

FIFTH AMENDMENT TO  
TAX INCREMENT FINANCING PLAN

FOR THE

FORD SITE REDEVELOPMENT TAX INCREMENT FINANCING DISTRICT  
(a redevelopment district)

ORIGINALLY ADOPTED BY CITY COUNCIL: March 16, 2016

ORIGINALLY ADOPTED BY HRA BOARD: March 23, 2016

FIRST AMENDMENT ADOPTED BY HRA BOARD: December 4, 2019

SECOND AMENDMENT ADOPTED BY HRA BOARD AND CITY COUNCIL: October 14, 2020

THIRD AMENDMENT ADOPTED BY HRA BOARD: June 23, 2021

FOURTH AMENDMENT ADOPTED BY HRA BOARD: June 23, 2021

FURTHER AMENDED BY HRA BOARD AND CITY COUNCIL AS OF: June 28, 2023

(Scheduled)

This instrument was drafted by:  
KENNEDY & GRAVEN, CHARTERED (JSB)  
150 S 5th St Ste 700  
Minneapolis, MN 55402-1299

FIFTH AMENDMENT TO  
TAX INCREMENT FINANCING PLAN FOR  
FORD SITE REDEVELOPMENT TAX INCREMENT FINANCING DISTRICT

1. INTRODUCTION - - IDENTIFICATION OF NEED

The Housing and Redevelopment Authority of the City of Saint Paul, Minnesota (the “HRA”), has previously created the Ford Site Redevelopment Tax Increment Financing District (a redevelopment district) (the “TIF District”) located within the Ford Site Redevelopment Project Area (as amended, the “Project Area”) and adopted a tax increment financing plan for the TIF District (as previously amended, and as further amended hereby, the “TIF Plan”).

The HRA has determined that it is necessary to further amend the TIF Plan to remove certain land from the TIF District in order to facilitate the realignment and re-platting of parcels in connection with the redevelopment of a 13-acre parcel adjacent to the TIF District, which amendment will be effective when the plat of Southern Highland Bridge, attached hereto as **Exhibit A**, has been recorded in the real property records of Ramsey County.

2. AMENDMENTS

The TIF Plan is hereby amended as follows:

A. The three parcels affected by the real property to be removed from the TIF District are described as follows:

-Block 33, Lot 1, FORD Plat: A 1.75 acre parcel, for which the boundaries will change, will be slightly reduced in the area to 1.73 acres within the TIF District and the legal description will change as set forth below. This parcel will continue to allow for the same proposed use of 110 affordable housing units. The proposed future development of 110 affordable housing units has not yet begun the site planning or design process. The fully assessed minimum values identified in the minimum assessment agreement for the two anticipated 55-unit affordable housing buildings planned for this block will not change; consequently, the removal of such property does not change the fiscal and economic impact of the TIF District on the taxing jurisdictions compared to the information provided in connection with the establishment of the TIF District, as previously amended. This block will be re-platted as Lot 1, Block 1, Southern Highland Bridge, as depicted in the plat thereof attached hereto as **Exhibit A**, and the re-platted parcel will remain in the TIF District.

-Block 34, Lot 1 FORD Plat: A currently 5.36 acre parcel, for which the boundaries will change, will be reduced in area to a 3.64 acre parcel within the TIF District and the legal description will change as set forth below. This smaller parcel will continue to allow for the same proposed use of 100,000 square feet of office space and associated parking. The proposed future development of 100,000 square feet

of office space has not yet begun the site planning or design process. The fully assessed minimum values identified in the minimum assessment agreement for the anticipated 100,000 square feet of office space planned for this block will not change; consequently, the removal of such property does not change the fiscal and economic impact of the TIF District on the taxing jurisdictions compared to the information provided in connection with the establishment of the TIF District, as previously amended. This block will be re-platted as Lot 3 Block 1, Southern Highland Bridge, as depicted in the plat thereof attached hereto as **Exhibit A**, and the re-platted parcel will remain in the TIF District.

-Park D, Ford Plat: A currently 1.5 acre parcel, for which the boundaries will change, will be removed from the TIF District. This parcel area, along with a new outlot to accommodate area wetlands, as well as the portion that will be retained for site access by University of St. Thomas for a ballfields program. This parcel area is not subject to property taxes; consequently, the removal of such property does not change the fiscal and economic impact of the TIF District on the taxing jurisdictions compared to the information provided in connection with the establishment of the TIF District, as previously amended.

- B. The total real property to be removed from the TIF District is comprised of approximately 3.24 acres in the approximate areas shown on the map included as **Exhibit B** attached hereto.
- C. A map of the current boundary of the TIF District is included as **Exhibit C** attached hereto and a map of the revised boundary of the TIF District after removal of the depicted property is included as **Exhibit D** attached hereto.
- D. Except as herein amended, all other provisions of the TIF Plan, as previously amended, shall remain unchanged and in full force and effect.

EXHIBIT A

Plat of Southern Highland Bridge  
SOUTHERN HIGHLAND BRIDGE

DRAFT COPY  
UNABLE TO CHANGE  
DIMENSIONS

WHEREAS, certain plat Project Plat, LLC, a Missouri limited liability company, owner of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

Lot 2 Block 1 First Water Company First Addition, Ramsey County, Minnesota

and

That part of Lot 1 Block 1 First Water Company First Addition (and portions of the rest of First Water County, Minnesota)

and

That part of Lot 2, Subdivision Subdivided No. 87 (and portions of the South side of Lot 3, Block 1, First Water Company First Addition, Ramsey County, Minnesota)

And that the City of Saint Paul is Missouri's Multiple Jurisdiction, owner of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

Part 2, FORD, Ramsey County, Minnesota

And that Project Plat, LLC, a Missouri limited liability company, owner of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

Lot 1 Block 22, FORD, Ramsey County, Minnesota

and

Lot 1 Block 24, FORD, Ramsey County, Minnesota

Now caused the same to be surveyed and platted as SOUTHERN HIGHLAND BRIDGE and to be duly returned to the public for public use before the Plat as shown on this plat.

I, Andrew J. Arnold, Professional Land Surveyor, do hereby certify that I have surveyed or directly supervised the survey of the property described on this plat, prepared this plat and directly supervised the preparation of this plat. That the plat is a correct depiction of the available survey data and that the boundaries have been correctly established on this plat, that all measurements depicted on this plat have been carefully and truly taken in accordance with the laws of the State of Minnesota.

Signed: Capital City Properties

By \_\_\_\_\_

To \_\_\_\_\_

CITY OF MINNESOTA

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, the \_\_\_\_\_ of \_\_\_\_\_, County of \_\_\_\_\_, State of Minnesota, as \_\_\_\_\_ of the corporation.

Notary Public \_\_\_\_\_ County, State of Minnesota

My Commission Expires \_\_\_\_\_

I, Andrew J. Arnold, Professional Land Surveyor, do hereby certify that I have surveyed or directly supervised the survey of the property described on this plat, prepared this plat and directly supervised the preparation of this plat. That the plat is a correct depiction of the available survey data and that the boundaries have been correctly established on this plat, that all measurements depicted on this plat have been carefully and truly taken in accordance with the laws of the State of Minnesota.

Signed: City of Saint Paul

By \_\_\_\_\_, City Clerk

and

By \_\_\_\_\_, City Clerk

and

By \_\_\_\_\_, City Clerk

and

By \_\_\_\_\_, City Clerk

CITY OF MINNESOTA

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, the \_\_\_\_\_ of \_\_\_\_\_, County of \_\_\_\_\_, State of Minnesota, as \_\_\_\_\_ of the corporation.

Notary Public \_\_\_\_\_ County, State of Minnesota

My Commission Expires \_\_\_\_\_

I, Andrew J. Arnold, Professional Land Surveyor, do hereby certify that I have surveyed or directly supervised the survey of the property described on this plat, prepared this plat and directly supervised the preparation of this plat. That the plat is a correct depiction of the available survey data and that the boundaries have been correctly established on this plat, that all measurements depicted on this plat have been carefully and truly taken in accordance with the laws of the State of Minnesota.

Signed: Project Plat, LLC

By \_\_\_\_\_

To \_\_\_\_\_

CITY OF MINNESOTA

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, the \_\_\_\_\_ of \_\_\_\_\_, County of \_\_\_\_\_, State of Minnesota, as \_\_\_\_\_ of the corporation.

Notary Public \_\_\_\_\_ County, State of Minnesota

My Commission Expires \_\_\_\_\_

I, Andrew J. Arnold, Professional Land Surveyor, do hereby certify that I have surveyed or directly supervised the survey of the property described on this plat, prepared this plat and directly supervised the preparation of this plat. That the plat is a correct depiction of the available survey data and that the boundaries have been correctly established on this plat, that all measurements depicted on this plat have been carefully and truly taken in accordance with the laws of the State of Minnesota.

Signed: Project Plat, LLC

By \_\_\_\_\_

To \_\_\_\_\_

CITY OF MINNESOTA

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, the \_\_\_\_\_ of \_\_\_\_\_, County of \_\_\_\_\_, State of Minnesota, as \_\_\_\_\_ of the corporation.

Notary Public \_\_\_\_\_ County, State of Minnesota

My Commission Expires \_\_\_\_\_

CITY OF SAINT PAUL

I do hereby certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the City Council of the City of Saint Paul, Minnesota, approved this plat.

THE 2000

PROVISIONS OF MINNESOTA STATUTE CHAPTER 327.001

Notwithstanding to Minnesota Statutes, Chapter 327.001, there is hereby established in the year \_\_\_\_\_ of the next session of the Minnesota State Legislature, the \_\_\_\_\_ of \_\_\_\_\_, State of Minnesota, to be known as the \_\_\_\_\_ of \_\_\_\_\_, State of Minnesota.

Notary Public \_\_\_\_\_ County, State of Minnesota

My Commission Expires \_\_\_\_\_

CITY OF SAINT PAUL

Forward to St. Paul, Section 200 01 this plat has been approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

David D. Ryan, LLC

Notary Public

Notary Public

Notary Public

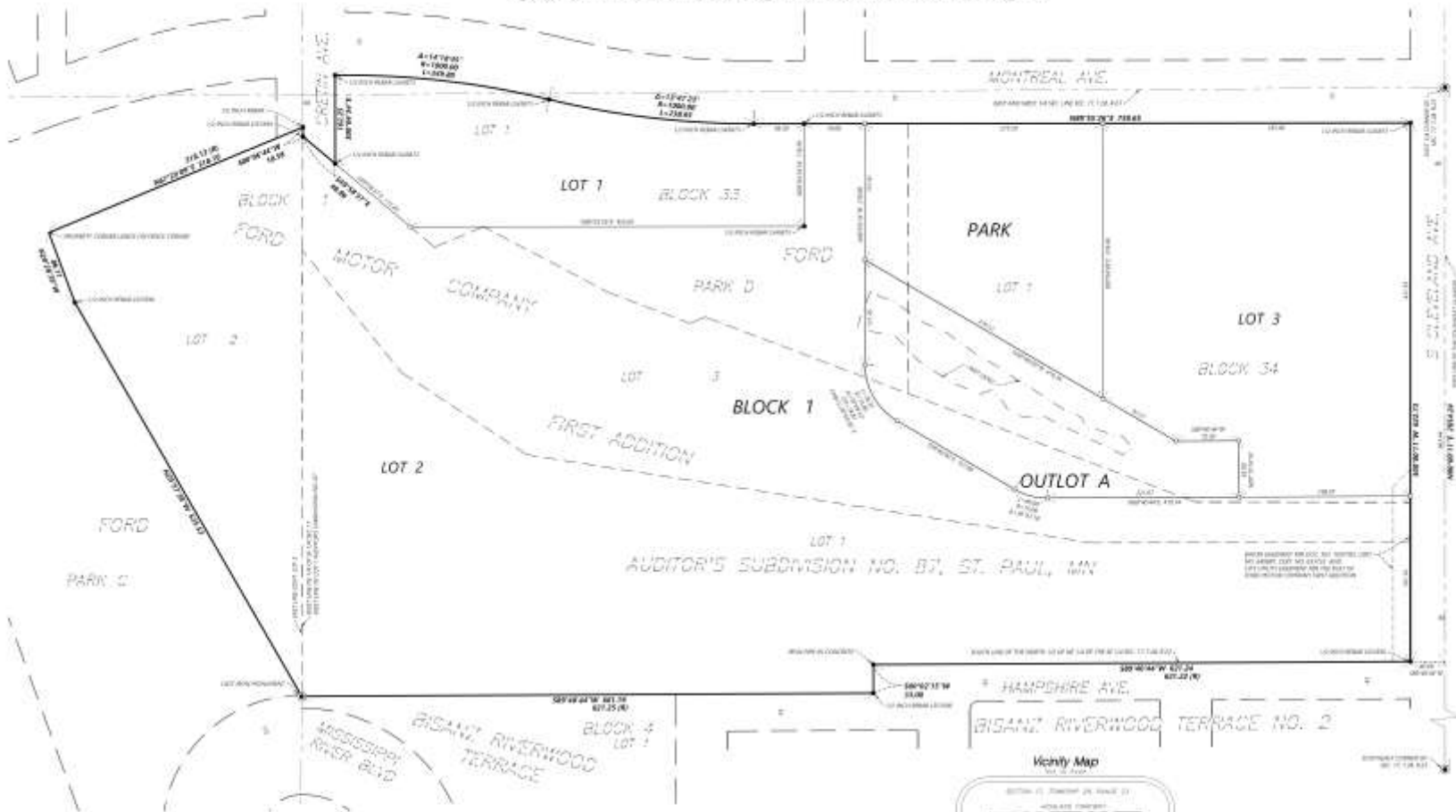
Notary Public

Westwood  
Professional Services, Inc.

Sheet 1 of 1

# SOUTHERN HIGHLAND BRIDGE

DRAFT COPY  
SUBJECT TO CHANGE  
WITHOUT NOTICE



THE EAST ONE (1/2) QUARTER QUARTER OF SECTION 11, T. 28. N. R. 24. W. ASSUMED TO BE 44' WEST 80' P.C.

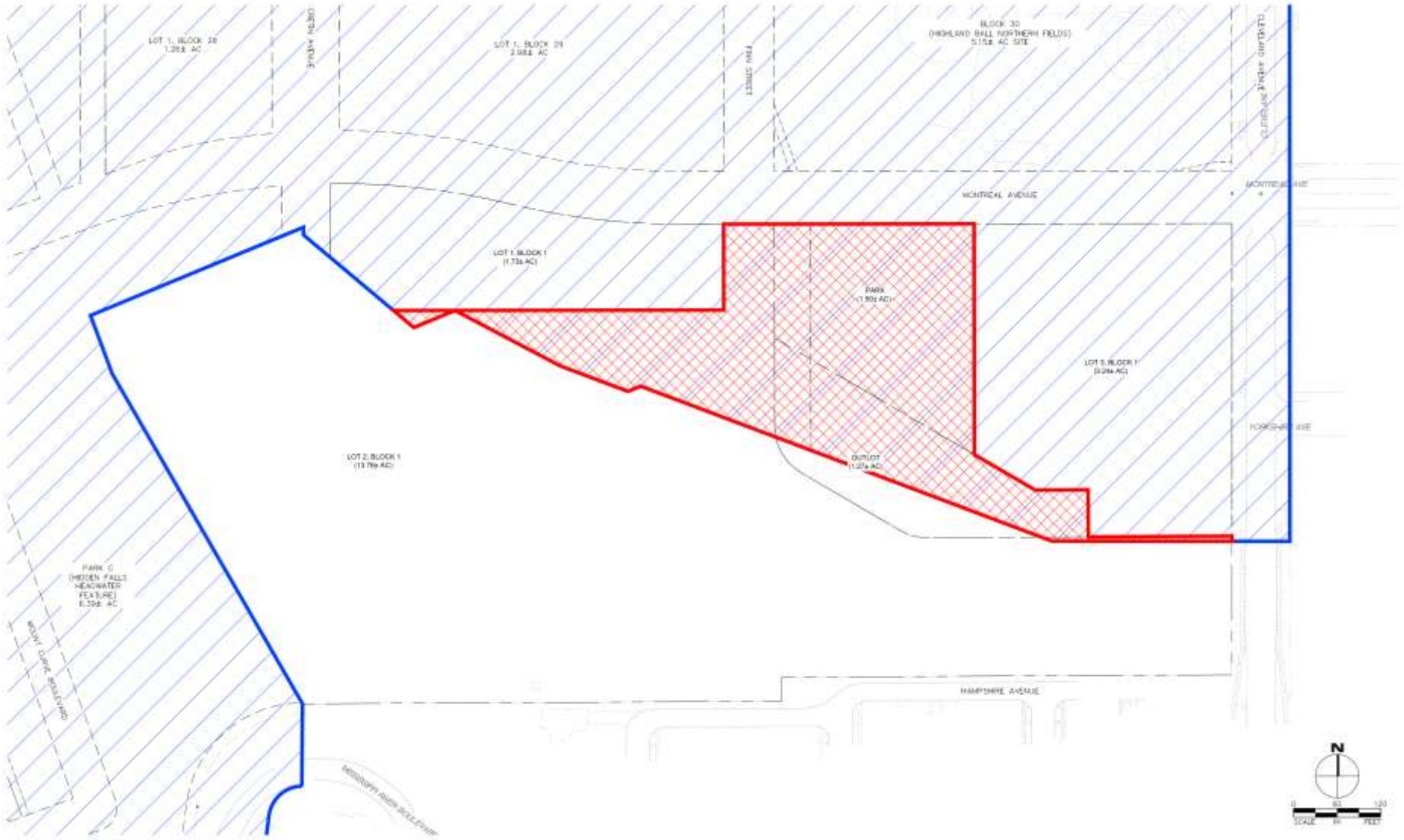
- MARKETS 1/2" DIA. BY 14" HIGH WITH BRASS SET AND MARKED BY COILING NO. 5228
- BRONZE FOUND MONUMENT
- ⊙ BRONZE FOUND CAST IRON MONUMENT
- Ⓜ SECOND DIVISION JULY 1890 WITH COMPANY FIRST ADDITION



**Westwood**  
Professional Services, Inc.

# EXHIBIT B

## Property to be Removed from the Ford Site Redevelopment Tax Increment Financing District (a redevelopment district)



Highland Bridge • Revised TIF Boundary • 04.27.2023

- Existing TIF Boundary
- Proposed TIF Removal





## EXHIBIT D

### Map of the Revised Boundary after Removal of Property from the Ford Site Redevelopment Tax Increment Financing District (a redevelopment district)

