

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA

REPORT TO THE COMMISSIONERS

DATE: JUNE 28, 2023

REGARDING: RESOLUTION APPROVING THE ADOPTION OF A FIFTH AMENDMENT TO THE TAX INCREMENT FINANCING PLAN FOR THE FORD SITE REDEVELOPMENT TAX INCREMENT FINANCING DISTRICT AND AUTHORIZING THE EXECUTION OF RELATED AMENDMENTS TO DOCUMENTS, INCLUDING A REDEVELOPMENT AGREEMENT AND MINIMUM ASSESSMENT AGREEMENT; DISTRICT 15, WARD 3

Requested HRA Board Action

Adoption of a resolution that approves the adoption of a Fifth Amendment to the Ford Site Redevelopment TIF Plan (the “TIF Plan”) and authorizes the execution of amendments to redevelopment documents for the Ford Site Redevelopment Project.

Related City Council Action

Hold a public hearing and adopt a resolution that approves the Fifth Amendment to the Ford Site Redevelopment TIF Plan and execution of amendments to redevelopment documents for the Ford Site Redevelopment Project.

Background

The City Council and HRA Board approved that certain Redevelopment Agreement with Project Paul, LLC (an affiliate of Ryan Companies) (the “Developer”) for redevelopment of the Ford site, now known as “Highland Bridge”, on December 4, 2019 (RES 19-2066 and RES PH 19-388) (the “Redevelopment Agreement”), which include, among other sources, tax increment assistance from the Ford Site Redevelopment TIF District (the “TIF District”) originally established by the HRA in 2016 (with a first amendment included at this meeting). Additionally, the Developer, HRA and City executed a Minimum Assessment Agreement dated December 18, 2019 and approved by Ramsey County to establish minimum values for parcels within the TIF District for the purpose of the payment of property taxes (the “MAA”). On October 14, 2020, the HRA adopted RES 20-1418 that approved a second amendment to the TIF Plan to expand the project area and to adjust the TIF Plan budget. On June 23, 2021, the HRA approved a third and fourth amendment to the TIF Plan

to remove parcels from the TIF district that were included in new affordable housing TIF districts (RES 21-920 and RES 21-923).

In accordance with the Redevelopment Agreement, Developer has undertaken improvements within the TIF District with certain public roads, public trails, public parks, stormwater facilities, and other public utility and infrastructure improvements in order to create development-ready land parcels for the development and construction of certain privately owned and maintained vertical improvements within the TIF District.

The Developer, in collaboration with the University of St. Thomas (the “University”), is proposing to develop a University athletic complex (the “University Project”) on the CP Rail parcel south of the TIF District and to include portions of the currently existing TIF District.

The HRA desires to accommodate the development of the University Project and the removal of the portions of the TIF District will not impact the development projects or the minimum values established by the MAA. The amendments to the TIF Plan, the Redevelopment Agreement and the MAA will remove portions of the currently existing TIF District to accommodate the University Project and will result in the same development and the same minimum assessed values as originally anticipated.

The purpose of the amendment to the Redevelopment Agreement is to clarify that the University Project is not encumbered by the Redevelopment Agreement. It adjusts the boundary of the Highland Bridge project under the Redevelopment Agreement to match the boundary of the TIF District, as it is adjusted and reduced under the Fifth Amendment. The Redevelopment Agreement amendment ensures that the Developer will continue to pay the full amount of all original 429 assessments on its parcels and will continue to be obligated to develop the parkland pursuant to all compliance requirements in Article 8 of the Redevelopment Agreement.

Likewise, the purpose of the amendment to the MAA is to clarify that the University Project is not encumbered by the MAA. It adjusts the boundary of the Highland Bridge project affected by the MAA to match the boundary of the TIF District, as it is adjusted and reduced under the Fifth Amendment. No assessments or values will change or otherwise be affected by the amendment to the MAA.

Financing Structure

N/A

Related City Council Action

City Council action on this same date will include Ford Site Master Plan amendments, among others.

Compliance

N/A

Green/Sustainable Development

N/A

Environmental Impact Disclosure

N/A

Historic Preservation

N/A

Public Purpose/Comprehensive Plan Conformance

N/A

Recommendation:

The Executive Director recommends adoption of a resolution that approves the adoption of a Fifth Amendment to the Ford Site Redevelopment TIF Plan (the “TIF Plan”) and authorizes the execution of amendments to the Redevelopment Agreement and the MAA for the Ford Site Redevelopment Project.

Sponsored by: **Chair Chris Tolbert**

Staff: Jenny Wolfe (266-6680)

Attachments

- Fifth Amendment to TIF Plan
- Map of Ford Site TIF District and Project Area