INDEPENDENT SCHOOL DISTRICT NO. 625
Saint Paul, Minnesota
JOINT PROPERTY TAX ADVISORY COMMITTEE (JPTAC) MEETING OF THE BOARD OF EDUCATION
Administration Building
360 Colborne Street
Saint Paul, Minnesota 55102

March 23, 2026
8:30 AM

A G E N D A

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF THE ORDER OF THE MAIN AGENDA**
4. **APPROVAL OF THE MINUTES**
   A. Minutes of the Joint Property Tax Advisory Committee (JPTAC) Meeting of January 26, 2026 — 2
5. **MAIN AGENDA**
   A. Legislative Updates
      1. Ramsey County — 5
      2. City of Saint Paul
      3. Saint Paul Public Schools — 22
   B. Update on Progress Towards Framework
6. **FUTURE MEETING SCHEDULE**
   A. Monday, June 22, 2026 (SPPS)
      Tuesday, September 15, 2026 (Ramsey County)
7. **ADJOURNMENT**

#BoldSubject#

Joint Property Tax Advisory Committee

Saint Paul School District #625	City of Saint Paul	County of Ramsey
651-767-8152	651-266-8510	651-266-8008

JPTAC AGENDA
Monday, January 26, 2026

8:30 – 10:30 a.m.
Saint Paul Public Schools
360 Colborne, Saint Paul
Room 5A

1. Call the Meeting to Order – Board of Education Director, Halla Henderson, called the meeting to order at 8:55 a.m.

She noted that the acknowledgment of the level of violence and fear our community is facing and experiencing. She is grateful to be in the space to have conversations about impacts, but also how we continue to invest in each other to create the strongest infrastructure to support our neighbors and the community.

Members present were:

Halla Henderson	Saint Paul Public Schools
Carlo Franco	Saint Paul Public Schools
Stacie Stanley	Saint Paul Public Schools
Rebecca Noecker	City of Saint Paul
Nick Stumo-Langer	City of Saint Paul
Mai Chong Xiong	Ramsey County
Rena Moran	Ramsey County
Ling Becker	Ramsey County

Members absent included:

Cheniqua Johnson	City of Saint Paul
Yusef Carrillo	Saint Paul Public Schools
Hwa Jeong Kim	City of Saint Paul
Garrison McMurtrey	Ramsey County

2. Approve Agenda

MOTION: Director Henderson moved to approve the agenda. It was seconded by Councilmember Noecker. The agenda was approved by a vote of the attendees.

3. Approve Minutes from September 15, 2025

MOTION: Director Henderson motioned to approve the minutes of the meeting of September 15, 2025. The motion was seconded by Commissioner Moran. The motion was approved by a vote of the attendees.

4. Updates by Jurisdiction

Director Henderson noted the recent events across the city and space for each jurisdiction to discuss those impacts, including both fiscal and human.

Members noted the County has embedded staff in the emergency operations center and is focusing on "continuity of business" while supporting staff mental health. Services are shifting to virtual and phone-

based services (leveraging systems built during COVID) to help residents who are afraid to leave their homes. The City Council is fast-tracking ordinances to ban federal agents from public parking lots and private spaces. New legislation is being introduced to ban masking for federal agents. The County clarified that the Sheriff's Office has no detainer policy and no agreements with ICE. Members of SPPS provided an update on the move for 7,000 students to a temporary virtual learning option in just 72 hours to provide a sense of safety. Due to USDA restrictions on delivery, the district partnered with Second Harvest to have staff deliver meal boxes to homes using rotating routes to protect family privacy. Signage is being installed on school properties and parking lots explicitly stating that ICE is not allowed on the grounds. The board is petitioning the Governor and Legislature to waive the "15-day drop" rule (which automatically unenrolls students who don't show up) and to allow districts more authority to pivot to e-learning during crises.

Leaders agreed to create a "one-stop shop" for information, linking city, county, and school district immigration resource pages. The school district's virtual learning hotline will now be supplied with county resource sheets to help families access WIC and other basic benefits. There is an ongoing effort to find "authentic" ways to support and thank faculty and staff who are managing the transition to virtual curriculum while dealing with personal trauma.

5. Review of Legislative Agendas by Jurisdiction
    a. Ramsey County
    b. City of Saint Paul
    c. Saint Paul Public Schools

Presentations for each jurisdiction can be found in the meeting materials.

6. Discussion of JPTAC Coordination Framework

The meeting concluded with a commitment to formalize a Multi-Year Coordination Framework designed to bridge the operational gaps between Ramsey County, the City of Saint Paul, and Saint Paul Public Schools (SPPS).

Members redefined the committee's work not as a one-time project, but as a long-term reorganization. The goal is to move from reactive crisis management to a proactive, integrated governance model. The framework will be housed under the county's new "Operational Excellence" priority, ensuring it is a core work-plan item for 2026–2027 rather than an "extra" initiative. Leaders emphasized that while "efficiency" is a goal, the work must be guided by shared values: trust, human-centered service, and support for labor partners to ensure that cost-cutting does not compromise the quality of service for Saint Paul families.

Key areas of coordination include:

- Physical Assets & Mapping: Leveraging the county's services to map all city, county, and school-owned land and buildings. This "ecosystem scan" will identify where facilities are approximate to one another to inform future decisions on shared spaces (e.g., using libraries for county service provision).
- Capital Improvement Plans (CIP): Synchronizing long-term building and infrastructure plans to identify overlaps before budgets are finalized.
- Joint Powers Agreements (JPA): A commitment to "right-size" 15- to 20-year-old agreements that may no longer be equitable or efficient in a post-pandemic environment.
- Collaborative Funding: Coordinating on grant applications (specifically for environmental and sustainability work) to add "weight" to proposals by showing multi-jurisdictional leverage.

To ensure the work moves forward, members of the committee will meet to create a mini work-plan that includes priorities, timeline, collaborative opportunities identified.

Action steps for the next meeting include a draft work plan and prioritized project list, value statement, and legislative messaging.

7. Future meeting dates include:
    - March 23rd, 2026
    - June 22, 2026
    - Discussion on September 2026 Date
8. Adjourn

MOTION: Director Henderson motioned to adjourn the meeting. It was seconded by Director Franco. The motion passed by acclaim.

The meeting adjourned at 10:31 a.m.

Ramsey County
Legislative Update & Operation Metro Surge Property Tax Response

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Ramsey County Legislative Update

- Jolie Wood, as our Interim Director.
- Agenda and our pursuits have not changed since our last meeting.
- Advocating for human service modernization.
- Governor’s Budget update.

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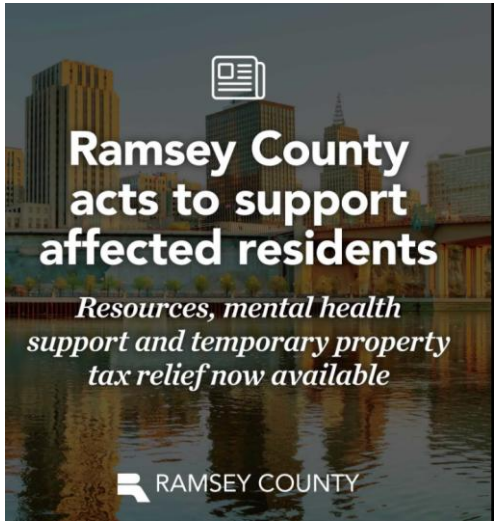
Property Tax Extension

- Partnership with all other taxing jurisdictions in Ramsey County.
- Temporary Relief Program: 2-month property tax payment extension for first half of 2026 to support residents and businesses facing financial strain
- Eligible property owners can delay payment without late penalties, helping prevent added financial
- Eligibility:
    - Homestead Properties
        - Non-escrowed homestead properties
    - Small Businesses
        - Non-escrowed small businesses
        - Annual property tax obligation of $50,000 or less
    - Residential Non-Homestead Properties
        - One- to three-unit properties
        - Annual property tax obligation of $20,000 or less
- Application Process: Required application (online or paper)
- Deadline: July 15, 2026Approved applicants get up to 2-month extension
- No penalties during approved extension period.
- Penalties apply retroactively if unpaid after extended deadline.
- Temporary, case-specific measure; does not change permanent tax due dates.



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Looking Ahead:
Property Tax Pressures

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H.R. 1 Projected Financial Impact to Ramsey County

- HR1 includes multiple changes to SNAP and Medicaid (Medical Assistance) that pose significant likely fiscal impacts to Ramsey County.

- Two changes are directly fiscal if these costs are passed on to counties:

What	Impact
Starting in FFY 2027 (i.e. Q4 2026), there is a reduction in the federal SNAP administrative cost share from 50% to 25%.	• $940,000 impact in Q4 of 2026 (though reimbursement does not arrive until Q1 of the following year) • Projected $4.1 million annual impact in 2027 (1% Ramsey County levy)
Starting in FFY 2028 (i.e. Q4 2027), states will be required to pay part of the SNAP benefit cost if the state's overall SNAP Payment Error Rate is greater than 6%.	• Beyond 2027: $21M for Ramsey County based on 2025 (5.25% Ramsey County levy) • *Governor's budget proposes to cover this cut in full – cautious optimism.*

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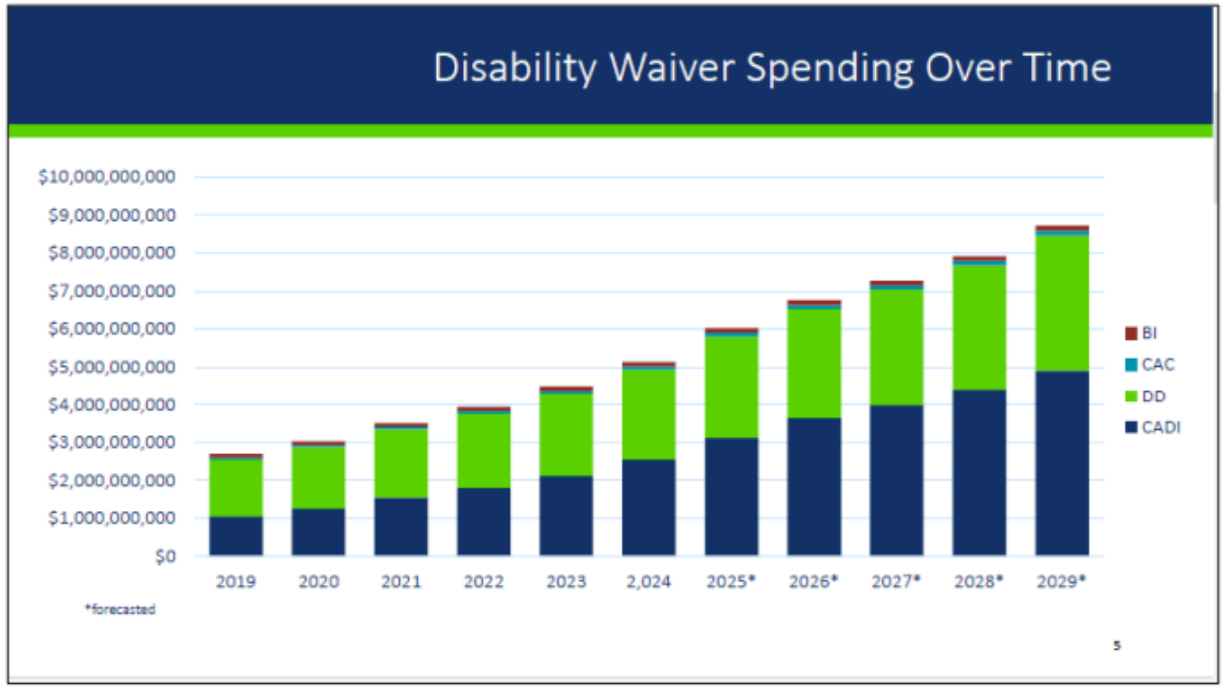
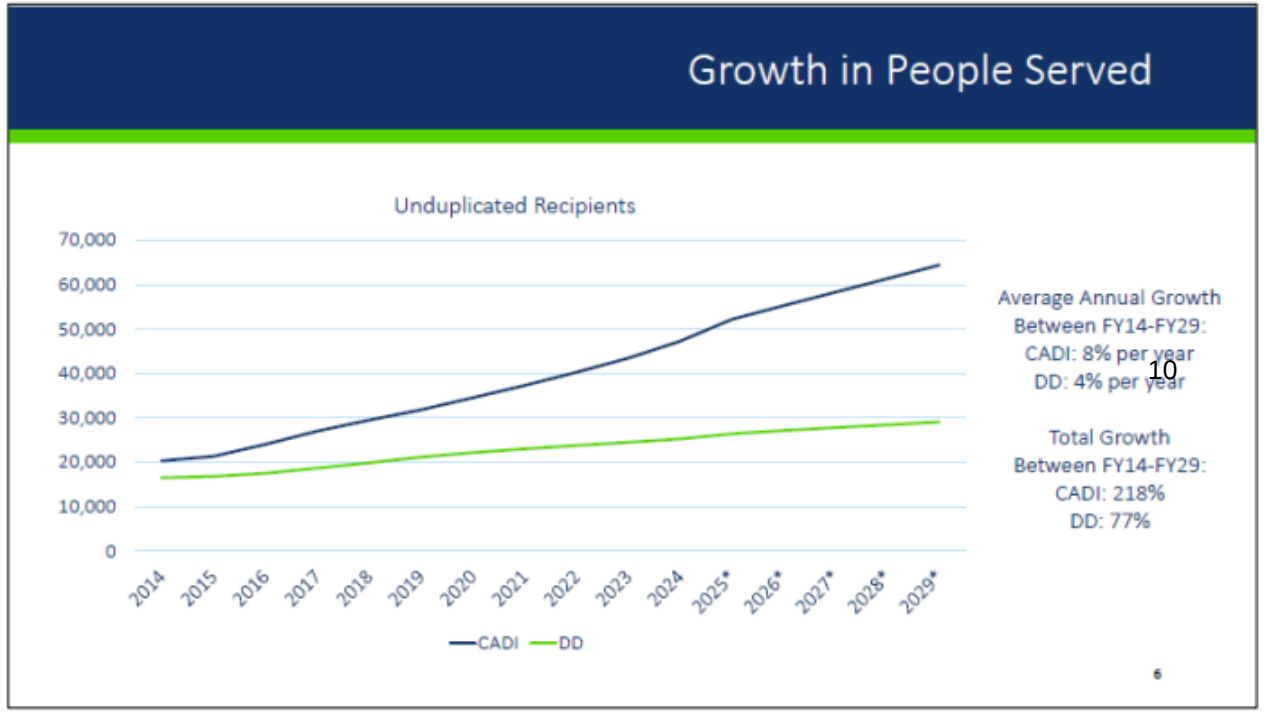
*Minnesota's SNAP unofficial error rate is currently over 11%, which would incur a 15% penalty. Final costs will vary based on the state error rate. Ramsey County is actively engaged in an aggressive effort to reduce its own error rate through our All Hands On Deck: Assess and Accuracy Initiative.

Biggest Impact to Counties - Disability Waiver Services





- Increased costs and people served
- Removed waiver caps in 2015
- Waiver Reimagine is yet to be implemented

Ramsey County
Budget Process

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2027 Supplemental Budget

- County engages in a biennial budget.
- 2027 is year two of our budget and build upon a 7.5% levy.
- County budget presentation focus on performance metrics in the second year of the budget.
- However, there may be fiscal decisions that will impact the levy either up or down.
- Even with a biennial budget, every year:
  - The county manager presents the budget to the county board.
  - The county board will pass levies with associated public hearings and Truth and Taxation hearing.

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2027 Supplemental Budget Timeline

What	When
Performance Measures Due	June 30
Departments present Performance Measures to Core Budget Team for feedback, preparing for Board presentations in August & September	July 8, 9, 10, 13
County Manager Budget Presentation	August 25
Budget Performance Measures Presentations to the County Board	August 27, August 28, Sept 1, Sept 3, Sept 8 and Sept 10
Public Hearing	September 10 at 5:00 pm
Joint Property Tax Advisory Committee	September 15
County Board passes the max levy	September 22
Budget Addenda	November 10
Truth in Taxation	December 3 at 6:00 pm
Final budget and levy approvals	December 15

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Ramsey County
Fiscal Health

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Fiscal Health Analysis

- Fiscal Health Analysis is a starting point to understanding our land use composition and budget constraints.
- Value is one input to calculating tax base.
- Downtown is important to County's overall fiscal health.
- Abundance of tax-exempt property, especially county-owned, is part of the county story and demonstrates a big opportunity.
- The need to find ways for infill development to create greater density when possible.

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County	Land Area (acres)
Anoka	269,596
Carver	226,467
Dakota	362,185
Hennepin	353,171
Scott	224,761
Washington	245,296
Ramsey County	**98,380**
Metro Area TOTAL	**1,779,856**
Ramsey as % of Metro Area	5.5%

Metropolitan Council 2020 Land Use Data

Ramsey County is **less than 100,000 acres** in size and contains **5.5% of the total land area** in the region

A Closer Look at LAND within Ramsey County

- Availability of Land is a key wealth generation factor and predictor of future development and economic growth.

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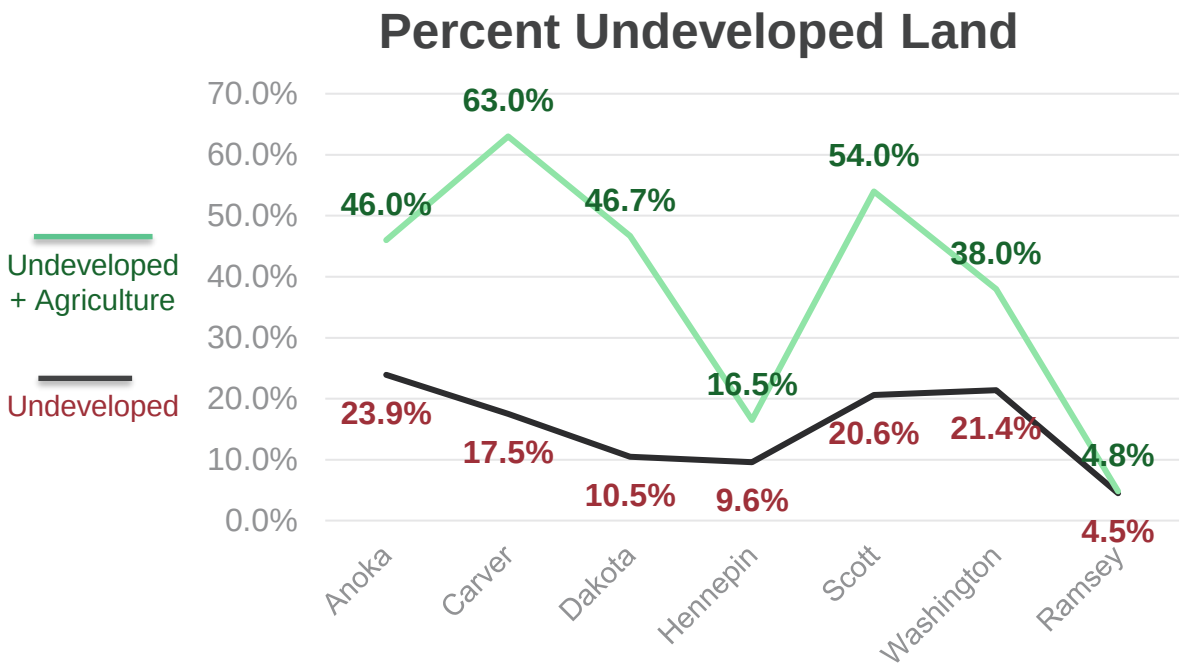
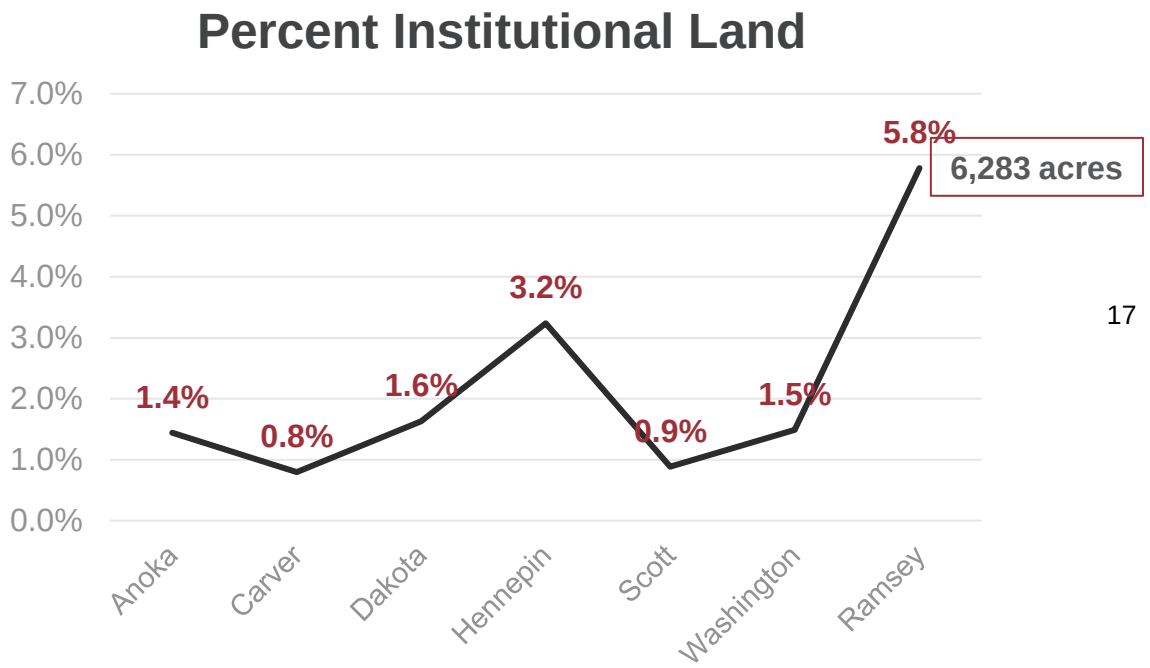
A Closer Look at Land within Ramsey County





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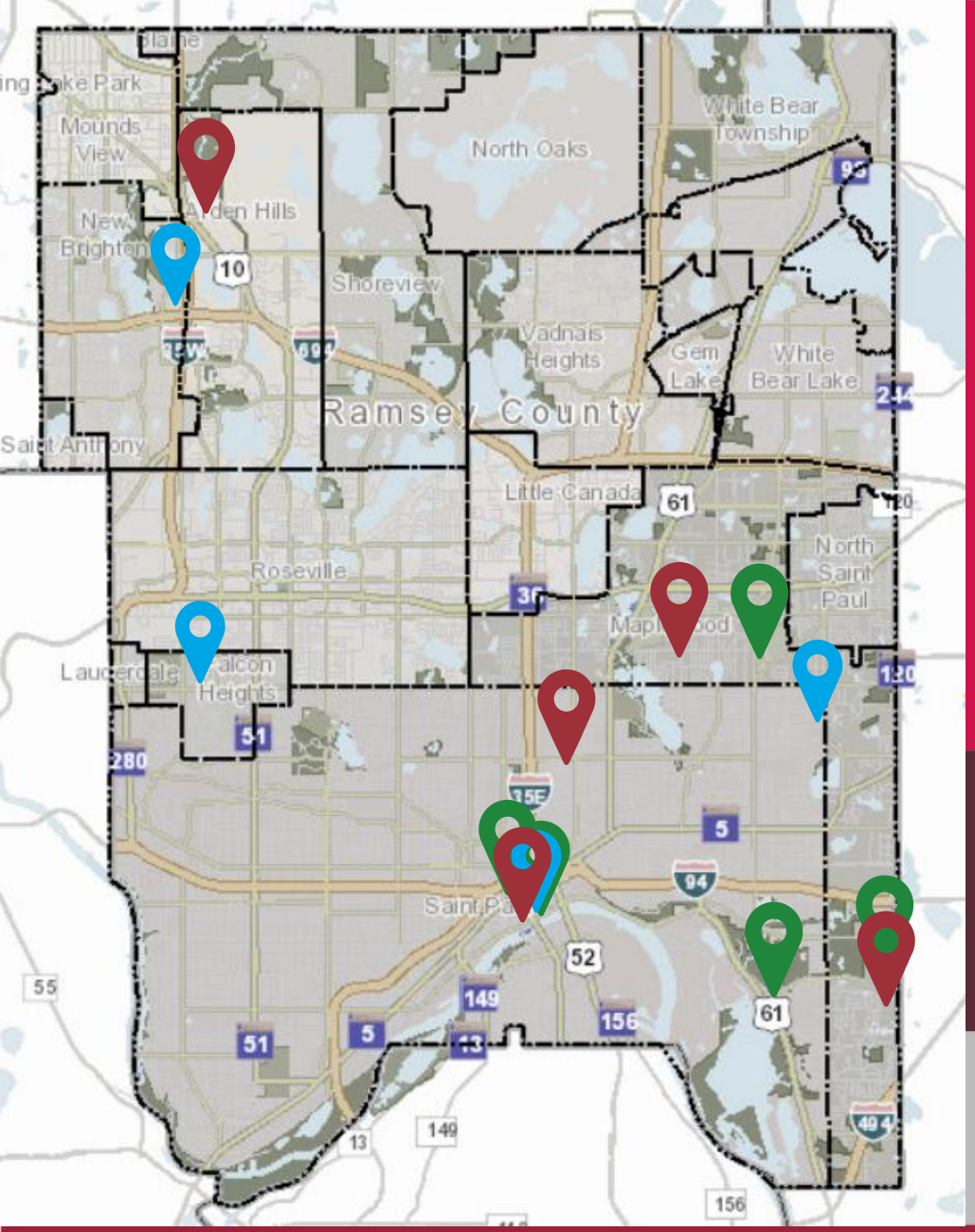
Source: Metropolitan Council 2020 Land Use Data

"State Capitol Communities" often have a higher proportions of institutional land uses. And when combined with little undeveloped land or greenfield development, **every development and redevelopment opportunity** in the County is significant.



Abundant Opportunities

County-Owned Site – Active opportunities

Total ± 525 Acres

County owned sites include Rice Creek Commons, RiversEdge, Maplewood Properties South, Payne & Maryland, Frost and English, Ramsey County East Building, 555 Cedar.

Additional County-Owned Sites

Total ± 105 Acres

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County owned sites include Boys Totem Town, Maplewood North Parcel, other county owned facilities, underutilized rights-of-way, etc.

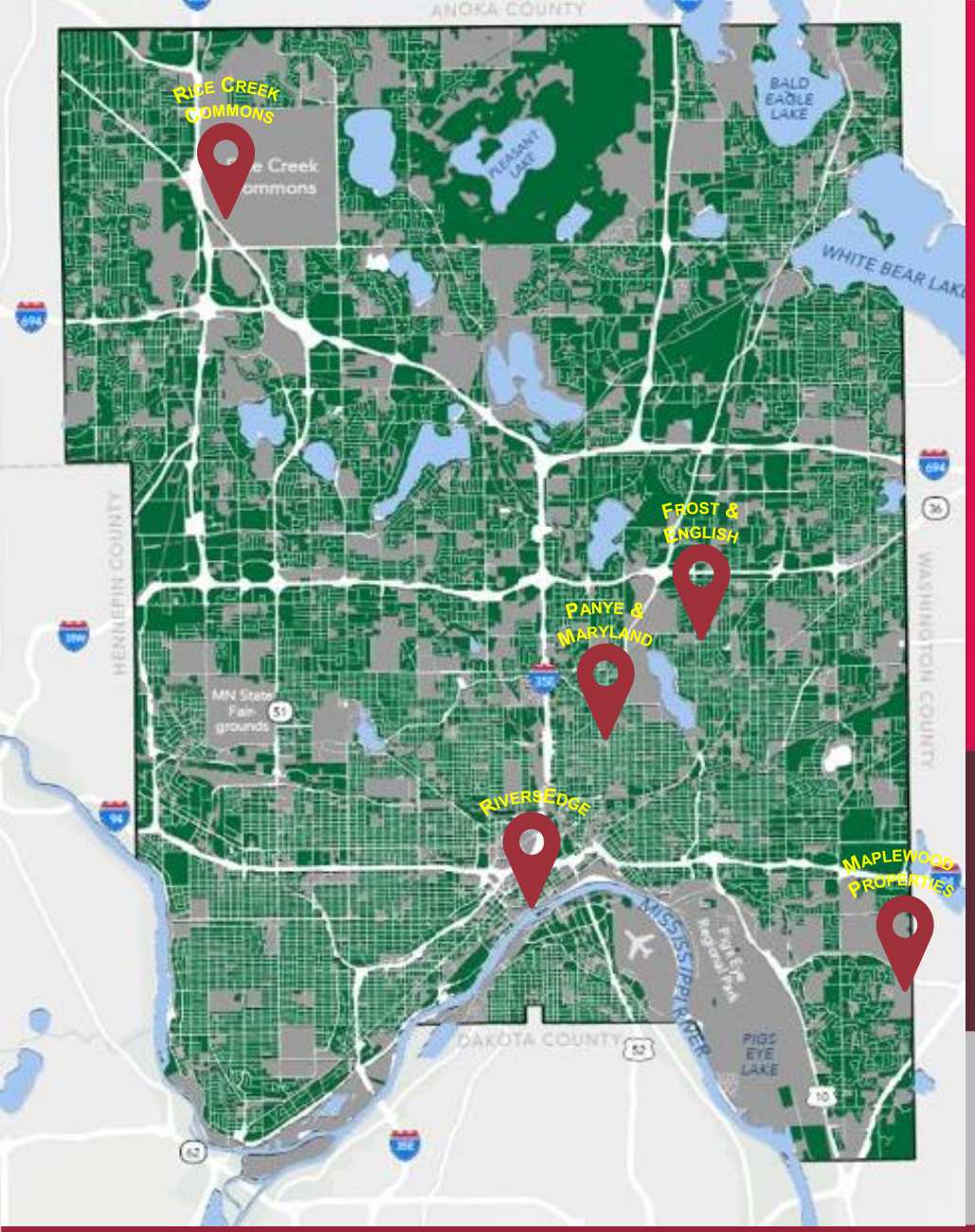
Tax Exempt Sites by Others

Total ± 274 Acres

Non-County owned sites include the Les Bolstad Gold Course, The Heights, New Brighton Exchange, etc.

*Other high-profile projects not included in figure - Highland Bridge, United Village

At ± 904 acres or 14% of institutional land use acres represent ample opportunities to move tax base needles.



The County's Unique Challenge

- Tax-exempt properties are found countywide.
- Areas of highest net tax capacity are also areas of considerable amount of tax-exempt properties.

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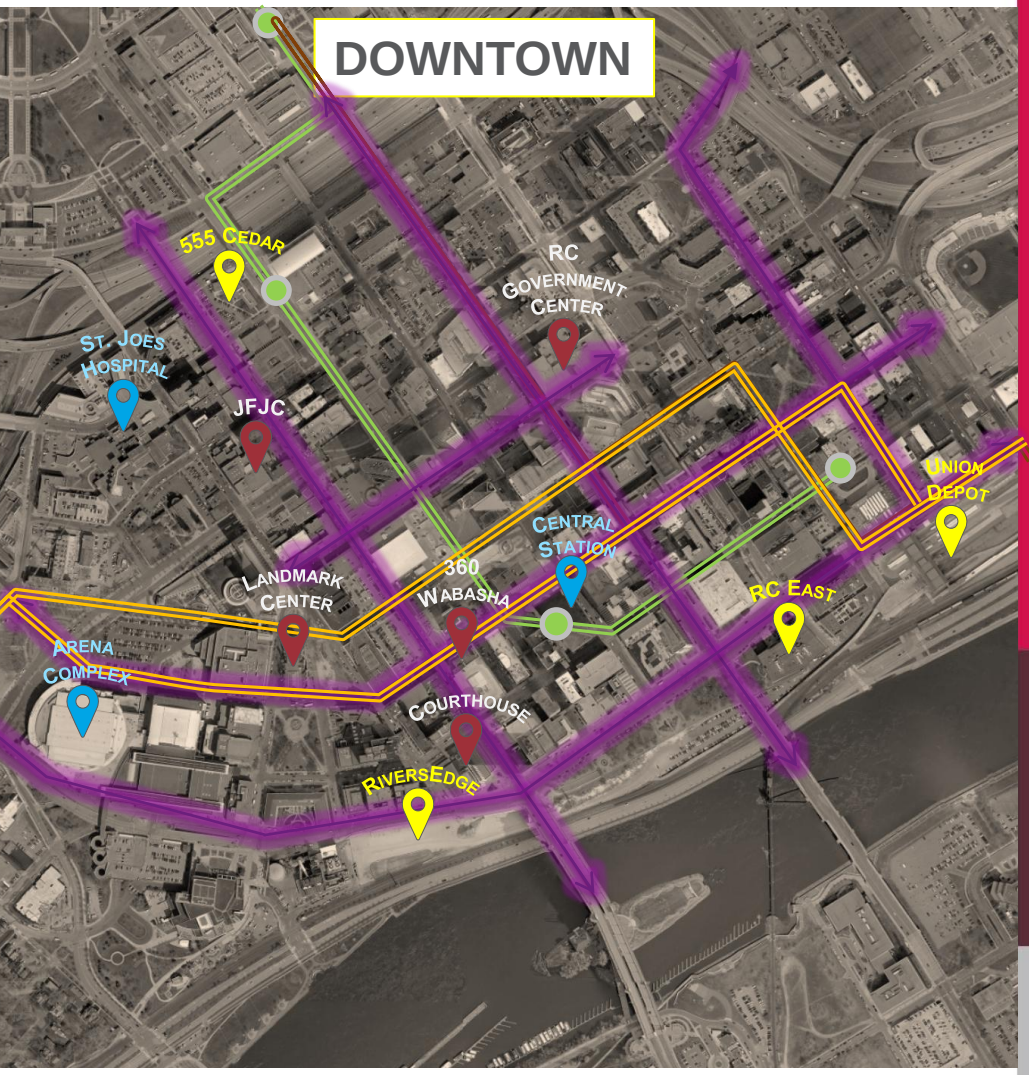
❶ Roseville
❷ Maplewood
❸ Shoreview
❹ Highland [Saint Paul]
❺ White Bear Lake

55% of Downtown [Saint Paul]'s *hypothetical* net tax capacity is in tax-exempt properties.
16% of Maplewood's *hypothetical* net tax capacity is in tax-exempt properties.



Downtown at the *Center*

- 49% of Estimated Market Value in downtown is exempt.
- Untapped potential is significant.
- Downtown's contribution to the County's tax capacity is declining.
- Home to Ramsey County facilities and redevelopment assets as well as other important tax-exempt sites.

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Reducing Property Tax Burdens

- Understanding drivers and opportunities.

- Proactive on levers we hold.

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- Ramsey County Operational Excellence Strategic Prioirity.
    - Reducing Risk.
    - Working through long term budget pressures.

- Working strategically with partners.

SPPS 2026 LEGISLATIVE AGENDA

spps.org

School Age Care Levy Expansion

- **Expand the School Age Care Levy to include three- and four-year-old students enrolled in the district.**
- **The levy currently supports students with disabilities or those experiencing temporary family or related problems.**
- **Expansion would provide needed funding to address the additional costs of serving these children and ensure consistent access to care and support for families.**

Protect / Continue the 2025 investments in K-12 Finance:

- **General Education Formula Linked to an inflationary increase between 2-3% per year**
- **Significant increases over both biennia in the:**
  - Special Education Basic formula
  - Special Education Excess cost formula
  - SPED Cross subsidy formula
- **Significant increases in the FY28-29 English Learner formulas**

Protect After School funding and invest in ACLG Grants.

- **Increase the Youth After School Enrichment Levy to reflect rising programming costs since the funding was established in 2003.**

These Bipartisan commitments enacted in 2025 reflect the entire Minnesota Legislature's commitment to significant and long-term investments in our public schools.

Recall that:

- **House vote for SS HF5 was 97-36 (the omnibus education finance bill)**
- **Senate vote for SS HF5 was 35-32 (the omnibus education finance bill)**

Both parties can rightly claim ownership of the most significant investments in public education since the "Minnesota Miracle" of the early 1970's!

In addition, we urge you to:

- **Enact a Compensatory Revenue (1 time for FY27) Hold Harmless provision**
  - Stabilizes school district's revenue affected by the conversion to direct certification.
- **Allow districts to reinstate the use of paper/pencil forms to identify compensatory eligible students**
  - Addresses the fact that some populations are reluctant to provide private data to government agencies for security reasons
  - A school's strong, caring relationship makes paper and pencil enrollment more accessible for populations missed by a direct certification process
- **REPEAL the prospective $250M cut ($125M in FY2028 and $125M in FY29) to the Special Education Cross Subsidy formula in FY28-29**
  - The 2026 February forecast eliminates the need for this measure enacted as an end of Special Session leadership agreement made in the face of a projected deficit in the 2028-29 planning estimates.
  - The new forecast eliminates that projected FY28-29 deficit and shows strong revenue growth - $2.2B and a balanced budget in FY28-29.
  - House and Senate Finance Committees can better originate targeted K-12 Education spending cuts if necessary to address fiscal risks in FY28-29.
  - A Total General Fund Reserve of $3.772B is an adequate near term tool to address the structural imbalance in the ratio of spending to revenue IF it persists.
  - The 2027 Legislature will have better economic insights to balance state revenue and spending in the FY28-29 biennium and beyond.
- **Secure a permanent funding source for the expansion of the Unemployment Insurance Benefit to Paraprofessionals**
  - This new benefit was funded with one-time revenue from a special revenue fund.
  - A new, permanent funding source is needed for the 2028-29 biennium.