

From: [Barbara Sibley](#)
To: [HRAHearing \(CI-StPaul\)](#)
Subject: Grand and Victoria Redevelopment
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I strongly encourage the HRA to NOT declare the Grand and Victoria area a Tax Increment Financing (TIF) District. The area does not meet the "but - for" criteria for defining a proposal to use TIF. It is prime real estate for retail, housing, or a mix of both. Is it a blighted area? If it were, that would be news to the residences to the north and east of the area. In other words, it is not a blighted area.

I'm glad the developer wants to pursue a project in this area. And I hope they do. What I'm not in favor of is locking up any benefit to the City's general fund for 25 or more years. Let's develop some discipline on use of TIF for projects that meet the "but for" criteria. This project doesn't.

Respectfully,
Barbara Sibley
Ward 4