



Board Workshop / Discussion Agenda

15 West Kellogg Blvd.
Saint Paul, MN 55102
651-266-9200

March 10, 2026 - 1:30 p.m.

Courthouse Room 220

WORKSHOP

1. **Fiscal Health Analysis Findings**

[2025-545](#)

Sponsors: Community & Economic Development



Board of Commissioners

Request for Board Action

15 West Kellogg Blvd.
Saint Paul, MN 55102
651-266-9200

Item Number: 2025-545

Meeting Date: 3/10/2026

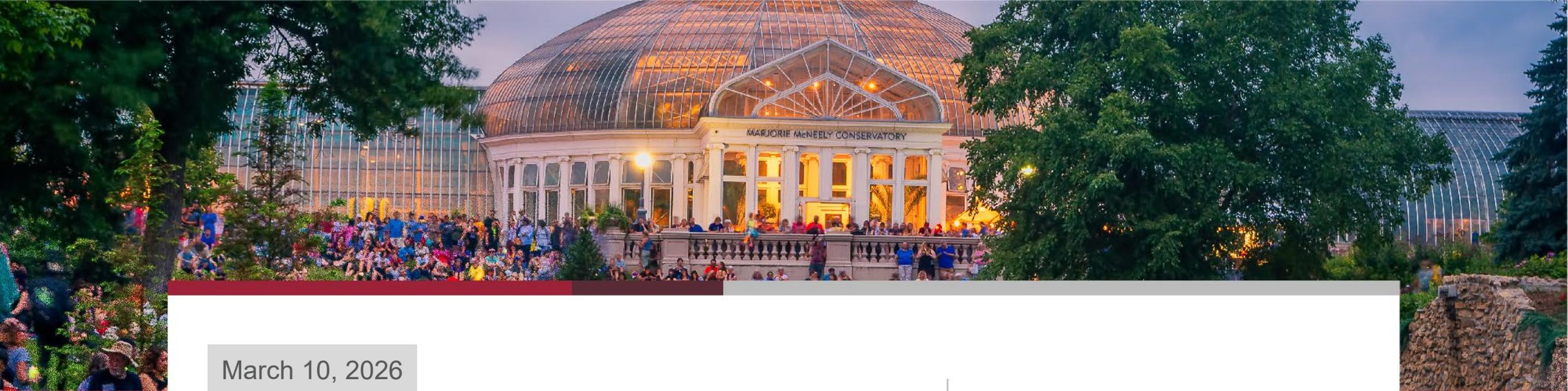
Sponsor: Community & Economic Development

Title

Fiscal Health Analysis Findings

Attachment

1. Presentation



March 10, 2026

Fiscal Health Analysis Findings



Agenda

- I. Introductions
- II. Reason for Fiscal Health Analysis
- III. Fiscal Health Analysis Presentation
- IV. Questions and Discussion

**INTERGENERATIONAL
WEALTH AND
ECONOMIC JUSTICE**



Introduction and Presenters

I. Introduction

- Kari Collins, Deputy County Manager of Economic Growth & Community Investment
- Josh Olson, Director, Community & Economic Development

II. Revenue Model

- Heather Worthington, Principal, Urban3

The background of the slide is a scenic landscape. On the left, there is a dense forest of trees with yellow and orange autumn foliage. On the right, a wide river flows through a valley, with a town visible in the distance under a bright, hazy sky. A white rectangular box is centered on the slide, containing the number '2' and the main title.

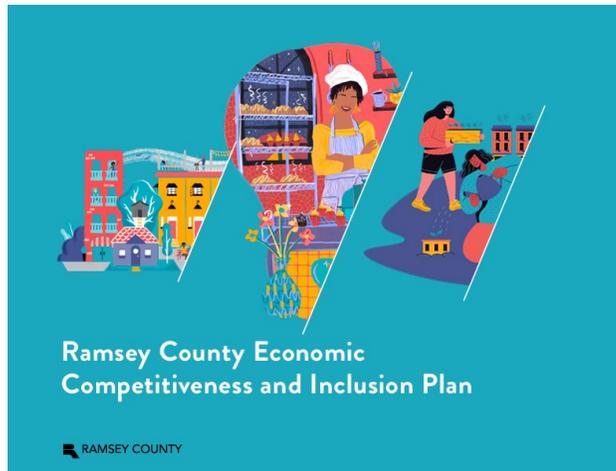
2

Reason for Fiscal Health Analysis

Fiscal Health Analysis Goals

ECI Plan 1.0 (2020):

- Data in decision making.
- Quantify wealth extraction.
- Identify differences across the county.



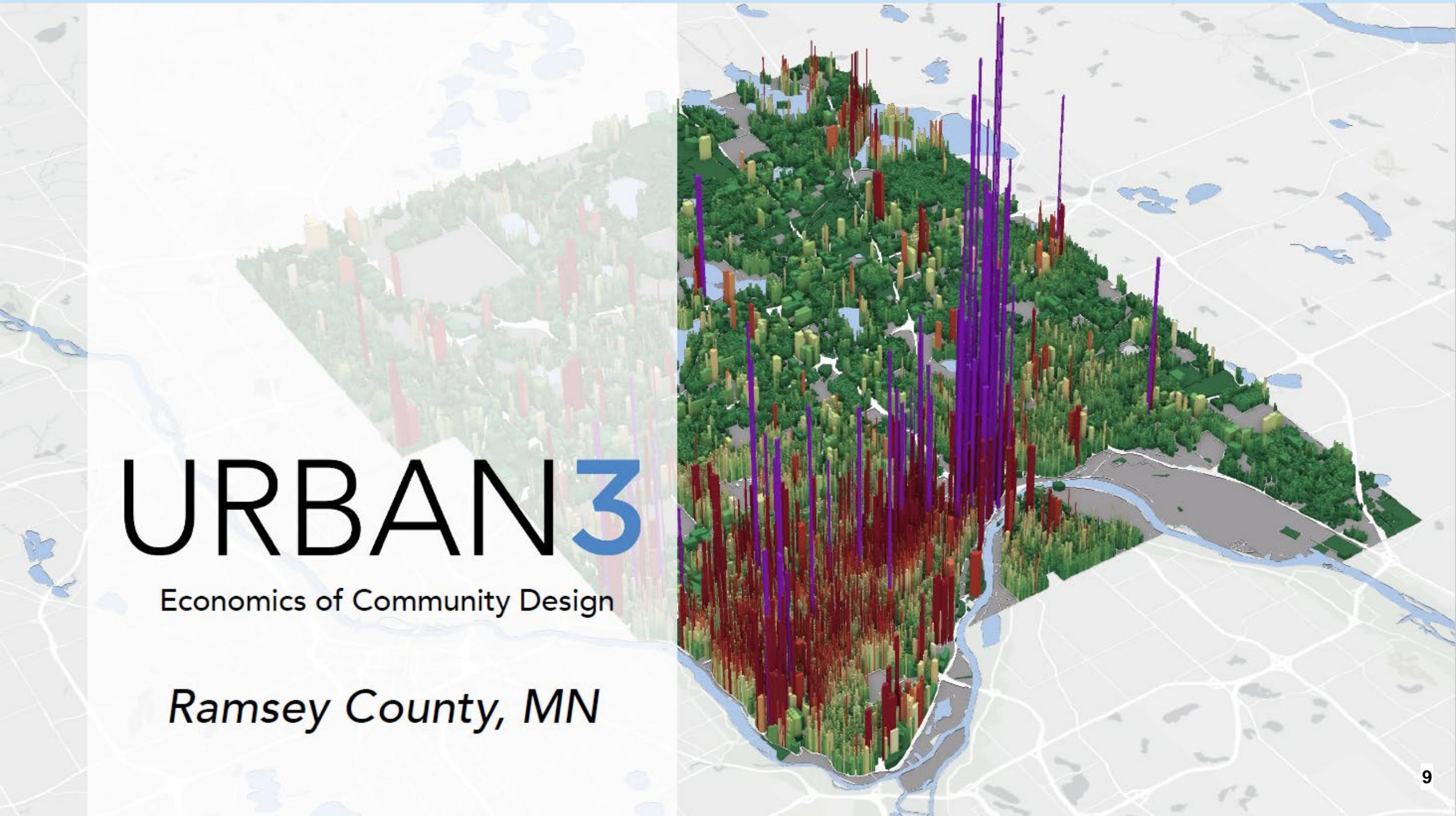
ECI Plan 2.0:

- Embedded action in Intergenerational Wealth & Economic Justice strategic priority.
- Update the model (5-year comparison).
- Understand downtown dynamics.
- Study tax exempt land.

The background of the slide is a photograph of a large, multi-story brick building with arched windows and doorways. The building is partially obscured by large, leafy green trees. In the foreground, there is a brick wall and a sidewalk. The overall scene is bright and sunny.

3

Fiscal Health Analysis 2025

A 3D visualization of a city's urban form, showing a dense cluster of buildings represented by vertical bars of varying heights and colors (red, orange, yellow, green, purple). The buildings are set against a background of a light gray map with white street lines and blue water bodies. The visualization is presented in two views: a perspective view on the right and a semi-transparent, faded version on the left.

URBAN³

Economics of Community Design

Ramsey County, MN

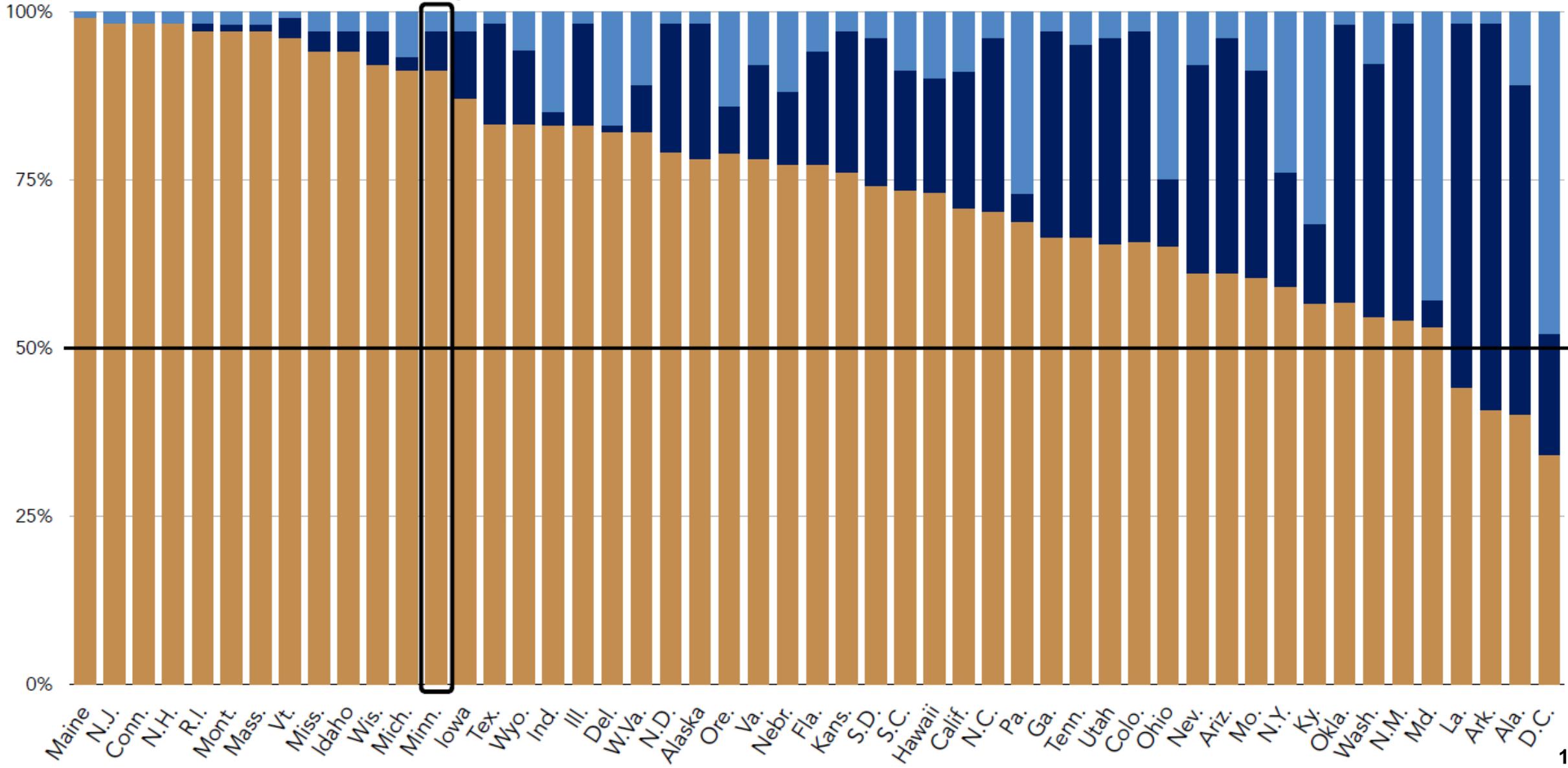


Tax Systems

How Your Services are Funded

URBAN3 **Local Tax Revenue Sources**
United States

Property Sales Income & Other



Source: US Census 2021 State & Local Government Finance Historical Datasets and Tables

wikiHow Your Taxes Work

Minnesota





$$\text{Market Value} - \frac{\text{Deferments, Exclusions, Reductions}}{\quad} =$$

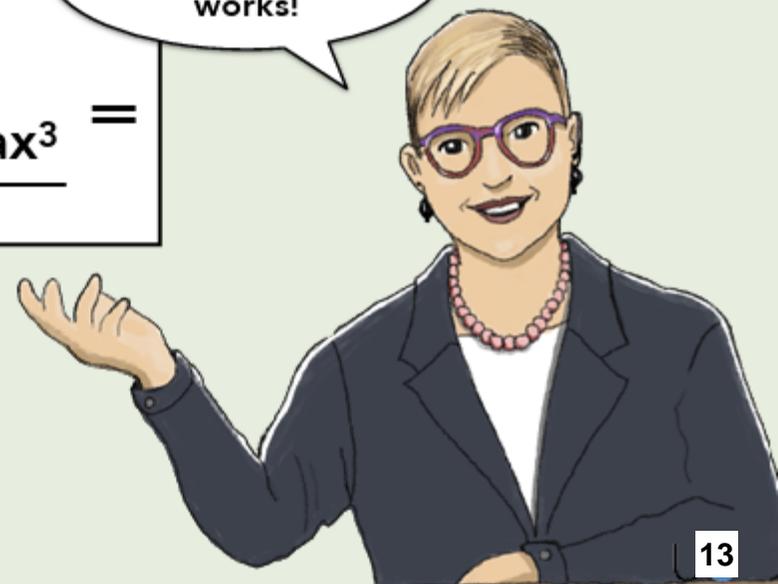
$$\text{Taxable Value} \times \frac{\text{Class Rate}}{\quad} =$$

$$\text{Tax Capacity} \times \frac{\text{Local Tax Rates}}{\quad} =$$

$$\text{Base Tax Bill}^1 + \frac{\text{Referendum Tax}^2}{\quad} + \frac{\text{State General Tax}^3}{\quad} =$$

Total Tax Bill

This is how Minnesota's system works!



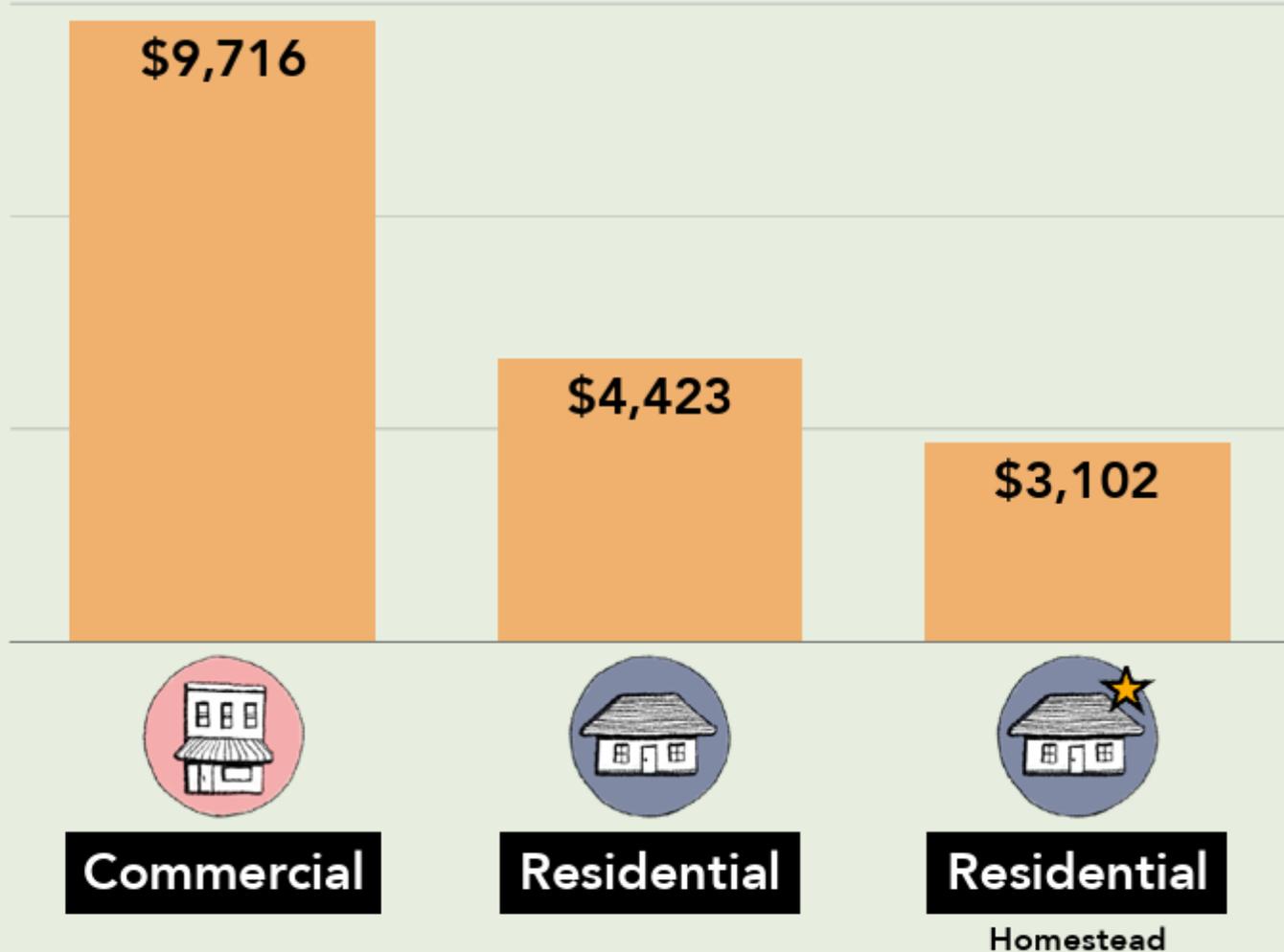
¹Tax credits (if applicable) are subtracted from the Base Tax Bill.

²Varies based on your locality

³Only applied to commercial, industrial, & seasonal residential properties



Total Tax Bill (for 3 properties valued at **\$300,000**)



Commercial is taxed almost twice as much as residential!





Ramsey County Resident's Tax Dollar



35¢
Ramsey County

33¢
City of St Paul

23¢
Schools

9¢
Misc.

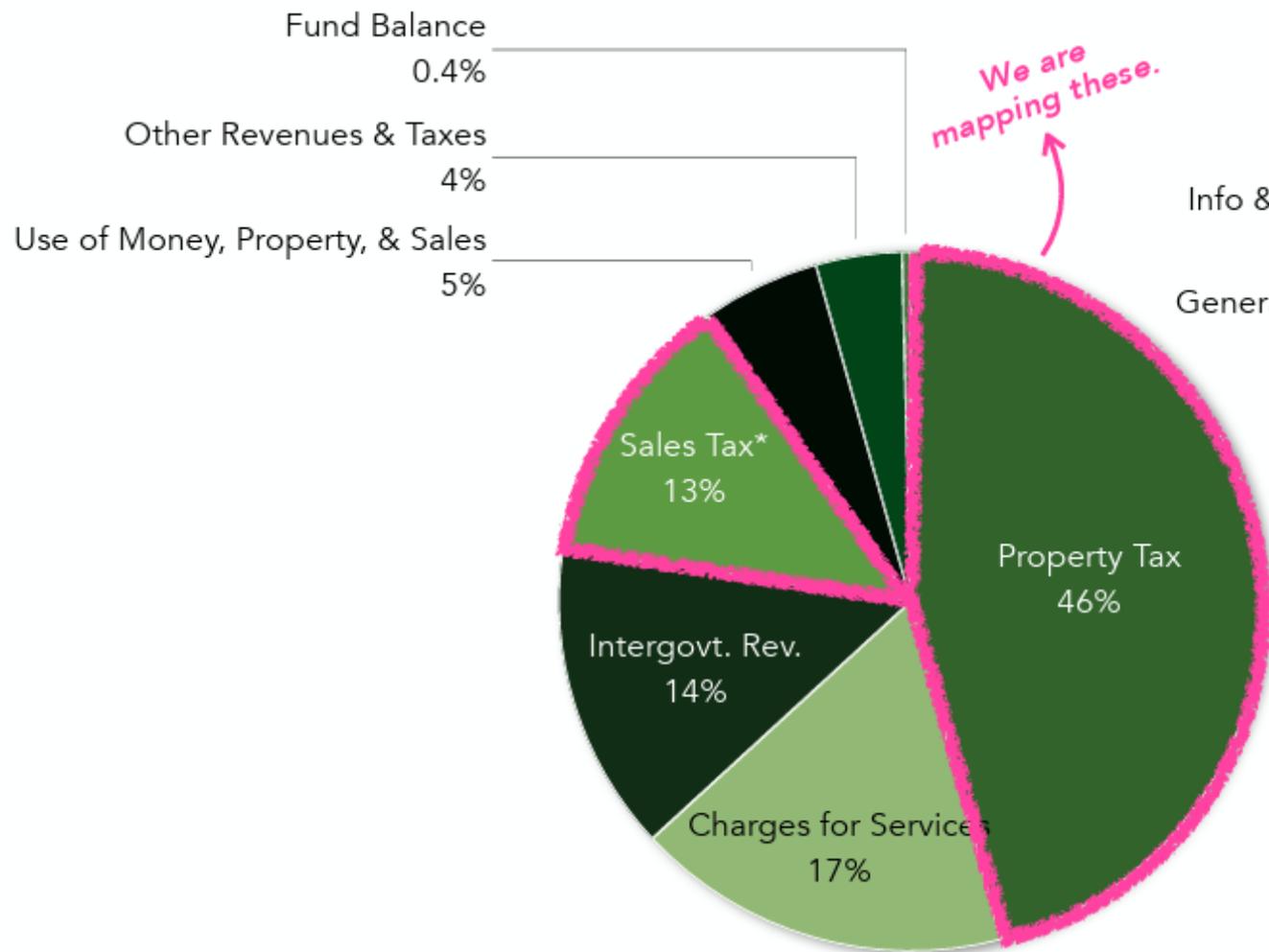


Budget

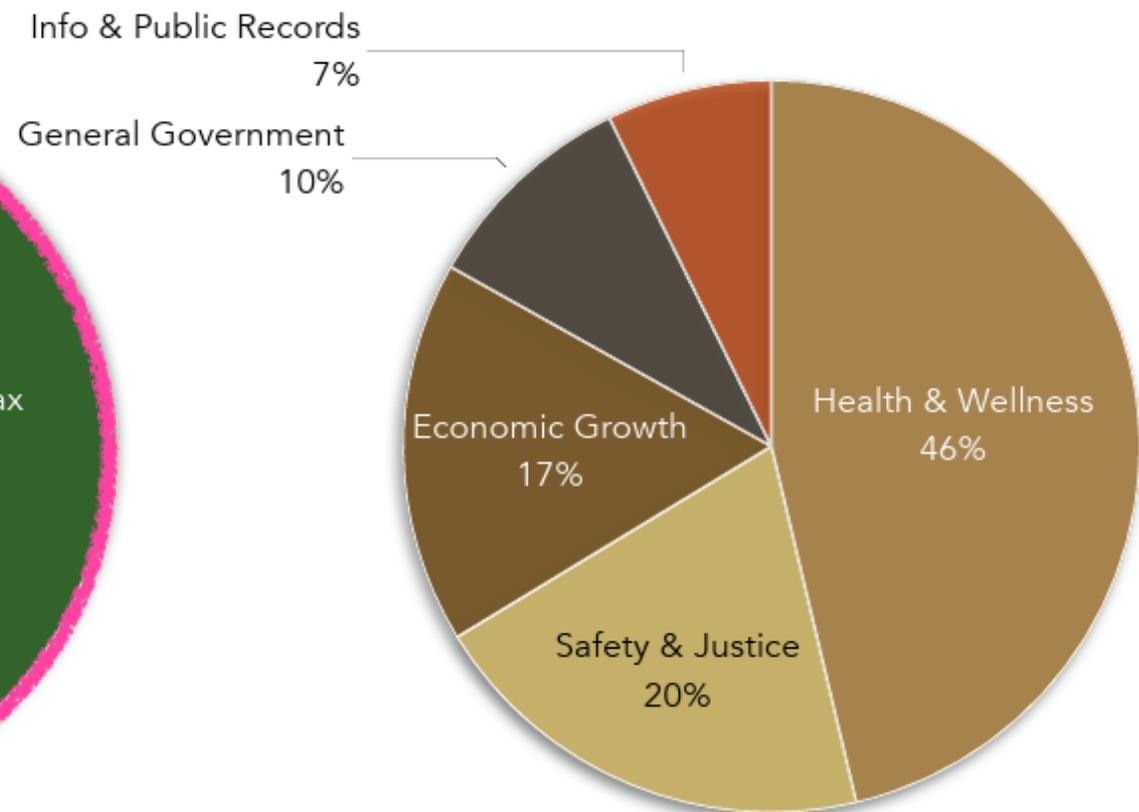
Your Community by the Numbers

Fiscal Year 2026 General Fund Budget

Ramsey County, MN



Revenues: **\$929M**

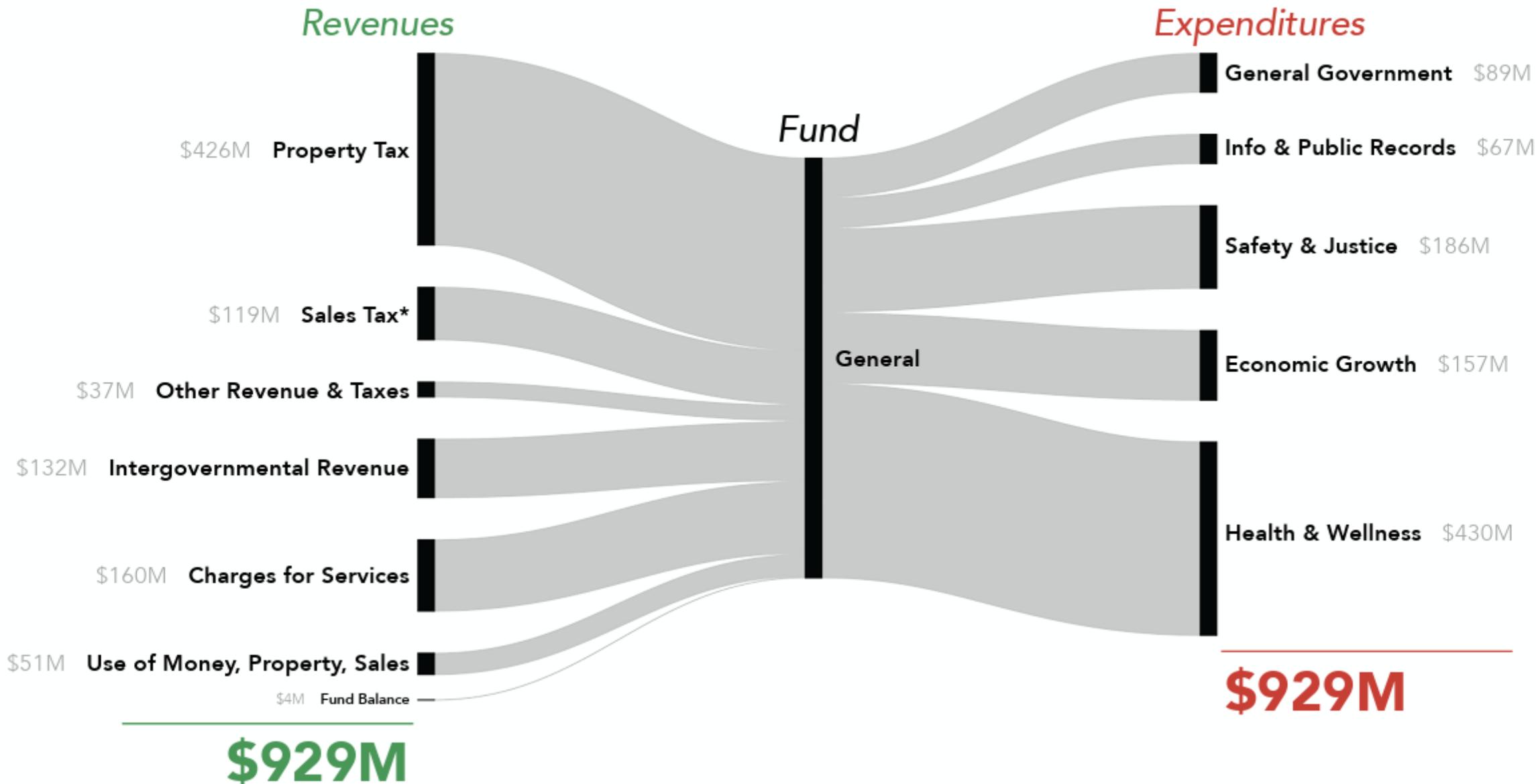


Expenditures: **\$929M**

*The sales tax and levy figures used in this analysis are unaudited, unofficial high-level estimates and are subject to change.

Flow of Funds: Fiscal Year 2026 General Fund Budget

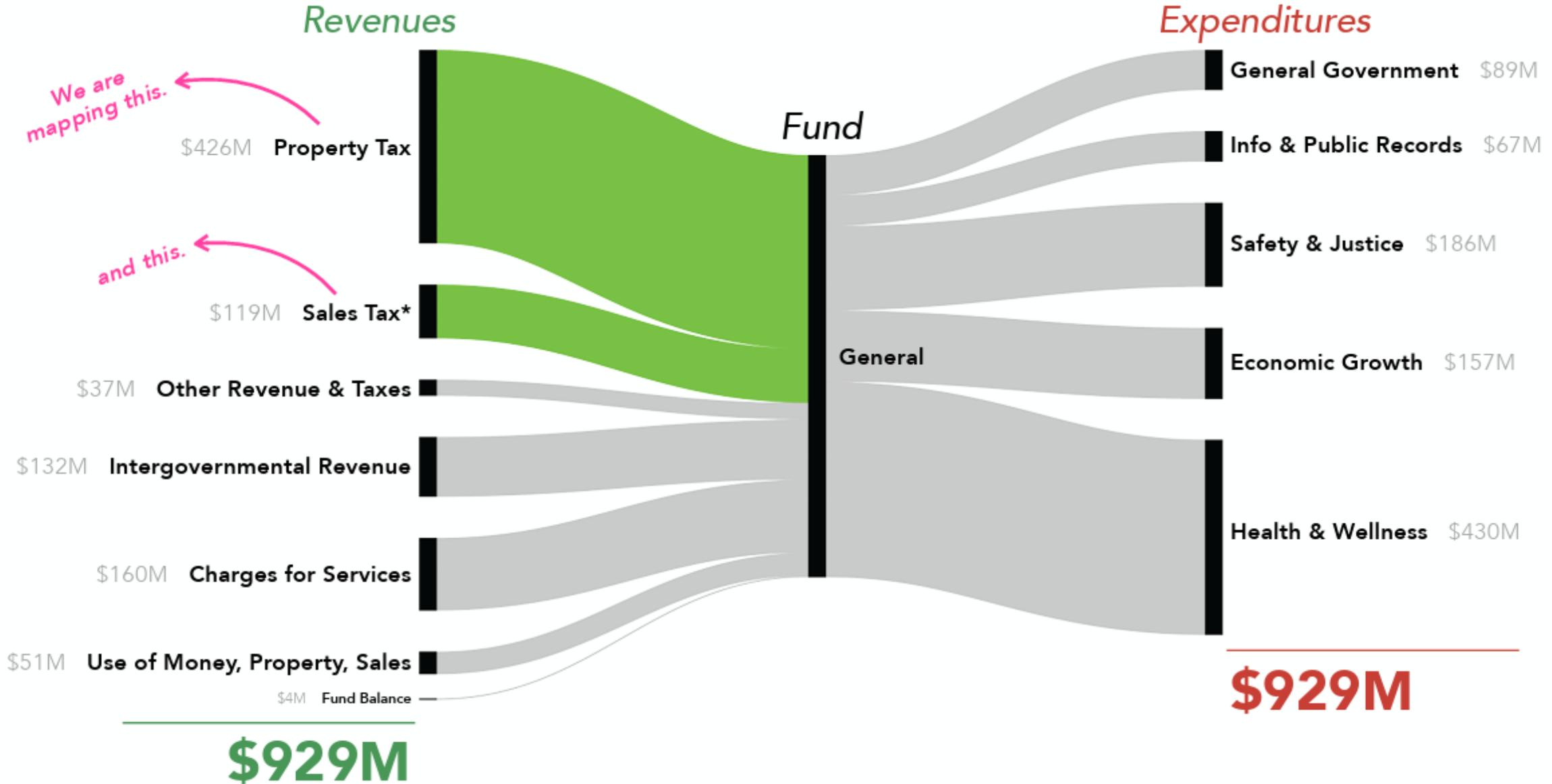
Ramsey County, MN



*The sales tax and levy figures used in this analysis are unaudited, unofficial high-level estimates and are subject to change.

Flow of Funds: Fiscal Year 2026 General Fund Budget

Ramsey County, MN



*The sales tax and levy figures used in this analysis are unaudited, unofficial high-level estimates and are subject to change.

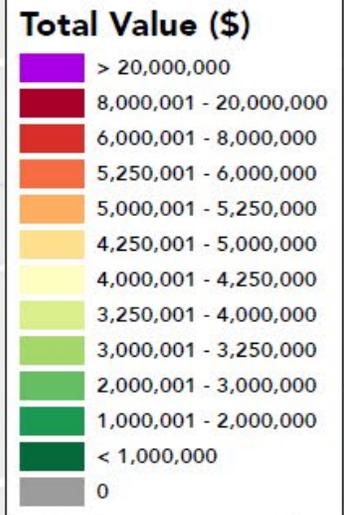


Case Study: Economic MRI®

Ramsey County, MN

Total Assessed Value

Ramsey County, MN

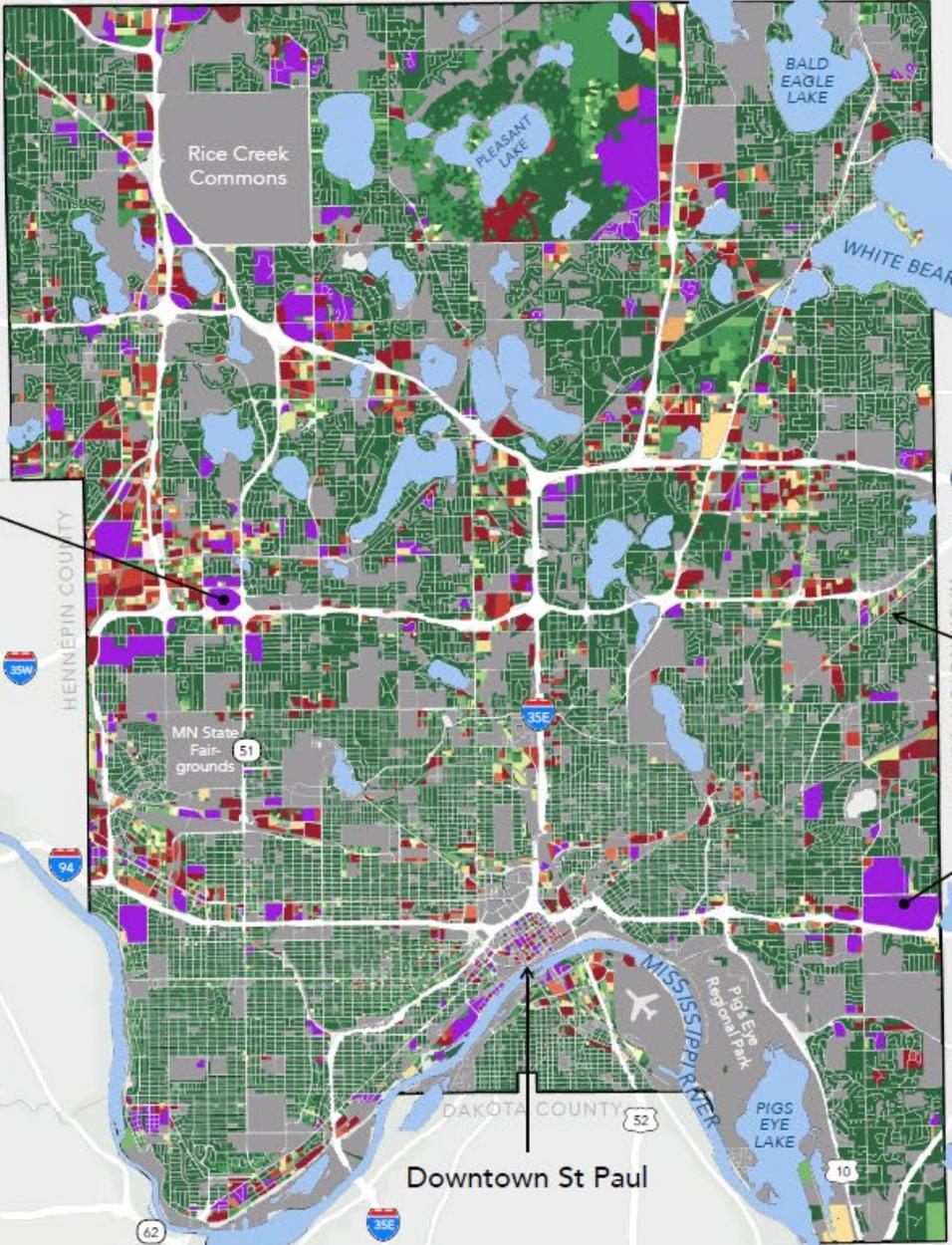


Rosedale Mall

North St Paul

3M Corporation Headquarters

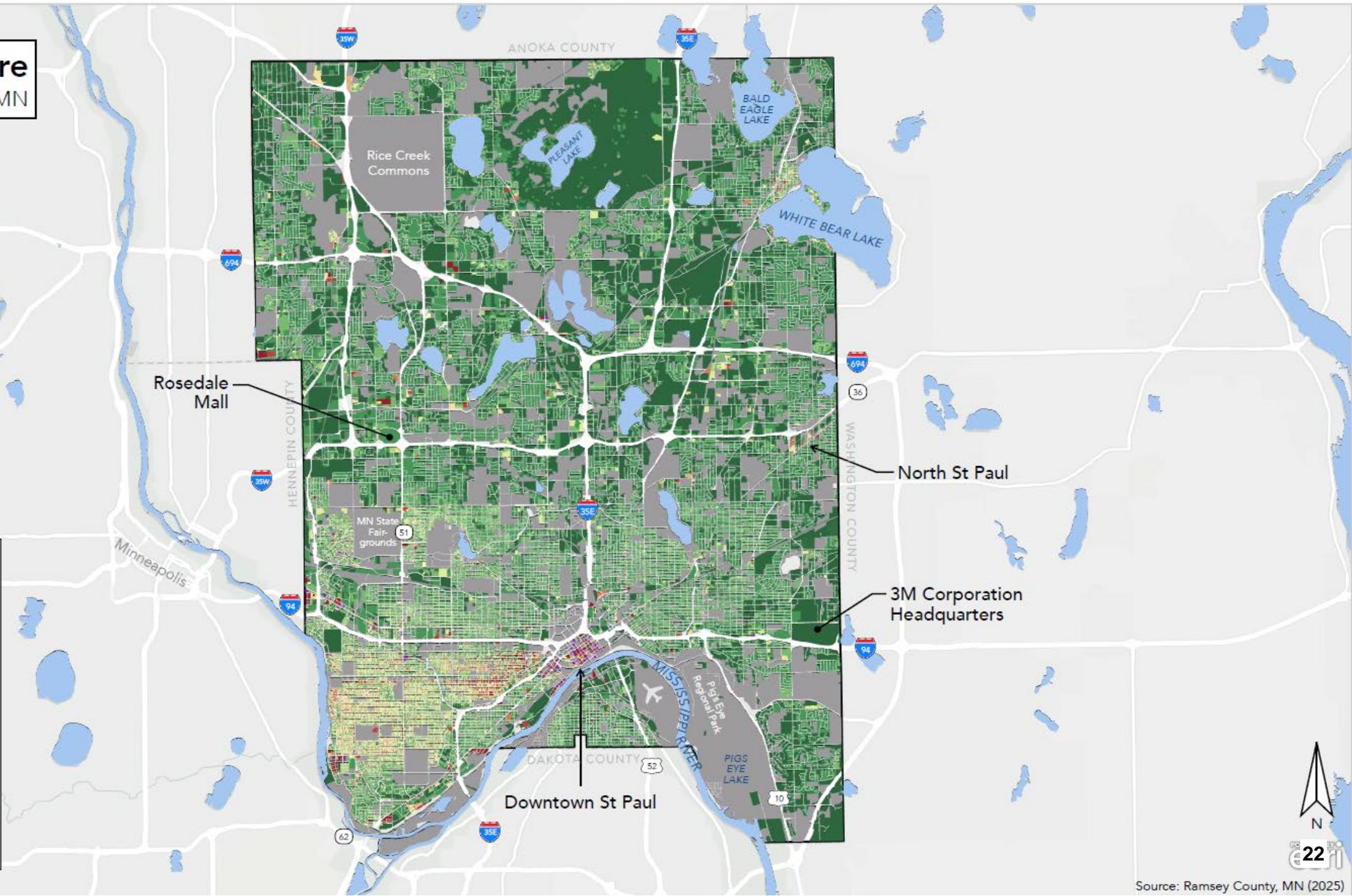
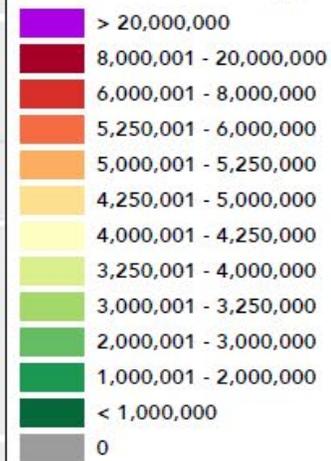
Downtown St Paul



Value Per Acre

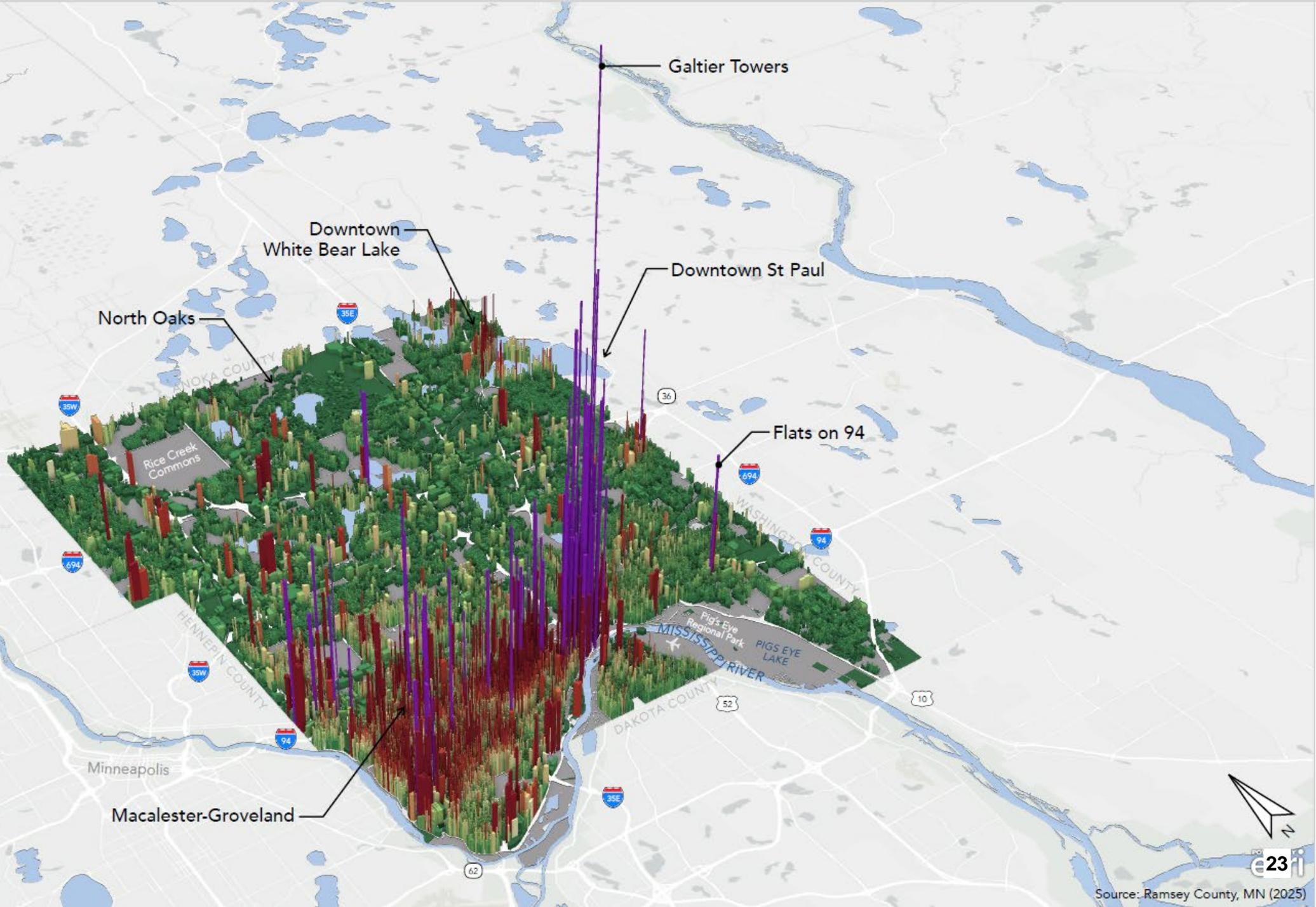
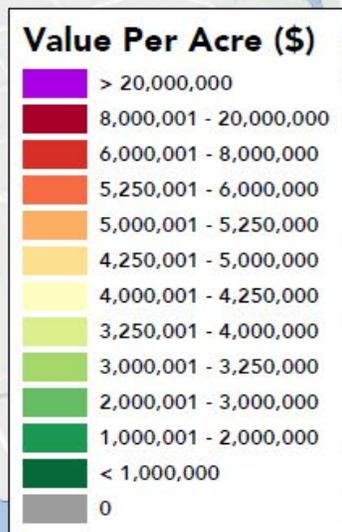
Ramsey County, MN

Value Per Acre (\$)



Value Per Acre

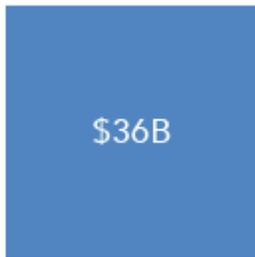
Ramsey County, MN



City of St Paul

Ramsey County

Total Value



÷



= 0.4

1.6

Taxable Acres



÷



= 0.3

1

Productivity

St Paul to Ramsey County, MN

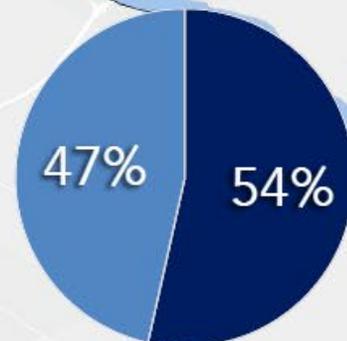
1.6x

St Paul's taxable value is **1.6 times greater** than the amount of County area it takes up.

Taxable Acres

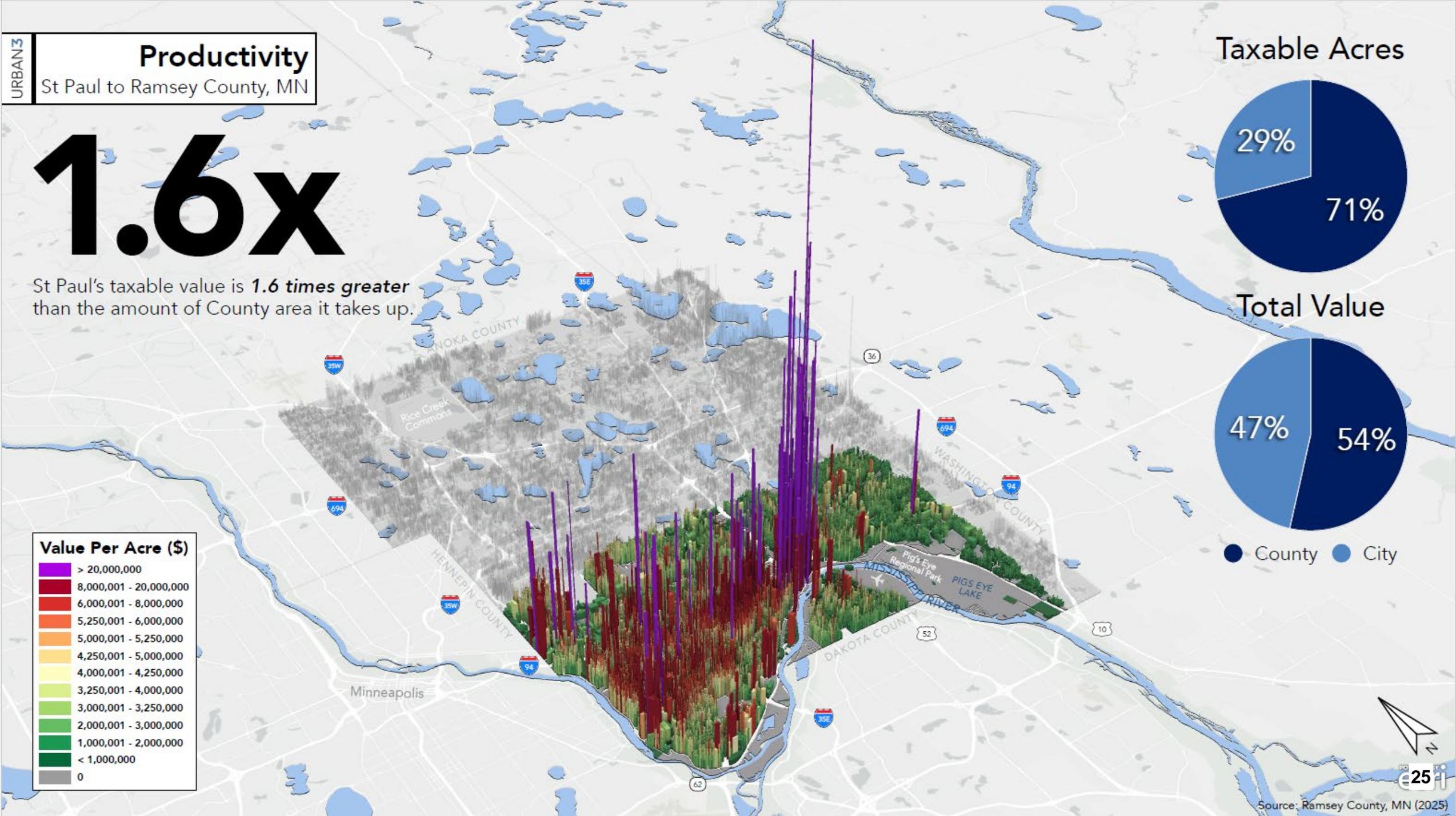
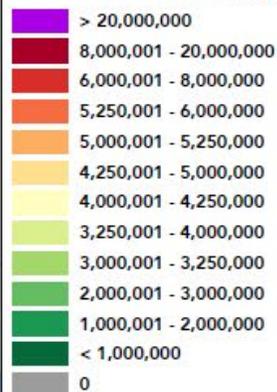


Total Value



● County ● City

Value Per Acre (\$)



Productivity

Downtown St Paul to Ramsey County, MN

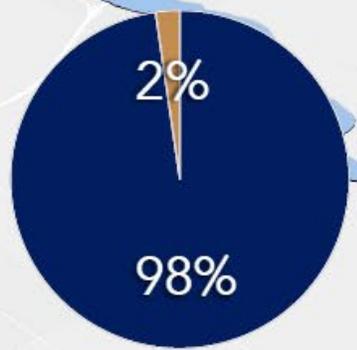
8.3x

Downtown St Paul's taxable value is **8.3 times greater** than the amount of County area it takes up.

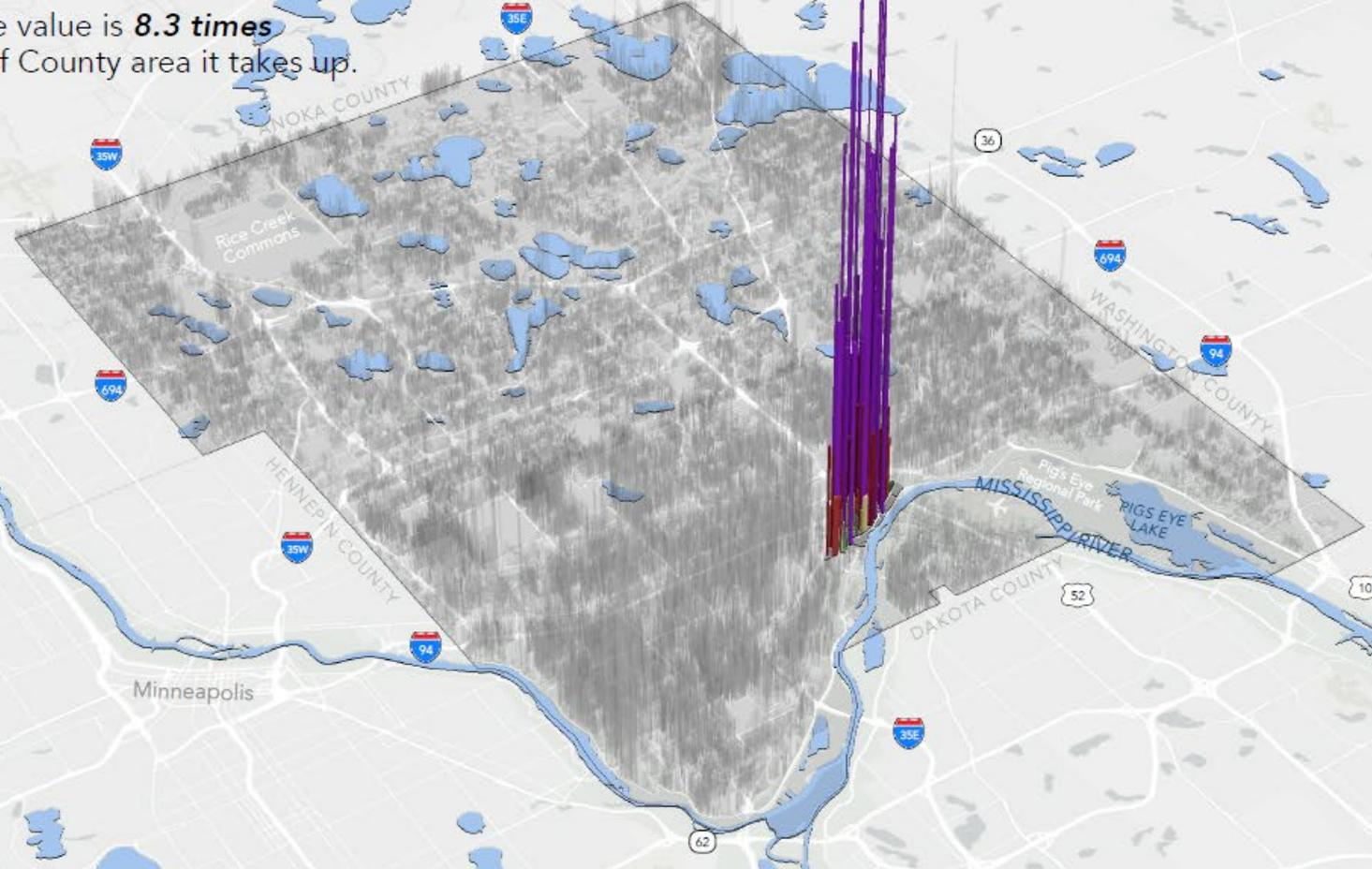
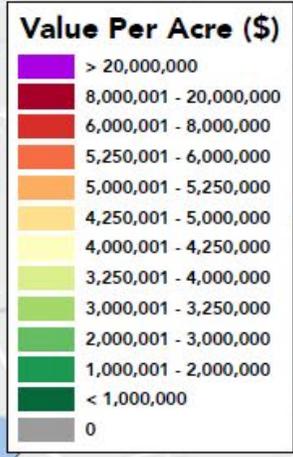
Taxable Acres



Total Value



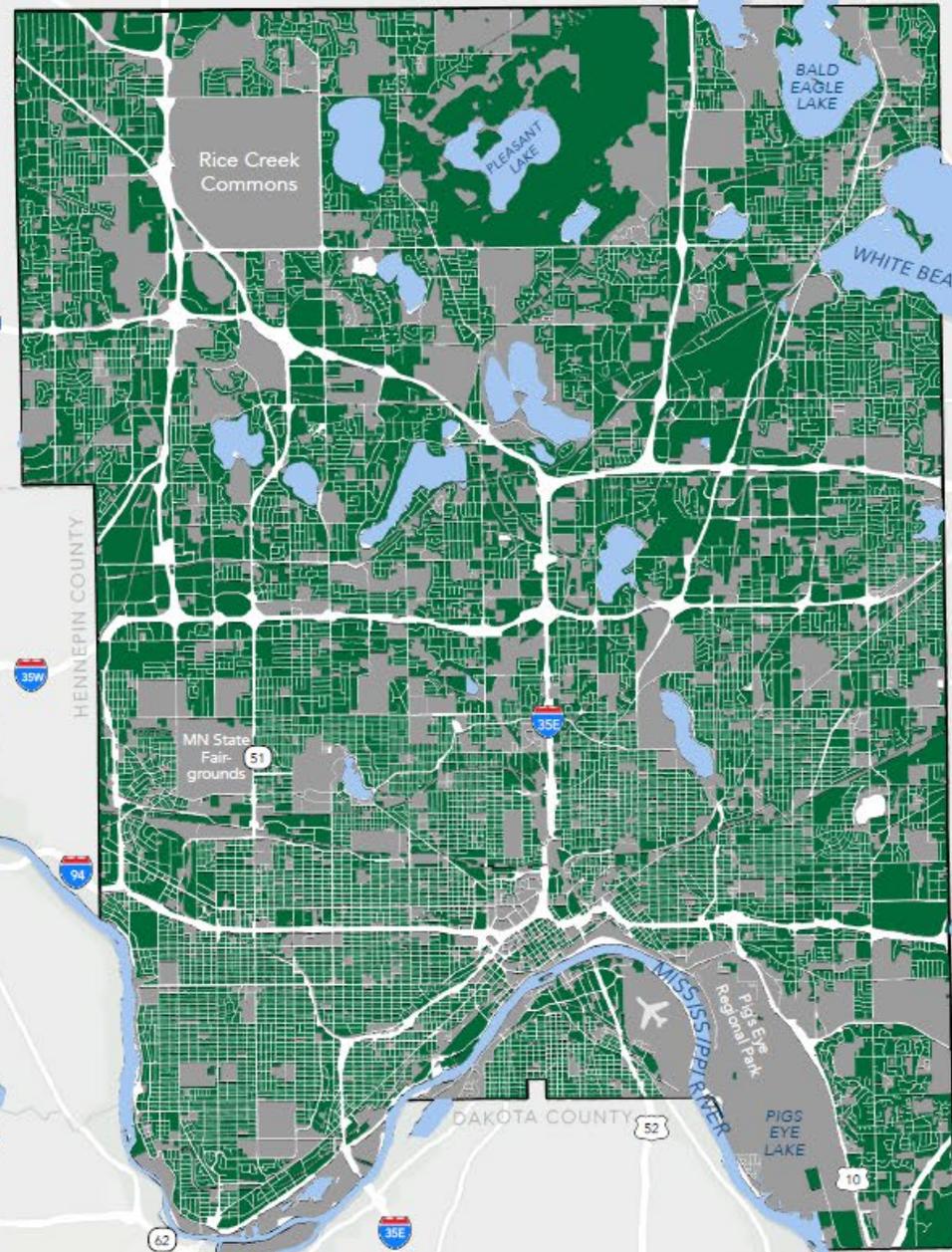
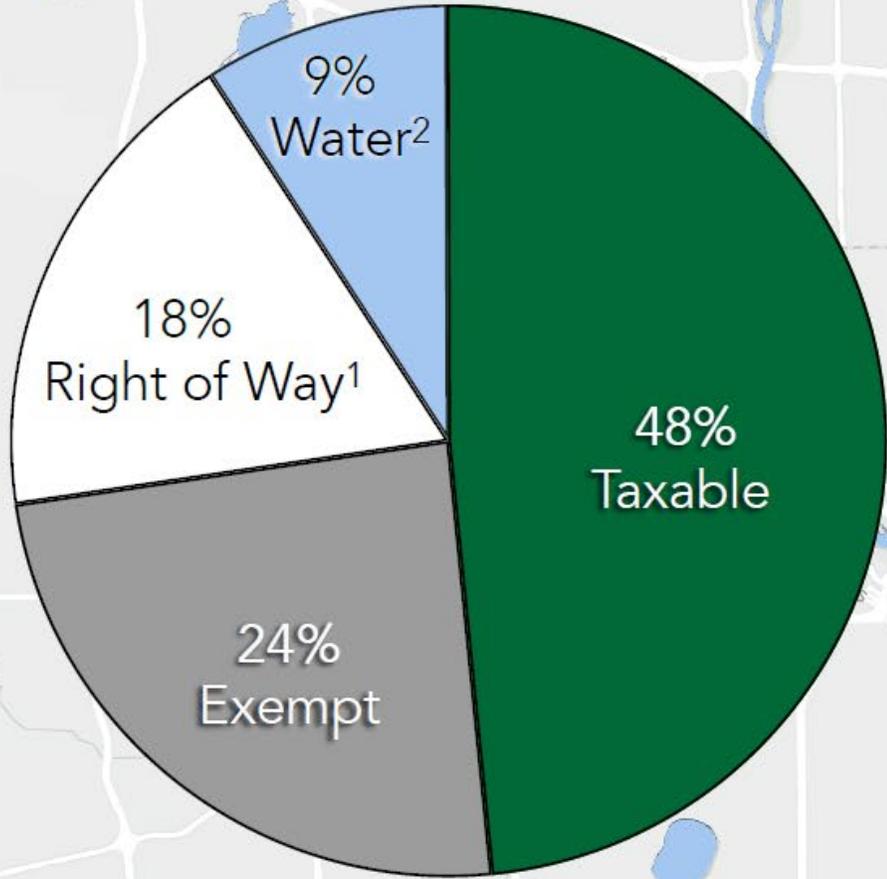
● County ● Downtown



Taxable vs. Exempt Land

Ramsey County, MN

County Area

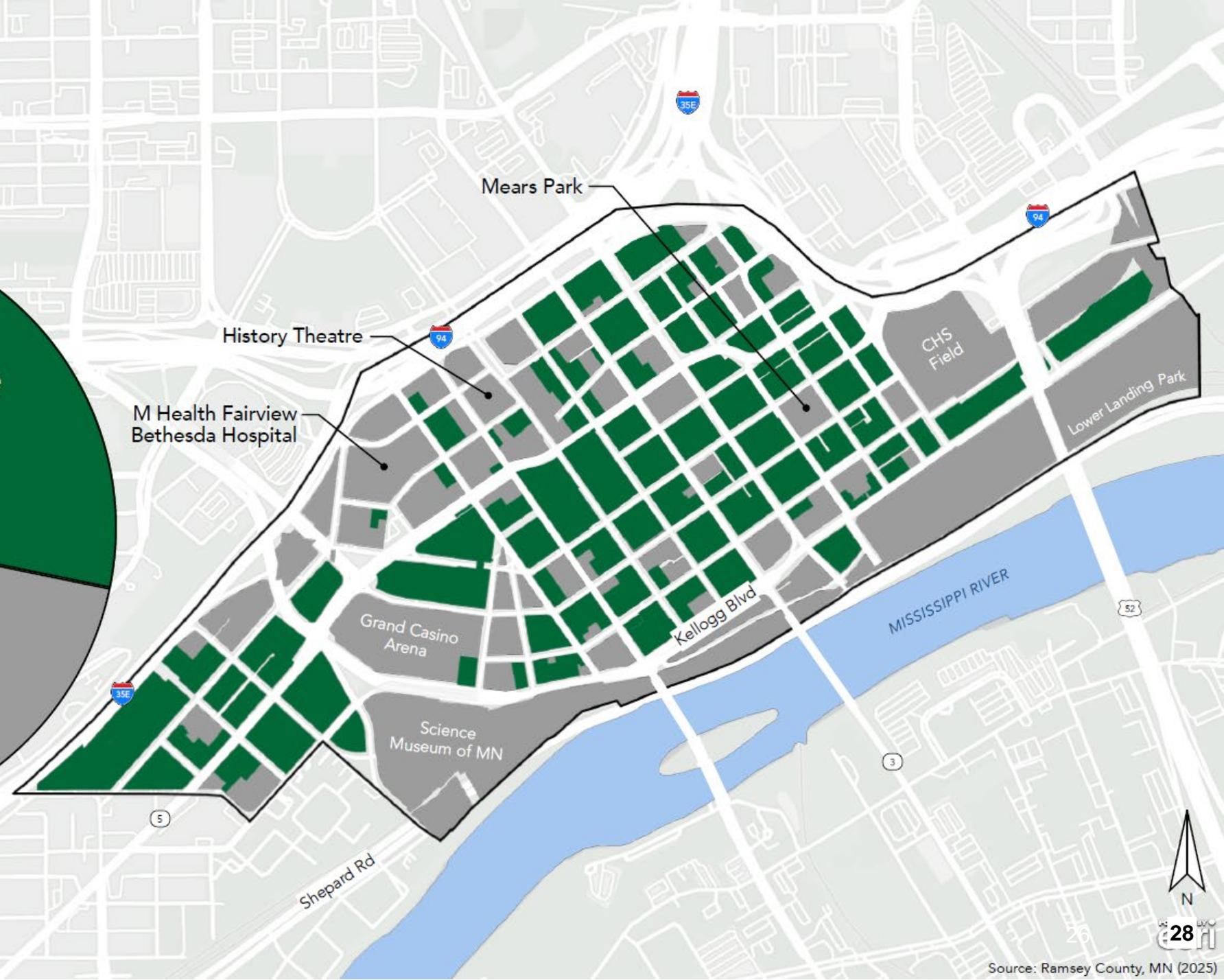
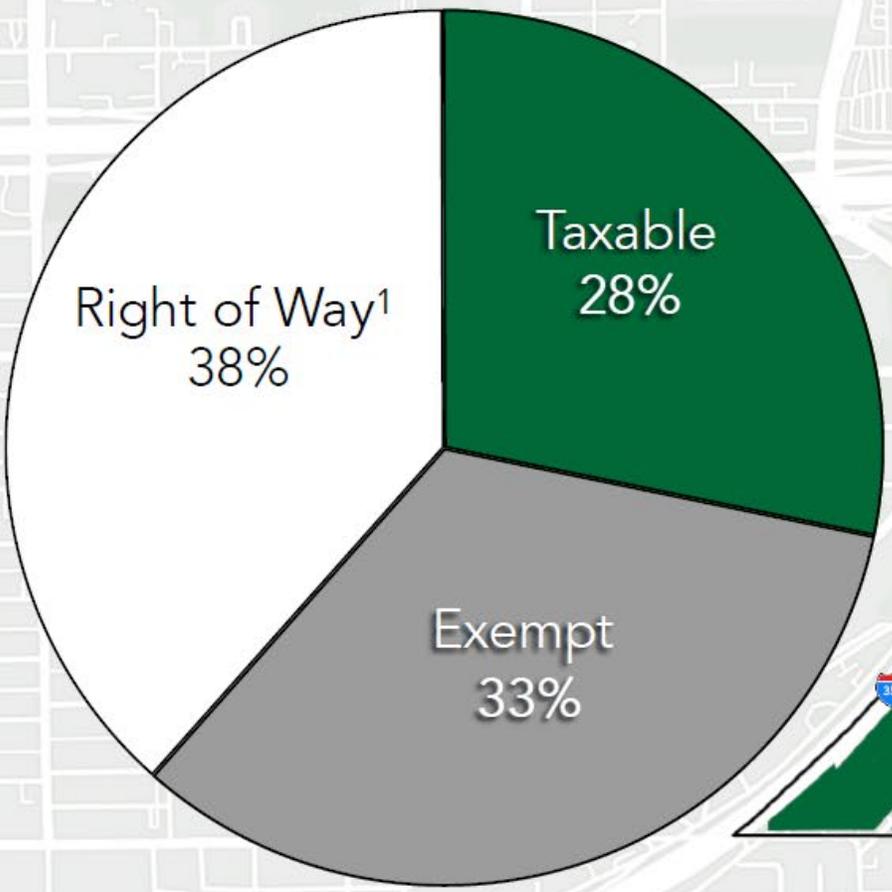


¹ROW all jurisdictions, ²Water within county boundary



URBAN 3
Taxable vs. Exempt Land
Downtown St Paul, MN

Downtown Area

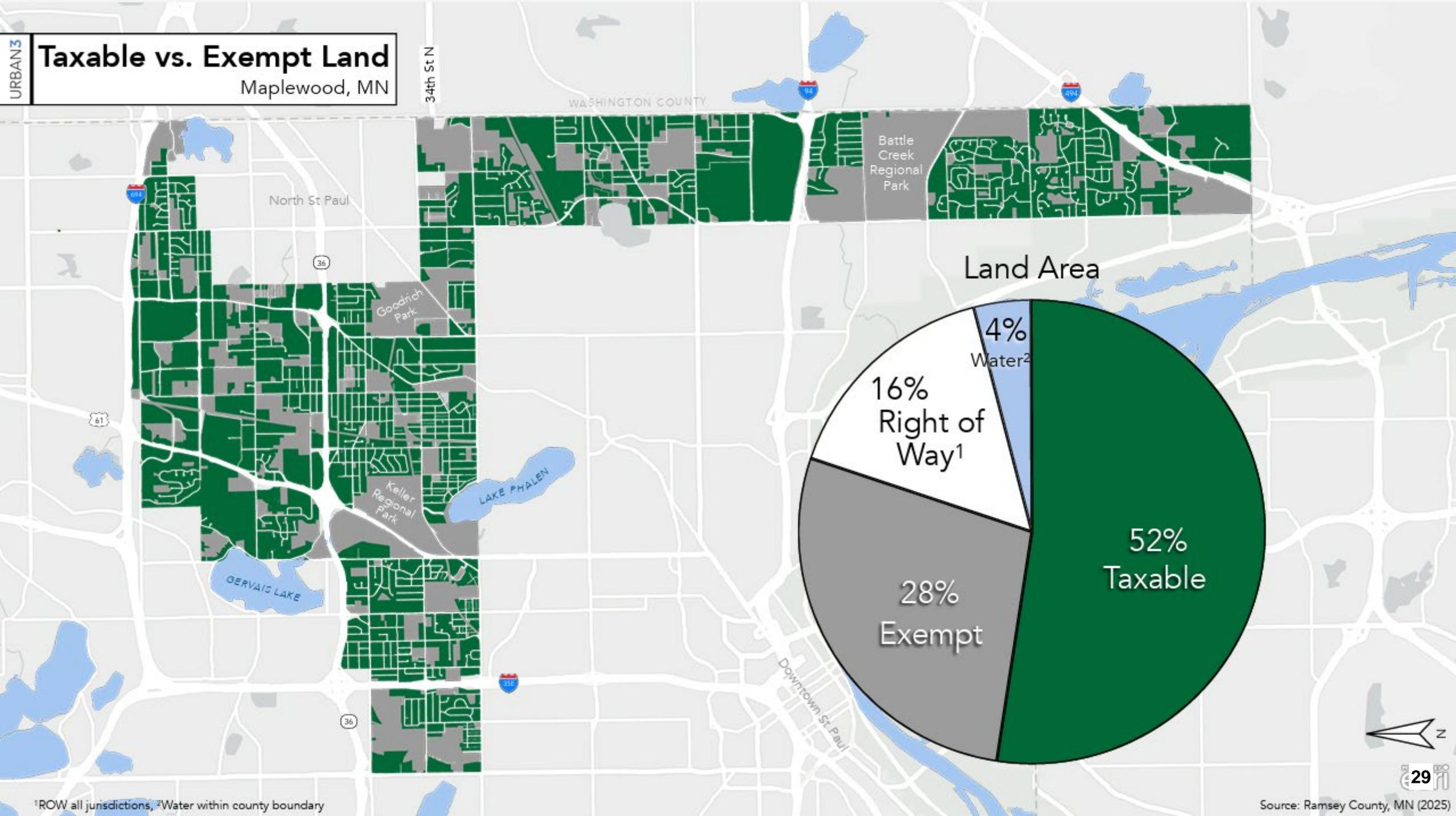


¹ROW all jurisdictions within boundary



Taxable vs. Exempt Land

Maplewood, MN



¹ROW all jurisdictions, ²Water within county boundary

Taxable vs. Exempt Land

Maplewood, MN

34th St N

WASHINGTON COUNTY

North St Paul

Battle Creek Regional Park

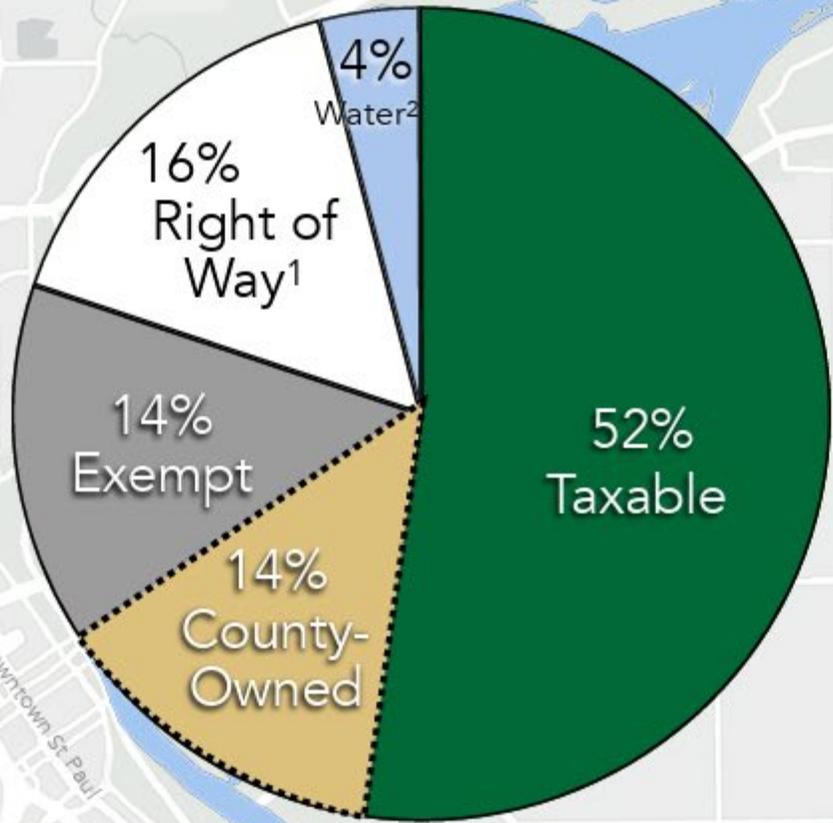
Goodrich Park

Keller Regional Park

LAKE PHALEN

GERVAIS LAKE

Land Area

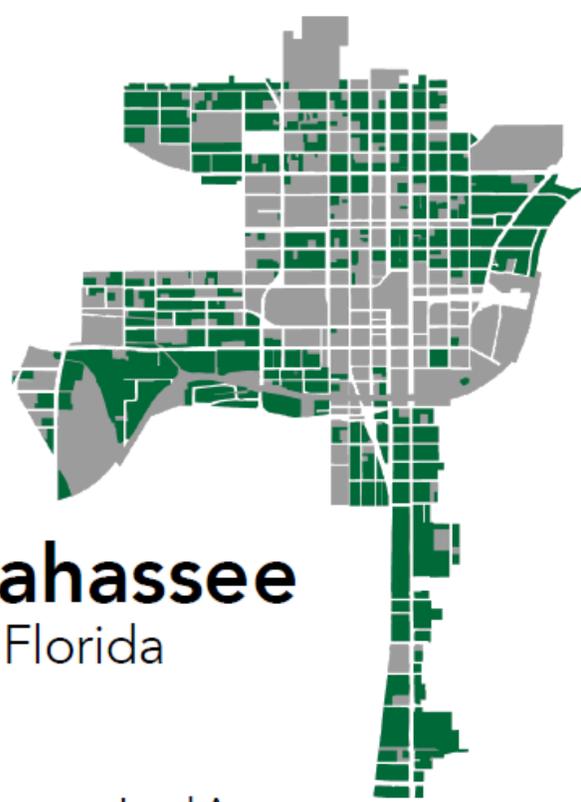


¹ROW all jurisdictions, ²Water within county boundary

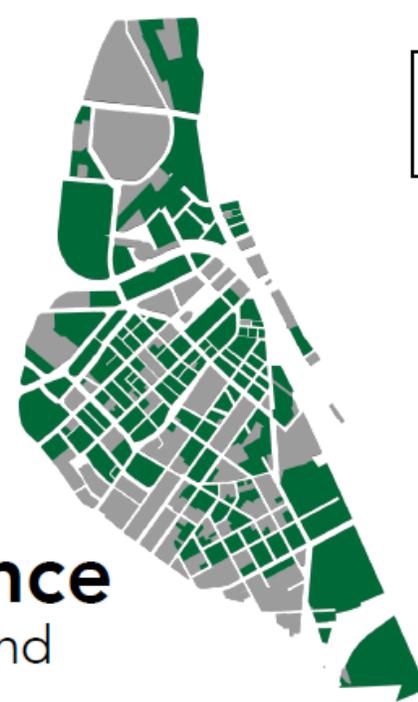
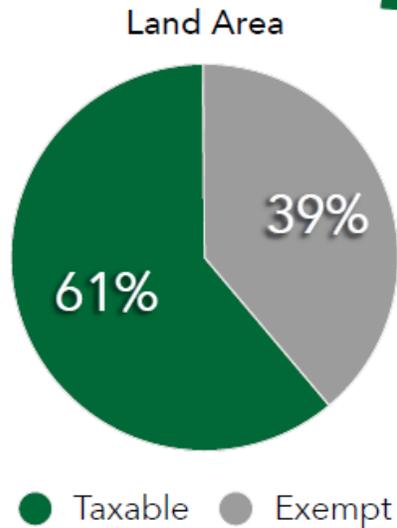
Taxable vs. Exempt Comparisons

USA Downtowns of State Capitals

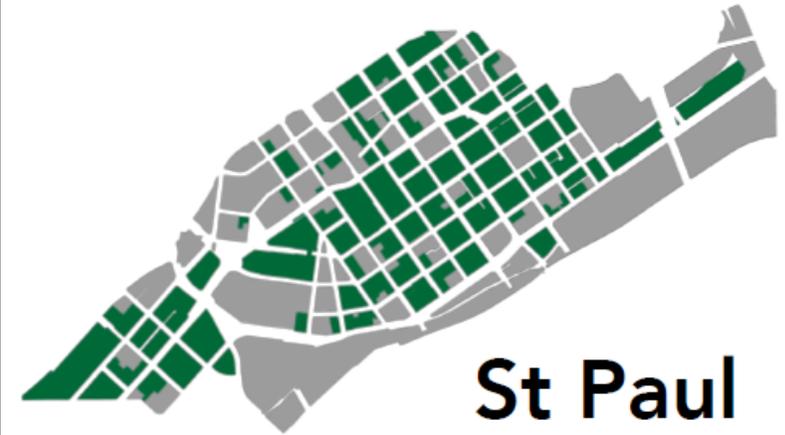
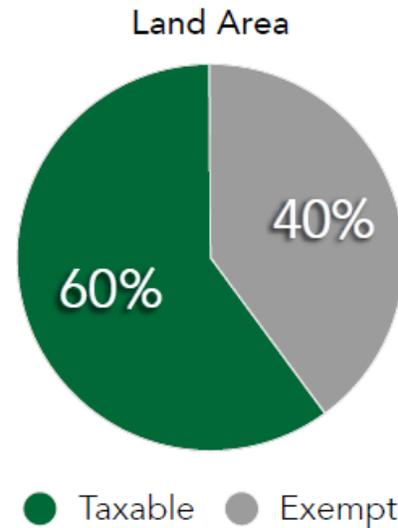
URBAN3



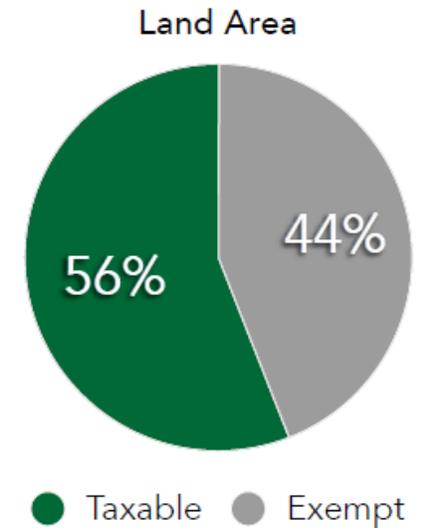
Tallahassee
Florida



Providence
Rhode Island



St Paul
Minnesota



Note: Maps are not to scale with each other.

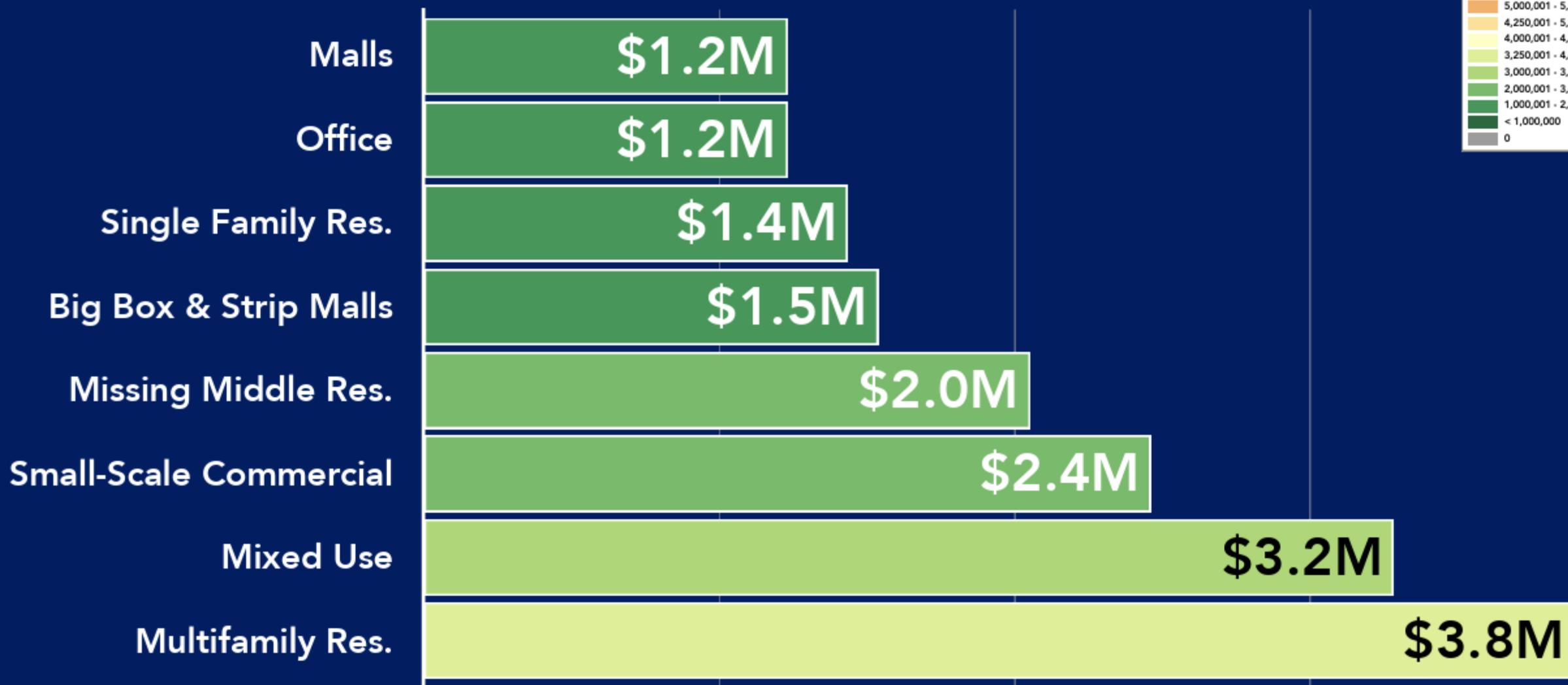
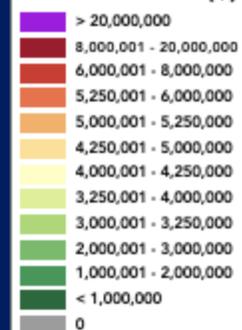
Source: Leon County Property Appraiser (2022); Providence, RI (2024); Ramsey County, MN (2025)



Comparison of Average Value Per Acre for All Properties

Ramsey County, MN

Value Per Acre (\$)



Walmart Average
\$0.9M per acre

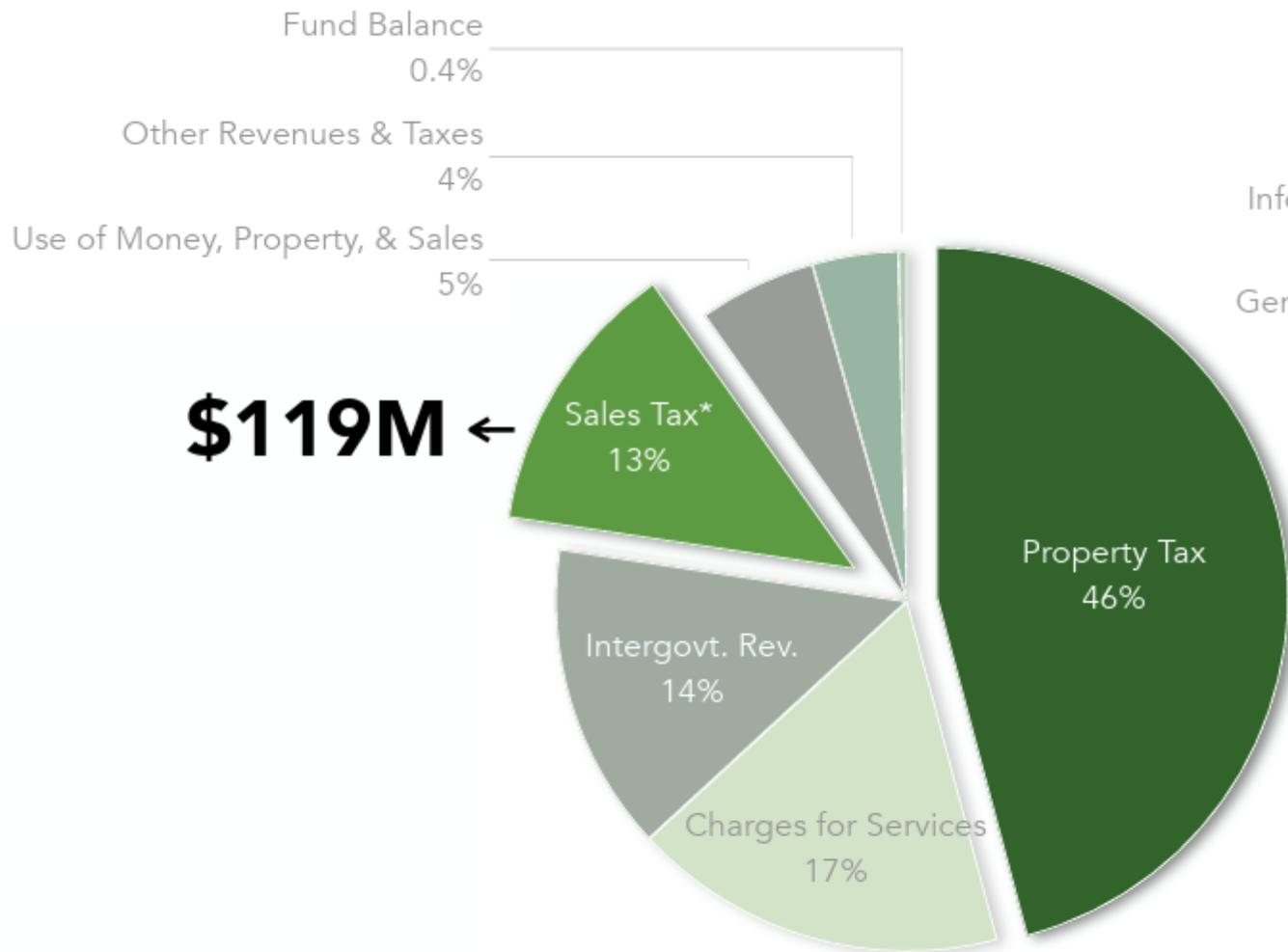


Sales Tax Analysis

Mapping Sales Tax Revenue

Fiscal Year 2026 General Fund Budget

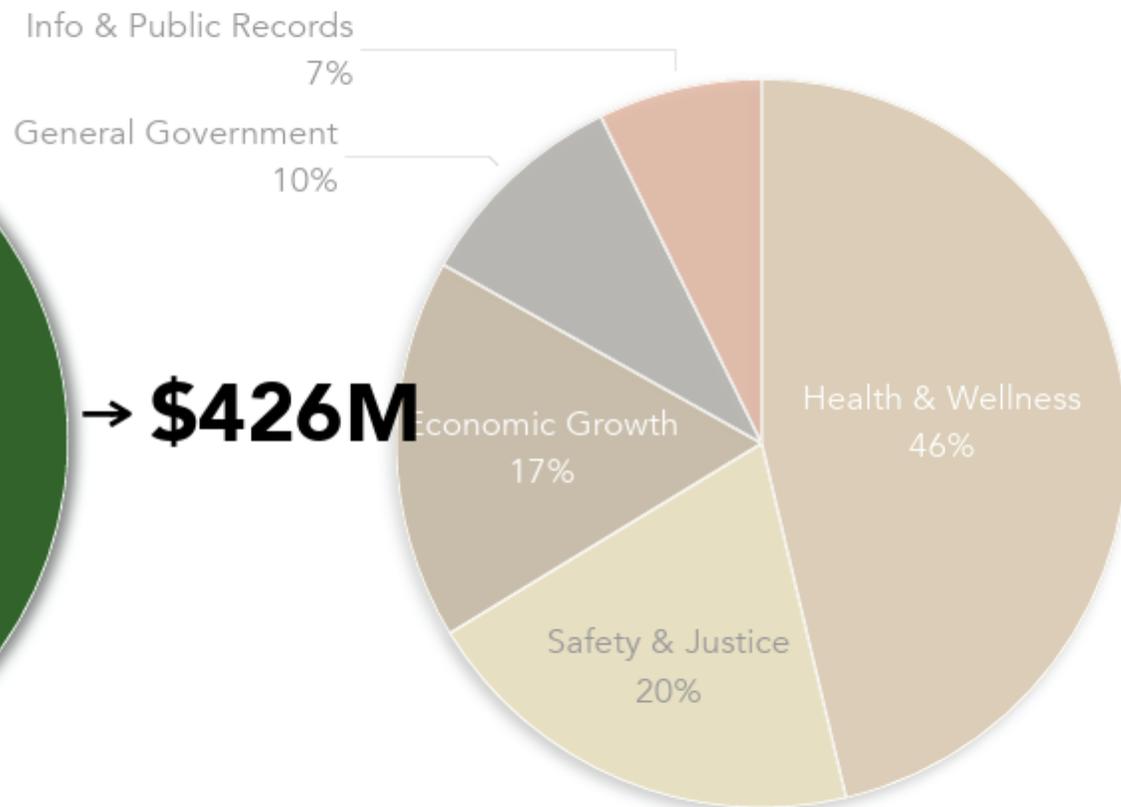
Ramsey County, MN



\$119M ←

→ **\$426M**

Revenues: **\$929M**



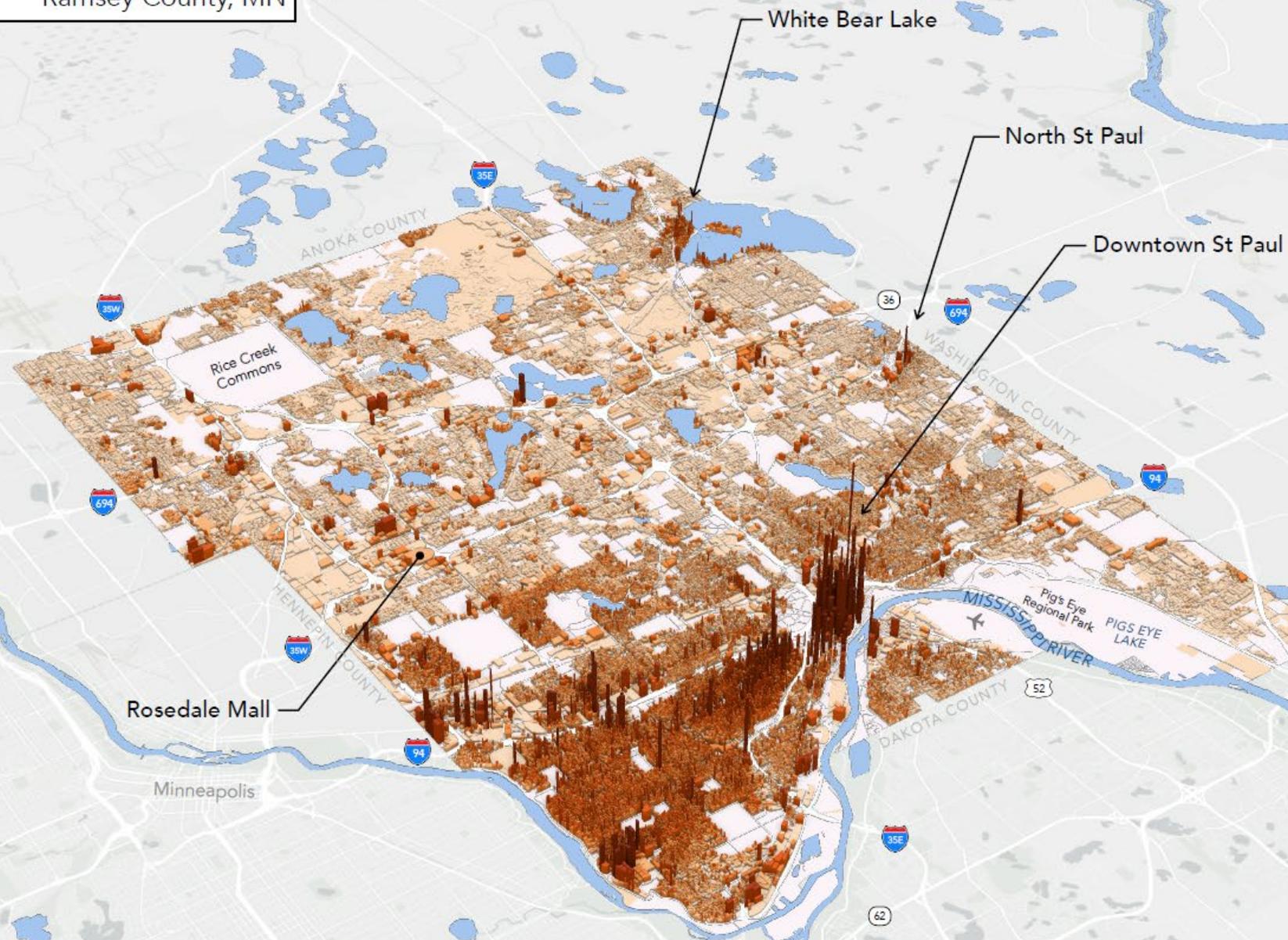
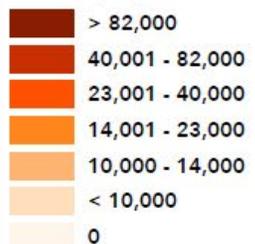
Expenditures: **\$929M**

*The sales tax and levy figures used in this analysis are unaudited, unofficial high-level estimates and are subject to change.

Property Tax Revenue Per Acre

Ramsey County, MN

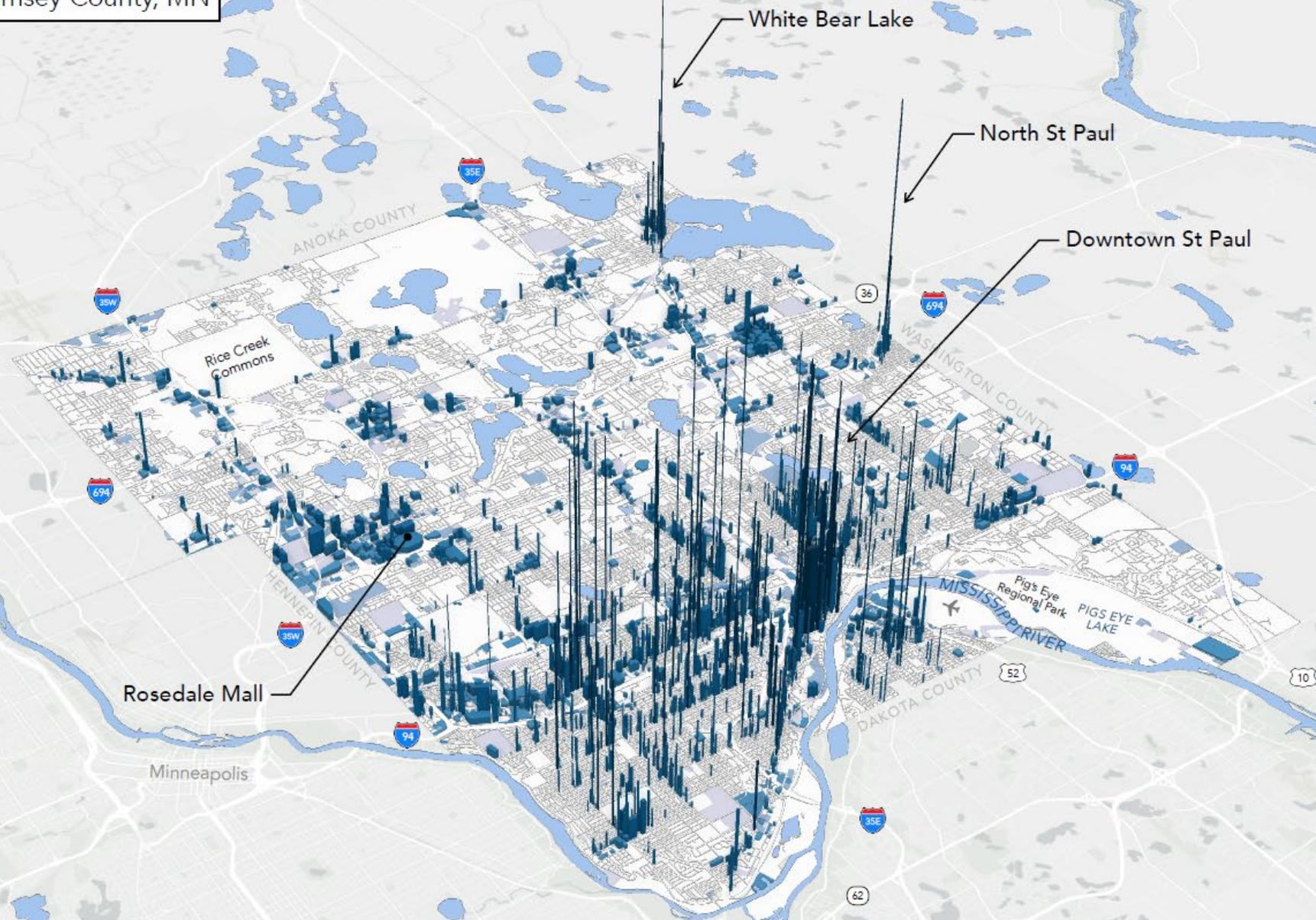
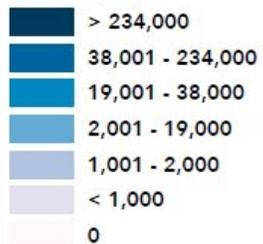
Property Tax Revenue Per Acre (\$)



Sales Tax Revenue Per Acre

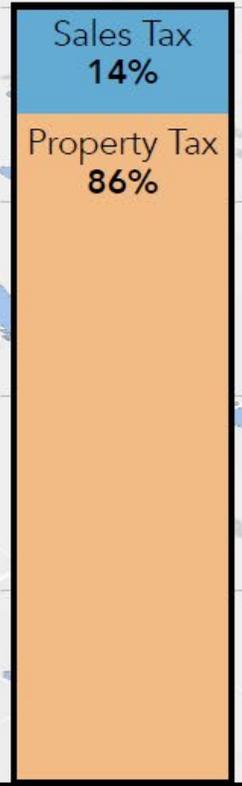
Ramsey County, MN

Sales Tax Revenue Per Acre (\$)

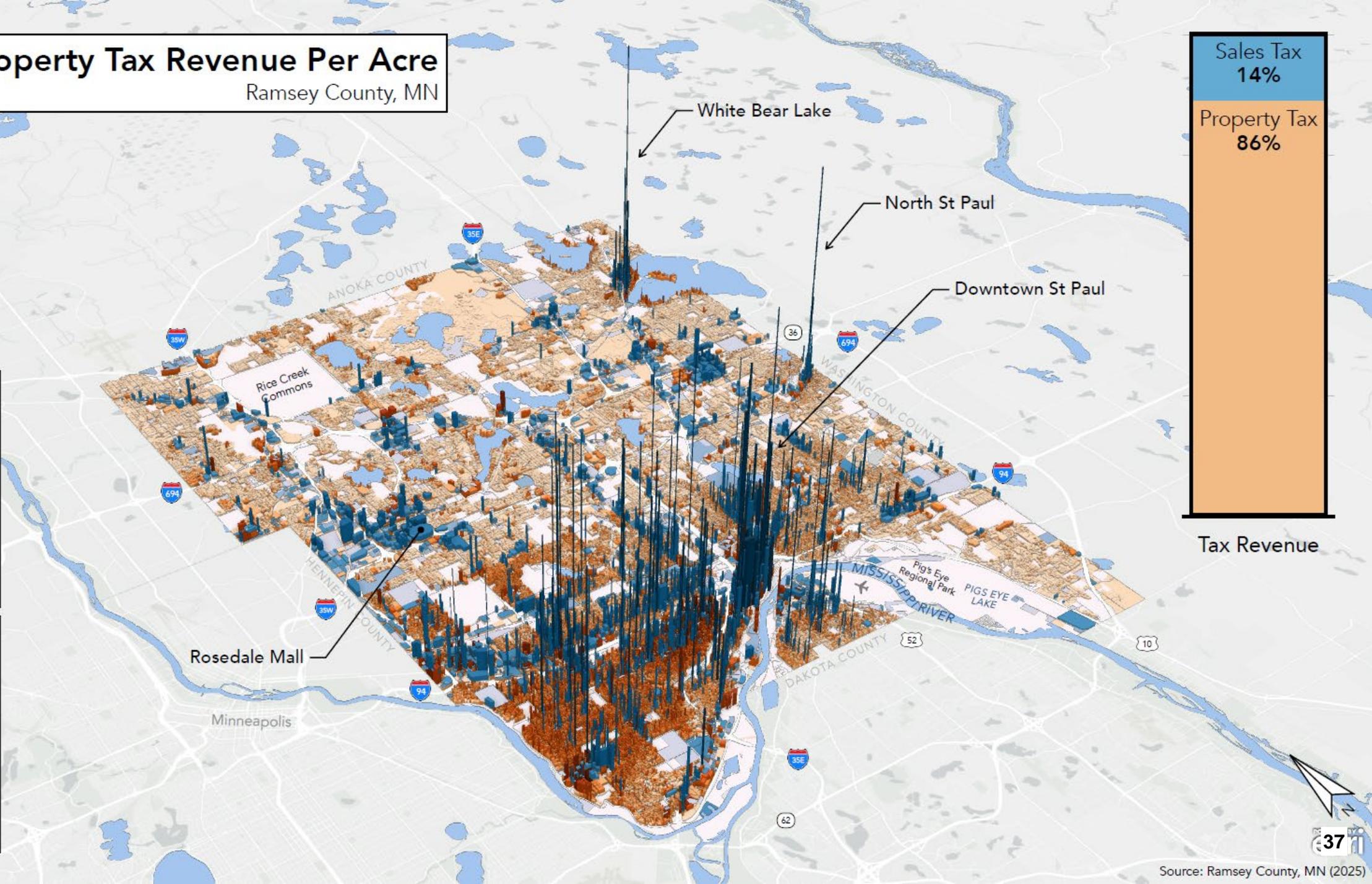
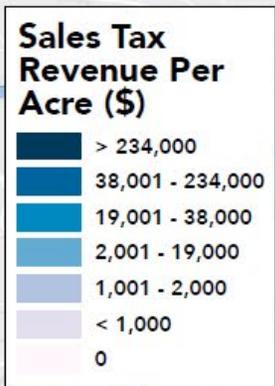


Sales & Property Tax Revenue Per Acre

Ramsey County, MN



Tax Revenue



Comparing Tax Productivity

Ramsey County, MN



HarMar



Grand Avenue

Land Consumed (Acres)



Total Sales Tax Revenue



Sales Tax Revenue (Per Acre)



Property Tax Revenue (Per Acre)





Key Takeaways

- Fiscal Health Analysis is a starting point.
- Value is one input to calculating tax base.
- County-owned, tax exempt property is part of our story.
- Putting assets to work.

Next Steps

- Finalize report and presentations.
- 3/17 Workshops: Driving Economic Growth & Strengthening the Tax Base.
- 4/28 Tax Increment Financing Lunch & Learn.
- Economic Development Authority (EDA) Legislation Rollout.
- ECI Plan 2.0 Kickoff.



Questions & Discussion