



# Popular Annual Financial Report

City of St Louis Park, Minnesota

Fiscal Year Ended December 31, 2023

## About This Report

The City of St. Louis Park is pleased to present the City’s Popular Annual Financial Report (PAFR). This report provides a summary of the City’s financial information in a simplified, easy to read format. It is important to the City of St. Louis Park that residents and other interested members of the public have access to understand how money is spent, what are the sources of city funding, and how the city plans for a strong financial future.

The information in this report comes from the City of St. Louis Park’s Annual Comprehensive Financial Report (ACFR) for the fiscal year ended December 31, 2023. The Annual Comprehensive Financial Report is an audited report prepared in accordance with Generally Accepted Accounting Principles. The Popular Annual Report summarizes significant data from select funds, for a complete review of the City’s financial position for 2023 consult the Annual Comprehensive Financial Report available at <https://www.stlouisparkmn.gov/government/departments-divisions/finance/financial-reports>.

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The City of St. Louis Park operates as a home-rule charter city, which receives its enabling authority through the adoption of a city charter. The St. Louis Park City Charter is the city's constitution, which provides for the type of government and outlines functions, structure, and procedures of city government. St. Louis Park became a charter city in 1954. The City of St. Louis Park has a City-Manager form of government. Under this plan, the elected members of the council set the policies for the operation of the city. The council hires a city manager, who is responsible for the administration of all city business. The St. Louis Park City Council consists of seven members, a mayor and six council members, who are elected to alternating four-year terms. Elections are held in November of odd-numbered years.



**Jake Spano**  
Mayor  
EDA Commissioner  
Term Expires 01/2024



**Yolanda Farris**  
At-Large B Councilmember  
EDA President  
Term Expires 01/2024



**Nadia Mohamed**  
At-Large A Councilmember  
EDA Commissioner  
Term Expires 01/2024



**Margart Rog**  
Ward 1 Councilmember  
EDA Commissioner  
Term Expires 01/2026



**Lynette Dumalag**  
Ward 2 Councilmember  
EDA Vice President  
Term Expires 01/2026



**Sue Budd**  
Ward 3 Councilmember  
EDA Treasurer  
Term Expires 01/2026



**Tim Brausen**  
Ward 4 Councilmember  
EDA Commissioner  
Term Expires 01/2026

## Strategic Priorities

Providing a broad range of housing and neighborhood-oriented development

Being a Leader in racial equity and inclusion in order to create a more just and inclusive community for all

Providing a variety of options for people to make their way around the city comfortably, safely, and reliably

Creating opportunities to build social capital through community engagement

Continue to lead in environmental stewardship

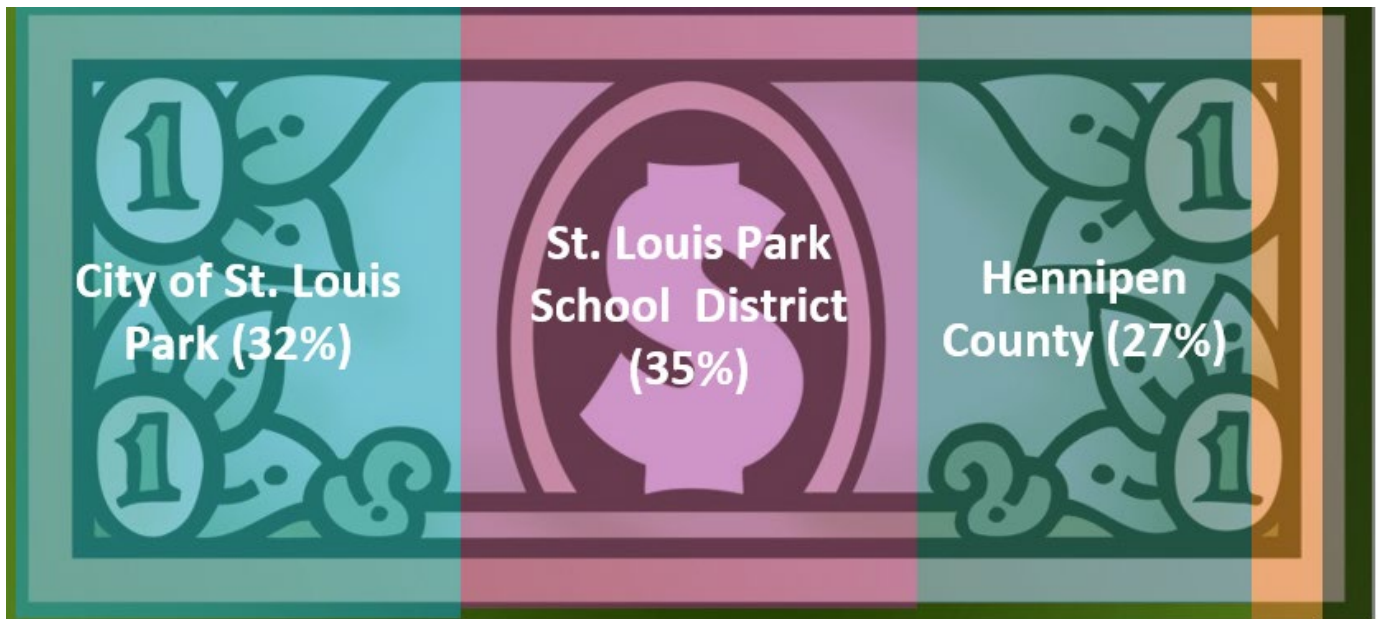
**Executive Staff**  
 Kim Keller, *City Manager*  
 Cindy Walsh, *Deputy City Manager*  
 Bryan Kruelle, *Police Chief*  
 Steve Koering, *Fire Chief*  
 Brian Hoffman, *Building and Energy*  
 Amelia Cruver, *Finance Director*  
 Debra Heiser, *Engineering Director*



### Understanding Your Property Taxes

Your property tax is divided up amongst several taxing entities. In 2023, for every dollar paid about 32 cents goes to the City of St Louis Park while the remaining 67 cents goes to other tax jurisdictions.

The estimated assessed median home value for a single-family home was \$373,300. This translates to an annual cost of \$1,633.36 in city property taxes for 2023, or a monthly cost of \$136.11. This tax covers city services after grants, fees, and other revenues are received.



Special Taxing District (5%)

Metropolitan Special District (1%)



## 2023 Numbers

5,963 Fire Calls

3,751 Hours of Snowplowing

149 Miles of Streets

11,208 Permits Issued

6,550 Hours of Ice Time

65,102 Visitors to the Aquatic

53 Parks and 22 Trails

## Your Tax Dollars in Use

The City of St Louis Park provides a full range of services including police and fire protection; redevelopment, the construction and maintenance of highways, streets, and other infrastructure; water, sewer, storm water, and refuse services, as well as recreational activities and cultural events.



**Public Safety**  
\$33.54 a month



**Economic Development Agency**

**EDA**  
\$2.72 a month



**Park Improvement**  
\$2.72 a month



**Housing Redevelopment Agency**

**HRA**  
\$5.44 a month



**General Government**  
\$17.89 a month



**Capital Replacement**

**Capital Replacement**  
\$6.81 a month



**Operations**  
\$9.69 a month



**Debt Services**

**Debt Services**  
\$17.69 a month



**Parks and Recreation**  
\$13.42 a month

**General Government** includes Administrative Services, Finance, Assessing, Human Resources, Community Development, Facilities Maintenance, Communications and Marketing, and Information Resources. Also contained in General Government is Race, Equity, and Inclusion (REI), and Sustainability.

**Public Safety** comprises of Police, Fire Protection and Building & Energy.

**Operations** comprises of Public Works, Vehicle Maintenance, and Engineering.

**Parks and Recreation** includes Parks and Recreation, Recreation Center, Park Maintenance, Westwood Hills, Nature Center, and Natural Resources.

## Major Governmental Funds

**General Fund** – is the City’s primary operating fund.

**Housing Rehabilitation Fund** – used to account for revenues from revenue bond fees and expenditures related to preventing deterioration of multi-unit housing.

**COVID Fund** – accounts for the proceeds of Federal COVID relief funding.

**Debt Service Fund** – accounts for the resources accumulated and payments made for principal and interest on long-term general obligation debt of the government.

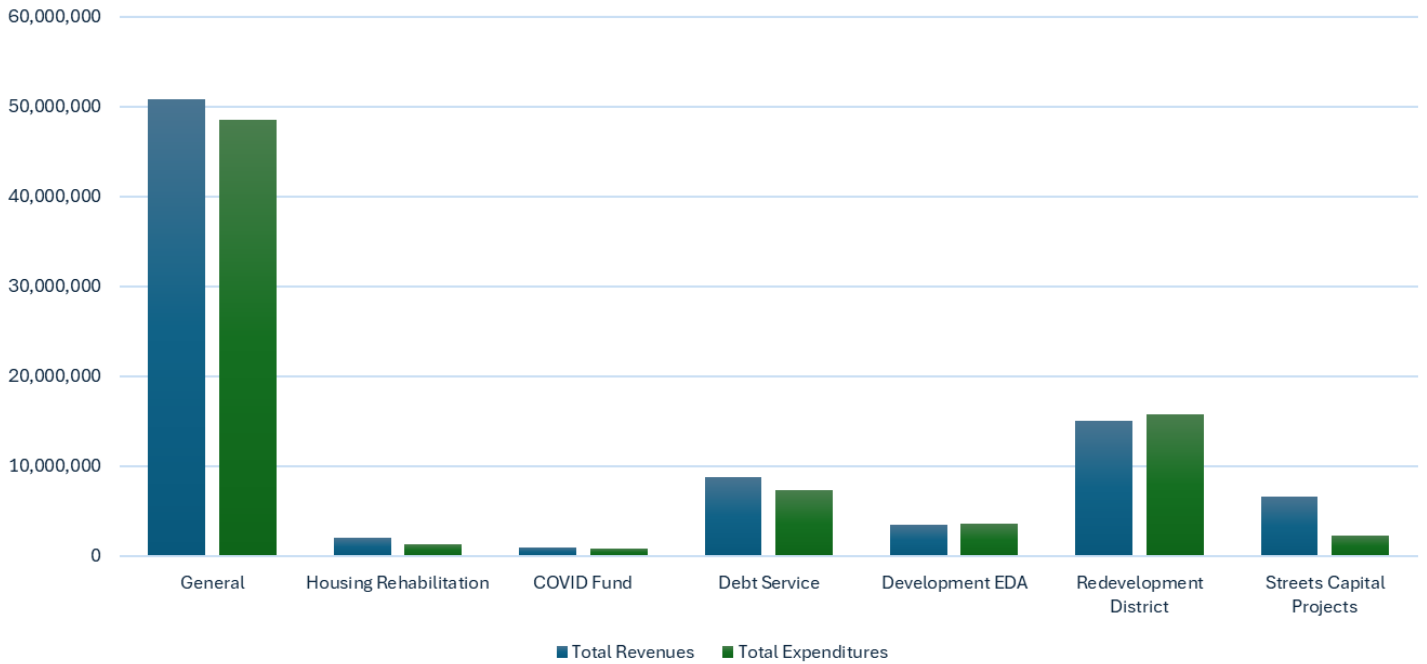
**Development EDA Fund** – accounts for transactions related to redevelopment efforts in the City; financing is provided by investment income, grants, and developer reimbursements.

**Redevelopment District Fund** – accounts for transactions relative to acquisition and development in the City’s tax increment redevelopment districts; financing is provided by the sale of general obligation tax increment bonds along with tax increment property tax payments.

**Street Capital Project Fund** – accounts for street construction projects. Revenues are provided by the General Fund for maintenance expenditures or by the issuance of general obligation bonds.

\*Note – the City’s non-major funds are not included in the data below, for more information of all city funds please refer to the ACFR.\*

### Revenue Compared to Expenditures



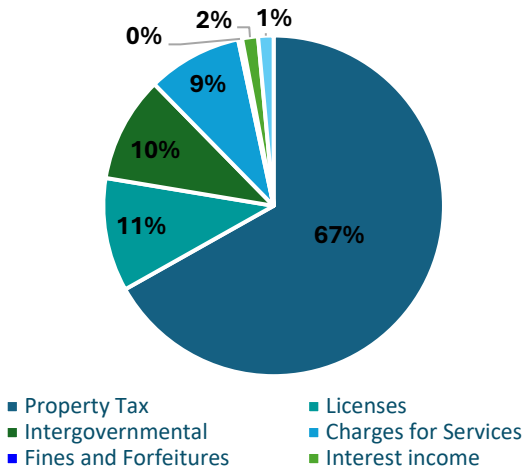
Note: revenue displayed above includes transfers in from other city funds and expenditures noted above includes transfers out to other funds.

## General Fund

As the primary operating fund, the General Fund provides the resources to sustain the daily activities for general government including items such as, public safety, operations, parks and recreation, race equity and climate. The fund has more diverse revenue sources than other funds, including property taxes, licenses and permits, intergovernmental dollars, charges for services, fines and forfeits, interest income and miscellaneous revenues.

### Revenues

2023 General Fund Revenues

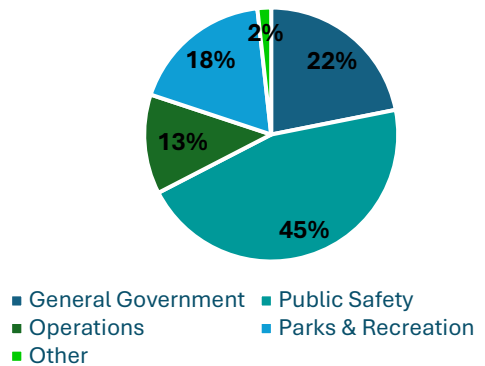


Revenues	2021	2022	2023
Property Tax	29,425,043	31,150,197	32,037,360
Licenses	4,997,981	7,282,483	5,164,020
Intergovernmental	1,773,951	1,934,379	4,811,448
Charges for Services	3,729,289	4,524,857	4,308,479
Fines and Forfeitures	150,964	175,090	179,508
Investment Earnings	(314,346)	(234,741)	725,857
Miscellaneous	645,531	1,228,904	700,963
<b>Total Revenue</b>	<b>40,408,413</b>	<b>46,061,169</b>	<b>47,927,635</b>

### Expenditures

2023 General Fund Expenditures

Expenditures	2021	2022	2023
General Government	9,458,536	9,365,669	10,427,128
Public Safety	18,907,816	20,293,784	21,697,919
Operations	5,112,302	5,906,754	6,043,095
Parks & Recreation	6,636,383	7,982,218	8,656,422
Other	482,494	585,774	831,287
<b>Total Expenditures</b>	<b>40,597,531</b>	<b>44,134,199</b>	<b>47,655,851</b>



Financial Policies for The City of St. Louis Park states the following: The city will maintain an unassigned General fund balance of not less than 40-50% of subsequent year's budgeted expenditures with a target of 45%; however, this need could fluctuate with each year's budget objectives. As of December 31<sup>st</sup>, 2023, the city's general fund unassigned balance was 46.2% of the subsequent year's budgeted expenditures.

## Long-Term Debt

The City of St Louis uses debt service funds to track revenues and expenses related to the repayment of long-term debt.

### S&P Global Ratings

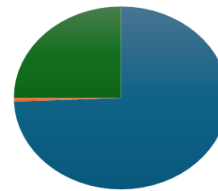
The City of St Louis Park received a “AAA”, the highest possible rating, rating from Standard and Poor’s. Bond ratings are a reflection of the city’s financial strength and stability. By receiving the top credit rating, the City of St Louis Park receives the lowest possible borrowing costs on current and future debt issuances.

S&P Global Ratings states the following:

St. Louis Park embodies many of the typical characteristics of a 'AAA' rated issuer, including its growing, very strong economy that is also part of a broad and diverse metropolitan statistical area; very strong reserves; minimal budgetary pressure; and sophisticated and knowledgeable management. In addition, the city has a stronger debt profile compared with that of its peers and many Minnesota communities.

The City did not issue any new long-term debt issuances in 2023 but will have two debt issuances planned for 2024 for upcoming construction projects planned. At the end of 2023, the city had a total bonded debt balance of \$87,460,000. See the breakdown of the types of debt issuances on the pie chart (right).

Debt Issued Breakdown



- debt issued for improvement and capital projects
- tax increment debt which financed redevelopment projects
- revenue bonds

## Redevelopment/Development

City of St. Louis Park is committed to providing a broad range of housing and neighborhood-oriented development to meet the needs of current and future residents. Highlighted here are some of the larger projects completed in the past couple of years. These new developments contain market rate and affordable housing units, and commercial, retail, and service spaces to create more livable neighborhoods and promote economic vitality.



### New TIF Projects

- Risor
- Rise on 7
- Corsa
- Caraway
- Parkway
- Residences, Phase I & II
- Volo at Texa
- Tonka

## Enterprise Funds

**Water Fund** – accounts for the provisions of water services to residents of the City. All activities necessary to provide such services are accounted for in this fund, including administration, operations, maintenance, billing and collection.

- 2.03 Billion Gallons of water produced in 2023
- 159 miles of watermain
- 6 Water treatment plants

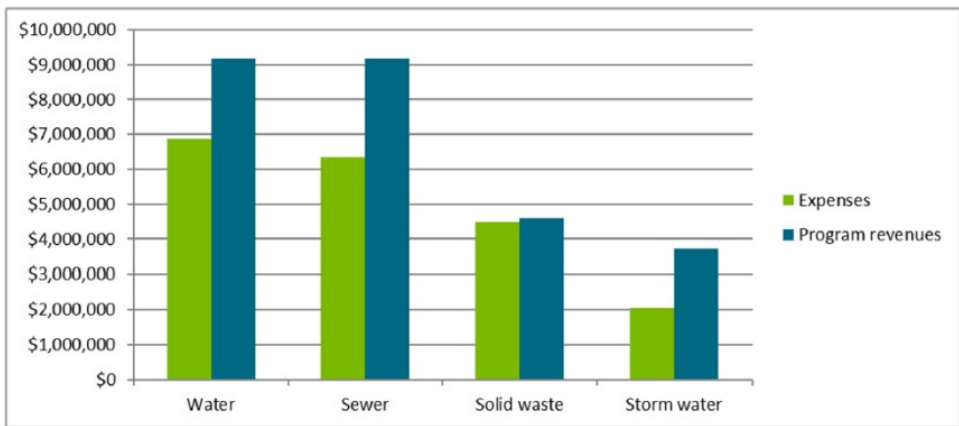
**Sewer Fund** – accounts for the provisions of sewer services to residents of the City. All activities necessary to provide such services are accounted for in this fund, including administration, operations, maintenance, billing and collection.

- 23 Sewer lift stations
- 137 miles of sewer-main

**Storm Water Fund** – accounts for the revenue and expenses related to providing storm water to the residents of the City. All activities necessary to provide such services are accounted for in this fund, including administration, operations, construction, maintenance, billing and collection.

- 4,129 Catch basins

**Solid Waste Fund** – accounts for the revenue and expense related to collection, disposal, and recycling of residential solid waste. Financing is provided by charging each property owner a predetermined service fee.



The principal operating revenues of the water, sewer, solid waste and storm water enterprise funds are charges to customers for sales and services. Operating expenses for enterprise funds include the cost of sales and services, administrative expenses, and depreciation on capital assets.





Government Finance Officers Association

**Certificate of  
Achievement  
for Excellence  
in Financial  
Reporting**

Presented to

**City of St. Louis Park  
Minnesota**

For its Annual Comprehensive  
Financial Report  
For the Fiscal Year Ended

December 31, 2022

*Christopher P. Morill*

Executive Director/CEO

## Awards

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of St. Louis Park for its annual comprehensive financial report (ACFR) for the fiscal year ended December 31, 2022. This was the 40th consecutive year that the government received this prestigious award. To be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized annual comprehensive financial report (ACFR). The report must satisfy both generally accepted accounting principles and applicable legal requirements.