



In\$ight Questions Use Of Tax Increment Financing On 845 Grand Avenue

SAINT PAUL (DEC. 3, 2025) -- In a city already struggling with a shrinking tax base, local fiscal watchdog group **In\$ight** is questioning the need to add 845 Grand Avenue to the list of properties not being asked to pay its fair share.

Seen by many as one of the most desirable development opportunities available in the city, the project immediately fails the primary litmus test for the use of Tax Increment Financing. The project seems quite capable of attracting development partners who could take on the project without the city's help. The project also lacks any compelling public need that would necessitate immediate city intervention and is in an area that no one would deem blighted.

With these thoughts in mind, **In\$ight** encourages the city to take a deep breath before deciding to approve yet another TIF project that will see the city forgo tax collections for what could be more than several decades.

Currently, nearly eight percent of the city's taxable properties reside in tax increment finance districts, making St. Paul the state's largest user of the economic crutch. St. Paul taxpayers have spent \$946 mil. since 1982 for TIF grants to developers.

"While there should be developers who could develop a project at this attractive site without the use of TIF, the city has earned a reputation that it is reluctant to say no to any developer who asks for it." said John Mannillo. "The residents of this city just got their proposed property tax bills for next year, and so now would be an ideal time for the council to show through action that they hear the residents' concerns about how our shrinking tax base is impacting their annual tax bills."

If approved, **In\$ight** believes this project will send a clear message to the residents of St. Paul that the council fears disappointing developers requesting unnecessary handouts more than it worries about the rising tax burden being shouldered by residential taxpayers.

ABOUT US: *In\$ight is a nonpartisan fiscal watchdog group made up largely of St. Paul residents and businesses urging for stronger financial management of St. Paul. The city faces significant financial challenges that can't be ignored. In\$ight's goal is to unpack, understand and explain the serious tax, spending and debt problems confronting St. Paul and work with policymakers and the community to develop sound solutions that ensure a strong financial future for the City.*

MORE INFO: More information about the city's use of TIF is available on our website at www.insightstpaul.org. For more information or to set up an interview with a member of **In\$ight**, please feel free to contact Nate Dybvig at 651.230.3018 or nate@spifirm.com