

Saint Paul Comprehensive Downtown Improvement Special Service District Proposed Service Charge -- Calculation Summary

Exhibit B

2025 District Budget for Full Program Implementation: **\$2,724,706.90**

Method of Financing: Service charge on commercial and industrial parcels in the Downtown Improvement District, plus volunteer contributions from public sector tax-exempt properties

Allocation of Service Charges: Annual service charges for affected parcels are based upon allocating program costs across all parcels according to two variables: building square footage and linear front footage. After deducting the voluntary contribution associated with city- and county-owned tax-exempt parcels (calculated using the same rate as commercial parcels), seventy percent (70%) of remaining costs are allocated based on building square footage; thirty percent (30%) of costs are allocated based on linear front footage.

Calculation:	2025 Charges	Total Square Footage/Front Footage	Proposed Rates
Total:	\$2,724,707		
-25%	(\$682,431) less City/County Contribution		
75%	\$2,042,276 Commercial and industrial parcels subject to service charge		<u>Residential</u>
67%	\$1,362,587	24,454,632 total square feet	\$0.0383 per square foot
33%	\$679,691	57,713 total front feet	\$8.1700 per linear front foot
			<u>Commercial</u>
			\$0.0639 per square foot
			\$13.6100 per linear front foot

For each property subject to the service charge: 1) the building square footage is multiplied by the per-square-foot rate to produce a sub-total, and 2) the linear front footage is multiplied by the per-linear-front-foot rate to produce another sub-total. The two sub-totals are added to produce the total special service charge for the property.

Sample Property (Residential Condo):

<u>Square footage</u>	<u>Linear front footage</u>
650 square feet	6.8 linear feet
<u>\$0.0383</u> rate per square foot	<u>\$8.17</u> rate per linear front foot
\$24.90 Sub-total	\$55.56

\$80.45 2025 Service Charge

Sample Property (Commercial):

<u>Square footage</u>	<u>Linear front footage</u>
100,000 square feet	300 linear feet
<u>\$0.0639</u> rate per square foot	<u>\$13.61</u> rate per linear front foot
\$6,390.00 Sub-total	\$4,083.00

\$10,473.00 2025 Service Charge