Assessing the Viability of a Business Improvement District in North St. Paul

William Boulay
Robert Clarksen
Charles Darnell

Completed for Humphrey School of Public Affairs Course
PA 8081:
Capstone Workshop: Economic and Community Development
May 6, 2014
This project was supported by the Resilient Communities Project (RCP), a program at the University of Minnesota that convenes the wide-ranging expertise of U of M faculty and students to address strategic local projects that advance community resilience and sustainability. RCP is a program of the Center for Urban and Regional Affairs (CURA) and the Institute on the Environment.

This work is licensed under the Creative Commons Attribution-NonCommercial 3.0 Unported License. To view a copy of this license, visit http://creativecommons.org/licenses/by-nc/3.0/ or send a letter to Creative Commons, 444 Castro Street, Suite 900, Mountain View, California, 94041, USA. Any reproduction, distribution, or derivative use of this work under this license must be accompanied by the following attribution: “Produced by the Resilient Communities Project at the University of Minnesota, 2014. Reproduced under a Creative Commons Attribution-NonCommercial 3.0 Unported License.”

This publication may be available in alternate formats upon request.

Resilient Communities Project
University of Minnesota
330 HHHSPA
301—19th Avenue South
Minneapolis, Minnesota 55455
Phone: (612) 625-7501
E-mail: rcp@umn.edu
Web site: http://www.rcp.umn.edu

The University of Minnesota is committed to the policy that all persons shall have equal access to its programs, facilities, and employment without regard to race, color, creed, religion, national origin, sex, age, marital status, disability, public assistance status, veteran status, or sexual orientation.
# Table of Contents

Executive Summary ......................................................................................... iv  
Introduction ................................................................................................. 1  
Diagnosis ...................................................................................................... 2  
  Problem Statement ................................................................................... 3  
  Study Area Map ....................................................................................... 3  
  Analysis of Existing Conditions .............................................................. 4  
  Resilient Communities Project—Past Studies ........................................... 6  
  Zoning ...................................................................................................... 9  
  Redevelopment Master Plan .................................................................... 10  
  Stakeholder Engagement ....................................................................... 11  
  Introducing the BID ................................................................................ 14  
  Case Study: EastSide BID ..................................................................... 15  
Vision ......................................................................................................... 16  
Action Plan ................................................................................................. 19  
  Significance of Action Plan .................................................................. 20  
  Recommendation ................................................................................... 20  
  Short Term Strategies .......................................................................... 22  
  Medium Term Strategies ....................................................................... 26  
  Case Study: Hopkins ............................................................................. 27  
  Long Term Strategies .......................................................................... 28  
  Case Study: Mount Airy BID ................................................................. 30  
  Strategy Summary Table ....................................................................... 34  
  Example BID Assessment ..................................................................... 35  
Conclusion .................................................................................................. 36  
Works Cited ................................................................................................. 37  
Appendix ..................................................................................................... A-1  

---

## Acknowledgements

City of North St. Paul
Paul Ammerman
Jason Ziemer
North St. Paul Business Association
Resilient Communities Project
Mike Greco
University of Minnesota: Humphrey School of Public Affairs
Lee Munnich
Lyssa Leitner

HUMPHREY SCHOOL OF PUBLIC AFFAIRS

UNIVERSITY OF MINNESOTA
Driven to Discover\textsuperscript{TM}

---

![North Saint Paul Logo](image-url)
The City of North Saint Paul combines a variety of unique small town features into a distinctive sense of place compared to other inner-ring suburbs surrounding Minneapolis/Saint Paul. The 7th Avenue business district is a substantial source of community pride, reflecting the common American vision of a typical “main street”. However, there are questions of whether the district reaches its potential as a thriving local resource for retail sales and community services targeting the residents in the immediate vicinity. Certainly, North Saint Paul will not compete with the convenience of big box retail environments found in nearby regional malls, nor is that the intent of this report. However, the current environment of business leadership, a recent influx of new City staff, and transition amongst elected officials appears to present an opportunity to facilitate the alignment of the pieces of downtown North Saint Paul’s puzzle into a fabric supportive of an enduring, sustainable mainstreet downtown.

This project has explored a variety of ways the City of North Saint Paul could enhance the competitive advantage of the mainstreet downtown and existing business community. The goal of the project is to ensure the future strength and stability of the business climate within the City by analyzing the opinions of owners of businesses and properties in the area, their interest in expanding current levels of service, improvements to the public realm that may attract additional development and investment, and recommendations for implementation. Of particular interest to the study is whether a Business Improvement District (BID) would provide an appropriate platform to build energy necessary to stimulate change – both in terms of additional development and demand for businesses operating in the City’s downtown business district.

The report begins by considering the historic development of the community and its downtown. Next, the City’s existing conditions are analyzed which contributes to a diagnosis of the problem and the opportunities that have yet to be capitalized upon. With an understanding of current issues and their relationships, a vision is created for the future of the North Saint Paul downtown district, the purpose of which is to inspire visualization and imagination for city officials and business owners to understand and define what the future North St. Paul could look like if their persistent efforts are successful. Finally, an action plan is detailed, providing several short, medium and long term strategies, a timeline for implementation, and a recommendation as to whether a Business Improvement District (BID) is appropriate for North Saint Paul. The report concludes that a BID is not the appropriate tool at this time to accomplish downtown revitalization. However, BIDs have proven useful in many cases in maintaining built infrastructure and a vibrant marketing and event calendar. To that end, the report outlines strategies to build relationships with the business community, gather data, market North St. Paul, and invest in downtown infrastructure, among others. The authors of this report hope the recommendations and strategies provided herein will help establish a roadmap to a vibrant future for North St. Paul—one that is filled with an abundance of happiness and success for the hardworking citizens, business owners and staff of the City of North St. Paul.
Introduction

North St. Paul, MN was founded in 1887 as a stop on a railroad route hauling grain from Minneapolis to Sault St. Marie. Its six-block mainstreet downtown remains to this day, and while the years have taken its toll on its infrastructure, the relaxed, pedestrian-friendly neighborhood feel remains. It is this intangible quality that inspires pride in residents and business owners; it also creates uniqueness for North St. Paul that cannot be replicated.

However, facing competition from the ease and convenience of nearby shopping centers like the Maplewood Mall, and the newness and shopping experience of clusters like Woodbury Lakes in Woodbury, a unique, historic feeling is simply not enough to attract and retain visitors and shoppers to downtown North St. Paul. A mainstreet downtown needs both the differentiators from cookie-cutter shopping centers, like distinctive shops, non-chain restaurants, and fun bars, as well as amenities to equalize the advantage of shopping centers, like easy parking, wide, updated sidewalks with benches, and efficient access. Downtown North St. Paul has some of these assets, but needs to work on others. In short, the downtown is in need of revitalization, and it will take a cooperative effort from the City and business owners to accomplish that.

In the future, downtown North St. Paul could be seen as a regional destination for shoppers, visitors, trail users, and more, all coming to eat, shop, and relax in a special, mainstreet downtown that suburban shopping centers cannot match. To achieve that vision will take effort, investment, persistence, and resiliency over the long term; attributes that can only be maintained by striving each day to realize the vision of a refreshed and energized downtown.

As a starting point of the effort to revitalize downtown North St. Paul, this report will evaluate the area and the needs of the variety of involved stakeholders, create a long-term vision for the area, and identify a set of actions that can help the City and its business owners rejuvenate their extraordinary historic mainstreet downtown.
Diagnosis
This project intends to identify the needs and desires of businesses and property owners in downtown North St. Paul, including the existing level of service, additional services paid for not provided by the city or other level of government, and any ideas for future improvements. Information gathered will be used to determine whether a Business Improvement District (BID) would be the appropriate tool to address these needs and desires, and if so, define the boundary, provide a potential structure, assessment levels, and possible services provided. If it is determined a BID is not the appropriate tool, alternatives to address the needs and desires of the business community will be explored.
The central business district of North Saint Paul consists of a strip of primarily locally owned retail and service-based establishments clustered along 7th Avenue, a major East-West thoroughfare, as it angles its way through the regimented grid of city streets in this part of the community. Margaret Street approaches 7th Avenue from points south of the district, forming the intersection that was originally the crossroad of the former town of Castle, to become known as North Saint Paul. The 7th Avenue (CSAH 29) and Margaret Street (CSAH 68) rights-of-way are both designated as County State Aid Highways as they pass through the areas. After crossing 7th, Margaret Street courses north past the newly constructed City Hall before crossing Trunk Highway (TH) 36, North High School, and continuing into a residential district at the south shore of Silver Lake. The area stretches for approximately one mile between the McKnight Road and Century Avenue exits off of TH 36. The business district is extremely well served by transportation as the Gateway trail runs through the area along the highway, and Metro Transit bus #64 serves 7th and Margaret every 30 minutes providing a range of options for residents, commuters, and freight traffic.

A variety of land uses are found to the northeast of 7th and Margaret. The City and Ramsey County governments have made an investment of several millions of dollars in the area, with the recent construction of public and institutional buildings, such as a library, public works garage, wind energy system, and the City Hall/Fire complex on Margaret itself, with the balance of property in the area devoted to a number of different industrial users (TA Schifsky & Sons Asphalt, Anderson Cabinets, Berwald Roofing) along the back of the commercial area reaching to 36. A number of vacant parcels and parking lots are interspersed throughout the area, several of these are in key locations owned by the City, though they are not all contiguous, making assembly for development challenging.

For instance, an unimproved public parking lot exists across the street from City Hall along Margaret, and at the location of the former City Hall site in the southwest quadrant of the 7th/Margaret intersection. Although these parking lots are important during special events such as the History Cruzers Car Show, they can have the effect of negatively impacting the visitors experience at other times of the day. Other major redevelopment sites include the Anchor property, located at the west end of the district along Mcknight Road at 36, and a several smaller sites that appear to be opportunities for more intense usage at the east end of the district near Century Avenue/Division Street.

The Central Business District has several positive attributes, including examples of recently completed and ongoing new development. A 3-story mixed use development at 7th Avenue and Charles and the Reflex Medical expansion project were recently finished, while a Senior Housing development is currently under construction near the Public Works facility. The 7th Avenue branch of the United States Post office receives regular daytime traffic, particularly by seniors in the community. The public realm is anchored by the unique combination of angled on street parking (community members are extremely fond of this feature) and extremely broad (when contrasted with typical suburban standards) pedestrian friendly sidewalks along 7th Avenue. The environment along 7th Avenue, including its street furniture and parking arrangements, recall the community’s long history and “small” town climate.
However, there are also clear disadvantages of the City’s location and existing infrastructure. City Hall is located within a 5 minute drive of Maplewood Mall and within 15 minutes of Tamarack Village in Woodbury – a source of major market competition that has created challenges for business owners in the area. Many believe this competition led to the closure of a former family owned and operated grocery store and a diner that had been community staples for years. The City lacks a coffee shop or restaurant that provides a desirable food and community gathering space with Wifi access that might have broad appeal. In places, the downtown feels stale – the street environment shows its age, many storefront facades would benefit from facelifts, and existing street furniture is outdated. The City’s current schedule for Capital Improvements would not enhance streets and utilities in the area before 2025, and the connections between the gateway trail and downtown are unclear at best.

Wide sidewalks in downtown North St Paul with pedestrian amenities.

North St Paul’s fire station, one of multiple City property investments in the vicinity of downtown.
The mission of the Resilient Communities Project is to connect communities in Minnesota with the wide-ranging expertise of University of Minnesota faculty and students to address pressing local issues in ways that advance sustainability and resilience, and this study reflects one approach to address local economic development issues in the City of North Saint Paul, RCP’s partner for the 2013-2014 academic year.

RCP's partnership with City of North Saint Paul involves 22 projects (including 12 for spring semester) matched with more than 40 courses across 10 colleges and schools from the Twin Cities and Duluth campuses, engaging hundreds of students and faculty at the University of Minnesota. Past RCP partnerships included the City of Minnetonka, and RCP recently announced future work with the City of Rosemount for 2014-15. Brief summaries of several past RCP projects completed for North Saint Paul which are relevant to this report are provided below:

**Downtown Revitalization (Parking):**

In an ongoing effort to revitalize the downtown district, the City of North Saint Paul has pledged to increase the number of visitors to its downtown. To support that interest, an analysis of the current parking supply in the downtown area, and location relative to current and future needs was recently considered. The report provides 1) an inventory current parking supply and demand, 2) An estimation of future parking supply and demand. 3) Identification of best parking practices for downtown/retail districts. 4) Recommendations for parking modifications. The analysis is supported by a field inventory and surveys of residents, motorists, and business owners to understand current parking conditions in the downtown area. The survey generated eight themes to support the Cities interest in improving the transportation environment, including enhancements to Transit, Safety, Wayfinding, Enforcement, Expansion, and design issues related to the existing 45 degree on-street parking arrangement.


**Downtown Revitalization (Economic Restructuring):**

An analysis of potential market niches available to North Saint Paul supporting efforts to enhance the competitiveness of the downtown area. As existing development is characterized by a mixture of industrial, warehouse, and retail-oriented land uses, in order to foster and maintain a competitive retail/business climate, the consultant recommended the City pursue niche markets that build on the city’s heritage, present, and future potential, its current local assets, to address market supply and demand gaps to achieve an attractive sense of place. Generally, the report addresses the repurposing of industrial and underutilized spaces to generate vibrant activity that complements retail environment. For instance, the addition of a microbrewery will help to fill market opportunities in food and beverage sales, and likely result in the generation of jobs that invigorate an underutilized space. Also, a business incubator catering to small entrepreneur startups to establish and grow their business is discussed along with consideration for the potential to explore emerging markets in woodworking, renewable energy, and bicycle infrastructure.

Resilient Communities Project - Past Studies

Public Art:

The City of North Saint Paul has shown an interest in developing a Public Arts Plan. This report recommends a public engagement process aimed at shaping the Public Arts Plan, achieving a civic goal. The project sets the context for, and defines the goals of the plan and public participation process, focuses on specific goals for participation, and provides further details as to how the plan can be implemented.


Branding/Marketing:

The City of North Saint Paul has identified a need for a refreshing of its “brand” for marketing purposes that acknowledges the richness of the community’s past but also embraces its future direction and opportunities. Students in an undergraduate Graphic Design course conducted background research on the city’s historical and current identity, solicited input from residents, city staff, and City officials, and created several design alternatives that provide a new graphic identity the City could employ on traffic and wayfinding signage, business forms, and other marketing materials, communications media (website, Facebook account, newsletter), et cetera. Each design is accompanied by standards for implementation.


Living Streets:

The Living Streets Plan presents a new and more comprehensive approach to street design. As design inspired public infrastructure plays a role in defining the character and livability of the community, and as many existing City streets approach the end of their useful lives, the city has a unique opportunity to create accessible, healthy, and environmentally functional streets by and for the people of the community. The necessity of replacing this infrastructure provides an opportunity to enhance the community in many ways. This document provides a scheme by which the City may replace or resurface streets over a 20-year period, offering a new approach to street design that addresses current shortcomings while creating benefits that enhance the appeal of the city. With proper implementation, the City of North Saint Paul can preserve its identity as a small town in the Cities.


For more information about other projects under the RCP umbrella visit: http://www.cura.umn.edu/publications/search?keys=resilient+communities&tid_1=All&tid=
Business Inventory:

The draft diagnosis report employs a business inventory generated through previous work on the Resilient Communities Project. The business inventory was developed out of a walking tour which made a series of observations (Name of establishment, Address, Proprietor, Operational Description, Vacancy status, Floors in the building, Tenant Mix/apartments above, and other items of unique or particular interest) to help characterize the current business environment of North Saint Paul. The information was later grouped according to NAICS codes representing 120 individual businesses in 15 different economic sectors and 64 different subsectors, with Personal Care Services (10), Eateries (7), Professional Health (6), and Automotive (6) establishments rounding out the top 3 subcategories, as described in the summary below:

<table>
<thead>
<tr>
<th>Business Inventory by Sectors - North Saint Paul</th>
</tr>
</thead>
<tbody>
<tr>
<td>Other Services (Except Public Administration)</td>
</tr>
<tr>
<td>Retail Trade</td>
</tr>
<tr>
<td>Health Care and Social Assistance</td>
</tr>
<tr>
<td>Manufacturing</td>
</tr>
<tr>
<td>Accommodation and Food Services</td>
</tr>
<tr>
<td>Professional, Scientific, and Technical Services</td>
</tr>
<tr>
<td>Construction</td>
</tr>
<tr>
<td>Finance and Insurance</td>
</tr>
<tr>
<td>Wholesale Trade</td>
</tr>
<tr>
<td>Arts, Entertainment, and Recreation</td>
</tr>
<tr>
<td>Management of Companies and Enterprises</td>
</tr>
<tr>
<td>Real Estate and Rental and Leasing</td>
</tr>
<tr>
<td>Information</td>
</tr>
<tr>
<td>Educational Services</td>
</tr>
<tr>
<td>Waste Management and Remediation (Admin/Support) Services</td>
</tr>
<tr>
<td>Grand Total</td>
</tr>
</tbody>
</table>

The businesses identified in the Business Inventory were mapped to show their locations in relation to downtown North St. Paul:
An important consideration for a city looking to revitalize an area, specifically a mainstreet downtown, is to examine its zoning code to determine what uses are allowed/disallowed and ensure the code allows for flexibility while maintaining the desired character of the area.

The downtown core of North St. Paul along 7th Avenue from 1st Street to Division Street and Margaret Street from 7th Ave to Centennial Drive is zoned B-2 for ‘Central Business District’. B-2 allows 98 uses as well as an additional 15 conditional uses, making it a minimally restrictive code for a small, historic downtown. The code ensures the character of the area (scale, appearance, materials) with its design standards without forcing developments to conform to rigidly specific criteria.

Surrounding the downtown core to the north is an area the City has designated ‘DD’, or Diversified District, an area that would potentially be included in the assessment area for a business improvement district. The code for the DD allows for over 130 uses, but any development requires a conditional use permit and design review by the city. The stated goal of the district is to “allow diversified development over a relatively large area and...permit flexibility in the placement and height of buildings”, which indicates an intention by the city to work with proposers collaboratively instead of adversarially. The DD presents some challenges as it contains a mix of uses (including light industrial, heavy industrial, commercial, parkland, and residential) that do not conform to one traditional zoning code, but the implementation of the DD language ensures that North St. Paul is in a position to accommodate most any developer or business that wishes to redevelop a parcel or parcels in the DD area. As the area gains development momentum, that same flexibility allows discretion for the city as well. As written, both the B-2 and DD zoning codes seem to strike a balance between flexibility for development and maintaining the character of downtown North St. Paul.
In December 2012, the City of North St Paul completed the North St. Paul Redevelopment Master Plan. The major purpose of the plan was to develop strategies and an implementation plan for the revitalization of some specific areas in North St. Paul, while also taking into consideration the character of these areas and attempting to blend the revitalization efforts into the existing community.

The area of study for the Redevelopment Master Plan was along 7th Avenue, from McKnight Road to Century Avenue, and north to Highway 36. One of the focus areas within the overall area of study was North St. Paul’s downtown. The plan, which referred to this area as the Downtown District, developed some specific strategies for North St. Paul’s downtown:

- Focus on commercial / retail redevelopment and reinvestment at the core.
- Create an intentional compression of retail / commercial uses at the core with more mixed use transitional blocks at the edges of downtown.
- Continue to invest in the pedestrian realm along 7th Avenue and Margaret Street.
- Allow for increased residential development on 2nd and 3rd stories.
- Convert Seppala Boulevard to pedestrian-friendly, multi-functional corridor.
- Maintain alley / service functions for 7th Avenue businesses.
- Develop a downtown park / square feature as a community destination and gathering space.

Other districts identified in the Redevelopment Master Plan include the Commerce Park Redevelopment District, McKnight Employment Center, West End Housing and Redevelopment Area, and Core Employment Reinvestment District. Some of the strategies that have been identified for these other districts will heavily impact the potential for the implementation of a BID in North St. Paul. The plan calls for a compression of commercial uses in downtown North St. Paul to the areas immediately adjacent to the intersection of 7th Avenue and Margaret Street. Some areas have been identified as prime sites for housing, while others are projected to contain light industrial or flexible office. Many sites in each of the five districts have been identified as potential redevelopment sites. The rate at which these sites actually redevelop will have an impact on the potential BID that could be developed in North St. Paul. At the current time, and taking into consideration the visions for each of the districts in the Redevelopment Master Plan, a BID seems to be a more suitable fit for the Downtown District.

The findings of the Redevelopment Master Plan, as well as the strategies for the Downtown District and the overall project area, will be considered as we determine whether a BID is an appropriate tool to meet the needs and desires of the businesses in North St. Paul. Recommendations that are made for potential BID services and programs for North St. Paul will build upon the strategies laid out for each district in North St. Paul.
Stakeholder Engagement

An extensive portfolio of stakeholder interviews was critical to the success and analytical accuracy of this report. With this in mind, each critically important stakeholder was interviewed as well as many businesses, property owners and city officials as necessary and practical.

In-Depth Interviews Completed:
- Paul Ammerman, City of North St. Paul Community Development Director
- Tracy Luther, Luther Auctions
- Dave Szczepanski, Garry Insurance
- James Koller, James Koller Family Dental Clinic
- City of North St. Paul City Council Member(s)
- North St. Paul Business Association

Business Association Meeting

North St. Paul has an existing Business Association (BA) that meets monthly. The President of the Association, Christopher Thorsen, invited our team to participate in one of their monthly meetings which was held on March 11, 2014 at 11:00am at K&J Catering in North St. Paul. The Business Association provided an excellent opportunity to reach out to the business community in North St. Paul and to provide some initial education about the potential for the revitalization of the downtown area. Mr. Thorsen mentioned our presence to the membership before the meeting in the hopes of instigating increased attendance. The usual group is about 10 members, but on March 11th about 25 members of both the Business Association and various city staff were in attendance. The main topics of discussion for the Business Association meeting were:

- Group Introductions
- Purpose and Goals of Project
- Discussion (questions inspired by interview guide)
- Brief overview of Business Improvement Districts
- Q&A for the study team

<table>
<thead>
<tr>
<th>Meeting Attendees: March 11, 2014</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Chris Thorsen, President</td>
</tr>
<tr>
<td>2 Jason Ziemer, City of NSP</td>
</tr>
<tr>
<td>3 Paul Ammerman, City of NSP</td>
</tr>
<tr>
<td>4 Thomas Schifsky, T.A. Schifsky and Sons</td>
</tr>
<tr>
<td>5 Ken Giannini, NSP American Legion Post 39</td>
</tr>
<tr>
<td>6 Del Howard, La’ Garage and Gallery</td>
</tr>
<tr>
<td>7 Kelly Matuseski, Graffic Traffic</td>
</tr>
<tr>
<td>8 (SP) Beth Holmgren, Graffic Traffic</td>
</tr>
<tr>
<td>9 Kevin Kelly, Peoples Bank</td>
</tr>
<tr>
<td>10 Dick Dolby, NSP Historical Society</td>
</tr>
<tr>
<td>11 Paul Anderson, NSP Historical Society</td>
</tr>
<tr>
<td>12 Laurie Koehnle, City of NSP</td>
</tr>
<tr>
<td>13 Jeanne Day, City of NSP</td>
</tr>
<tr>
<td>14* Tracy Luther, Luther Auctions</td>
</tr>
<tr>
<td>15* Dave Szczepanski, Garry Insurance</td>
</tr>
<tr>
<td>16* James Koller, Koller Family Dentistry</td>
</tr>
<tr>
<td>17* Kurt &amp; Jean Ad- K and J Catering</td>
</tr>
</tbody>
</table>

*Attendance confirmed despite not appearing on sign
Our presentation was the only item on the Business Association meeting agenda, and the discussion lasted about an hour. The Business Association members seemed very interested in our work and were excited to hear that we would be preparing revitalization strategies for the City. Many of the attendees operated businesses or owned property in the downtown area, so the discussion had a significant focus on that specific area of the city. We were able to gather valuable feedback from business and property owners that we had not heard from in our initial round of stakeholder interviews. This allowed us to hear from a wide range of stakeholders with various levels of interest. Before closing our portion of the meeting, we distributed short surveys intended to record responses of individual businesses, attain contact information for the businesses present, and provide an opportunity for members to provide additional details, whether there was not enough time for or they did not feel comfortable sharing in a group setting. The surveys were collected at the end of the meeting and a few came in to our team in the following weeks via email. Overall, we received 8 actual surveys back, with the rest of our input gathered during the discussion that took place at the Business Association meeting. Business cards and contact information was also distributed to all of the meeting attendees to provide another opportunity for stakeholders to share feedback.

Interview Results & Analysis

There is a strong business presence in downtown North St Paul today, made up of some proud business and property owners that have a significant stake and interest in the success of the area. Some of the businesses that operate along 7th Avenue in downtown North St Paul are extremely motivated to pursue strategies that will have a positive impact on their business. Some of the business owners have been operating in the area for many years, and some are relatively new.

Some business owners in downtown North St Paul are also the owners of the property in which they operate. Many other small businesses rent space from property owners. Some of the businesses that have been operating in the area for an extended period of time were drawn to the area based on availability in the 1970s and 1980s. However, the downtown has seen a fair amount of turnover in tenants and property owners through the recessions in the 1990s and, most recently, in the late 2000s. While this is not beneficial for the overall business climate of downtown North St Paul, it has provided an opportunity for some small businesses to move in and rent space in this area of the city. These small businesses, sometimes start-ups, don’t have much flexibility in the ability to increase rents. The City is supportive of revitalization and appropriate redevelopment, but the needs of these existing small businesses must be kept in mind. Revitalization and redevelopment should be encouraged where appropriate, but space for these small businesses should always be considered.

The businesses and property owners that were interviewed identified some needs and desires for the success of downtown North St Paul. Some of their comments were more broad visions for downtown, while others were more related to the specific needs and desires that need to be met to create a successful, thriving downtown.
A summary of the comments received throughout the interview process is provided below:

**Goals and Vision**
- Maintain the “Main Street” charm and historic character of downtown
- Create the “trendy” downtown district - comparisons were made to similar revitalization efforts in Hopkins, Robbinsdale, and Northeast Minneapolis
- Ideas for change need to come from within - there are many property owners and businesses that are already heavily invested in downtown
- Need core ownership to get involved, get behind ideas, and provide the leadership necessary to create change
- Increase the number of businesses that are “destinations” and will draw people in, not only for the first time, but as repeat visitors

**More Specific Needs & Desires**
- Make the downtown visually appealing
- Build on the historic character by investing in the build environment - sidewalk improvements, green spaces, and rain gardens were just a few examples provided
- Speed up capital improvement projects in the downtown area
- Existing sidewalk infrastructure in some areas of downtown is in poor condition
- Increase the accessibility to downtown
- Enhance the visibility of downtown
- Get the word out about downtown North St Paul - many people that work and live in the City don’t even know that downtown exists
- More events, like the History Cruzer Car Show, to draw in visitors
- Increase volunteerism to achieve some of the goals for downtown, an example being that the Car Show is completely funded and operated by volunteers that have an interest in seeing downtown North St Paul succeed
- Support the existing businesses
- Promote small businesses and industries - large corporations may not be the right fit for downtown
- Attract a high-profile tenant that may draw people in to downtown North St. Paul
- Keep rents reasonable - many small businesses do not have the ability to own their own building or increase rents drastically
- City assistance in the facilitating the ordinance and zoning process
- Make it easier for businesses to get in and operate - streamlined and simpler ordinance process
Introducing the Business Improvement District (BID)

What is a BID?

A Business Improvement District (BID) is one tool which can be deployed to enhance the basic infrastructure and provide supplemental services that lead to improved perceptions of local business environments. BIDs rely on special assessments which fund high grade services on a district-wide basis within a sub-region defined by the BID members. The level of the assessment and the range of services addressed by the funds are fluidly determined by participants in the district. Also, any services that are provided through a BID are supplemental, meaning that they build on the services already supplied by the City. Services provided through BIDs do not serve as a replacement to any existing City-provided services.

Reaction to Idea of a BID in North St. Paul

The idea of a Business Improvement District was shared with the business and property owners that were interviewed. Overall, there were mixed reactions to the potential of a BID in downtown North St Paul. Some business owners seemed to be supportive of it, while others were apprehensive. There was a general consensus that a BID could be a possibility, assuming that the funds and assessments were reasonable and were spent in a manner that was deemed appropriate by business and property owners. The owners are much more likely to be supportive of an additional assessment if there is a direct, measurable impact on their business. While there was some positive reactions and optimism, the implementation of a BID may be difficult. Many businesses in North St Paul, as stated above, may not have the ability to take on additional costs. The responses from business owners provided evidence that additional education on the potential benefits and functions of a BID in North St Paul may be required. Also, other forms of service districts and strategies to support the overall business climate in North St Paul could be explored and shared with the business and property owners to gauge support.
Case Study: EastSide BID

The EastSide Business Improvement District, located in Milwaukie, Wisconsin, consists of a one mile stretch of North Avenue between the Milwaukee River and Columbia-St. Mary’s Hospital home to nearly 90 different businesses. Arising from many public meetings to gather input from the commercial property owners in the area, the BID was adopted by several City Commissions and the Mayor in 1997. The BID seeks to achieve a sense of place through physical changes to the area, including a beautification effort (plants and public art), calmer traffic, the re-launch of the neighborhood farmers market, among other signature events.

To date, the BID has planned and executed $1.5 million streetscape improvements, leveraged by a $635,000 grant from the City of Milwaukee, which added over 70 “harp” streetlights, built curb extensions, and a notable ornamental iron street furniture installation that received the Mayor’s Design award in 2004. The BID has also received grant funds to enhance bicycle access (providing an extension of the Oak Leaf trail into the district), and ($100,000) to seed a major development project in the corridor.

Perhaps the BID’s greatest success story is the re-launch of the “East Side Green Market” (sponsored by Whole Foods) near North Avenue and Kenilworth Place, where the “Open Market” ran for almost 70 years before a 30 year hiatus. The success of the market would be followed closely by that of the “Summer Soulstice” music festival, now in its 12th year having become a staple of Milwaukee’s summer festival experience.

The BID is funded through property tax assessments combined with sponsorships achieved during special events. In 2011, the operating plan noted a $92 million assessable value, taxed at a rate of $5/$1000 capped at $5000 per parcel, with each owner thought to be contributing a proportional benefit for the rate. The BID is led by a 7 member board of directors serving staggered terms, who complete a yearly audit, and host open meetings each month. The EastSide BID administers a plan approved by Milwaukee’s Common Council each September which includes:

- Amortization of the streetscape bond scheduled to be completed in 2020.
- Signature marketing events such as East Side Green Market, Summer Soulstice Music Festival, and the “Tomato Romp!”
- Management of an active social media presence for marketing the BID (website, monthly e-newsletter, and via Facebook (7600 “friends”) and Twitter.
- Litter maintenance contract to keep the neighborhood clean and litter cans emptied.
- Hiring/management of personnel to build/maintain 100+ street planters and tree box outs in the neighborhood.
- A contract for an Executive Director responsible for managing district activities, communications with government, media, and neighborhood associations, and engaging area resident and business participation.

The BID serves as a resource for prospective business owners and the development industry as it hosts an Architectural Review Board responsible to evaluate any proposal to construct or alter any exterior feature in the district against adopted “Design and Development Guidelines”.

Vision for Downtown North St. Paul

“Noth St. Paul’s revitalized main street bustles with travelers, shoppers, and families, reclaiming the city’s place as a uniquely historic regional destination. Greeted by the infamous Snowman, walkers, cyclists and drivers arrive to patronize one of the city’s acclaimed restaurants or shops—and reflect on the feeling of comfort and connection to the past that greets North St. Paul residents and visitors alike.”

7th Avenue & Margaret Street, the center of Downtown North St Paul

The infamous snowman of North St. Paul

Given the initial feedback we have received and using the overall vision for downtown North St. Paul as a guide, a potential scenario of what North St. Paul might look like in 2034 has been developed. We believe that following the shared vision for North St. Paul could result in the following scenario:

The City of North St. Paul of 2034 will be recognized as a regionally significant example of a community that lives up to the moniker of its self-described image as “an extraordinary small town”. An appearance in a cover story in the Minneapolis-St Paul magazine reflects on the 20 year period since the Resilient Communities Project offered a series of compelling strategies to revitalize the environment of the City’s main commercial district. In the article, the community would be described as an exciting venue for the History Cruzers car show, now a 39-year-old event which is expected to attract 5,000 people to North St. Paul each week. What once was an outdate yet historic main street inner-ring suburb with disjointed community development efforts has become a thriving, diverse regional destination, made possible by twenty years of hard work and collaboration between the city and business community. As the city planning director sits down to his monthly lunch meeting (one of several) on a warm summer afternoon with his friend and colleague at the recently opened and locally-owned coffee shop, the two take a moment to realize what North St. Paul has become.
A DeLorean exhibition takes place on Margaret Square, a lively public park and event space generated as a component of the “M7” redevelopment of the former City Hall property. M7 is a 40 unit mixed-used market rate development that rises above the busy intersection of 7th Avenue and Margaret Street. A series of commercial businesses providing retail sales and services available to the area residents will operate out of pedestrian-oriented storefronts during standard business hours. The building, controversial to some at the time it was conceived, rises above the heart of the community yet blends in as the upper three levels are set back, enhancing the streetscape below. Condominium residents in the building enjoy a bird’s eye view of the festival.

Music plays on sidewalk cafes in front of a series of brick and mortar restaurants offering family-oriented menus serving the local community by day and a casual wine bar experience in the evening for those seeking to relax. Down the street, auto enthusiasts mingle with the dinner crowd, enjoying craft brews created at the Berwald Brewery. As North St. Paul’s resident brewpub, Berwald has tapped a thirsty East Metro craft beer community in a former underutilized industrial building that has attracted a business incubator to locate next door – bringing employees and energy to the recently completed flex office district east of downtown. Most nights, residents of Oakdale, Woodbury and other nearby cities bike down the Gateway Trail to enjoy a couple craft beers with their North St. Paul neighbors.

The experience of visitors is such that North St. Paul has established itself as a uniquely positioned regional destination for businesses to grow alongside branding and marketing efforts engineered under the leadership of the North St. Paul Business Association, a thriving East Metro business advocacy organization that has grown to over 300 members representing primarily local (and some national) businesses, helping to attract tens of million dollars in private commercial development investment in the 20 years since 2014.

After a long pause to absorb what the city has become, the city planner and coffee shop owner smile, laugh, and refocus on their discussion — the build-out of a new patio area for the coffees hop—but digress again to imagine just where North St. Paul might be in another 20 years.
Action Plan
Significance of Action Plan

As the United States emerges from the recent economic recession, the business community in the City of North St. Paul evokes a sense of resiliency, potential, and stability. In the midst of these positive attributes, questions of its strength and long term vitality must be addressed. The health of the local downtown business community, which operates in a cozy, historic commercial center just off Highway 36, a major transportation corridor through the northeast metro, is an important measure of the vitality of the surrounding City of North St. Paul. The City seeks to become a crossroads for culture and commerce that is built off the distinct advantages present in its quirky central business district. The City, “an extraordinary small town in the suburbs”, may not see the extensive nonresidential development typically found to support local level tax and employment base, as observed in nearby Maplewood and Woodbury, which have arguably been overwhelmed by development of this nature. However, the City of North St. Paul enjoys the competitive advantage of its unique small business oriented atmosphere. The City must find creative ways to exploit these attributes as tools to attract new business, which will ensure the diversification of the City’s future economic base and thus, its sustainability.

Recommendation

The overall purpose of this study was to evaluate the feasibility of a business improvement district (BID) for the City of North St. Paul as a strategy to achieve downtown revitalization goals. The conclusion of this research is that a BID is not the appropriate strategy at this point in time. There are several reasons for this conclusion. First are the lingering effects of strained relations between the City and business community. Many community stakeholders, including current city employees, admitted that previous leadership did not engage the business community cooperatively or consistently. This created an ‘us versus them’ situation which the new blood of city hall—including a mayor, city manager, city planner, and community development director (among others)—has been working to repair. A BID requires significant collaboration between a city and its business community, a relationship that can be achieved in North St. Paul with continued effort on both sides. Secondly, with a relatively small assessment area, the undeveloped and/or vacant properties in North St. Paul dramatically reduce the BID’s potential revenue and would be a barrier to development for some private developers. Sites such as the vacant city hall site and parcel to the west of T.A. Schifsky & Sons asphalt plant need to be developed for a BID to be worthwhile. Thirdly, a BID functions best at maintaining new or like-new infrastructure, meaning areas that need significant rehabilitation or reconstruction (or have yet to be constructed) need more funding than a BID can provide. For North St. Paul, this means a refreshed streetscape, rebuilt 7th Avenue, and a new city park/even space. Absent other strategies, a BID would better ensure these assets would be cleaned, maintained, and occasionally updated; however, a BID with a reasonable assessment level would not be the appropriate tool to finance these projects.
These are the main reasons a BID is not recommended for North St. Paul at this time. The above three conditions would go a long way to making a BID feasible and worthwhile for the downtown core. As these conditions are reached, they can be considered ‘trigger points’ at which the city and business community may begin to reconsider a business improvement district.

The short, medium and long term strategies in the following pages detail a ‘road map’ of sorts that, if successfully completed, would create the conditions in which a BID would succeed as a way to maintain the investment in the downtown core and further improve the atmosphere, infrastructure and activity in the area. With gradual education and outreach to educate business and property owners on BIDs, as well as the advancements achieved from the city and business community’s efforts, the future North St. Paul could utilize a BID to maintain and grow its status as a regional destination and thriving historic main-street downtown.

In order to achieve that 20-year vision, North St. Paul needs to be proactive and persistent in relationship building, marketing, investing in infrastructure, and maintaining the improvements that are made. The foundation of this redevelopment effort is a robust commitment to building and enhancing the city’s relationship with the business community. The city will need to seek formal as well as informal input from businesses with the goal of creating a true partnership with which to approach downtown revitalization. Without a collaborative effort, both in vision and funding, it will be difficult to achieve a sustainable revitalization of the area.

Secondly, the city needs to proactively gather data and market itself. An area of only three square miles, it is easy for commuters to pass by North St. Paul on Highway 36 without stopping or even noticing—but an aggressive marketing strategy can begin to change perceptions, inspire private redevelopment, and bring North St. Paul back into people’s minds as a regional destination.

Thirdly, the city needs to reexamine its infrastructure priorities and accelerate investments, especially in the downtown. A cracked concrete main street, lack of public gathering space, and a dated streetscape appearance are barriers to inviting and keeping new visitors downtown. Recognizing the high cost of these investments and finite city budget, North St. Paul should seek outside funding sources (see page 25) to assist with the cost where possible. Both the city and its businesses need to invest in the experience visitors feel when they are in the area—because people are drawn to main street downtowns for the unique restaurants, shops, and experience, not convenience.

Drivers coming from the west may not notice a vibrant downtown because of a lack of signage and visual barriers.

Prioritizing capital infrastructure projects in the downtown will help create a new appearance and attract new visitors.
Finally, as mentioned above, it is recommended that long-term (7-10 years), as North St. Paul implements these strategies and accomplishes its goal of downtown and community revitalization, the city consider plans to steadfastly maintain the improvements and investments it has made. One such strategy is a Business Improvement District, which requires significant planning and collaboration. A plan for considering and implementing a BID, if deemed appropriate in the future, is described later in this report.

Specific and actionable short, medium and long term strategies are detailed in the following section. Details include who the responsible party is and the relative level of financial investment. Not included is the commitment of staff time that each of these actions require. As has been mentioned, the economic revitalization of downtown North St. Paul will take proactive and persistent effort from many stakeholders, including devotion of city staff time, which will need to be taken into account when implementing the actions below. North St. Paul has the assets for a rejuvenated city and downtown area, but it will take commitment, cooperation and methodical, consistent action to achieve its vision.

**Short Term Strategies (1-3 Years)**

1) **Actively develop formal and informal relationships between city government and the business community**
   By developing formal and informal relationships with the business community, North St. Paul can continue to recapture goodwill lost throughout previous years and regimes and focus on where city goals and business goals overlap. Integrating the business community into formal processes like examining the city zoning code, determining infrastructure priorities, as well planning and visioning, is a critical first step to truly revitalizing downtown. Informal relationship building can include attendance/participation at Business Association meetings and business attendance/participation at city council meetings, among others.
   
   Lead: City & Business Community
   
   Level of Investment: Low

2) **Gather data related to downtown visitors, shoppers and passersby**
   To support future marketing and economic development efforts, the City should begin to produce measurable data, such as street traffic counts and visitor/walker counts in the downtown, Gateway Trail users, etc. Research of this nature will support the community’s ability to build its image through additional branding and marketing efforts as well as support the efforts to recruit an anchor-type destination tenant or store to the city. The City could use this data to indicate trends and publish the information in a visually appealing and transparent way as an annual report as well as use the data as inputs into the new marketing strategy.
   
   Lead: City
   
   Level of Investment: Low/Medium
Short Term Strategies (1-3 Years) Continued

3) Initiate a comprehensive and fresh marketing strategy
Incorporating the ideas and suggestions provided in the branding efforts for the Resilient Communities Project, create and execute a fresh, innovative, and aggressive marketing strategy. This should likely include the snowman and other distinguishing features of North St. Paul. However, it needs to be well-funded and purposeful, as the Twin Cities market is saturated with middling, underwhelming marketing strategies with little to no positive effect. This effort could include a refreshed logo, lamppost banners, billboards, and themed activities featuring the snowman, among others. Informing people of North St. Paul’s location and its excellent, historic Main Street downtown is absolutely critical to citizen, business and development interest and success in the city.

Lead: City
Level of Investment: Medium

4) Educate businesses about the façade improvement program
Recently initiated but yet to be utilized, educate businesses on how the façade improvement program works and what similar programs have achieved across the country. Stress that the city has and will continue making its own improvements and investments and that the look of the downtown, while recognizing its historic character, needs occasional updates.

Lead: City & Business Community
Level of Investment: Low

Think Hopkins, a marketing strategy led by the City of Hopkins, is an example of a marketing strategy that could be pursued.

The façade improvement program could provide funding to improve the existing store fronts along 7th Avenue.
Short Term Strategies (1-3 Years) Continued

5) Aggressively pursue redevelopment at key sites
North St. Paul has a large amount of developable land for how small the true downtown is. Focusing on the entire diversified district, the city needs to aggressively pursue private development on the old city hall site, the asphalt plant site, and vacant lot adjacent to the asphalt plant. The old city hall site is in the middle of the downtown, and the asphalt site is the gateway to North St. Paul from the majority of the metro area (approaching from the west). By attending forums/conferences, getting introduced through mutual contacts, inviting developers to see the site, begin reaching out to the development community. If necessary, consider acquisition, environmental testing, or some other more dramatic measure that lowers the barriers to redevelopment.

Lead: City
Level of Investment: Low/Medium

6) Work to speed up priority city infrastructure projects focusing on downtown
In consultation with the business community (described above), seek alternative financing options for critical infrastructure projects that will revitalize the feel and appearance of North St. Paul, especially downtown. Projects mentioned by the business community as most important include rebuilding the street, curbs and sidewalks on 7th Avenue, beautifying Margaret Street, creating a new public gathering space/plaza, increasing connections to the Gateway Trail, and others. Despite these projects being already prioritized and acknowledging budget constraints, the business community needs to see the city investing in downtown and updates are necessary to instill confidence and appreciation from visitors.

Lead: City
Level of Investment: High
Short Term Strategies (1-3 Years) Continued

Potential Outside Funding Sources

The critical infrastructure projects that have been identified and envisioned for Downtown North St. Paul will require significant levels of investment. While the City can begin to allocate more funding towards the downtown through its Capital Improvement Plan, there is not an unlimited budget and the City cannot ignore other areas of the city that are in need of capital infrastructure improvements. Additional funding could become available through outside funding sources, providing opportunities to achieve the capital improvements that have been envisioned for Downtown North St. Paul in a more timely manner. Below are some of the best sources of funding North St. Paul could seek.

Metropolitan Council: Livable Communities Grants

The Metropolitan Council provides a series of grants annually that could apply to the revitalization efforts in Downtown North St. Paul. Grant types include the Livable Communities Demonstration Account, Local Housing Incentives Account, Tax Base Revitalization Account, and Transit-Oriented Development. Funds from these grants can be used to provide connections to amenities, transportation improvements, and to pursue catalytic redevelopment that uses land sustainably. Project that have been funded previously through this program, and that we believe could be pursued in Downtown North St. Paul, include street improvements, plazas, parks, market studies, storm water management, reconstruction and land acquisition.

Minnesota Department of Employment and Economic Development (DEED)

Minnesota DEED also has many potential funding opportunities that are available to small cities. DEED traditionally provides funding for business, community, and infrastructure development. Two funding programs provided through DEED are particularly relevant to the revitalization efforts sought for Downtown North St. Paul including the Transportation Economic Development Program and the Comprehensive Community Development Grant program. The former can provide funding for public infrastructure projects that promote economic development, while the latter can provide funding for façade improvements and the rehabilitation of local commercial corridors.

Other Governmental Funding - Ramsey County

Ramsey County may be another source of outside funding that could benefit Downtown North St. Paul, and the City as a whole. Many County State Aid Highways (CSAH) roadways exist in North St. Paul including 17th Avenue, South Avenue, McKnight Road, and 7th Avenue (only west of McKnight). As these roadways come up for redesign, reconstruction, or just simple mill-and-overlay, the City should make sure to coordinate with the County to ensure that the projects provide benefits to Downtown North St. Paul.
Medium Term Strategies (4-7 Years)

The medium-term strategies outlined below will build upon the foundation for successful revitalization of North St. Paul’s downtown and surrounding commercial areas and position the city for continued redevelopment. To achieve the 20 year vision for North St. Paul described in (section x) of this report, the city and business community should pursue the following strategies:

1) Leverage the established marketing strategy to expand and ‘institutionalize’ additional community events
Build on the marketing strategy developed in the short-term to expand and make permanent the most successful events in the area—much in the mold of the History Cruzers Car Show, which could serve as a base for other ancillary and/or related events. Work to leverage the marketing efforts and any development in the preceding years to attract new or relocated arts/crafts fairs, theater productions, trail/outdoor events, concerts, and a farmers market. Ensure the timing and composition of these events invites visitors to stay and experience the everyday assets of North St. Paul.

Lead: City & Business Community
Level of Investment: Low/Medium

2) Continue work to speed up priority city infrastructure projects focusing on downtown
Continue implementing city infrastructure priorities as discussed above in the short-term strategies section.

Lead: City
Level of Investment: High

3) Plan and build a public gathering space/plaza near the heart of downtown
Planning, financing and building a small public space/plaza near 7th Avenue and Margaret Street is a critical medium-term step for the city. Currently there is no ideal space for community events, like a farmer’s market, art fair, exhibition, or music festival. Outreach to businesses and citizens will be important to determine what is most appropriate—a park, plaza, permanent canopy, amphitheater, etc.—but the unifying idea is that North St. Paul currently lacks a space like this and creating one would enable the city to take the next step in attracting visitors who stay, spend money and like the experience enough to come back. It will be important to continue to work with and leverage the History Cruzers car show when initiating and planning for events and the infrastructure they may prefer in the future.

Lead: City
Level of Investment: High
Medium Term Strategies (4-7 Years) Continued

4) Diligently maintain the downtown area, especially new city infrastructure investments
A clean, visually appealing, walkable downtown is absolutely critical for North St. Paul who needs to attract repeat visitors. Increasing maintenance budgets, even by small amounts, for street and sidewalk cleaning, landscaping, bench and trash can replacements, and roadway maintenance (potholes, etc.) can go a long way in maintaining the city’s reputation and inviting downtown feel. The city could also consider installing public art throughout the downtown and diversified district to enliven the sidewalks and spaces even more. Investments in the community—public or private—are not worthwhile unless they are maintained.

Lead: City & Business Community

Level of Investment: Medium

Case Study: Hopkins

Hopkins, Minnesota is similar to North St. Paul in many ways. It is an inner-ring suburb of four square miles, has a population of 17,591, and has a small, historic downtown that harkens back to its railroad days, as a now-BNSF Railway corridor runs east-west through the city. Over the years, the City of Hopkins has been proactive and aggressive in its community and economic development efforts. Coming out of the recession, the downtown is again seeing new, mixed-use developments with retail and housing for residents looking for an easy, walkable living experience. The new quality housing and commercial development, combined with a fresh streetscape, downtown city park, adequate parking and soon-to-be new brewpub and light rail transit stop have supported and accelerated interest in the downtown and its future is bright as a driver of success for Hopkins.

The City of Hopkins has not utilized a BID to achieve this progress, instead relying on proactive, responsive government efforts, innovative financing, and unstructured collaboration with the business community. Despite Hopkins’ demographic and economic dissimilarity relative to the affluent, luxurious areas of its neighbors in Edina, Minnetonka, St. Louis Park, and Linden Hills neighborhood of southwest Minneapolis, Hopkins likely benefits from proximity to those cities, whereas North St. Paul’s most affluent nearby city is Woodbury, whose development is recent compared to the west metro. However, regardless of the development of a BID, Hopkins is an example of the success that North St. Paul could achieve, and could serve as a model for revitalized historic mainstreet downtowns.

New Mixed-use Redevelopment (above) and a park in downtown Hopkins.
Long Term Strategies (7-10 Years)

The City of North St. Paul should continually focus on maintaining the relationships and partnerships that are established through the implementation of the short and medium-term strategies. Following the successful implementation of the short and medium-term goals identified above, the City of North St. Paul and the business community in downtown North St. Paul should pursue some of the following long-term strategies:

1) Re-evaluate the feasibility of a Business Improvement District (BID)

Revitalization of the downtown district in North St. Paul is a clear goal of both the City and the business community. Through various stakeholder interviews, we have determined that a BID is not a feasible solution to the issues of downtown North St. Paul at the given time. However, successful implementation of the short term strategies laid out in the plan and a shift in the economic livelihood of downtown North St. Paul could create a climate in which a BID would be a suitable solution to maintain the revitalization of downtown North St. Paul. As private investment comes back to North St. Paul through redevelopment and business expansion, there should be a greater need for supplemental services.

Lead: City
Level of Investment: Low

What is a BID?

A Business Improvement District (BID) is one tool which can be deployed to enhance the basic infrastructure and provide supplemental services that lead to improved perceptions of local business environments. BIDs rely on special assessments which fund high grade services on a district-wide basis within a sub-region defined by the BID members. The level of the assessment and the range of services addressed by the funds are fluidly determined by participants in the district. Also, any services that are provided through a BID are supplemental, meaning that they build on the services already supplied by the City. Services provided through BIDs do not serve as a replacement to any existing City-provided services.

A BID is unique from the better known Special Service Districts (SSD) typical of those currently operating in Minnesota, as SSD’s are managed through contracts with local government. Unlike SSD’s, the establishment of a BID is heavily dependent upon leadership from the business community, in exchange for greater autonomy in operations. In the BID model, management oversight is provided by a nonprofit board of directors chosen by participants, according to state statute. In a sense, a BID is a grassroots choice by a pool of businesses to spend additional revenues to create a competitive advantage that entices patronage and develops sustainable economics within the district and the sub-region.
Feasibility of a BID

The main reason for implementing a BID in downtown North St. Paul would be to enhance and maintain the revitalization efforts that have taken place under the implementation of the short term strategies. To be sure that a BID is feasible, a simple evaluation of the downtown area and the business climate be undertaken. The key characteristics to look for in completing this evaluation that would provide evidence for the feasibility of a BID are:

- Majority of the uses in the potential BID are commercial properties
- Low vacancy rates
- Stable real estate values
- Common visions and goals from property/business owners in the potential BID
- High levels of support and engagement from local stakeholders

If the business climate in downtown North St. Paul at the time of evaluation meets these characteristics, a BID could be successful in supporting revitalization efforts. All signs point towards the successful revitalization of downtown North St. Paul. One example is the interest that has been shown in redevelopment of some of the vacant parcels in the diversified district. If implementation of short and medium-term strategies is successful, the environment could be right for a successful Business Improvement District.
Case Study: Mount Airy BID

The Mount Airy BID was established in 2007 in Northwest Philadelphia, Pennsylvania. It is a smaller BID, encompassing 201 properties within the BID boundary, and it follows a corridor through a neighborhood commercial district. The total assessment for the Mount Airy BID is $125,000 annually.

The mission of the Mount Airy BID is to “clean, beautify and improve the Germantown Avenue commercial district in Mt. Airy so area businesses and institutions are more successful” (2014). According to the Mount Airy BID Objectives, the BID uses property owners’ assessments to maintain a clean commercial corridor, promote and support the corridor, and beautify and green the commercial corridor. The BID has provided funding for cleaning services, planters, hanging flower baskets, banners, and rain barrel systems to support the corridor’s landscaping. One example of a recent success of the BID was the creation of a small pocket park. The Chair of the Mount Airy BID, Ken Weinstein, explained the rationale behind the creation of the pocket park, noting that “business districts are stronger when they have gathering spots for people to come together” (2014).

The Mount Airy BID is a prime example of how property owners in a small commercial corridor can join together to enhance the overall quality of the business environment. Some of their goals and objectives are similar to those that could be established for the future Downtown North St. Paul BID.

Business fronts along Germantown Avenue within the Mount Airy BID.
Hanging flower baskets funded through the Mount Airy BID contribute to the beautification of the area.
Long Term Strategies (7-10 Years) Continued

2) Form a BID Steering Committee

A Steering Committee will be crucial to the success of a BID in downtown North St. Paul, and Steering Committee members should be persons with a stake in the success of the BID. The Steering Committee will serve as the body that oversees the organization and operation of the BID. The Steering Committee members will have to possess detailed knowledge of the needs and desires of the businesses and property owners in the area within the BID. For this reason, property owners, business owners, representatives of any nonprofits and nearby residents are all likely participants as Steering Committee members. Also, the City should have representation on the Steering Committee, as their involvement and participation throughout the entire BID process will be required.

There are some guidelines to follow when assembling the Steering Committee. A majority of the Steering Committee members should be property owners or business owners that operate in the potential BID. These people will be the ones contributing to the BID funds, so they should have a say in the organization of the BID and the allocation of funds. It is important that the Steering Committee is made up of a broad range of stakeholders. A specific focus should be placed on ensuring that all interests are represented on the Steering Committee. However, it should be noted that some potential BID members will be contributing more funds than others, depending on how the BID assessments are drawn (See Long Term Strategy 5). The individuals that will be contributing significantly to the BID should have representation on the Steering Committee.

Lead: City & Business Community
Level of Investment: Low

3) Establishing a Vision for Downtown North St. Paul

One of the key tasks that will be asked of the BID Steering Committee will be to develop and agree on a unified vision for North St. Paul’s downtown. The vision should outline the goals and objectives for North St. Paul’s downtown, and should incorporate a clear definition of what the stakeholders want the area to look and feel like in the future. The vision development process should include considerable engagement efforts to ensure that all stakeholders with an interest in downtown North St. Paul have an opportunity to contribute. The vision that is developed by the Steering Committee will serve as a guide for the operations of the BID and for the allocation or investment of any future BID funds.

An example vision has been developed by our group (See Vision on Page 16). This vision was created based on stakeholder interviews and feedback. However, to ensure that this vision truly meets the needs of the property owners and business owners in North St. Paul, it should be discussed and refined. Once a unified vision is agreed upon by Steering Committee members and stakeholders, the vision can be adopted as a guide for the future BID.

Lead: Business Community
Level of Investment: Medium
Long Term Strategies (7-10 Years) Continued

Through stakeholder interviews with community members and the business community, we have determined the greatest needs for downtown North St. Paul and developed a list of services that could be provided by a Downtown North St. Paul BID.

- Promotions
- Advertising
- Website Outreach
- Landscaping/Beautification
- Wayfinding
- Holiday Lighting
- Events

4) Determine BID Boundary

BIDs operate most effectively and efficiently in defined areas, as opposed to a city-wide approach. Downtown North St. Paul will serve as the focus area for the future BID, but the exact boundaries of the BID can be flexible and adjusted based on the vision, needs, and desires of the Steering Committee and local stakeholders. The initial boundary for the BID should align with the study area of the Redevelopment Master Plan that was recently completed by the City. An example of this BID boundary can be seen below.

As stated above, the exact boundary for the Downtown North St. Paul BID is flexible and can be adjusted. One example of an adjustment to this larger BID could be to focus only on properties that front 7th Avenue and Margaret Street. This is similar to a recommendation in the Redevelopment Master Plan to compress retail and commercial uses in the downtown near the intersection of 7th Avenue and Margaret Street.

Lead: Business Community

Level of Investment: Low
Long Term Strategies (7-10 Years) Continued

5) Determine Method and Level of Assessment

There are a few methods that can be used to apply BID assessments. These include:

- **Standard assessments based on Estimated Market Value (EMV) of property**
  
  This is the most basic method for determining BID assessments. An assessment of a defined percentage is applied to each property within the BID based on Estimated Market Value (EMV) determined by County tax records. This assessment can range from 0.25% to 1%, depending on the abilities and desire or property owners to contribute. A BID budget can then be created and will depend directly on the total amount of the combined BID assessments.

- **Pro-rated assessment to each property based on EMV and defined BID budget**
  
  This type of assessment is more fairly distributed throughout the property owners within a BID. A budget for a BID is first established, based on the types of services that are desired by stakeholders. Once the budget is created, BID assessments are defined for each individual property using the “fixed-budget method”.

  Example:
  Property Owner A has a property with an Estimated Market Value (EMV) of $100,000. The combined EMV for all properties within the BID is $10,000,000. The BID budget is created at $200,000.

  Property Owner A’s Proportion of the Total EMV: $100,000 / $10,000,000 = 1%
  Property Owner’s Proportion X BID Budget: 1% * $200,000 = $2000

  Property Owner A’s BID Assessment: $2000 / year

- **Assessments based on linear feet of property fronting designated streets**
  
  This type of assessment is determined using the fixed-budget method again, except the amount of linear feet of property fronting designated streets within the BID is used instead of EMV.

  Lead: Business Community

  Level of Investment: High
## Summary of Short, Medium, and Long-Term Strategies

<table>
<thead>
<tr>
<th>Time Frame</th>
<th>Strategy</th>
<th>Lead</th>
<th>Level of Investment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Short-Term</td>
<td>Actively develop formal and informal relationships between city government and the business community</td>
<td>City &amp; Business Community</td>
<td>Low</td>
</tr>
<tr>
<td>Short-Term</td>
<td>Gather data related to downtown visitors, shoppers and passersby</td>
<td>City</td>
<td>Medium</td>
</tr>
<tr>
<td>Short-Term</td>
<td>Initiate a comprehensive and fresh marketing strategy</td>
<td>City</td>
<td>Medium</td>
</tr>
<tr>
<td>Short-Term</td>
<td>Educate businesses about the façade improvement program</td>
<td>City &amp; Business Community</td>
<td>Low</td>
</tr>
<tr>
<td>Short-Term</td>
<td>Aggressively pursue redevelopment at key sites</td>
<td>City</td>
<td>Low/Medium</td>
</tr>
<tr>
<td>Short-Term</td>
<td>Work to speed up priority city infrastructure projects focusing on downtown</td>
<td>City</td>
<td>High</td>
</tr>
<tr>
<td>Medium-Term</td>
<td>Leverage the established marketing strategy to expand and ‘institutionalize’ additional community events</td>
<td>City &amp; Business Community</td>
<td>Low/Medium</td>
</tr>
<tr>
<td>Medium-Term</td>
<td>Continue work to speed up priority city infrastructure projects</td>
<td>City</td>
<td>High</td>
</tr>
<tr>
<td>Medium-Term</td>
<td>Plan and build a public gathering space/plaza near</td>
<td>City</td>
<td>High</td>
</tr>
<tr>
<td>Medium-Term</td>
<td>Diligently maintain the downtown area, especially new city infrastructure investments</td>
<td>City &amp; Business Community</td>
<td>Medium</td>
</tr>
<tr>
<td>Long-Term</td>
<td>Re-evaluate the feasibility of a Business Improvement District (BID)</td>
<td>City</td>
<td>Low</td>
</tr>
<tr>
<td>Long-Term</td>
<td>Form a BID Steering Committee</td>
<td>City &amp; Business Community</td>
<td>Low</td>
</tr>
<tr>
<td>Long-Term</td>
<td>Establishing a Vision for Downtown North St. Paul</td>
<td>Business Community</td>
<td>Medium</td>
</tr>
<tr>
<td>Long-Term</td>
<td>Determine BID Boundary</td>
<td>Business Community</td>
<td>Low</td>
</tr>
<tr>
<td>Long-Term</td>
<td>Determine Method and Level of Assessment</td>
<td>Business Community</td>
<td>High</td>
</tr>
</tbody>
</table>
Example BID Assessment for Downtown North St. Paul

We have created an example of how BID assessments could be determined for downtown North St. Paul. BID assessments were created using both the standard assessment and the pro-rated assessment with Estimated Market Values. Two potential BID boundaries were created and used in this analysis:

Larger BID: Bounded by Hwy 36 on the north, 7th Avenue on the south, 2nd Street on the west, and Century Avenue on the east
Smaller BID: Same major boundaries as Larger BID, but only using properties fronting 7th Avenue and Margaret Street.

A sample budget was required to use the fixed-budget method to determine BID assessments. Based on the potential services for a Downtown North St. Paul BID, the following sample budget was created:

<table>
<thead>
<tr>
<th>Services</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Promotions/Advertising</td>
<td>$25,000</td>
</tr>
<tr>
<td>Holiday Lighting</td>
<td>$15,000</td>
</tr>
<tr>
<td>Landscaping/Beautification</td>
<td>$50,000</td>
</tr>
<tr>
<td>Maintenance</td>
<td>$30,000</td>
</tr>
<tr>
<td>Events</td>
<td>$50,000</td>
</tr>
<tr>
<td>Communications</td>
<td>$5,000</td>
</tr>
<tr>
<td><strong>General/Administrative</strong></td>
<td></td>
</tr>
<tr>
<td>Staff Salary/Benefits</td>
<td>$75,000</td>
</tr>
<tr>
<td>Professional Fees</td>
<td>$3,000</td>
</tr>
<tr>
<td>Program Management</td>
<td>$8,000</td>
</tr>
<tr>
<td>Program Administration</td>
<td>$8,000</td>
</tr>
<tr>
<td><strong>TOTAL BUDGET</strong></td>
<td><strong>$269,000</strong></td>
</tr>
</tbody>
</table>

The specific BID assessments for each property within the two potential BID boundaries are included on page A-7 in the Appendix. These BID assessments begin to show the level of investment that would be required from business and property owners in Downtown North St. Paul. In ten years when a Business Improvement District may be more feasible, these projected BID assessments can be used to begin to generate interest and build knowledge among the future participants within the BID. The analysis used to generate this example should be repeated once a Steering Committee has been formed, a unified vision has been established, and the preferred set of services has been agreed upon. The analysis completed here serves as an example, but running the analysis once these key decisions have been made will provide an accurate measure of the true BID assessments at the time of BID creation.
Recent redevelopment in Downtown North St. Paul provides evidence that an opportunity exists.

Long-term, Downtown North St. Paul has the potential to transform into a vibrant, lively commercial corridor.

Conclusion

The vision for Downtown North St. Paul has been described in a similar fashion through multiple processes in recent years. The Redevelopment Master Plan completed by the City in 2012 laid the groundwork for a vision for the downtown area. This project reaffirmed many of the ideas outlined in the Redevelopment Master Plan. What is obvious is that the residents, business owners and city officials in North St. Paul crave a revitalized main street that bustles with travelers, shoppers, and families, and reclaims the city’s place as a uniquely historic regional destination.

Downtown North St. Paul sits at a crossroads today. The vision described above is attainable, but the time has come for a serious push to get the Downtown North St. Paul revitalization efforts moving forward. The City of North St. Paul and the existing business owners are going to be faced with major obstacles and a variety of tough decisions and that will shape the future of the downtown area and the city as a whole. Both parties have a shared interest in the success of the downtown, but there will need to be collaboration to reach the level of change that is desired for the area. The Action Plan laid out in this report will assist in this collaboration, providing a framework that can be followed by not only the City of North St. Paul, but also the existing business community.

With the common interests that exist between the City and the business community, as well as the historical assets that exist in the downtown area, there is great potential for revitalization efforts to be successful. The City of North St. Paul can take the lead and spur the revitalization that will enable the downtown area to reach the sustainable and successful business district that has been envisioned. By following the short, medium, and long-term strategies laid out in the Action Plan, the City will have the opportunity to build upon the existing assets of Downtown North St. Paul and guide the area towards a successful future.
Works Cited
Works Cited

Bibliography


Starting a Business Improvement District in Philadelphia, City of Philadelphia Department of Commerce and the Center for Public Policy, Drexel University, June 2012.
Works Cited Continued

Maps/Data
Map data provided by Google Maps and ESRI ArcGIS Online
   GIS maps on page 3, 8 and 32

Financial data provided by Ramsey County
   Page A-6

Mapped by Chuck Darnell, Spring 2014
   GIS maps on Page 8 and 32

Photos
Chuck Darnell, taken Winter/Spring 2014
   Pages iv, 1, 5, 16, 17, 19, 23, 24(2), 37, A-1

City of North St. Paul
   Pages 9, 18

Google Maps accessed May 2014
   Pages 3, 21, 36

North St. Paul Logo

Miscellaneous
Cover/Pages 17: Wikimedia Commons, http://upload.wikimedia.org/wikipedia/commons/9/91/NSP_Snowman.jpg


Works Cited Continued

Photos

Miscellaneous Continued

Page 18: Southwest Corridor Investment Framework. Completed by Hoisington Koegler Group, Inc.

Page 21: Google Maps Street View

Page 23: Think Hopkins Logo, City of Hopkins

Page 27: Southwest Corridor Investment Framework. Completed by Hoisington Koegler Group, Inc.

Page 28: Starting a Business Improvement District in Philadelphia, City of Philadelphia Department of Commerce and the Center for Public Policy, Drexel University, June 2012

Page 30: Mount Airy Business Improvement District, http://mtairybid.com

# Business Interview Guide

<table>
<thead>
<tr>
<th>Interviewer</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Date</td>
<td></td>
</tr>
<tr>
<td>Company Name</td>
<td></td>
</tr>
<tr>
<td>Address</td>
<td></td>
</tr>
<tr>
<td>Contact &amp; Title</td>
<td></td>
</tr>
<tr>
<td>Phone &amp; Email</td>
<td></td>
</tr>
</tbody>
</table>

## Purpose:
To effectively and uniformly engage a wide spectrum of business stakeholders (and their responses) regarding a potential Business Improvement District in North St. Paul, in support of a capstone project for the Humphrey School of Public Affairs at the University of Minnesota, in cooperation with the Resilient Communities Project.

## Notice to Interviewees:
All information provided by this survey will remain strictly confidential. No statements or other information will be linked directly to individual respondents in any publication without the express permission of the respondent (i.e. the respondent would be contacted after the survey for permission to attribute any data or quotations). Demographic, organizational, and other individual information collected from survey respondents will be released only to members of the project team and staff acting on their behalf in the course of project-related activities only, including for record-keeping and follow-up purposes. Demographic, organizational, or data related to respondents will be reported only in aggregate formats with other survey responses.
Business Interview Guide

1. What is your business?

2. How long have you been operating this business in North St. Paul?

3. How many employees do you have?

4. Are you the property owner? If not, could you provide us with their contact information?

5. What is the future outlook for the business? Do you have any intentions of renovating, moving, expanding, etc.?

6. Why are you located in North St. Paul?

7. The city completed their Redevelopment Master Plan in 201 and identified some goals for downtown North St. Paul. What is your vision for the downtown? What would you like to see take place?

8. More specifically, does your business have any current or anticipated needs in regard to the location and infrastructure of the downtown?

9. Examples of these needs could be cleanliness, snow removal, signage, marketing, events, or others?

10. Do you currently partner with any other businesses to provide services for the property?

11. Do you participate in the business association?

12. What would it take to improve the business climate of North St. Paul?

13. This is a question we have to ask for our project: A Business Improvement District (BID) is one tool to address these needs that involves a small special assessment that collects funds to provide services on a district-wide basis. Is that something you would be open to considering for downtown North St. Paul?

Additional questions will be asked as they arise and time allows.

Thank you for your participation
<table>
<thead>
<tr>
<th>Time Frame</th>
<th>Strategy</th>
<th>Lead</th>
<th>Level of Investment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Short-Term</td>
<td>Actively develop formal and informal relationships between city government and the business community</td>
<td>City &amp; Business Community</td>
<td>Low</td>
</tr>
<tr>
<td>Short-Term</td>
<td>Gather data related to downtown visitors, shoppers, and passersby</td>
<td>City</td>
<td>Medium</td>
</tr>
<tr>
<td>Short-Term</td>
<td>Initiate a comprehensive and fresh marketing strategy</td>
<td>City</td>
<td>Medium</td>
</tr>
<tr>
<td>Short-Term</td>
<td>Educate businesses about the façade improvement program</td>
<td>City &amp; Business Community</td>
<td>Low</td>
</tr>
<tr>
<td>Short-Term</td>
<td>Aggressively pursue redevelopment at key sites</td>
<td>City</td>
<td>Low/Medium</td>
</tr>
<tr>
<td>Short-Term</td>
<td>Work to speed up priority city infrastructure projects focusing on downtown</td>
<td>City</td>
<td>High</td>
</tr>
<tr>
<td>Medium-Term</td>
<td>Leverage the established marketing strategy to expand and ‘institutionalize’ additional community events</td>
<td>City &amp; Business Community</td>
<td>Low/Medium</td>
</tr>
<tr>
<td>Medium-Term</td>
<td>Continue work to speed up priority city infrastructure projects focusing on downtown</td>
<td>City</td>
<td>High</td>
</tr>
<tr>
<td>Medium-Term</td>
<td>Plan and build a public gathering space/plaza near the heart of downtown</td>
<td>City</td>
<td>High</td>
</tr>
<tr>
<td>Medium-Term</td>
<td>Diligently maintain the downtown area, especially new city infrastructure investments</td>
<td>City &amp; Business Community</td>
<td>Medium</td>
</tr>
<tr>
<td>Long-Term</td>
<td>Re-evaluate the feasibility of a Business Improvement District (BID)</td>
<td>City</td>
<td>Low</td>
</tr>
<tr>
<td>Long-Term</td>
<td>Form a BID Steering Committee</td>
<td>City &amp; Business Community</td>
<td>Low</td>
</tr>
<tr>
<td>Long-Term</td>
<td>Establishing a Vision for Downtown North St. Paul</td>
<td>Business Community</td>
<td>Medium</td>
</tr>
<tr>
<td>Long-Term</td>
<td>Determine BID Boundary</td>
<td>Business Community</td>
<td>Low</td>
</tr>
<tr>
<td>Long-Term</td>
<td>Determine Method and Level of Assessment</td>
<td>Business Community</td>
<td>High</td>
</tr>
</tbody>
</table>
BID Industry Experts: Contact Information

Carol Becker
Board of Estimate and Taxation
City of Minneapolis
3201 48th Ave South
Minneapolis MN 55406
Phone: (612) 722 – 4288
Email: mplswonk@gmail.com

Jon Eckoff,
Former Executive Director
Rochester Downtown Alliance

Kersten Elverum,
Director of Economic Development & Planning
City of Hopkins
1010 1st Street South
Hopkins, MN 55343
Phone: (952) 548-6340
Email: kelverum@hopkinsmn.com

David Feehan,
President and CEO
Civitas Consultants, LLC
7700 College Town Dr
Sacramento, CA 95826,
Phone: (916) 325 – 0604

Sarah B. Harris
Managing Director
University of Minnesota Foundation Real Estate Advisors
200 Oak Street SE, Suite 500
Minneapolis, MN 55455-2010
Phone: (612) 366-7830
E-mail: sharris@umfrea.org

Mike Kennedy
City of Minneapolis
Department of Public Works

Mike McLaughlin
President
Urban Works, Inc.

Jim Plaisted
Executive Director
EastSide BID
Milwaukie, WI
Phone: (414) 272-5823
Email: eastsidebid@sbcglobal.net

Jamie Schumacher
Executive Director
West Bank Business Association
1420 Washington Avenue South
Minneapolis MN 55454
Phone: (612) 326-9652
E-mail: jamie@thewestbank.org

Angie Williamson
Executive Director
Mount Airy BID
6430 Germantown Avenue
Philadelphia, PA 19144
Phone: (215) 844-6490
Email: angie@mtairybid.com

Erin Jerabek Heelan
Executive Director
West Broadway Business and Area Coalition
1011 West Broadway Avenue, Suite 202
Minneapolis, MN 55411
Phone: (612) 353-5178
E-mail: erin@westbroadway.org
<table>
<thead>
<tr>
<th>FPN</th>
<th>Building #</th>
<th>Street Name</th>
<th>City</th>
<th>Acres</th>
<th>Land Use Description</th>
<th>EMV Total</th>
<th>Year Built</th>
<th>Level of Assessment [% of Property Total EMV]</th>
<th>% of BID</th>
<th>Level of Assessment (Forecasted)</th>
</tr>
</thead>
<tbody>
<tr>
<td>123</td>
<td>2407 7th</td>
<td>Ave E</td>
<td>NORTH ST. PAUL</td>
<td>0.64</td>
<td>Office Building</td>
<td>$1,400,000</td>
<td>1968</td>
<td>$5,000</td>
<td>7,000</td>
<td>10,000</td>
</tr>
<tr>
<td>124</td>
<td>2407 7th</td>
<td>Ave E</td>
<td>NORTH ST. PAUL</td>
<td>0.63</td>
<td>Commercial vacant land</td>
<td>$400,000</td>
<td>1960</td>
<td>$600</td>
<td>$1,200</td>
<td>$1,800</td>
</tr>
<tr>
<td>125</td>
<td>2407 7th</td>
<td>Ave E</td>
<td>NORTH ST. PAUL</td>
<td>0.62</td>
<td>Residential vacant land, Lot</td>
<td>$771,200</td>
<td>1932</td>
<td>$412,680</td>
<td>$512,000</td>
<td>$712,000</td>
</tr>
<tr>
<td>126</td>
<td>2407 7th</td>
<td>Ave E</td>
<td>NORTH ST. PAUL</td>
<td>0.61</td>
<td>Residential, Vacant Lot, Lot</td>
<td>$467,600</td>
<td>1967</td>
<td>$612</td>
<td>$1,224</td>
<td>$1,466</td>
</tr>
<tr>
<td>127</td>
<td>2407 7th</td>
<td>Ave E</td>
<td>NORTH ST. PAUL</td>
<td>0.60</td>
<td>Residential, Vacant Lot, Lot</td>
<td>$514,000</td>
<td>1965</td>
<td>$514</td>
<td>$1,028</td>
<td>$1,465</td>
</tr>
<tr>
<td>128</td>
<td>2407 7th</td>
<td>Ave E</td>
<td>NORTH ST. PAUL</td>
<td>0.59</td>
<td>Residential, Vacant Lot, Lot</td>
<td>$983,000</td>
<td>1960</td>
<td>$983</td>
<td>$1,966</td>
<td>$2,944</td>
</tr>
<tr>
<td>129</td>
<td>2407 7th</td>
<td>Ave E</td>
<td>NORTH ST. PAUL</td>
<td>0.58</td>
<td>Residential, Vacant Lot, Lot</td>
<td>$704,000</td>
<td>1962</td>
<td>$704</td>
<td>$1,408</td>
<td>$2,112</td>
</tr>
<tr>
<td>130</td>
<td>2407 7th</td>
<td>Ave E</td>
<td>NORTH ST. PAUL</td>
<td>0.57</td>
<td>Residential, Vacant Lot, Lot</td>
<td>$765,000</td>
<td>1961</td>
<td>$765</td>
<td>$1,530</td>
<td>$2,346</td>
</tr>
<tr>
<td>131</td>
<td>2407 7th</td>
<td>Ave E</td>
<td>NORTH ST. PAUL</td>
<td>0.56</td>
<td>Residential, Vacant Lot, Lot</td>
<td>$726,000</td>
<td>1960</td>
<td>$726</td>
<td>$1,452</td>
<td>$2,178</td>
</tr>
<tr>
<td>132</td>
<td>2407 7th</td>
<td>Ave E</td>
<td>NORTH ST. PAUL</td>
<td>0.55</td>
<td>Residential, Vacant Lot, Lot</td>
<td>$671,000</td>
<td>1959</td>
<td>$671</td>
<td>$1,342</td>
<td>$2,010</td>
</tr>
<tr>
<td>133</td>
<td>2407 7th</td>
<td>Ave E</td>
<td>NORTH ST. PAUL</td>
<td>0.54</td>
<td>Residential, Vacant Lot, Lot</td>
<td>$622,000</td>
<td>1958</td>
<td>$622</td>
<td>$1,244</td>
<td>$1,866</td>
</tr>
<tr>
<td>134</td>
<td>2407 7th</td>
<td>Ave E</td>
<td>NORTH ST. PAUL</td>
<td>0.53</td>
<td>Residential, Vacant Lot, Lot</td>
<td>$572,000</td>
<td>1957</td>
<td>$572</td>
<td>$1,144</td>
<td>$1,716</td>
</tr>
<tr>
<td>135</td>
<td>2407 7th</td>
<td>Ave E</td>
<td>NORTH ST. PAUL</td>
<td>0.52</td>
<td>Residential, Vacant Lot, Lot</td>
<td>$522,000</td>
<td>1956</td>
<td>$522</td>
<td>$1,044</td>
<td>$1,666</td>
</tr>
<tr>
<td>136</td>
<td>2407 7th</td>
<td>Ave E</td>
<td>NORTH ST. PAUL</td>
<td>0.51</td>
<td>Residential, Vacant Lot, Lot</td>
<td>$472,000</td>
<td>1955</td>
<td>$472</td>
<td>$944</td>
<td>$1,416</td>
</tr>
<tr>
<td>137</td>
<td>2407 7th</td>
<td>Ave E</td>
<td>NORTH ST. PAUL</td>
<td>0.50</td>
<td>Residential, Vacant Lot, Lot</td>
<td>$422,000</td>
<td>1954</td>
<td>$422</td>
<td>$844</td>
<td>$1,266</td>
</tr>
<tr>
<td>138</td>
<td>2407 7th</td>
<td>Ave E</td>
<td>NORTH ST. PAUL</td>
<td>0.49</td>
<td>Residential, Vacant Lot, Lot</td>
<td>$372,000</td>
<td>1953</td>
<td>$372</td>
<td>$744</td>
<td>$1,116</td>
</tr>
<tr>
<td>139</td>
<td>2407 7th</td>
<td>Ave E</td>
<td>NORTH ST. PAUL</td>
<td>0.48</td>
<td>Residential, Vacant Lot, Lot</td>
<td>$322,000</td>
<td>1952</td>
<td>$322</td>
<td>$644</td>
<td>$1,028</td>
</tr>
<tr>
<td>140</td>
<td>2407 7th</td>
<td>Ave E</td>
<td>NORTH ST. PAUL</td>
<td>0.47</td>
<td>Residential, Vacant Lot, Lot</td>
<td>$272,000</td>
<td>1951</td>
<td>$272</td>
<td>$544</td>
<td>$908</td>
</tr>
<tr>
<td>141</td>
<td>2407 7th</td>
<td>Ave E</td>
<td>NORTH ST. PAUL</td>
<td>0.46</td>
<td>Residential, Vacant Lot, Lot</td>
<td>$222,000</td>
<td>1950</td>
<td>$222</td>
<td>$444</td>
<td>$776</td>
</tr>
<tr>
<td>142</td>
<td>2407 7th</td>
<td>Ave E</td>
<td>NORTH ST. PAUL</td>
<td>0.45</td>
<td>Residential, Vacant Lot, Lot</td>
<td>$172,000</td>
<td>1949</td>
<td>$172</td>
<td>$344</td>
<td>$670</td>
</tr>
<tr>
<td>143</td>
<td>2407 7th</td>
<td>Ave E</td>
<td>NORTH ST. PAUL</td>
<td>0.44</td>
<td>Residential, Vacant Lot, Lot</td>
<td>$122,000</td>
<td>1948</td>
<td>$122</td>
<td>$244</td>
<td>$552</td>
</tr>
<tr>
<td>144</td>
<td>2407 7th</td>
<td>Ave E</td>
<td>NORTH ST. PAUL</td>
<td>0.43</td>
<td>Residential, Vacant Lot, Lot</td>
<td>$72,000</td>
<td>1947</td>
<td>$72</td>
<td>$144</td>
<td>$276</td>
</tr>
<tr>
<td>145</td>
<td>2407 7th</td>
<td>Ave E</td>
<td>NORTH ST. PAUL</td>
<td>0.42</td>
<td>Residential, Vacant Lot, Lot</td>
<td>$22,000</td>
<td>1946</td>
<td>$22</td>
<td>$44</td>
<td>$88</td>
</tr>
</tbody>
</table>

**Total: 151 entries**
<table>
<thead>
<tr>
<th>Property</th>
<th>Address</th>
<th>Land Description</th>
<th>Current Value</th>
<th>Previous Value</th>
<th>Change</th>
<th>Year</th>
<th>Percentage Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>2418 Margaret</td>
<td>St. N NORTH ST. PAUL</td>
<td>0.30 Small [under 0.0010] Detach Retail</td>
<td>$405,500</td>
<td>$400,000</td>
<td>+$5,500</td>
<td>1999</td>
<td>1.38%</td>
</tr>
<tr>
<td>2419 Margaret</td>
<td>St. N NORTH ST. PAUL</td>
<td>0.21 Vacant Land</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>1996</td>
<td>0.00%</td>
</tr>
<tr>
<td>2437 7th Ave E</td>
<td>AVE E NORTH ST. PAUL</td>
<td>0.4 Lodge Hall &amp;Amusement Parks</td>
<td>$415,000</td>
<td>$415,000</td>
<td>0.00%</td>
<td>1995</td>
<td>0.00%</td>
</tr>
<tr>
<td>2475 8th Ave N</td>
<td>AVE N NORTH ST. PAUL</td>
<td>0.7 Vacant Land</td>
<td>$410,000</td>
<td>$410,000</td>
<td>0.00%</td>
<td>1995</td>
<td>0.00%</td>
</tr>
<tr>
<td>2281 St. Cl</td>
<td>ST. CL NORTH ST. PAUL</td>
<td>0.21 Single Family Dwelling, Platted Lot</td>
<td>$411,000</td>
<td>$411,000</td>
<td>0.00%</td>
<td>1995</td>
<td>0.00%</td>
</tr>
<tr>
<td>2436 7th Ave E</td>
<td>AVE E NORTH ST. PAUL</td>
<td>0.2 Single Family Dwelling, Platted Lot</td>
<td>$372,000</td>
<td>$372,000</td>
<td>0.00%</td>
<td>1996</td>
<td>0.00%</td>
</tr>
<tr>
<td>2434 7th Ave E</td>
<td>AVE E NORTH ST. PAUL</td>
<td>0.3 Single Family Dwelling, Platted Lot</td>
<td>$372,000</td>
<td>$372,000</td>
<td>0.00%</td>
<td>1996</td>
<td>0.00%</td>
</tr>
<tr>
<td>2441 7th Ave E</td>
<td>AVE E NORTH ST. PAUL</td>
<td>0.12 Single Family Dwelling, Platted Lot</td>
<td>$372,000</td>
<td>$372,000</td>
<td>0.00%</td>
<td>1996</td>
<td>0.00%</td>
</tr>
<tr>
<td>2442 7th Ave E</td>
<td>AVE E NORTH ST. PAUL</td>
<td>0.12 Medical Offices &amp; Offices</td>
<td>$372,000</td>
<td>$372,000</td>
<td>0.00%</td>
<td>1996</td>
<td>0.00%</td>
</tr>
<tr>
<td>2443 7th Ave E</td>
<td>AVE E NORTH ST. PAUL</td>
<td>0.12 Commercial Value</td>
<td>$372,000</td>
<td>$372,000</td>
<td>0.00%</td>
<td>1996</td>
<td>0.00%</td>
</tr>
<tr>
<td>2444 7th Ave E</td>
<td>AVE E NORTH ST. PAUL</td>
<td>0.24 Office Building 1-2 Stores</td>
<td>$372,000</td>
<td>$372,000</td>
<td>0.00%</td>
<td>1996</td>
<td>0.00%</td>
</tr>
<tr>
<td>2445 7th Ave E</td>
<td>AVE E NORTH ST. PAUL</td>
<td>0.38 Medical Offices &amp; Offices</td>
<td>$372,000</td>
<td>$372,000</td>
<td>0.00%</td>
<td>1996</td>
<td>0.00%</td>
</tr>
<tr>
<td>2446 7th Ave E</td>
<td>AVE E NORTH ST. PAUL</td>
<td>0.12 Medical Offices &amp; Offices</td>
<td>$372,000</td>
<td>$372,000</td>
<td>0.00%</td>
<td>1996</td>
<td>0.00%</td>
</tr>
<tr>
<td>2447 7th Ave E</td>
<td>AVE E NORTH ST. PAUL</td>
<td>0.12 Commercial Value</td>
<td>$372,000</td>
<td>$372,000</td>
<td>0.00%</td>
<td>1996</td>
<td>0.00%</td>
</tr>
<tr>
<td>2448 7th Ave E</td>
<td>AVE E NORTH ST. PAUL</td>
<td>0.12 Medical Offices &amp; Offices</td>
<td>$372,000</td>
<td>$372,000</td>
<td>0.00%</td>
<td>1996</td>
<td>0.00%</td>
</tr>
<tr>
<td>2449 7th Ave E</td>
<td>AVE E NORTH ST. PAUL</td>
<td>0.12 Commercial Value</td>
<td>$372,000</td>
<td>$372,000</td>
<td>0.00%</td>
<td>1996</td>
<td>0.00%</td>
</tr>
<tr>
<td>2450 7th Ave E</td>
<td>AVE E NORTH ST. PAUL</td>
<td>0.12 Commercial Value</td>
<td>$372,000</td>
<td>$372,000</td>
<td>0.00%</td>
<td>1996</td>
<td>0.00%</td>
</tr>
<tr>
<td>2451 7th Ave E</td>
<td>AVE E NORTH ST. PAUL</td>
<td>0.12 Commercial Value</td>
<td>$372,000</td>
<td>$372,000</td>
<td>0.00%</td>
<td>1996</td>
<td>0.00%</td>
</tr>
<tr>
<td>2452 7th Ave E</td>
<td>AVE E NORTH ST. PAUL</td>
<td>0.12 Commercial Value</td>
<td>$372,000</td>
<td>$372,000</td>
<td>0.00%</td>
<td>1996</td>
<td>0.00%</td>
</tr>
<tr>
<td>2453 7th Ave E</td>
<td>AVE E NORTH ST. PAUL</td>
<td>0.12 Commercial Value</td>
<td>$372,000</td>
<td>$372,000</td>
<td>0.00%</td>
<td>1996</td>
<td>0.00%</td>
</tr>
<tr>
<td>2454 7th Ave E</td>
<td>AVE E NORTH ST. PAUL</td>
<td>0.12 Commercial Value</td>
<td>$372,000</td>
<td>$372,000</td>
<td>0.00%</td>
<td>1996</td>
<td>0.00%</td>
</tr>
<tr>
<td>2455 7th Ave E</td>
<td>AVE E NORTH ST. PAUL</td>
<td>0.12 Commercial Value</td>
<td>$372,000</td>
<td>$372,000</td>
<td>0.00%</td>
<td>1996</td>
<td>0.00%</td>
</tr>
<tr>
<td>2456 7th Ave E</td>
<td>AVE E NORTH ST. PAUL</td>
<td>0.12 Commercial Value</td>
<td>$372,000</td>
<td>$372,000</td>
<td>0.00%</td>
<td>1996</td>
<td>0.00%</td>
</tr>
<tr>
<td>2457 7th Ave E</td>
<td>AVE E NORTH ST. PAUL</td>
<td>0.12 Commercial Value</td>
<td>$372,000</td>
<td>$372,000</td>
<td>0.00%</td>
<td>1996</td>
<td>0.00%</td>
</tr>
<tr>
<td>2458 7th Ave E</td>
<td>AVE E NORTH ST. PAUL</td>
<td>0.12 Commercial Value</td>
<td>$372,000</td>
<td>$372,000</td>
<td>0.00%</td>
<td>1996</td>
<td>0.00%</td>
</tr>
<tr>
<td>2459 7th Ave E</td>
<td>AVE E NORTH ST. PAUL</td>
<td>0.12 Commercial Value</td>
<td>$372,000</td>
<td>$372,000</td>
<td>0.00%</td>
<td>1996</td>
<td>0.00%</td>
</tr>
<tr>
<td>2460 7th Ave E</td>
<td>AVE E NORTH ST. PAUL</td>
<td>0.12 Commercial Value</td>
<td>$372,000</td>
<td>$372,000</td>
<td>0.00%</td>
<td>1996</td>
<td>0.00%</td>
</tr>
<tr>
<td>2461 7th Ave E</td>
<td>AVE E NORTH ST. PAUL</td>
<td>0.12 Commercial Value</td>
<td>$372,000</td>
<td>$372,000</td>
<td>0.00%</td>
<td>1996</td>
<td>0.00%</td>
</tr>
<tr>
<td>2462 7th Ave E</td>
<td>AVE E NORTH ST. PAUL</td>
<td>0.12 Commercial Value</td>
<td>$372,000</td>
<td>$372,000</td>
<td>0.00%</td>
<td>1996</td>
<td>0.00%</td>
</tr>
<tr>
<td>2463 7th Ave E</td>
<td>AVE E NORTH ST. PAUL</td>
<td>0.12 Commercial Value</td>
<td>$372,000</td>
<td>$372,000</td>
<td>0.00%</td>
<td>1996</td>
<td>0.00%</td>
</tr>
<tr>
<td>Property</td>
<td>Type</td>
<td>Address</td>
<td>Lot Size</td>
<td>Year Built</td>
<td>Assessment Value</td>
<td>Yearly Tax</td>
<td>Tax Rate</td>
</tr>
<tr>
<td>----------</td>
<td>---------------</td>
<td>------------------</td>
<td>----------</td>
<td>------------</td>
<td>------------------</td>
<td>------------</td>
<td>----------</td>
</tr>
<tr>
<td>2252 Plnn</td>
<td>PI</td>
<td>NORTH ST PAUL</td>
<td>0.07 Townhome Inner</td>
<td>2,179,000</td>
<td>$1,087,000</td>
<td>2001</td>
<td>$1,087,000</td>
</tr>
<tr>
<td>2254 Plnn</td>
<td>PI</td>
<td>NORTH ST PAUL</td>
<td>0.07 Townhome Outer</td>
<td>2,179,000</td>
<td>$1,087,000</td>
<td>2001</td>
<td>$1,087,000</td>
</tr>
<tr>
<td>2256 Plnn</td>
<td>PI</td>
<td>NORTH ST PAUL</td>
<td>0.07 Townhome Inner</td>
<td>2,179,000</td>
<td>$1,087,000</td>
<td>2001</td>
<td>$1,087,000</td>
</tr>
<tr>
<td>2258 Plnn</td>
<td>PI</td>
<td>NORTH ST PAUL</td>
<td>0.07 Townhome Outer</td>
<td>2,179,000</td>
<td>$1,087,000</td>
<td>2001</td>
<td>$1,087,000</td>
</tr>
<tr>
<td>2260 Plnn</td>
<td>PI</td>
<td>NORTH ST PAUL</td>
<td>0.07 Townhome Inner</td>
<td>2,179,000</td>
<td>$1,087,000</td>
<td>2001</td>
<td>$1,087,000</td>
</tr>
<tr>
<td>2262 Plnn</td>
<td>PI</td>
<td>NORTH ST PAUL</td>
<td>0.07 Townhome Outer</td>
<td>2,179,000</td>
<td>$1,087,000</td>
<td>2001</td>
<td>$1,087,000</td>
</tr>
<tr>
<td>2264 Plnn</td>
<td>PI</td>
<td>NORTH ST PAUL</td>
<td>0.07 Townhome Inner</td>
<td>2,179,000</td>
<td>$1,087,000</td>
<td>2001</td>
<td>$1,087,000</td>
</tr>
<tr>
<td>2266 Plnn</td>
<td>PI</td>
<td>NORTH ST PAUL</td>
<td>0.07 Townhome Outer</td>
<td>2,179,000</td>
<td>$1,087,000</td>
<td>2001</td>
<td>$1,087,000</td>
</tr>
<tr>
<td>2268 Plnn</td>
<td>PI</td>
<td>NORTH ST PAUL</td>
<td>0.07 Townhome Inner</td>
<td>2,179,000</td>
<td>$1,087,000</td>
<td>2001</td>
<td>$1,087,000</td>
</tr>
<tr>
<td>2270 Plnn</td>
<td>PI</td>
<td>NORTH ST PAUL</td>
<td>0.07 Townhome Outer</td>
<td>2,179,000</td>
<td>$1,087,000</td>
<td>2001</td>
<td>$1,087,000</td>
</tr>
</tbody>
</table>

**Total:**

- **2020 Property Tax:** $11,400,000
- **Market Value:** $11,400,000
- **Tax Rate:** 1.00%
- **Yearly Taxable Value:** $11,400,000
- **Total Tax:** $114,000
<table>
<thead>
<tr>
<th>Parcel</th>
<th>Address</th>
<th>Type</th>
<th>Use</th>
<th>Assessed Value</th>
<th>Year</th>
<th>Federal</th>
<th>State</th>
<th>County</th>
<th>City</th>
<th>BID</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>123-1272629140189</td>
<td>2360 N 7th Ave</td>
<td>0 Margaret</td>
<td>St, N</td>
<td>NORTH ST PAUL</td>
<td>0.99 Commercial Vacant Land</td>
<td>$20,000</td>
<td>0</td>
<td>$52</td>
<td>$610</td>
<td>$1272</td>
<td>$289</td>
</tr>
<tr>
<td>123-1272629140389</td>
<td>2428 Margaret</td>
<td>St, N</td>
<td>NORTH ST PAUL</td>
<td>0.28 Office Building 1-2 Stories</td>
<td>$78,000</td>
<td>0</td>
<td>$318</td>
<td>$3,763</td>
<td>$3,684</td>
<td>$911</td>
<td>0.58%</td>
</tr>
<tr>
<td>123-1272629140189</td>
<td>2200 Helon</td>
<td>St, N</td>
<td>NORTH ST PAUL</td>
<td>0.16 Single Family Dwelling, Flatland Lot</td>
<td>$42,000</td>
<td>0</td>
<td>$30</td>
<td>$654</td>
<td>$951</td>
<td>$521</td>
<td>0.17%</td>
</tr>
<tr>
<td>123-1272629140189</td>
<td>2268 7th Ave</td>
<td>St, N</td>
<td>NORTH ST PAUL</td>
<td>0.47 Office Building 300+ Varnished &amp; Insulated</td>
<td>$1,473,200</td>
<td>2004</td>
<td>$11,183</td>
<td>$22,860</td>
<td>$33,249</td>
<td>$44,732</td>
<td>5.13%</td>
</tr>
<tr>
<td>123-1272629140389</td>
<td>2620 7th Ave</td>
<td>St, N</td>
<td>NORTH ST PAUL</td>
<td>0.72 Welfare/Charitable Facility</td>
<td>$5,124,500</td>
<td>1977</td>
<td>$5,216</td>
<td>$14,673</td>
<td>$6,709</td>
<td>$12,045</td>
<td>1.62%</td>
</tr>
<tr>
<td>123-1272629140389</td>
<td>2631 7th Ave</td>
<td>St, N</td>
<td>NORTH ST PAUL</td>
<td>0.34 Automotive Service Station</td>
<td>$40,000</td>
<td>1997</td>
<td>$1,000</td>
<td>$2,000</td>
<td>$3,000</td>
<td>$4,000</td>
<td>0.2%</td>
</tr>
<tr>
<td>123-1272629140189</td>
<td>2400 7th Ave</td>
<td>St, N</td>
<td>NORTH ST PAUL</td>
<td>0.63 Earnest Property Owned By Municipals</td>
<td>$53,300</td>
<td>2004</td>
<td>$227</td>
<td>$833</td>
<td>$988</td>
<td>$1,369</td>
<td>0.48%</td>
</tr>
<tr>
<td>123-1272629100199</td>
<td>0 Lisit</td>
<td>St, N</td>
<td>NORTH ST PAUL</td>
<td>0.98 Vacant Land</td>
<td>$10,500</td>
<td>0</td>
<td>$26</td>
<td>$171</td>
<td>$266</td>
<td>$165</td>
<td>0.11%</td>
</tr>
<tr>
<td>123-1272629100199</td>
<td>0 Centennial</td>
<td>St, N</td>
<td>NORTH ST PAUL</td>
<td>0.16 Industrial, Vacant Land</td>
<td>$45,000</td>
<td>0</td>
<td>$113</td>
<td>$226</td>
<td>$351</td>
<td>$451</td>
<td>0.16%</td>
</tr>
<tr>
<td>123-1272629100199</td>
<td>2650 Centennial</td>
<td>St, N</td>
<td>NORTH ST PAUL</td>
<td>0.7</td>
<td>$1,780,000</td>
<td>2005</td>
<td>$4,656</td>
<td>$10,400</td>
<td>$28,250</td>
<td>$57,860</td>
<td>4.74%</td>
</tr>
<tr>
<td>123-1272629100199</td>
<td>2400 Charles</td>
<td>St, N</td>
<td>NORTH ST PAUL</td>
<td>0.28 Commercial Vacant Land</td>
<td>$22,000</td>
<td>0</td>
<td>$59</td>
<td>$218</td>
<td>$370</td>
<td>$235</td>
<td>0.08%</td>
</tr>
<tr>
<td>123-1272629100389</td>
<td>2600 N 7th Ave</td>
<td>St, N</td>
<td>NORTH ST PAUL</td>
<td>0.27</td>
<td>$3</td>
<td>1995</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>0.00%</td>
</tr>
<tr>
<td>123-1272629100389</td>
<td>2200 1st St</td>
<td>St, N</td>
<td>NORTH ST PAUL</td>
<td>0.16 Earnest Property Owned By Municipals</td>
<td>$5,673,000</td>
<td>1995</td>
<td>$4,380</td>
<td>$8,269</td>
<td>$12,630</td>
<td>$36,718</td>
<td>2.16%</td>
</tr>
<tr>
<td>123-1272629100389</td>
<td>4433 Charles</td>
<td>St, N</td>
<td>NORTH ST PAUL</td>
<td>0.22 Automotive Service Station</td>
<td>$451,100</td>
<td>1995</td>
<td>$1,129</td>
<td>$2,258</td>
<td>$3,386</td>
<td>$4,515</td>
<td>0.97%</td>
</tr>
<tr>
<td>123-1272629100789</td>
<td>2560 Centennial</td>
<td>St, N</td>
<td>NORTH ST PAUL</td>
<td>1.73 Industrial Vacant Land</td>
<td>$473,100</td>
<td>0</td>
<td>$1,383</td>
<td>$2,366</td>
<td>$3,248</td>
<td>$4,731</td>
<td>0.59%</td>
</tr>
</tbody>
</table>

**TOTALS** | | | | **$198,342** | | | | | | | **$297,366** | $269,000
<table>
<thead>
<tr>
<th>PIN</th>
<th>Building #</th>
<th>Street Name</th>
<th>City</th>
<th>Acres</th>
<th>Land Use Description</th>
<th>EMV Total</th>
<th>Year Built</th>
<th>Level of Assessment (% of Total EMV)</th>
<th>Level of Assessment (Projected)</th>
</tr>
</thead>
<tbody>
<tr>
<td>122-21022310032</td>
<td>2497 St</td>
<td>Ave E NORTH ST. PAUL</td>
<td>0.54</td>
<td>Office Building</td>
<td>$1,400,000</td>
<td>1958</td>
<td>$1,600</td>
<td>$1,600</td>
<td>$1,600</td>
</tr>
<tr>
<td>122-21022310033</td>
<td>2497 St</td>
<td>Ave E NORTH ST. PAUL</td>
<td>0.56</td>
<td>Commercial Vacant Land</td>
<td>$40,000</td>
<td>0</td>
<td>$40,000</td>
<td>$40,000</td>
<td>$40,000</td>
</tr>
<tr>
<td>122-21022310034</td>
<td>2497 St</td>
<td>Ave E NORTH ST. PAUL</td>
<td>0.07</td>
<td>Small Family Dwelling, Detached</td>
<td>$32,000</td>
<td>1953</td>
<td>$32,000</td>
<td>$32,000</td>
<td>$32,000</td>
</tr>
<tr>
<td>122-21022310035</td>
<td>2497 St</td>
<td>Ave E NORTH ST. PAUL</td>
<td>0.07</td>
<td>Small Family Dwelling, Detached</td>
<td>$32,000</td>
<td>1953</td>
<td>$32,000</td>
<td>$32,000</td>
<td>$32,000</td>
</tr>
<tr>
<td>122-21022310036</td>
<td>2497 St</td>
<td>Ave E NORTH ST. PAUL</td>
<td>0.72</td>
<td>Convenience Store</td>
<td>$98,000</td>
<td>1958</td>
<td>$98,000</td>
<td>$98,000</td>
<td>$98,000</td>
</tr>
<tr>
<td>122-21022310037</td>
<td>2497 St</td>
<td>Ave E NORTH ST. PAUL</td>
<td>0.13</td>
<td>Family Dwelling</td>
<td>$32,000</td>
<td>1953</td>
<td>$32,000</td>
<td>$32,000</td>
<td>$32,000</td>
</tr>
<tr>
<td>122-21022310038</td>
<td>2497 St</td>
<td>Ave E NORTH ST. PAUL</td>
<td>0.19</td>
<td>Retail Structures</td>
<td>$40,000</td>
<td>1949</td>
<td>$40,000</td>
<td>$40,000</td>
<td>$40,000</td>
</tr>
<tr>
<td>122-21022310039</td>
<td>2497 St</td>
<td>Ave E NORTH ST. PAUL</td>
<td>0.21</td>
<td>Drive-in Restaurant, Retail</td>
<td>$60,000</td>
<td>1981</td>
<td>$60,000</td>
<td>$60,000</td>
<td>$60,000</td>
</tr>
<tr>
<td>122-21022310040</td>
<td>2497 St</td>
<td>Ave E NORTH ST. PAUL</td>
<td>0.13</td>
<td>Single Family Dwelling, Detached</td>
<td>$16,000</td>
<td>1949</td>
<td>$16,000</td>
<td>$16,000</td>
<td>$16,000</td>
</tr>
<tr>
<td>122-21022310041</td>
<td>2497 St</td>
<td>Ave E NORTH ST. PAUL</td>
<td>0.19</td>
<td>Retail Structures</td>
<td>$40,000</td>
<td>1949</td>
<td>$40,000</td>
<td>$40,000</td>
<td>$40,000</td>
</tr>
<tr>
<td>122-21022310042</td>
<td>2497 St</td>
<td>Ave E NORTH ST. PAUL</td>
<td>0.21</td>
<td>Family Dwelling, Detached</td>
<td>$16,000</td>
<td>1949</td>
<td>$16,000</td>
<td>$16,000</td>
<td>$16,000</td>
</tr>
<tr>
<td>122-21022310043</td>
<td>2497 St</td>
<td>Ave E NORTH ST. PAUL</td>
<td>0.13</td>
<td>Single Family Dwelling, Detached</td>
<td>$16,000</td>
<td>1949</td>
<td>$16,000</td>
<td>$16,000</td>
<td>$16,000</td>
</tr>
<tr>
<td>122-21022310044</td>
<td>2497 St</td>
<td>Ave E NORTH ST. PAUL</td>
<td>0.19</td>
<td>Retail Structures</td>
<td>$40,000</td>
<td>1949</td>
<td>$40,000</td>
<td>$40,000</td>
<td>$40,000</td>
</tr>
<tr>
<td>122-21022310045</td>
<td>2497 St</td>
<td>Ave E NORTH ST. PAUL</td>
<td>0.21</td>
<td>Family Dwelling, Detached</td>
<td>$16,000</td>
<td>1949</td>
<td>$16,000</td>
<td>$16,000</td>
<td>$16,000</td>
</tr>
<tr>
<td>122-21022310046</td>
<td>2497 St</td>
<td>Ave E NORTH ST. PAUL</td>
<td>0.13</td>
<td>Single Family Dwelling, Detached</td>
<td>$16,000</td>
<td>1949</td>
<td>$16,000</td>
<td>$16,000</td>
<td>$16,000</td>
</tr>
<tr>
<td>122-21022310047</td>
<td>2497 St</td>
<td>Ave E NORTH ST. PAUL</td>
<td>0.19</td>
<td>Retail Structures</td>
<td>$40,000</td>
<td>1949</td>
<td>$40,000</td>
<td>$40,000</td>
<td>$40,000</td>
</tr>
<tr>
<td>122-21022310048</td>
<td>2497 St</td>
<td>Ave E NORTH ST. PAUL</td>
<td>0.21</td>
<td>Family Dwelling, Detached</td>
<td>$16,000</td>
<td>1949</td>
<td>$16,000</td>
<td>$16,000</td>
<td>$16,000</td>
</tr>
<tr>
<td>122-21022310049</td>
<td>2497 St</td>
<td>Ave E NORTH ST. PAUL</td>
<td>0.13</td>
<td>Single Family Dwelling, Detached</td>
<td>$16,000</td>
<td>1949</td>
<td>$16,000</td>
<td>$16,000</td>
<td>$16,000</td>
</tr>
<tr>
<td>122-21022310050</td>
<td>2497 St</td>
<td>Ave E NORTH ST. PAUL</td>
<td>0.19</td>
<td>Retail Structures</td>
<td>$40,000</td>
<td>1949</td>
<td>$40,000</td>
<td>$40,000</td>
<td>$40,000</td>
</tr>
<tr>
<td>122-21022310051</td>
<td>2497 St</td>
<td>Ave E NORTH ST. PAUL</td>
<td>0.21</td>
<td>Family Dwelling, Detached</td>
<td>$16,000</td>
<td>1949</td>
<td>$16,000</td>
<td>$16,000</td>
<td>$16,000</td>
</tr>
<tr>
<td>122-21022310052</td>
<td>2497 St</td>
<td>Ave E NORTH ST. PAUL</td>
<td>0.13</td>
<td>Single Family Dwelling, Detached</td>
<td>$16,000</td>
<td>1949</td>
<td>$16,000</td>
<td>$16,000</td>
<td>$16,000</td>
</tr>
<tr>
<td>122-21022310053</td>
<td>2497 St</td>
<td>Ave E NORTH ST. PAUL</td>
<td>0.19</td>
<td>Retail Structures</td>
<td>$40,000</td>
<td>1949</td>
<td>$40,000</td>
<td>$40,000</td>
<td>$40,000</td>
</tr>
<tr>
<td>122-21022310054</td>
<td>2497 St</td>
<td>Ave E NORTH ST. PAUL</td>
<td>0.21</td>
<td>Family Dwelling, Detached</td>
<td>$16,000</td>
<td>1949</td>
<td>$16,000</td>
<td>$16,000</td>
<td>$16,000</td>
</tr>
<tr>
<td>122-21022310055</td>
<td>2497 St</td>
<td>Ave E NORTH ST. PAUL</td>
<td>0.13</td>
<td>Single Family Dwelling, Detached</td>
<td>$16,000</td>
<td>1949</td>
<td>$16,000</td>
<td>$16,000</td>
<td>$16,000</td>
</tr>
<tr>
<td>122-21022310056</td>
<td>2497 St</td>
<td>Ave E NORTH ST. PAUL</td>
<td>0.19</td>
<td>Retail Structures</td>
<td>$40,000</td>
<td>1949</td>
<td>$40,000</td>
<td>$40,000</td>
<td>$40,000</td>
</tr>
<tr>
<td>122-21022310057</td>
<td>2497 St</td>
<td>Ave E NORTH ST. PAUL</td>
<td>0.21</td>
<td>Family Dwelling, Detached</td>
<td>$16,000</td>
<td>1949</td>
<td>$16,000</td>
<td>$16,000</td>
<td>$16,000</td>
</tr>
<tr>
<td>122-21022310058</td>
<td>2497 St</td>
<td>Ave E NORTH ST. PAUL</td>
<td>0.13</td>
<td>Single Family Dwelling, Detached</td>
<td>$16,000</td>
<td>1949</td>
<td>$16,000</td>
<td>$16,000</td>
<td>$16,000</td>
</tr>
<tr>
<td>122-21022310059</td>
<td>2497 St</td>
<td>Ave E NORTH ST. PAUL</td>
<td>0.19</td>
<td>Retail Structures</td>
<td>$40,000</td>
<td>1949</td>
<td>$40,000</td>
<td>$40,000</td>
<td>$40,000</td>
</tr>
<tr>
<td>Property</td>
<td>BID</td>
<td>Street</td>
<td>Assessed Value</td>
<td>Vacant / Redeveloped</td>
<td>1st 2nd 3rd</td>
<td>4th 5th 6th</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>----------</td>
<td>-----</td>
<td>--------</td>
<td>----------------</td>
<td>---------------------</td>
<td>-------------</td>
<td>-------------</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Example Data:**
- 1234 Ave E North ST Paul POL | 0.21 Small (under 30,000) Detached Rental | $120,000 | 2006 | $25 | $125 | $1,250 | $12,500 | $125,000
- 2345 Ave E North ST Paul POL | 0.05 Other Retail Structures | $110,000 | 2004 | $20 | $120 | $1,220 | $12,200 | $110,000

**Note:** This is a sample and not an exhaustive list of potential BID assessments.
Example Downtown North St. Paul BID Assessment Data Continued