

May 9, 2025

St. Paul Housing and Redevelopment Authority and City Council  
15 W Kellogg Blvd  
St. Paul, MN 55102

Via Email: [HRAHearing@ci.stpaul.mn.us](mailto:HRAHearing@ci.stpaul.mn.us); [Contact-Council@ci.stpaul.mn.us](mailto:Contact-Council@ci.stpaul.mn.us)  
CC: [ward3@ci.stpaul.mn.us](mailto:ward3@ci.stpaul.mn.us)

**RE: Support for Highland Bridge Items 5-14-25 HRA & City Council**

Dear HRA Chair Johnson, Council President Noecker and City Council Members,

On behalf of Presbyterian Homes & Services, I am writing to express our strong support for the Highland Bridge development items scheduled for consideration at the upcoming HRA and City Council meetings on May 14.

As a long-standing nonprofit senior housing provider in the City of St. Paul, and one of the largest residential stakeholders at Highland Bridge, we have developed 425 of the 845 multifamily units currently operating at Highland Bridge. We are preparing to move forward with an additional 55 units in the next one to two years. The proposed amendments under consideration will directly impact our next project phase and will be a critical factor in determining whether we are able to proceed.

Progress on Block 2, located along Ford Parkway, is especially important—not only to our current investments and the well-being of the residents and staff who call Highland Bridge home—but also to our future development plans. Without forward movement on these agenda items, it will be increasingly difficult to justify continued investment at this location.

These amendments do not pose negative financial risk to the City, and are essential to catalyzing hundreds of millions of dollars in private investment. **We respectfully urge your full support.**

Thank you for your leadership and thoughtful consideration.

Sincerely,



Jon Fletcher  
President & Chief Executive Officer

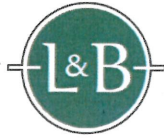
CC: Kristi Moline, COS

T 651-631-6100

F 651-631-6108

2845 Hamline Avenue North  
Roseville, MN 55113

[PresHomes.org](http://PresHomes.org)



# LUNDS & BYERLYS

May 12, 2025

St. Paul Housing and Redevelopment Authority  
and City Council  
15 W Kellogg Blvd  
St. Paul, MN 55102

Email: [HRAHearing@ci.stpaul.mn.us](mailto:HRAHearing@ci.stpaul.mn.us); [Contact-Council@ci.stpaul.mn.us](mailto:Contact-Council@ci.stpaul.mn.us)  
CC: [ward3@ci.stpaul.mn.us](mailto:ward3@ci.stpaul.mn.us)

RE: Support Letter Highland Bridge Items 5-14-25 HRA & City Council

Dear HRA Chair Johnson, Council President Noecker and City Council Members,

As the largest retail tenant at Highland Bridge, Lunds & Byerlys is writing to express our strong support for the proposed Highland Bridge development items scheduled for consideration at the upcoming Housing and Redevelopment Authority and City Council meetings.

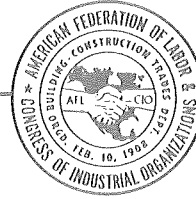
These proposed actions are essential to advancing a vibrant, mixed-use community that benefits residents, businesses, and the broader neighborhood. Continued development at Highland Bridge directly contributes to a healthy retail environment and supports the long-term success of existing tenants like us by bringing more customers, energy, and complementary uses to the area.

We respectfully urge you to support these development items and continue championing progress that encourages neighborhood vitality, economic opportunity, and smart, integrated development in our City. Thank you for your time and thoughtful consideration.

Sincerely,

Mitch Avery  
Chief Development and Administrative Officer

*Saint Paul*  
**Building and Construction Trades Council**



May 12, 2025

St. Paul Housing and Redevelopment Authority  
and City Council  
15 W Kellogg Blvd  
St. Paul, MN 55102

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CC: [ward3@ci.stpaul.mn.us](mailto:ward3@ci.stpaul.mn.us)

RE: Highland Bridge Items 5-14-25 HRA & City Council

Dear HRA Chair Johnson, Council President Noecker and City Council Members,

We are writing to express our strong support for the proposed Highland Bridge development items scheduled for consideration at the upcoming Housing and Redevelopment Authority and City Council meetings. The proposed items are critical steps that will enable the advancement of hundreds of new housing units on the site.

Advancing development at Highland Bridge is not only essential to realizing the full vision of the site, but it is also an important contribution to the City of Saint Paul's broader housing goals. With housing needs continuing to grow across our region, unlocking these units will help address demand while ensuring that this key site does not sit underutilized.

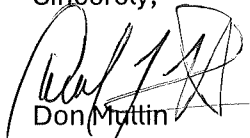
Equally important, the construction of these new developments will generate hundreds of family-sustaining, union construction jobs. Our members stand ready to build this next chapter of Highland Bridge with the skill and safety that has long defined Saint Paul's union workforce.

Additionally, this project signals to the private sector that Saint Paul is committed to fostering investment, growth, and opportunity. Advancing Highland Bridge helps catalyze additional development activities not only within the site but across the community.

We urge you to support these development items and continue championing investment, housing, and jobs in our city.

Thank you for your time and thoughtful consideration.

Sincerely,

  
Don Muttin  
Executive Secretary

May 13, 2025

St. Paul City Council  
15 W Kellogg Blvd  
St. Paul, MN 55102

Email: [Contact-Council@ci.stpaul.mn.us](mailto:Contact-Council@ci.stpaul.mn.us); [HRAHearing@ci.stpaul.mn.us](mailto:HRAHearing@ci.stpaul.mn.us)  
CC: [Ward3@ci.stpaul.mn.us](mailto:Ward3@ci.stpaul.mn.us)

RE: Letter of Support for Res 25-737

Dear HRA Chair Johnson, Council President Noecker, and City Council Members,

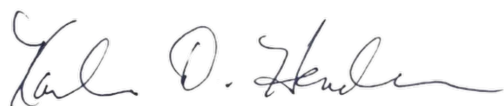
We are writing to express our support for the proposed Highland Bridge development items included in Res 25-737, which is scheduled for consideration at both the HRA and City Council meetings on May 14th.

As a non-profit affordable housing development partner and operator of affordable units in two buildings at Highland Bridge, we are profoundly committed to ensuring the original vision of Highland Bridge as a vibrant, mixed-use community with thoughtful integration of affordable housing comes to fruition. An additional 500 units of affordable housing are slated for development at the site, which will only be possible with the availability of Tax Increment Financing generated by further buildout of the planned market rate residential and retail parcels envisioned for the site.

We care deeply about Highland Bridge, as well as the future of the broader neighborhood, and we respectfully urge your support for these important amendments.

Thank you for your time and consideration.

Sincerely,



Karla Henderson  
President & CEO  
Project for Pride in Living



May 9, 2025

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and City Council  
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RE: Highland Bridge Items 5-14-25 HRA & City Council

Dear HRA Chair Johnson, Council President Noecker and City Council Members,

We are writing to express our strong support for the proposed Highland Bridge development items scheduled for consideration at the upcoming Housing and Redevelopment Authority and City Council meetings. The proposed items are critical steps that will enable the advancement of hundreds of new housing units on the site.

Advancing development at Highland Bridge is not only essential to realizing the full vision of the site, but it is also an important contribution to the City of Saint Paul's broader housing goals. With housing needs continuing to grow across our region, unlocking these units will help address demand while ensuring that this key site does not sit underutilized.

Equally important, the construction of these new developments will generate hundreds of family-sustaining, union construction jobs. Our members stand ready to build this next chapter of Highland Bridge with the skill and safety that has long defined Saint Paul's union workforce.

Additionally, this project signals to the private sector that Saint Paul is committed to fostering investment, growth, and opportunity. Advancing Highland Bridge helps catalyze additional development activity not only within the site but across the community.

We urge you to support these development items and continue championing investment, housing, and jobs in our City.

Thank you for your time and thoughtful consideration.

Sincerely,

*Dean W Gale*

Business Manager / FST  
UA Plumbers Local 34  
353 West 7<sup>th</sup> Street, Suite 104 Saint Paul, MN 55102  
O 651-224-3828 / C 651-775-3979

May 14, 2025

Chair Cheniqua Johnson  
Commissioner Anika Bowie  
Commissioner Rebecca Noecker  
Commissioner Saura Jost

Commissioner Hwa Jeong Kim  
Commissioner Nelsie Yang  
Commissioner Matt Privratsky

**Re: Sixth Amendment to the TIF Plan for the Ford Site Redevelopment TIF District**

Dear Chair Johnson and HRA Commissioners,

On behalf of the St. Paul Area Chamber and our 1,600+ members and affiliates, I write to express our support for the Sixth Amendment to the Tax Increment Financing (TIF) Plan for the Ford Site Redevelopment Tax Increment Financing District.

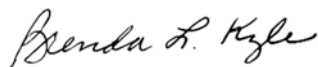
Saint Paul is in urgent need of both housing and economic development to ensure our city's long-term vitality. Approving this amendment will catalyze growth at Highland Bridge by bringing in more than 500 new housing units and 40,000 square feet of retail space.

This development will address the demand for housing while attracting further investment in Saint Paul. It sends a clear message to developers, investors, and business leaders that the city is embracing growth and creating a welcoming environment for business. This will be crucial as we move forward with policies to spur housing development and reinforce Saint Paul's commitment to economic growth.

The proposed changes align with existing City frameworks and financing mechanisms, ensuring a streamlined and effective approach to advancing development on this site. We urge the HRA to approve the Sixth Amendment to create more housing, support economic development, and continue to position Saint Paul as a forward-looking city for investment and opportunity.

Thank you for your time and attention. Please do not hesitate to reach out if you have any questions or require further information.

Sincerely,



B Kyle  
President and CEO  
St. Paul Area Chamber

