Purchase Discounts (reduces loan rate from 4% to 3% for eligible borrowers)	-	35,000	-	35,000	35,000	-	35,000	35,000
682055315	55682045004	Loan Servicing licenses and permits	-	500	-	500	500	-	500	500
682055315	55682045000	Loan Servicing general professional services	1,000	29,500	-	14,500	14,500	-	14,500	14,500
TOTAL LOAN SERVICES			80,827	160,000	-	160,000	160,000	-	160,000	160,000
HRA LOANS AND SPECIAL PROJECTS										
682055325	55682040003	Snelling University Soccer Stadium Site	-	-	-	-	-	-	-	-
682055325	55682040003	Victoria Theatre (\$150,000 from Lofts sales proceeds)	-	412,000	-	-	-	-	-	-
682055325	55682040011	Saint Paul Foundation housing grant program loan	122,345	139,624	-	139,625	139,625	-	1,603,974	1,603,974
682055325		Repayment of Parking Enterprise Fund advance from Saint's loan payoff	564,743	-	-	-	-	-	-	-
682055325	55682040011	Inspiring Communities Program	-	105,132	-	-	-	-	-	-
682055325	55682040011	Transfer to Housing Trust Fund	600,000	600,000	-	-	-	-	-	-
682055325	55682040012	Rental Rehab/Housing Rehab Loan Program	47,064	558,831	-	-	-	-	-	-
682055325	55682040013	Job Opportunity Fund	20,000	-	-	-	-	-	-	-
682055325		Emerging Business Technical Assistance	-	200,000	-	-	-	-	-	-
682055325		Emerging Developer Growth Program	-	171,720	-	-	-	-	-	-
TOTAL HRA LOANS AND SPECIAL PROJECTS			1,354,152	2,187,307	-	139,625	139,625	-	1,603,974	1,603,974
HOME PROG INC HUD RENTAL REHAB										
682055330	55682040009	HUD Home Affordable Housing	394,204	515,457	515,457	-	515,457	515,457	10,701	526,158
TOTAL	TOTAL		4,827,556	6,409,519	1,528,450	1,615,082	3,143,532	1,235,467	2,719,983	4,505,450
*Actuals reflect budgetary basis and do not reflect all year-end accounting adjustments for financial statement reporting (examples include bad debt expense).										

CITY OF SAINT PAUL
Financing by Company, Accounting Unit and Account

Company: HOUSING REDEVELOPMENT AUTHORITY
Fund: HRA LOAN ENTERPRISE
Department: HOUSING REDEVELOPMENT AUTHORITY

Budget Year: 2026

Account - Account Description	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
682055105 - ADMINISTRATIVE SERVICES					
54505 - INTEREST INTERNAL POOL	148,508	15,000	100,000	100,000	-
TOTAL FOR INVESTMENT EARNINGS	148,508	15,000	100,000	100,000	-
59910 - USE OF FUND EQUITY	-	5,446,712	2,082,815	1,999,033	(83,782)
TOTAL FOR OTHER FINANCING SOURCES	-	5,446,712	2,082,815	1,999,033	(83,782)
TOTAL FOR 682055105 - ADMINISTRATIVE SERVICES	148,508	5,461,712	2,182,815	2,099,033	(83,782)

CITY OF SAINT PAUL
Financing by Company, Accounting Unit and Account

Company: HOUSING REDEVELOPMENT AUTHORITY
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Department: HOUSING REDEVELOPMENT AUTHORITY

Budget Year: 2026

Account - Account Description	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
682055205 - HOME PURCH REHAB FORECLOS PREV					
43401 - STATE GRANTS	-	515,000	515,000	-	(515,000)
43440 - MN HOUSING FINANCE AGENCY	-	-	-	515,000	515,000
TOTAL FOR INTERGOVERNMENTAL REVENUE	-	515,000	515,000	515,000	-
56115 - INTRA FUND IN TRANSFER	-	35,000	35,000	35,000	-
TOTAL FOR OTHER FINANCING SOURCES	-	35,000	35,000	35,000	-
TOTAL FOR 682055205 - HOME PURCH REHAB FORECLOS PREV	-	550,000	550,000	550,000	-

CITY OF SAINT PAUL
Financing by Company, Accounting Unit and Account

Company: HOUSING REDEVELOPMENT AUTHORITY
Fund: HRA LOAN ENTERPRISE
Department: HOUSING REDEVELOPMENT AUTHORITY

Budget Year: 2026

Account - Account Description	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
682055305 - ECON DEVELOPMENT PROG					
44590 - MISCELLANEOUS SERVICES	215,523	-	-	90,000	90,000
TOTAL FOR CHARGES FOR SERVICES	215,523	-	-	90,000	90,000
54620 - INTEREST ON LOAN	709	-	-	-	-
TOTAL FOR INVESTMENT EARNINGS	709	-	-	-	-
55520 - OTHER AGENCY SHARE OF COST	1,673	-	-	-	-
TOTAL FOR MISCELLANEOUS REVENUE	1,673	-	-	-	-
TOTAL FOR 682055305 - ECON DEVELOPMENT PROG	217,905	-	-	90,000	90,000

CITY OF SAINT PAUL
Financing by Company, Accounting Unit and Account

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Department: HOUSING REDEVELOPMENT AUTHORITY

Budget Year: 2026

Account - Account Description	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
682055315 - LOAN SERVICES					
50105 - HRA LOAN FEE	405	-	-	-	-
50125 - APPLICATION FEE	50,227	10,000	10,000	10,000	-
TOTAL FOR CHARGES FOR SERVICES	50,632	10,000	10,000	10,000	-
54810 - INTEREST NON POOL	43,314	-	-	-	-
TOTAL FOR INVESTMENT EARNINGS	43,314	-	-	-	-
TOTAL FOR 682055315 - LOAN SERVICES	93,946	10,000	10,000	10,000	-

CITY OF SAINT PAUL
Financing by Company, Accounting Unit and Account

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Budget Year: 2026

Account - Account Description	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
682055325 - HRA LOANS					
47510 - SPACE RENTAL	14,500	-	-	-	-
50110 - COLLECTION FEE	246	-	-	-	-
50205 - REPAYMENT OF LOAN	-	180,172	309,150	1,738,712	1,429,562
TOTAL FOR CHARGES FOR SERVICES	14,746	180,172	309,150	1,738,712	1,429,562
54620 - INTEREST ON LOAN	49,314	37,635	48,433	17,705	(30,728)
54710 - INTEREST ON ADVANCE	17,540	11,441	1,659	-	(1,659)
TOTAL FOR INVESTMENT EARNINGS	66,854	49,076	50,092	17,705	(32,387)
57605 - REPAYMENT OF ADVANCE	52,460	158,559	41,475	-	(41,475)
TOTAL FOR OTHER FINANCING SOURCES	52,460	158,559	41,475	-	(41,475)
TOTAL FOR 682055325 - HRA LOANS	134,060	387,807	400,717	1,756,417	1,355,700
TOTAL FOR HOUSING REDEVELOPMENT AUTHORITY	594,420	6,409,519	3,143,532	4,505,450	1,361,918
TOTAL FOR HRA LOAN ENTERPRISE	594,420	6,409,519	3,143,532	4,505,450	1,361,918
TOTAL FOR HOUSING REDEVELOPMENT AUTHORITY	594,420	6,409,519	3,143,532	4,505,450	1,361,918

CITY OF SAINT PAUL
Spending by Company, Accounting Unit and Account

Company: HOUSING REDEVELOPMENT AUTHORITY
Fund: HRA LOAN ENTERPRISE
Department: HOUSING REDEVELOPMENT AUTHORITY

Budget Year: 2026

Account - Account Description	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
682055105 - ADMINISTRATIVE SERVICES					
63160 - GENERAL PROFESSIONAL SERVICE	431,479	999,458	1,092,800	788,810	(303,990)
68115 - ENTERPRISE TECHNOLOGY INITIATI	6,622	5,990	5,457	5,308	(149)
68180 - INVESTMENT SERVICE	30,666	6,314	30,000	15,000	(15,000)
TOTAL FOR SERVICES	468,767	1,011,762	1,128,257	809,118	(319,139)
79205 - TRANSFER TO GENERAL FUND	125,000	125,000	125,000	125,000	-
TOTAL FOR OTHER FINANCING USES	125,000	125,000	125,000	125,000	-
TOTAL FOR 682055105 - ADMINISTRATIVE SERVICES	593,767	1,136,762	1,253,257	934,118	(319,139)

CITY OF SAINT PAUL
Spending by Company, Accounting Unit and Account

Company: HOUSING REDEVELOPMENT AUTHORITY
Fund: HRA LOAN ENTERPRISE
Department: HOUSING REDEVELOPMENT AUTHORITY

Budget Year: 2026

Account - Account Description	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
682055205 - HOME PURCH REHAB FORECLOS PREV					
73105 - REHAB LOAN	-	550,000	550,000	550,000	-
TOTAL FOR PROGRAM EXPENSE	-	550,000	550,000	550,000	-
TOTAL FOR 682055205 - HOME PURCH REHAB FORECLOS PREV	-	550,000	550,000	550,000	-

CITY OF SAINT PAUL
Spending by Company, Accounting Unit and Account

Company: HOUSING REDEVELOPMENT AUTHORITY
Fund: HRA LOAN ENTERPRISE
Department: HOUSING REDEVELOPMENT AUTHORITY

Budget Year: 2026

Account - Account Description	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
682055305 - ECON DEVELOPMENT PROG					
63160 - GENERAL PROFESSIONAL SERVICE	6,930	148,993	148,993	-	(148,993)
67340 - PUBLICATION AND ADVERTISING	-	30,000	30,000	-	(30,000)
TOTAL FOR SERVICES	6,930	178,993	178,993	-	(178,993)
73220 - PMT TO SUBCONTRACTOR GRANT	181,000	1,681,000	346,200	731,200	385,000
TOTAL FOR PROGRAM EXPENSE	181,000	1,681,000	346,200	731,200	385,000
TOTAL FOR 682055305 - ECON DEVELOPMENT PROG	187,930	1,859,993	525,193	731,200	206,007

CITY OF SAINT PAUL
Spending by Company, Accounting Unit and Account

Company: HOUSING REDEVELOPMENT AUTHORITY
Fund: HRA LOAN ENTERPRISE
Department: HOUSING REDEVELOPMENT AUTHORITY

Budget Year: 2026

Account - Account Description	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
682055315 - LOAN SERVICES					
63160 - GENERAL PROFESSIONAL SERVICE	-	29,500	14,500	14,500	-
63405 - PROCESS FILING RECORDING FEE	-	-	15,000	15,000	-
67155 - CIVIL LITIGATION COST	-	5,000	5,000	5,000	-
69505 - LICENSE AND PERMIT	-	500	500	500	-
TOTAL FOR SERVICES	-	35,000	35,000	35,000	-
73115 - LOAN AND GRANT SERVICE FEE	4,827	15,000	15,000	15,000	-
73220 - PMT TO SUBCONTRACTOR GRANT	76,000	75,000	75,000	75,000	-
TOTAL FOR PROGRAM EXPENSE	80,827	90,000	90,000	90,000	-
79115 - INTRA FUND TRANSFER OUT	-	35,000	35,000	35,000	-
TOTAL FOR OTHER FINANCING USES	-	35,000	35,000	35,000	-
TOTAL FOR 682055315 - LOAN SERVICES	80,827	160,000	160,000	160,000	-

CITY OF SAINT PAUL
Spending by Company, Accounting Unit and Account

Company: HOUSING REDEVELOPMENT AUTHORITY
Fund: HRA LOAN ENTERPRISE
Department: HOUSING REDEVELOPMENT AUTHORITY

Budget Year: 2026

Account - Account Description	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
682055325 - HRA LOANS					
73220 - PMT TO SUBCONTRACTOR GRANT	67,064	1,447,683	-	-	-
TOTAL FOR PROGRAM EXPENSE	67,064	1,447,683	-	-	-
78205 - PRINCIPAL ON NOTES	102,884	121,331	122,435	1,589,185	1,466,750
78350 - REPAYMENT OF ADVANCE	564,744	-	-	-	-
78805 - INTEREST ON NOTES	19,461	18,293	17,190	14,789	(2,401)
TOTAL FOR DEBT SERVICE	687,088	139,624	139,625	1,603,974	1,464,349
79220 - TRANSFER TO CAPITAL PROJ FUND	600,000	600,000	-	-	-
TOTAL FOR OTHER FINANCING USES	600,000	600,000	-	-	-
TOTAL FOR 682055325 - HRA LOANS	1,354,152	2,187,307	139,625	1,603,974	1,464,349

CITY OF SAINT PAUL
Spending by Company, Accounting Unit and Account

Company: HOUSING REDEVELOPMENT AUTHORITY
Fund: HRA LOAN ENTERPRISE
Department: HOUSING REDEVELOPMENT AUTHORITY

Budget Year: 2026

Account - Account Description	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Proposed Budget	Change From Prior Year
682055330 - HOME PROG INC HUD RENTAL REHAB					
73220 - PMT TO SUBCONTRACTOR GRANT	-	515,457	515,457	526,158	10,701
TOTAL FOR PROGRAM EXPENSE	-	515,457	515,457	526,158	10,701
79220 - TRANSFER TO CAPITAL PROJ FUND	394,204	-	-	-	-
TOTAL FOR OTHER FINANCING USES	394,204	-	-	-	-
TOTAL FOR 682055330 - HOME PROG INC HUD RENTAL REHAB	394,204	515,457	515,457	526,158	10,701
TOTAL FOR HOUSING REDEVELOPMENT AUTHORITY	2,610,880	6,409,519	3,143,532	4,505,450	1,361,918
TOTAL FOR HRA LOAN ENTERPRISE	2,610,880	6,409,519	3,143,532	4,505,450	1,361,918
TOTAL FOR HOUSING REDEVELOPMENT AUTHORITY	2,610,880	6,409,519	3,143,532	4,505,450	1,361,918

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL

SUMMARY OF FINANCING SOURCES - 2026 PROPOSED BUDGET

Account	Account Name	HRA General Fund	HRA Palace Theatre Special Revenue Fund	HRA Debt Service Fund	HRA Development Capital Projects Fund	HRA Parking Enterprise Fund	HRA World Trade Center Parking Fund	HRA Loan Enterprise Fund	Grand Total
40005	CURRENT PROPERTY TAX	6,504,137	-	-	-	-	-	-	6,504,137
40105	CURRENT TAX INCREMENT	-	-	4,010,763	-	1,170,900	-	-	5,181,663
43440	MN HOUSING FINANCE AGENCY	-	-	-	-	-	-	515,000	515,000
43630	CITY SHARE STATE COURT FINES	-	-	-	-	1,325,000	-	-	1,325,000
44160	ELEC CHARGING STATIONS	-	-	-	-	2,018	-	-	2,018
44505	ADMINISTRATION EXTERNAL	217,380	-	-	-	-	-	-	217,380
44590	MISCELLANEOUS SERVICES	-	-	-	-	-	-	90,000	90,000
47115	PARKING METER COLLECTION	-	-	-	-	1,675,000	-	-	1,675,000
48310	COMMERCIAL SPACE RENT	-	-	-	-	151,767	-	-	151,767
50125	APPLICATION FEE	30,000	-	-	-	-	-	10,000	40,000
50205	REPAYMENT OF LOAN	-	-	-	-	-	-	1,738,712	1,738,712
50305	PARKING REVENUES	-	-	-	-	10,809,426	2,580,172	-	13,389,598
51240	SERVICES TO HRA	2,483,129	-	-	-	-	-	-	2,483,129
54505	INTEREST INTERNAL POOL	100,000	-	34,600	-	45,000	-	100,000	279,600
54620	INTEREST ON LOAN	-	-	-	-	-	-	17,705	17,705
54810	INTEREST NON POOL	-	-	56,620	-	-	-	-	56,620
55915	OTHER MISC REVENUE	29,841	-	-	-	-	-	-	29,841
56115	INTRA FUND IN TRANSFER	-	-	-	-	1,920,198	-	35,000	1,955,198
56225	TRANSFER FR SPECIAL REVENUE FU	-	-	-	247,221	-	-	-	247,221
56240	TRANSFER FR ENTERPRISE FUND	-	-	-	-	150,321	-	-	150,321
57605	REPAYMENT OF ADVANCE	40,000	-	-	-	-	-	-	40,000
59910	USE OF FUND EQUITY	4,796,397	-	-	3,383,602	1,730,648	524,264	1,999,033	12,433,944
59950	CONTR TO FUND EQUITY	-	-	(73,884)	-	(1,296,035)	-	-	(1,369,919)
Total All Financing Sources		14,200,884	-	4,028,099	3,630,823	17,684,243	3,104,436	4,505,450	47,153,935

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL

SUMMARY OF SPENDING BY ACCOUNT - 2026 PROPOSED BUDGET

Account	Account Name	HRA General Fund	HRA Palace Theatre Special Revenue Fund	HRA Debt Service Fund	HRA Development Capital Projects Fund	HRA Parking Enterprise Fund	HRA World Trade Center Parking Fund	HRA Loan Enterprise Fund	Grand Total
63105	ACCOUNTING AND AUDITING	100,000	-	-	-	-	-	-	100,000
63120	ATTORNEYS	12,500	-	-	-	-	-	-	12,500
63160	GENERAL PROFESSIONAL SERVICE	381,000	-	-	-	147,837	-	803,310	1,332,147
63385	SECURITY SERVICES	-	-	-	-	139,083	-	-	139,083
63405	PROCESS FILING RECORDING FEE	1,000	-	-	-	-	-	15,000	16,000
63420	PARKING RAMP OPERATOR	-	-	-	-	6,753,285	1,163,400	-	7,916,685
63615	BANK SERVICES	-	-	6,450	-	-	-	-	6,450
64505	GENERAL REPAIR MAINT SVC	-	-	-	-	248,000	-	-	248,000
64615	SPACE USE CHARGE	-	-	-	-	49,500	-	-	49,500
65140	TELEPHONE MONTHLY CHARGE	-	-	-	-	2,825	-	-	2,825
65305	OTHER ASSESSMENT	50,000	-	-	-	-	-	-	50,000
65315	STREET MAINT ASSESSMENT	-	-	-	-	153,485	10,000	-	163,485
67155	CIVIL LITIGATION COST	-	-	-	-	-	-	5,000	5,000
67340	PUBLICATION AND ADVERTISING	5,000	-	-	-	-	-	-	5,000
67525	MEMBERSHIP DUES	500	-	-	-	-	-	-	500
68105	MANAGEMENT AND ADMIN SERVICE	8,101,079	-	-	-	550,000	-	-	8,651,079
68115	ENTERPRISE TECHNOLOGY INITIATI	35,448	-	-	-	47,668	-	5,308	88,424
68140	CITY ATTORNEY SERVICE	694,433	-	-	-	-	-	-	694,433
68175	PROPERTY INSURANCE SHARE	10,291	-	-	-	125,409	25,491	-	161,191
68180	INVESTMENT SERVICE	20,000	-	3,800	-	8,500	-	15,000	47,300
69505	LICENSE AND PERMIT	-	-	-	-	-	-	500	500
71205	ELECTRICITY	-	-	-	-	1,039	-	-	1,039
73105	REHAB LOAN	-	-	-	-	-	-	550,000	550,000
73115	LOAN AND GRANT SERVICE FEE	-	-	-	-	-	-	15,000	15,000
73220	PMT TO SUBCONTRACTOR GRANT	-	-	-	3,084,403	-	-	1,332,358	4,416,761
73415	ACQUISITION TITLE SERVICE	1,000	-	-	-	-	-	-	1,000
73535	MAINTENANCE LABOR CONTRACT	575,000	-	-	-	-	-	-	575,000
73540	MISC DISPOSITION COSTS	10,000	-	-	-	-	-	-	10,000
74310	CITY CONTR TO OUTSIDE AGENCY G	-	-	-	-	537,500	-	-	537,500
76201	BUILDINGS AND STRUCTURES	-	-	-	-	785,000	113,000	-	898,000
76301	IMPROVE OTHER THAN BUILDING	-	-	-	-	375,000	-	-	375,000

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL

SUMMARY OF SPENDING BY ACCOUNT - 2026 PROPOSED BUDGET

Account	Account Name	HRA General Fund	HRA Palace Theatre Special Revenue Fund	HRA Debt Service Fund	HRA Development Capital Projects Fund	HRA Parking Enterprise Fund	HRA World Trade Center Parking Fund	HRA Loan Enterprise Fund	Grand Total
78005	PRINCIPAL ON GO BONDS	-	-	-	-	1,130,000	-	-	1,130,000
78105	PRINCIPAL ON REVENUE BONDS	-	-	3,523,940	-	495,000	-	-	4,018,940
78205	PRINCIPAL ON NOTES	-	-	-	-	-	-	1,589,185	1,589,185
78380	ADVANCE TO OTHER FUND	125,000	-	-	-	-	-	-	125,000
78605	INTEREST ON GO BONDS	-	-	-	-	51,900	-	-	51,900
78705	INTEREST ON REVENUE BONDS	-	-	345,871	-	818,014	-	-	1,163,885
78805	INTEREST ON NOTES	-	-	-	-	-	-	14,789	14,789
78860	INTEREST ADV FROM OTHER FUND	-	-	-	247,221	-	-	-	247,221
79115	INTRA FUND TRANSFER OUT	-	-	-	-	1,920,198	-	35,000	1,955,198
79205	TRANSFER TO GENERAL FUND	892,444	-	-	156,991	3,345,000	-	125,000	4,519,435
79220	TRANSFER TO CAPITAL PROJ FUND	247,221	-	148,038	-	-	1,642,224	-	2,037,483
79225	TRANSFER TO ENTERPRISE FUND	-	-	-	-	-	150,321	-	150,321
79230	TRANSFER TO INTERNAL SERV FUND	2,938,968	-	-	142,208	-	-	-	3,081,176
Total All Spending		14,200,884	-	4,028,099	3,630,823	17,684,243	3,104,436	4,505,450	47,153,935

HRA PROPERTY TAX LEVIES AND PROPERTY VALUES

Prepared on July 2, 2025

LEVY - PAYABLE	2021	2022	2023	2024	2025 Adopted	2026	Percent Change 2026 from 2025
Total Estimated Market Value (Real and Personal Property)	\$ 27,447,085,700	\$ 29,739,262,300	\$ 30,630,467,500	\$ 34,025,371,100	\$ 35,875,153,300	\$ 35,875,002,000	0.00%
State Law Maximum Levy Rate (% of Taxable Market Value)	0.0185%	0.0185%	0.0185%	0.0185%	0.0185%	0.0185%	
Maximum Tax Levy per State Law	\$ 5,077,711	\$ 5,501,764	\$ 5,666,636	\$ 6,294,694	\$ 6,636,903	\$ 6,636,875	0.00%
Actual Tax Levy Certified	\$ 4,547,359	\$ 5,157,150	\$ 5,657,150	\$ 6,294,694	\$ 6,636,903	\$ 6,636,875	0.00%
Actual Levy under Maximum	\$ 530,352	\$ 344,614	\$ 9,486	\$ (0)	\$ 0	\$ 0	
% of Actual Levy to Maximum	89.56%	93.74%	99.83%	100.00%	100.00%	100.00%	

Market Value data provided by Ramsey County
The levy is based on prior year's total estimated market value but is applied to current year's net tax capacity.

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

REPORT TO THE COMMISSIONERS

DATE: DECEMBER 3, 2025

**REGARDING: RESOLUTION APPROVING THE FINAL 2026 HRA BUDGET AND
CERTIFYING THE FINAL HRA PROPERTY TAX LEVY PAYABLE
IN 2026**

Requested Board Action

Certify the final 2026 HRA budget and the final HRA tax levy payable in 2026.

Background

The 2026 HRA budget proposal was presented to the HRA Board of Commissioners through a series of meetings between September and November 2025. Changes to the proposed budget are attached and include adjustments to the carry forward of prior-year budgeted program funds in the HRA General Fund and the HRA Loan Enterprise Fund, adjustments to program budgets, and adjustments to reflect changes to the proposed budget.

On September 24, 2025, the HRA Board of Commissioners adopted a certified maximum 2026 HRA tax levy of \$6,636,875 by resolution RES 25-1474. The maximum 2026 HRA levy certified is 100% of the maximum allowed under State Law. The HRA levy is capped at 0.0185% of the estimated market value of Saint Paul property. The 2025 estimated value of taxable property in Saint Paul is used to calculate the 2026 HRA tax levy. The 2025 estimated market value of taxable property in Saint Paul is projected to be \$35.9 billion for the 2026 levy, a decrease of \$151,300 from the prior year. The 2026 final HRA tax levy is \$6,636,875 which is the same as the maximum certified by RES 25-1474 and \$28 less than the 2025 levy.

The HRA property tax levy provides revenue to the HRA to support HRA investments in affordable housing development and business and job growth. Activities financed by the HRA through the levy and other sources include maintenance of HRA-owned redevelopment property, HRA programs including Full Stack and business assistance programs, payroll and overhead for

HRA staffing provided by the Department of Planning and Economic Development, City Attorney services for the HRA, and the mandated State audit of the HRA.

To comply with the State of Minnesota's Truth in Taxation laws, the HRA must certify to Ramsey County the final HRA property tax levy payable in 2025, on or before five working days after December 20, 2025. The proposed final 2026 HRA tax levy to be certified to Ramsey County is \$6,636,875. The attached resolution would certify this final tax levy by that date.

Future Action

This action is subject to the approval of the Council of the City of Saint Paul. The Council of the City of Saint Paul will need to approve the HRA Board of Commissioner's recommended final 2026 HRA budget and final HRA property tax levy payable in 2026.

Recommendation:

Approval of the final 2026 HRA budget as proposed with the changes attached. Certification of the final HRA tax levy payable in 2026 to Ramsey County on or before five working days after December 20, 2025.

Sponsored by: Chair Cheniqua Johnson

Staff: Rhonda Gillquist 651-266-6631

Attachments

- 2026 HRA proposed budget
- 2026 HRA proposed budget changes (to be provided by the Office of Financial Services)



City of Saint Paul

City Hall and Court House
15 West Kellogg
Boulevard
Phone: 651-266-8560

Master

File Number: RES 25-1878

File ID: RES 25-1878

Type: Resolution

Status: Agenda Ready

Version: 1

Contact Number: 266-6631

In Control: Housing &
Redevelopment
Authority

File Created: 11/24/2025

File Name: Transfer of HRA funds to City General fund Budget
Amendment

Final Action:

Title:

Amending the 2025 Housing and Redevelopment Authority (HRA) Budget to
Transfer Unspent Funds to the City General Fund, Citywide

Notes:

Sponsors: Johnson

Enactment Date:

Attachments: Financial Analysis, Board Report

Financials Included?:

Contact Name: Rhonda Gillquist

Hearing Date:

Entered by: kelly.bauer@ci.stpaul.mn.us

Ord Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File RES 25-1878

Amending the 2025 Housing and Redevelopment Authority (HRA) Budget to Transfer Unspent
Funds to the City General Fund, Citywide

See Attachment.

City of Saint Paul Financial Analysis

1

File ID Number:

RES 25-1878

2

3

Budget Affected:

PED

Special Fund

4

5

Total Amount of Transaction:

537,831.00

6

7

Funding Source:

Other

Please Specify Funding Source:

8

9

Appropriation already included in budget?

No

10

11

Charter Citation:

10.7.1

12

13

Fiscal Analysis

Amending the 2025 Housing and Redevelopment Authority (HRA) budget to transfer unspent funds to the City General Fund. Total budget for this transfer is \$1,350,000 with \$1,100,000 from the HRA Housing Trust Fund's HRA World Trade Center Parking Enterprise Funds and \$250,000 from the HRA Loan Enterprise Fund.

Detail Accounting Codes:

GENERAL LEDGER (GL) - ANNUAL BUDGET

Spending Changes

Amend the HRA World Trade Center (WTC) Parking Enterprise Fund and the HRA Loan Enterprise Fund 2025 spending budget to provide funding to the City General Fund.

GL Annual Budget				CURRENT		AMENDED
Company	Fund-Dept-Cost Center	Account	Description	BUDGET	CHANGES	BUDGET
5	681155415	79220	WTC Parking Transfer to Capital Projects Fund	562,169	(562,169)	-
5	681155415	79205	WTC Parking Transfer to City General Fund	-	1,100,000	1,100,000
5	682055105	63160	Loan Enterprise Fund General Professional Services	1,128,072	(250,000)	878,072
5	682055105	79205	Loan Enterprise Fund Transfer to City General Fund	125,000	250,000	375,000
TOTAL:					537,831	

Financing Changes

Amend the HRA World Trade Center (WTC) Parking Enterprise Fund and the HRA Loan Enterprise Fund 2025 financing budget to provide funding to the City General Fund.

GL Annual Budget				CURRENT		AMENDED
Company	Fund-Dept-Cost Center	Account	Description	BUDGET	CHANGES	BUDGET
5	681155415	56235	World Trade Center Parking Transfer from HRA Housing Trust Fund	-	(537,831)	(537,831)
TOTAL:					(537,831)	

ACTIVITY LEDGER (AC) - LIFE TO DATE ACTIVITY BUDGET

Spending Changes

Amend the HRA Housing Trust Fund (HTF) 2025 Inspiring Communities project spending budget to remove the budget and return funds back to the WTC Parking Enterprise Fund

Life to Date Activity Budget				CURRENT		AMENDED
	Activity	Account Category	Description	BUDGET	CHANGES	BUDGET
C-HRA	C5525999914010	73220	2025 Inspiring Communities HRA HTF	1,100,000	(1,100,000)	-
C-HRA	C5525999914010	79225	2025 Inspiring Communities HRA HTF Transfer Back to WTC Parking	-	537,831	537,831
TOTAL:					(562,169)	

Financing Changes

Amend the HRA Housing Trust Fund (HTF) 2025 Inspiring Communities project financing budget to remove the budget and return funds back to the WTC Parking Enterprise Fund.

Life to Date Activity Budget				CURRENT		AMENDED
Activity Group	Activity	Account Category	Description	BUDGET	CHANGES	BUDGET
C-HRA	C5525999914010	56240	2025 Inspiring Communities HRA HTF Transfer from WTC Parking	(754,530)	216,699	(537,831)
C-HRA	C5525999914010	57605	2025 Inspiring Communities HRA HTF Repayment of Advance	(345,470)	345,470	-
TOTAL:					562,169	

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

REPORT TO THE COMMISSIONERS

DATE: DECEMBER 3, 2025

**REGARDING: AMENDING THE 2025 HOUSING AND REDEVELOPMENT AUTHORITY (HRA)
BUDGET TO TRANSFER UNSPENT FUNDS TO THE CITY GENERAL FUND,
CITYWIDE**

Requested Board Action

Amend the 2025 HRA budget as shown in the attached financial analysis and authorize and direct the Executive Director and staff of the HRA to take all actions needed to implement this resolution.

Background

The City General Fund had unplanned expenses in 2025 and the City is taking measures to limit spending and ensure the fund remains within budget. Staff have identified available HRA balances that are eligible to be transferred to the City General Fund. A 2025 HRA budget amendment is needed to transfer \$250,000 of HRA Loan Enterprise Funds and \$1,100,000 of World Trade Center Parking Funds unused by the Housing Trust Fund. City staff will provide information and analysis to the HRA Board on the need for the transfer before this transfer is made.

Budget Action

See attached financial analysis.

Future Action

City General Fund analysis from City staff.

Financing Structure

Rental Rehab Program loans are repaid to the HRA on a quarterly basis over 10 years. For the duration of the loan term, the projects will have at least 50% of their units restricted at 50% AMI or below for both income and rents.

PED Credit Committee Review

N/A

Compliance

N/a

Green/Sustainable Development

N/A

Environmental Impact Disclosure

N/A

Historic Preservation

N/A

Public Purpose/Comprehensive Plan Conformance:

N/A

Statement of Chairman (for Public Hearing)

N/A

Recommendation: Amend the HRA budget as shown in the attached financial analysis and authorize and direct the Executive Director and staff of the HRA to take all actions needed to implement this resolution.

Sponsored by: Chair Cheniqua Johnson

Staff: Rhonda Gillquist, 651-266-6631

Attachments

- Financial analysis



City of Saint Paul

City Hall and Court House
15 West Kellogg
Boulevard
Phone: 651-266-8560

Master

File Number: SR 25-262

File ID: SR 25-262

Type: Staff Report

Status: Agenda Ready

Version: 1

Contact Number: 266-8498

In Control: Housing &
Redevelopment
Authority

File Created: 11/20/2025

File Name: Sale of 77 Congress St. E

Final Action:

Title:

Introduction to Sale of 77 Congress Street E. to Iglesia Ni Cristo

Notes:

Sponsors: Noecker

Enactment Date:

Attachments: Presentation

Financials Included?:

Contact Name: Jenn Dull

Hearing Date:

Entered by: kelly.bauer@ci.stpaul.mn.us

Ord Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File SR 25-262

Introduction to Sale of 77 Congress Street E. to Iglesia Ni Cristo



STPAUL.GOV

Introduction to Sale of 77 Congress Street E to Iglesia Ni Cristo Church

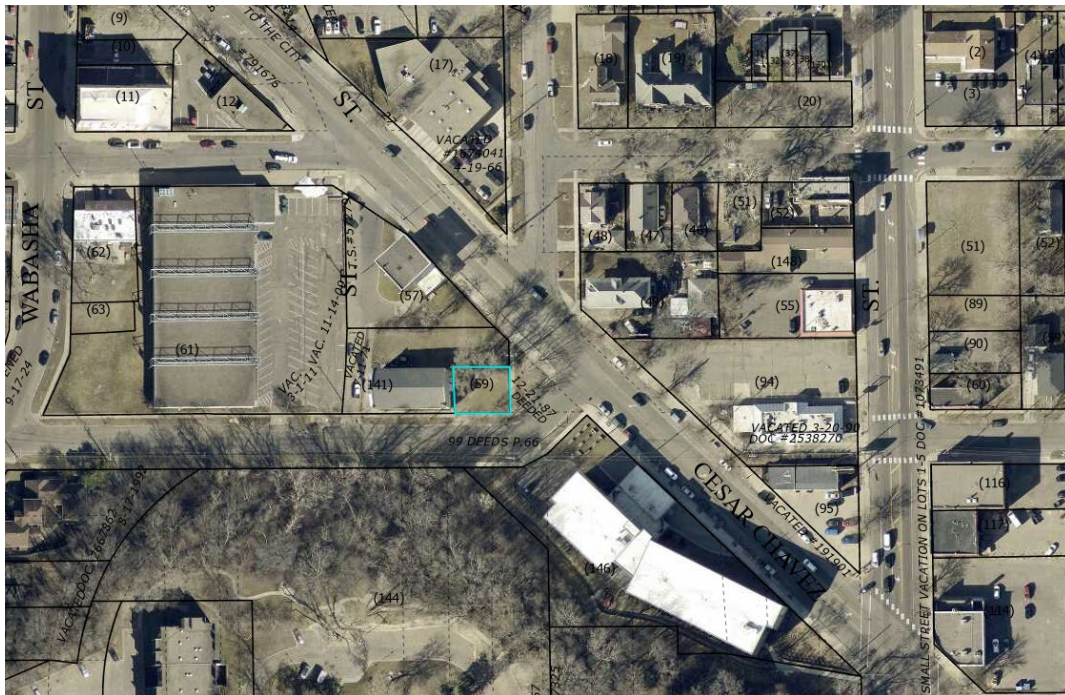
HOUSING AND REDEVELOPMENT AUTHORITY

December 3, 2025



Sale of 77 Congress Street E

- 0.07 Acre (3,049 sq. ft.)
- T2 Zoning
- HRA acquired in 2015 via tax forfeiture
- HRA purchase:
 - Market Value \$18,000.00
 - Costs & Fees \$ 1,795.20
 - Total Paid \$19,795.20





Sale of 77 Congress Street E



- Original intent of acquisition was to provide amenities to service development of 72 Congress Street by NeDA
- License agreement in 2016 with NeDA and Flannery Construction for staging of construction materials for 72 Congress Street development project
- Completion of construction, NeDA determined 77 Congress no longer needed
- Property has remained vacant since HRA's acquisition in 2015



Sale of 77 Congress Street E

Iglesia Ni Christo Church

- Church owns property at 59 Congress Street and operates as Iglesia Ni Christo Church since 1984
- Intent to combine the two parcels and keep 77 Congress as yard space for church activities; may be fenced in
- Appraised Fair Market Value and agreed upon purchase price is \$24,500





Requested Action

- Consider the sale of 77 Congress Street E to Iglesia Ni Cristo Church for Fair Market Value of \$24,500
- **HRA Action will take place on December 10, 2025**



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Phone: 651-266-8560

Master

File Number: SR 25-263

File ID: SR 25-263

Type: Staff Report

Status: Agenda Ready

Version: 1

Contact Number: 266-8498

In Control: Housing &
Redevelopment
Authority

File Created: 11/20/2025

File Name: Chestnut Park Parcels Conveyance

Final Action:

Title:

Introduction to Conveyance of HRA-owned Chestnut Park Parcels to City,
District 9, Ward 2

Notes:

Sponsors: Noecker

Enactment Date:

Attachments: Presentation

Financials Included?:

Contact Name: Jenn Dull

Hearing Date:

Entered by: kelly.bauer@ci.stpaul.mn.us

Ord Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File SR 25-263

Introduction to Conveyance of HRA-owned Chestnut Park Parcels to City, District 9, Ward 2



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Introduction to Conveyance of HRA Owned Chestnut Plaza Parcels to City

HOUSING AND REDEVELOPMENT AUTHORITY

December 3, 2025



Conveyance of HRA-Owned Chestnut Plaza Parcels

- Three HRA Remnant Parcels
 - PID 0018 – 0.09 acres
 - PID 0019 – 0.16 acres
 - PID 0020 – 0.18 acres
- Existing use as sidewalk right of way



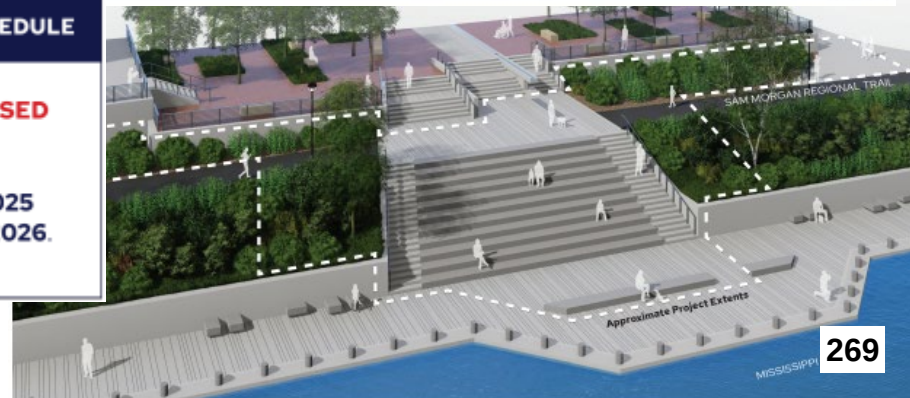
Conveyance of HRA-Owned Chestnut Plaza Parcels

- Property acquired in 2001 as part of the Upper Landing Redevelopment Project
- Project included installation of a pathway to connect the regional trail system
- Upon completion of construction, Chestnut Plaza was dedicated to the City integrating the new pathway into the trail system
- Three remnant parcels of pathway remained in HRA portfolio



Conveyance of HRA-Owned Chestnut Plaza Parcels

- City Parks began renovation of Chestnut Plaza summer 2025
- In August, HRA Executive Director executed a temporary right of entry to allow City access to the HRA parcels for construction
- Discussions between City Real Estate and Parks staff and PED staff on behalf of HRA resulted in recommendation to convey the three HRA remnant parcels to City





Requested Action

- Consider retroactive approval of subsequent term of Right of Entry permit, September 9, 2025 – November 30, 2025, and any extensions thereto
- Consider the conveyance of the three remnant HRA-owned Chestnut Plaza parcels to City at zero cost
- **HRA Action will take place on December 10, 2025**