

---

**From:** ROBERT MUSCHEWSKE <rmuschewske@comcast.net>

**Sent:** Saturday, December 6, 2025 12:36 PM

**To:** #CI-StPaul\_Ward1 <Ward1@ci.stpaul.mn.us>; #CI-StPaul\_Ward5 <Ward5@ci.stpaul.mn.us>; #CI-StPaul\_Ward6 <Ward6@ci.stpaul.mn.us>; #CI-StPaul\_Ward4 <Ward4@ci.stpaul.mn.us>; #CI-StPaul\_Ward2 <Ward2@ci.stpaul.mn.us>; #CI-StPaul\_Ward3 <Ward3@ci.stpaul.mn.us>; #CI-StPaul\_Ward7 <Ward7@ci.stpaul.mn.us>

**Subject:** In\$ight Opposition to TIF for project at Grand and Victoria

**Think Before You Click:** This email originated **outside** our organization.

Please note our opposition to TIF for the project at Grand and Victoria. This site is one of the most attractive development sites in Saint Paul. It should not need TIF. If you approve TIF for this site, you will be hard-pressed to refuse TIF for projects proposed by other developers.

Bob

*Bob Muschewske*

*370 Summit Avenue*

*Saint Paul, MN 55102*

[rmuschewske@comcast.net](mailto:rmuschewske@comcast.net)

[612-578-3635](tel:612-578-3635)

**TO: Members of the City Council/HRA**  
**FROM: In\$ight Steering Committee**  
**SUBJECT: Opposition to Use of TIF in the 841-857 Grand Avenue Redevelopment Plan**  
**DATE: November 25, 2025**

**– In\$ight Steering Committee Recommendation –**

**The Redevelopment Plan for 841-857 Grand Avenue should not include Tax Increment Financing (TIF) totaling \$2.95 million.**

**Rationale for our Recommendation**

The Steering Committee bases its recommendation on extensive analysis of how Tax Increment Financing (TIF) has been used in Saint Paul and our understanding – based on publicly available information – of how it will be used to support the Redevelopment Plan at 841-857 Grand herein after referred to as 845 Grand Avenue. In addition, members of In\$ight have had two conversations with the developer, Ari Parritz.

(Note: In\$ight analysis of the City’s use of TIF is contained in In\$ight Reports dated October 29, 2024, and August 11, 2025.)

**Arguments Favoring the 845 Grand Avenue Plan**

- The Saint Planning Commission has affirmed with a narrow 6 to 5 vote that the 845 Grand Avenue Plan is consistent with the Saint Paul 2040 Comprehensive Plan.
- The developer, Ari Parritz, is a competent and reputable developer committed to the improvement of Saint Paul. He recently completed a similar project at the nearby corner of Grand Avenue and St. Albans.

That project did not require TIF and the developer states that it was because of the low interest rates during covid.

- The 845 Grand Avenue project will likely be a net addition to the neighborhood.
- The developer is firm in stating that he cannot undertake and complete a successful project without the use of TIF and that he and his investors will suffer financial losses if the project is not approved by the HRA in December.
- The \$2.95 million TIF request is relatively small when compared to recent TIF supported projects in the City.
- The developer states that he understands the negatives of TIF and has also stated he is not in favor of the continued use of TIF believing the City needs to find other ways to incentivize the much-needed development of the City's tax base. He states that he cannot, however, move forward on his current timeline for this project without TIF.

### **In\$ight's Reservations Concerning Saint Paul's Use of Tax Increment Financing (TIF)**

**Among the concerns expressed in the In\$ight Reports are the following:**

- TIF has been overused in the City of Saint Paul.
  - In 2024 Saint Paul had over 7.9% of taxable property captured in TIF projects.
  - The recent Landmark Towers project is an example of the overuse of TIF.
  - Saint Paul is the largest user of TIF in the State and second only, per capita, to the City of Chicago in the use of TIF in the country.
  - Minneapolis and other municipalities are reducing use of TIF.
- TIF is often advertised as a way to increase the tax base in the City but that increase does not happen for a period of up to 25 years after completion of a project.

- TIF is a public subsidy – a gift - paid to a developer as an incentive to engage in a project. It is not a loan. The City must accrue debt to grant the subsidy to the developer.
- TIF captures future taxes of real estate improvement to retire the debt incurred by the City. Future taxes do not go into the general fund.
  - Tax levies to service debt for TIF projects INCREASED 40.1% by approximately \$13M from 2015-2024.
  - Currently 8% of the property taxes of City taxpayers are devoted to covering the cost of existing TIF projects.
- City services required by the project – Fire, Police, Public Works , etc. – are not paid for by taxes paid by the project. They are paid for by taxpayers outside of the project.

### **Reasons Why In\$ight Opposes the Use of TIF for the 845 Grand Avenue Project**

- The site is one of if not the most attractive development sites in the City of Saint Paul. We believe a developer should be able to create a profitable development plan at that site without the need for a public subsidy.
- The relatively small TIF request of \$2.95 million suggests that the developer should be able to find ways to finance a \$44.5 million project without resorting to TIF.
- Although the project has attractive features and will be a net benefit to the neighborhood, it does not have a clear and compelling public purpose justifying the use of TIF.
- Data demonstrating that the project has passed the “but for” test is not publicly available.
- Awarding a public subsidy to this project will set a precedent sending a signal to other developers that fulfilling the “but for” requirement will be relatively easy to demonstrate.
- TIF is often used in support of blight removal. The City has already been awarded \$350,000 from the Minnesota Department of Employment and

Economic Development (DEED) for abatement, demolition, and public infrastructure improvements at the site.

- Awarding a public subsidy (TIF) removes the opportunity for the City to increase tax base revenue from one of its most attractive development sites for a period of up to 25 or more years.

### **– Conclusions –**

- **Do not award a public subsidy – TIF – to this project.**
- **Although likely a net gain to the neighborhood, the project does not enhance City goals to increase the tax base in the short to medium term and it puts a further burden on taxpayers at a time when they are already coping with rapidly rising property taxes.**
- **Awarding TIF to this project – a project for which it is hard to justify the need for TIF – will make it difficult to refuse to award TIF to future TIF proposals in the City.**

**From:** [Jenna Sadjadi](#)  
**To:** [Bill Lightner](#)  
**Cc:** [\\*CI-StPaul\\_Contact-Council](#)  
**Subject:** RE: Victoria Crossing  
**Date:** Tuesday, December 2, 2025 1:02:27 PM  
**Attachments:** [image001.png](#)

---

Hi Bill – Thank you for contacting the Ward 2 office with your comment on the proposed TIF district at Grand and Victoria. This item is planned to come before the Council for a public hearing on December 17<sup>th</sup>. Your email will be added to the public record and shared with the Council.

**Jenna Sadjadi** (she/they)

**Executive Assistant to Council President Noecker**

Saint Paul City Council - Ward 2

15 W Kellogg Blvd, Room 310B

Saint Paul, MN 55102

651-266-8620 | [www.stpaul.gov/ward2](http://www.stpaul.gov/ward2)



**SAINT PAUL**  
**MINNESOTA**

---

**From:** Bill Lightner <[william.lightner@gmail.com](mailto:william.lightner@gmail.com)>  
**Sent:** Sunday, November 30, 2025 3:04 PM  
**To:** #CI-StPaul\_Ward2 <[Ward2@ci.stpaul.mn.us](mailto:Ward2@ci.stpaul.mn.us)>  
**Subject:** Victoria Crossing

Some people who received this message don't often get email from [william.lightner@gmail.com](mailto:william.lightner@gmail.com). [Learn why this is important](#)

**Think Before You Click:** This email originated **outside** our organization.

Dear Council President Noecker,

I write to express my concern about the proposed redevelopment of the northeast corner of Grand and Victoria and the use of TIF as a funding source. This is one of the more high valued and well recognized corners in the city, so the redevelopment of this corner, if needed in the first place, could take place without TIF being used. As a result, the proposal does not pass the “but for” test required to implement TIF. TIF is an important tool for the redevelopment but must be reserved for areas that truly need it.

I am also concerned about tearing down a historic building that gives the Victoria Crossing area its charm, which is a central of its appeal. Tearing down the very element that is central to its success is not something the City should support in any fashion. This area first led the avenue’s renaissance into one the Twin Cities’ prime commercial corridors so any redevelopment must be done with great care and to preserve its historic character.

With double digit property tax increases that threaten the livability of the city for many of its residents, promoting this vital commercial area is critical to building the tax base. Taking tax resources away with the use of TIF will only make this worse.

Sincerely,  
Bill Lightner  
118 Wheeler St. S

**From:** [Davis Bailey](#)  
**To:** [#CI-StPaul\\_Ward1-7](#)  
**Subject:** Our City Is TIF"ed Up  
**Date:** Saturday, December 6, 2025 9:18:04 PM  
**Attachments:** [Screenshot\\_20251206-210604.png](#)

---

Some people who received this message don't often get email from cbed97@gmail.com. [Learn why this is important](#)

**Think Before You Click:** This email originated **outside** our organization.

Dear Council Members,

Our City cannot take on anymore limitations on our tax base as we are the State Capital, which includes many non-paying tax infrastructure. This Grand Ave project can be done by private persons, however they probably will not make as much money as they want. The current financial markets are the cause and the situation will pass in about 3 years.

Please DO NOT give TIF for the 845 Grand Ave project.

Sincerely,  
Ed Davis  
1169 Lane Pl, 55106  
612 412-4421

Get [BlueMail for Android](#)

**From:** [Rebecca Noecker](#)  
**To:** [\\*CI-StPaul\\_Contact-Council](#)  
**Subject:** FW: VOTE NO ON TIF 845 Grand Avenue  
**Date:** Monday, December 8, 2025 7:53:31 AM

---

Best,  
Rebecca

Rebecca Noecker | Saint Paul City Councilmember, Ward 2

15 West Kellogg Blvd – Suite 310B | Saint Paul, MN 55102  
651.266.8622 | [rebecca.noecker@ci.stpaul.mn.us](mailto:rebecca.noecker@ci.stpaul.mn.us)

Stay connected to Ward 2! Sign up for quarterly e-newsletters, like us on Facebook and follow us on Instagram!

-----Original Message-----

From: Roddie Turner <[roddieturner@gmail.com](mailto:roddieturner@gmail.com)>  
Sent: Saturday, December 6, 2025 7:46 AM  
To: #CI-StPaul\_Ward2 <[Ward2@ci.stpaul.mn.us](mailto:Ward2@ci.stpaul.mn.us)>; #CI-StPaul\_Ward3 <[Ward3@ci.stpaul.mn.us](mailto:Ward3@ci.stpaul.mn.us)>; #CI-StPaul\_Ward1 <[Ward1@ci.stpaul.mn.us](mailto:Ward1@ci.stpaul.mn.us)>; #CI-StPaul\_Ward4 <[Ward4@ci.stpaul.mn.us](mailto:Ward4@ci.stpaul.mn.us)>; #CI-StPaul\_Ward5 <[Ward5@ci.stpaul.mn.us](mailto:Ward5@ci.stpaul.mn.us)>; #CI-StPaul\_Ward6 <[Ward6@ci.stpaul.mn.us](mailto:Ward6@ci.stpaul.mn.us)>; #CI-StPaul\_Ward7 <[Ward7@ci.stpaul.mn.us](mailto:Ward7@ci.stpaul.mn.us)>  
Subject: VOTE NO ON TIF 845 Grand Avenue

[You don't often get email from [roddieturner@gmail.com](mailto:roddieturner@gmail.com). Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Think Before You Click: This email originated outside our organization.

Dear City Council Members,

The private developers of the project at 845 Grand have requested TIF funding of over \$3 million. This is not a blighted area, this project does not in any sense fulfill the definition of need for TIF funding. As my property taxes have become unmanageable, like so many St. Paul residents, we cannot afford to grant our money to wealthy developers who are and have been, allowed to feed at the city trough, with the approval of city government. We cannot afford these policies any longer!! Please vote no.

Rodden Turner  
452 Laurel Avenue  
St. Paul, MN 55102  
Sent from my iPad

**From:** [Rebecca Noecker](#)  
**To:** [Greg Weiner](#)  
**Subject:** FW: Opposition to Tax Increment Financing for Grand and Victoria Apartment building  
**Date:** Monday, December 15, 2025 7:45:11 AM

---

Please add this message to the public record.

Best,  
Rebecca

Rebecca Noecker | Saint Paul City Councilmember, Ward 2

15 West Kellogg Blvd – Suite 310B | Saint Paul, MN 55102  
651.266.8622 | [rebecca.noecker@ci.stpaul.mn.us](mailto:rebecca.noecker@ci.stpaul.mn.us)

Stay connected to Ward 2! Sign up for quarterly e-newsletters, like us on Facebook and follow us on Instagram!

-----Original Message-----

From: Rebecca Noecker <[Rebecca.Noecker@ci.stpaul.mn.us](mailto:Rebecca.Noecker@ci.stpaul.mn.us)>  
Sent: Tuesday, December 2, 2025 11:52 AM  
To: Rebecca Noecker <[Rebecca.Noecker@ci.stpaul.mn.us](mailto:Rebecca.Noecker@ci.stpaul.mn.us)>  
Subject: FW: Opposition to Tax Increment Financing for Grand and Victoria Apartment building

Best,  
Rebecca

Rebecca Noecker | Saint Paul City Councilmember, Ward 2

15 West Kellogg Blvd – Suite 310B | Saint Paul, MN 55102 651.266.8622 | [rebecca.noecker@ci.stpaul.mn.us](mailto:rebecca.noecker@ci.stpaul.mn.us)

Stay connected to Ward 2! Sign up for quarterly e-newsletters, like us on Facebook and follow us on Instagram!

-----Original Message-----

From: Andrea Bond <[abond50@me.com](mailto:abond50@me.com)>  
Sent: Tuesday, December 2, 2025 11:37 AM  
To: #CI-StPaul\_Ward2 <[Ward2@ci.stpaul.mn.us](mailto:Ward2@ci.stpaul.mn.us)>  
Subject: Opposition to Tax Increment Financing for Grand and Victoria Apartment building

[Some people who received this message don't often get email from [abond50@me.com](mailto:abond50@me.com). Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Think Before You Click: This email originated outside our organization.

Dear Rebecca,

I hope you had a good Thanksgiving and are rested up for the budget meeting!

I am sorry to learn you are planning to resign your seat and run for Ramsey County Commissioner. You are the most experienced and able member of the Council and we need you!

I am writing to express my opposition to TIF funding for the apartment building at Victoria and Grand. That project does not need TIF funding to make it happen and St. Paul can not afford to sacrifice more tax revenues.

Better to use tax dollars to attract more business to downtown. St. Paul (but not with TIF. Do we have a group trying to attract corporate climate refugees from Austin or Phoenix or other points south?!)

At a minimum, how about a moratorium on TIF financing until the City comes up with a city-wide plan? A plan that commits to transparency.

Thank you for listening!

Andrea Bond  
773 Goodrich Avenue  
St. Paul MN 55105

**From:** [Rebecca Noecker](#)  
**To:** [Greg Weiner](#)  
**Subject:** FW: NOTE about 857 Grand Ave. TIME SENSITIVE  
**Date:** Wednesday, December 17, 2025 9:55:38 AM  
**Attachments:** [Public Comment DEC. 8-9.pdf](#)  
[2025-0175 SHPO letter 12-6-24.pdf](#)  
[2025-0175a SHPO letter 2-6-25.pdf](#)

---

Best,  
Rebecca

**Rebecca Noecker** | Saint Paul City Councilmember, Ward 2

15 West Kellogg Blvd – Suite 310B | Saint Paul, MN 55102  
651.266.8622 | [rebecca.noecker@ci.stpaul.mn.us](mailto:rebecca.noecker@ci.stpaul.mn.us)

Stay connected to Ward 2! [Sign up for quarterly e-newsletters](#), [like us on Facebook](#) and [follow us on Instagram](#)!

---

**From:** RENE J MEYER-GRIMBERG <[rene.me@mac.com](mailto:rene.me@mac.com)>  
**Sent:** Tuesday, December 16, 2025 5:29 AM  
**To:** Rebecca Noecker <[Rebecca.Noecker@ci.stpaul.mn.us](mailto:Rebecca.Noecker@ci.stpaul.mn.us)>  
**Subject:** NOTE about 857 Grand Ave. TIME SENSITIVE

**Think Before You Click:** This email originated **outside** our organization.

Dear Rebecca,

We have a meeting planned in January, but this information is important for the Dec.17th HRA meeting about the TIF funding decision on the project.

To start with, this building is not cleared for demolition, (keep Reading...) despite DEED money slated for it.

Note also that this project does not seem to fit the parameters for TIF funding - reasoning is clearly laid out by constituents - included in the document package attached.

The historic building on the corner- 857 Grand (not the house at 845) has not been correctly cleared for demolition.

SHPO, Pigeon consulting and the PED have not completed the process which would include an environmental review and public comment period (EQB) I have all the details and communications which confirm that the commercial building, 857 Grand Avenue is listed on the State Historic Preservation listing at contributing to the historic character of the neighborhood.

I have received information from SHPO, in an exchange from Amy Spong:

Our office issued a determination that the commercial building was contributing and the neighboring house was noncontributing--see attached letter dated 2-6-25.

From the attached correspondence:

"Currently, we are not able to provide concurrence with your recommendation that Bingham & Norton (RA-SPC-01344) is non-contributing to the State Register-listed Historic Hill District. The ownership and use history of this property is well documented. ...Please consider our comments and provide additional evaluative information for subsequent review and comment. Alternately, the building can be considered contributing to the historic district."

AND the consultant AGREED with SHPO - which explains why it is listed as CONTRIBUTING

"Despite the changes to the Bingham & Norton Building outside the period of significance, our office's opinion is that the building continues to have sufficient integrity to convey the State Register-listed Historic Hill District's association with events that have made a significant contribution to the broad patterns of our history."

857 Grand Avenue is recognized and registered as contributing.  
Supporting the demolition and use of TIF funding for the development of this site seems problematic.

Thank you for considering this issue more closely,  
Sincerely,  
Rene MG

**From:** [Rebecca Noecker](#)  
**To:** [Anjali Bains](#)  
**Cc:** [Greg Weiner](#)  
**Subject:** RE: Opposed to Use of Tax increment financing for development on Grand & Victoria  
**Date:** Wednesday, December 17, 2025 8:40:57 AM

---

Thanks so much, Anjali. I'll be taking your perspective into account as I consider this issue at our meeting today.

I'm cc'ing our City Clerk so your email can be added to the public record.

Best,  
Rebecca

**Rebecca Noecker** | Saint Paul City Councilmember, Ward 2

15 West Kellogg Blvd – Suite 310B | Saint Paul, MN 55102  
651.266.8622 | [rebecca.noecker@ci.stpaul.mn.us](mailto:rebecca.noecker@ci.stpaul.mn.us)

**Stay connected to Ward 2!** [Sign up for quarterly e-newsletters](#), [like us on Facebook](#) and [follow us on Instagram!](#)

---

**From:** Anjali Bains <[anjbai007@gmail.com](mailto:anjbai007@gmail.com)>  
**Sent:** Tuesday, December 16, 2025 9:29 PM  
**To:** Rebecca Noecker <[Rebecca.Noecker@ci.stpaul.mn.us](mailto:Rebecca.Noecker@ci.stpaul.mn.us)>  
**Subject:** Opposed to Use of Tax increment financing for development on Grand & Victoria

You don't often get email from [anjbai007@gmail.com](mailto:anjbai007@gmail.com). [Learn why this is important](#)

**Think Before You Click:** This email originated **outside** our organization.

Hello Council President Noecker,

I just read this article and disagree that the corner of Grand & Victoria is “blighted” (I live at 888 Grand Ave, so adjacent to this intersection). If that is the threshold of allowing TIF then by the faces alone TIF shouldn't be used.

<https://www.startribune.com/grand-avenue-st-paul-billys/601543581>

If the development still needs public funding, then a separate program or system should be set up to allow housing development financing that doesn't meet the “blighted” criteria. Alternatives to TIF may exist yet in Saint Paul, to adequately de-risk this project for financing purposes, and if not, they can be created if the need is truly there.

I also raise my eyebrows at using TIF in a relatively wealthy area of Saint Paul, in a very desirable neighborhood. While the market may have changed since the current developers' previous property was built, it's also true that city rent control has been significantly weakened. Things changes positively and negatively frequently. I question the need for TIF for a development that will likely be priced at a "luxury" level (as most new apartment buildings are) - their previous development down the street had 1-bedrooms going for \$2000 when it first opened. It's not meant to serve the general renter market but rather more affluent neighborhood residents who are retired want to downsize from their million dollar Victorians but stay on Grand.

For these reasons, as your constituent, I would recommend not allowing TIF for this project. At the very least, a decision should be paused until more is understood, and/or appropriate guardrails or requirements can be added eg offering a certain number of units at a more affordable level, or reducing the expected return to investors due to the use of public financing. The financial market is indeed crazy these days and entities likely do demand unreasonable returns but Grand Ave is highly sought after and not nearly as risky as an undertaking particularly when the developer has a nearby property to offer as proof of that demand.

While I support new apartment buildings and denser housing, I do not support using increasingly limited public money to line the pockets of wealthy people or financial institutions. Particularly when the apartment being built will be in no way remotely reasonable in rent.

Thank you for considering my comment.

Best,

Anjali Bains

**From:** [Rebecca Noecker](#)  
**To:** [Greg Weiner](#)  
**Subject:** FW: NOTE about 857 Grand Ave. TIME SENSITIVE  
**Date:** Wednesday, December 17, 2025 8:39:59 AM

---

Please see below re: including the letter in the public record. Can you also respond as to the notice?

Best,  
Rebecca

**Rebecca Noecker** | Saint Paul City Councilmember, Ward 2

15 West Kellogg Blvd – Suite 310B | Saint Paul, MN 55102  
651.266.8622 | [rebecca.noecker@ci.stpaul.mn.us](mailto:rebecca.noecker@ci.stpaul.mn.us)

**Stay connected to Ward 2!** [Sign up for quarterly e-newsletters](#), [like us on Facebook](#) and [follow us on Instagram!](#)

---

**From:** RENE J MEYER-GRIMBERG <[rene.me@mac.com](mailto:rene.me@mac.com)>  
**Sent:** Wednesday, December 17, 2025 5:33 AM  
**To:** Rebecca Noecker <[Rebecca.Noecker@ci.stpaul.mn.us](mailto:Rebecca.Noecker@ci.stpaul.mn.us)>  
**Subject:** Re: NOTE about 857 Grand Ave. TIME SENSITIVE

**Think Before You Click:** This email originated **outside** our organization.

Rebecca,

There was no public announcement about there being a public hearing that I could find. I have googled it and looked on the HRA site. There was a mention of it during last week's meeting, but no indication of when it would be.

Our district council was not aware of it and they could thus not send a message either.

Yes, you may include my letter in the record. If it could be read aloud, that would be preferred. I am out of town (- I will also ask if anyone I know is going and will be available to read it.)

Please have it included at both the HRA and the City Council meeting.

Thanks,  
Rene

©my iPhone

On Dec 17, 2025, at 01:41, Rebecca Noecker  
<[Rebecca.Noecker@ci.stpaul.mn.us](mailto:Rebecca.Noecker@ci.stpaul.mn.us)> wrote:

Thanks Rene. Would you like this message added to the public comment for tomorrow's hearing?

Best,  
Rebecca

**Rebecca Noecker | Saint Paul City Councilmember, Ward 2**

15 West Kellogg Blvd – Suite 310B | Saint Paul, MN 55102  
651.266.8622 | [rebecca.noecker@ci.stpaul.mn.us](mailto:rebecca.noecker@ci.stpaul.mn.us)

**Stay connected to Ward 2!** [Sign up for quarterly e-newsletters](#), [like us on Facebook](#) and [follow us on Instagram!](#)

---

**From:** RENE J MEYER-GRIMBERG <[rene.me@mac.com](mailto:rene.me@mac.com)>  
**Sent:** Tuesday, December 16, 2025 5:29 AM  
**To:** Rebecca Noecker <[Rebecca.Noecker@ci.stpaul.mn.us](mailto:Rebecca.Noecker@ci.stpaul.mn.us)>  
**Subject:** NOTE about 857 Grand Ave. TIME SENSITIVE

**Think Before You Click:** This email originated **outside** our organization.

Dear Rebecca,

We have a meeting planned in January, but this information is important for the Dec.17th HRA meeting about the TIF funding decision on the project.

To start with, this building is not cleared for demolition, (keep Reading...) despite DEED money slated for it.

Note also that this project does not seem to fit the parameters for TIF funding - reasoning is clearly laid out by constituents - included in the document package attached.

The historic building on the corner- 857 Grand (not the house at 845) has not been correctly cleared for demolition.

SHPO, Pigeon consulting and the PED have not completed the process which would include an environmental review and public comment period (EQB) I have all the details and communications which confirm that the commercial building, 857 Grand Avenue is listed on the State Historic Preservation listing at contributing to the historic character of the neighborhood.

I have received information from SHPO, in an exchange from Amy Spong:

Our office issued a determination that the commercial building was contributing and the neighboring house was noncontributing--see attached letter dated 2-6-25.

From the attached correspondence:

"Currently, we are not able to provide concurrence with your recommendation that Bingham & Norton (RA-SPC-01344) is non-contributing to the State Register-listed Historic Hill District. The ownership and use history of this property is well documented. ...Please consider our comments and provide additional evaluative information for subsequent review and comment. Alternately, the building can be considered contributing to the historic district."

**AND the consultant AGREED with SHPO - which explains why it is listed as CONTRIBUTING**

"Despite the changes to the Bingham & Norton Building outside the period of significance, our office's opinion is that the building continues to have sufficient integrity to convey the State Register-listed Historic Hill District's association with events that have made a significant contribution to the broad patterns of our history."

857 Grand Avenue is recognized and registered as contributing.  
Supporting the demolition and use of TIF funding for the development of this site seems problematic.

Thank you for considering this issue more closely,  
Sincerely,  
Rene MG

**From:** [J Baxter](#)  
**To:** [CouncilHearing \(CI-StPaul\)](#)  
**Cc:** [\\*CI-StPaul Contact-Council](#)  
**Subject:** HRA, no TIF TO TEAR DISM HDTIRIC 857 Grand  
**Date:** Wednesday, December 17, 2025 8:32:44 AM

---

[You don't often get email from [mrjackbaxter@gmail.com](mailto:mrjackbaxter@gmail.com). Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Council members

I am writing about 857 grand to ask you to vote no — vote NO to taxpayer or subsidy for this project, or at the very least to lay it over until after the new year and the new mayor is sworn in.

I live in Summit Hill and I did not receive notice about this from my district council

The building at 857 Grand Ave. is historic and within the boundaries of two historic districts. Like the Garage that was saved on Dale Street, it should be protected. It is my understanding that the state historic preservation office has not been allowed to comment on the contributing status of this property. This sounds a lot like what Trump is doing in Washington with the east wing. We are supposed to follow process. Saint Paul, let's be better than Trump.

The use of TIF funds for this apartment is absolutely wrong. TIF is supposed to be used for projects that wouldn't occur without subsidy. This is a for profit, and very high rent project I live on Grand Avenue in naturally affordable housing. They have already been allowed to exceed standards via CUP and redone in order to get to their profitability numbers. How many millions do these guys have to make? My affordable housing is endangered by these luxury-priced housing displacement projects. It would be one thing if there were units reserved for low income, housing, but instead, this is for-profit and for very unaffordable rents. The blue house on the east used to have affordable housing in the form of an apartment on the second floor, but the owners preferred to neglect and not maintain that housing in order to sell off and increase their profits.

Please do not give our taxpayer dollars to developers destroying historic properties and profiting handsomely off of unaffordable housing

J. Baxter  
Grand Ave

Sent from iPhone (please excuse the typos.)

**From:** [K Hoppe](#)  
**To:** [#CI-StPaul\\_Ward1](#); [#CI-StPaul\\_Ward2](#); [#CI-StPaul\\_Ward3](#); [#CI-StPaul\\_Ward4](#); [#CI-StPaul\\_Ward5](#); [#CI-StPaul\\_Ward6](#); [#CI-StPaul\\_Ward7](#); [\\*CI-StPaul\\_Contact-Council](#); [CouncilHearing \(CI-StPaul\)](#)  
**Subject:** Vote NO For TIF on Grand Avenue - Letter Attached  
**Date:** Wednesday, December 17, 2025 8:31:57 AM  
**Attachments:** [Vote NO for Grand Avenue TIF.docx](#)

---

You don't often get email from khoppe@rocketmail.com. [Learn why this is important](#)

December 16, 2025

Subject: AGAINST TIF Financing for 851-857 Grand Avenue Development

To Whom it May Concern:

I request the Board to vote NO and not grant TIF money to the 851-857 Grand Avenue Development for two reasons:

1. My property taxes will increase by **\$3,000** in 2026. Adding unintended consequences like TIF in my neighborhood means that my property taxes are at risk of increasing EVEN MORE if this project is approved.
2. TIF is for areas that need redevelopment. This is not an area that needs redevelopment. What is the "Blight" of this building? Please define it. A residential home has been on this site for over 100 years. Is that blight? No, it's not. This area needs lower property taxes so that small businesses can participate in the commercial economy of St. Paul. TIF for this specific project (in which a perfectly good retail development across the street has been empty for years due to high taxes) is not the answer.

Finally, according to a press release on the DEED award of \$350,000 already granted to this project, "the project is expected to create or retain 62 jobs". A reasonable question to ask is how many jobs are **currently** being retained and how many will **actually** be created? Does the Board have numbers?

Sincerely,

Kathryn Hoppe

Fairmount Avenue, St. Paul

**From:** [Rebecca Noecker](#)  
**To:** [Linda Winsor](#)  
**Cc:** [Greg Weiner](#)  
**Subject:** RE: No TIF for the Victoria/Grand Ave Development  
**Date:** Wednesday, December 17, 2025 8:30:20 AM

---

Thank you, Linda. I'll be considering your perspective during our public hearing today, and I'm cc'ing our City Clerk so he can add your message to the public record.

Best,  
Rebecca

Rebecca Noecker | Saint Paul City Councilmember, Ward 2

15 West Kellogg Blvd – Suite 310B | Saint Paul, MN 55102  
651.266.8622 | [rebecca.noecker@ci.stpaul.mn.us](mailto:rebecca.noecker@ci.stpaul.mn.us)

Stay connected to Ward 2! Sign up for quarterly e-newsletters, like us on Facebook and follow us on Instagram!

-----Original Message-----

From: Linda Winsor <[lindajwinsor@gmail.com](mailto:lindajwinsor@gmail.com)>  
Sent: Tuesday, December 16, 2025 6:49 PM  
To: #CI-StPaul\_Ward2 <[Ward2@ci.stpaul.mn.us](mailto:Ward2@ci.stpaul.mn.us)>  
Subject: No TIF for the Victoria/Grand Ave Development

[You don't often get email from [lindajwinsor@gmail.com](mailto:lindajwinsor@gmail.com). Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Think Before You Click: This email originated outside our organization.

Hi Rebecca,

We do not support TIF for the Victoria / Grand Ave development. It is not a blighted area, nor is the area surrounding it blighted.

I hope you vote no for TIF on that project.

Best,

Linda Winsor and Andrew Prokop  
645 Goodrich Ave  
St. Paul, MN 55105

**From:** [Grand Avenue Business Association](#)  
**To:** [#CI-StPaul\\_Ward2](#); [#CI-StPaul\\_Ward1](#); [#CI-StPaul\\_Ward3](#); [#CI-StPaul\\_Ward4](#); [#CI-StPaul\\_Ward5](#); [#CI-StPaul\\_Ward6](#); [#CI-StPaul\\_Ward7](#); [\\*CI-StPaul\\_Contact-Council](#); [CouncilHearing \(CI-StPaul\)](#)  
**Cc:** [Holly Weinkauf](#)  
**Subject:** Support for Grand and Victoria Development Project RES PH 25-283  
**Date:** Tuesday, December 16, 2025 5:45:21 PM

---

You don't often get email from [info@grandave.com](mailto:info@grandave.com). [Learn why this is important](#)

Dear Council President Noecker and Members of the City Council,

On behalf of the Grand Avenue Business Association (GABA) Board of Directors, we write in support of the Grand and Victoria Development Project and the establishment of a redevelopment district (TIF) to bring this proposed project to life.

For many years, the City has taken an interest in and expressed a willingness to help commercial corridors like Grand Ave. redevelop and thrive. To the extent the City has available economic development tools like redevelopment TIF, for projects like this one that meet their strict criteria, they should be used to the fullest extent possible. Without the tax increment tool, the blighted buildings are likely to remain vacant and underutilized for an extended and unknown period of time. That is time we can't lose in our collective efforts to grow our local economy.

The proposed redevelopment at Victoria and Grand will add density and new housing units in a walkable urban corridor and support new and existing small, local businesses on Grand. We are excited for this investment in our community and ask respectfully for your support.

Sincerely,  
Kim O'Brien  
Executive Director of GABA  
651-276-4696

Holly Weinkauf  
President of GABA  
Owner, Red Balloon Bookshop  
651-224-8320

--



Grand Avenue Business Association  
1041 Grand Ave  
#535  
St. Paul, MN 55105  
[www.grandave.com](http://www.grandave.com)  
[info@grandave.com](mailto:info@grandave.com)

**From:** [Jenna Sadjadi](#)  
**To:** [RENE J MEYER-GRIMBERG](#)  
**Cc:** [\\*CI-StPaul Contact-Council](#)  
**Subject:** RE: NOTE about 857 Grand Ave. TIME SENSITIVE  
**Date:** Tuesday, December 16, 2025 5:40:18 PM  
**Attachments:** [Public Comment DEC. 8-9.pdf](#)  
[2025-0175 SHPO letter 12-6-24.pdf](#)  
[2025-0175a SHPO letter 2-6-25.pdf](#)  
[image001.png](#)

---

Hi Rene – Thank you for sharing your public comment relating to 845 Grand and the proposed TIF District. Your comments will be shared with the Council and added to the public record.

**Jenna Sadjadi** (she/they)  
**Executive Assistant to Council President Noecker**  
Saint Paul City Council - Ward 2  
15 W Kellogg Blvd, Room 310B  
Saint Paul, MN 55102  
651-266-8620 | [www.stpaul.gov/ward2](http://www.stpaul.gov/ward2)



**SAINT PAUL**  
**MINNESOTA**

---

**From:** RENE J MEYER-GRIMBERG <[rene.me@mac.com](mailto:rene.me@mac.com)>  
**Sent:** Tuesday, December 16, 2025 5:30 AM  
**To:** Jenna Sadjadi <[Jenna.Sadjadi@ci.stpaul.mn.us](mailto:Jenna.Sadjadi@ci.stpaul.mn.us)>  
**Subject:** Fwd: NOTE about 857 Grand Ave. TIME SENSITIVE

**Think Before You Click:** This email originated **outside** our organization.

Sorry, I should have CC'd you on this.  
Rene Meyer-Grimberg

Begin forwarded message:

**From:** RENE J MEYER-GRIMBERG <[rene.me@mac.com](mailto:rene.me@mac.com)>  
**Subject:** NOTE about 857 Grand Ave. TIME SENSITIVE  
**Date:** December 16, 2025 at 12:28:31 GMT+1  
**To:** Rebecca Noecker <[Rebecca.Noecker@ci.stpaul.mn.us](mailto:Rebecca.Noecker@ci.stpaul.mn.us)>

Dear Rebecca,

We have a meeting planned in January, but this information is important for the Dec.17th HRA meeting about the TIF funding decision on the project.

To start with, this building is not cleared for demolition, (keep Reading...) despite DEED money slated for it.

Note also that this project does not seem to fit the parameters for TIF funding - reasoning is clearly laid out by constituents - included in the document package attached.

The historic building on the corner- 857 Grand (not the house at 845) has not been correctly cleared for demolition.

SHPO, Pigeon consulting and the PED have not completed the process which would include an environmental review and public comment period (EQB) I have all the details and communications which confirm that the commercial building, 857 Grand Avenue is listed on the State Historic Preservation listing at contributing to the historic character of the neighborhood.

I have received information from SHPO, in an exchange from Amy Spong:

Our office issued a determination that the commercial building was contributing and the neighboring house was noncontributing--see attached letter dated 2-6-25.

From the attached correspondence:

"Currently, we are not able to provide concurrence with your recommendation that Bingham & Norton (RA-SPC-01344) is non-contributing to the State Register-listed Historic Hill District. The ownership and use history of this property is well documented. ...Please consider our comments and provide additional evaluative information for subsequent review and comment. Alternately, the building can be considered contributing to the historic district."

**AND the consultant AGREED with SHPO - which explains why it is listed as CONTRIBUTING**

"Despite the changes to the Bingham & Norton Building outside the period of significance, our office's opinion is that the building continues to have sufficient integrity to convey the State Register-listed Historic Hill District's association with events that have made a significant contribution to the broad patterns of our history."

857 Grand Avenue is recognized and registered as contributing.  
Supporting the demolition and use of TIF funding for the development of this site seems problematic.

Thank you for considering this issue more closely,  
Sincerely,  
Rene MG

December 6, 2024

Tamara Halvorsen  
Pigeon Consulting  
[tamara@pigeonconsulting.com](mailto:tamara@pigeonconsulting.com)

RE: State Register of Historic Places Evaluation Report, Historic Hill District  
841 Grand Avenue and 851-857 Grand Avenue  
St. Paul, Ramsey County  
SHPO Number: 2025-0175

Dear Tamara Halvorsen:

Thank you for consulting with our office regarding the evaluation of two properties that are located within the boundaries of the State Register-listed Historic Hill District. We have reviewed the submitted report, *State Register of Historic Places Evaluation of 841 Grand Avenue and 851-857 Grand Avenue, Saint Paul, Ramsey County* (November 2024) and our comments are provided below.

Based on the documentation provided, we agree with your recommendation that the **House at 841 Grand Avenue (RA-SPC-01343)** does not retain sufficient integrity to the State-listed Historic Hill District's 1854-1930 period of significance. The property was significantly altered after 1930 and is considered non-contributing to the historic district.

Currently, we are not able to provide concurrence with your recommendation that **Bingham & Norton (RA-SPC-01344)** is non-contributing to the State Register-listed Historic Hill District. The ownership and use history of this property is well documented. The evaluation outlines that the building has been extensively remodeled at the interior. What is less well understood are the changes to the exterior of the property. As noted in the draft memorandum shared by SHPO, *Determining the eligibility of properties within the State Register-listed Hill District*, "the contributing/non-contributing status of a resource will be determined based on analysis of exterior integrity." Ideally historic documentation for the property would be relied upon to provide visual reference material and/or construction history.

During a phone conversation on December 5, 2024, you confirmed that historic photographs could not be located and that building permits are unavailable for this property. With this in mind, SHPO requests additional information to understand the construction history of the building, especially at the primary façade. Is it possible to recognize (and potentially date) changes to the primary façade based on construction materials? What can be inferred about the physical attributes of Bingham & Norton based on the other automotive garages nearby? The National Park Service, National Register Bulletin 16A states that a building is non-contributing to a district if it "does not add to the historic architectural qualities, historic associations, or archaeological values for which the district is significant." Based on the information provided, SHPO does not believe this property diminishes the historic values of the historic district.

---

**MINNESOTA STATE HISTORIC PRESERVATION OFFICE**

50 Sherburne Avenue ■ Administration Building 203 ■ Saint Paul, Minnesota 55155 ■ 651-201-3287

[mn.gov/admin/shpo](http://mn.gov/admin/shpo) ■ [mnshpo@state.mn.us](mailto:mnshpo@state.mn.us)

AN EQUAL OPPORTUNITY AND SERVICE PROVIDER

Please consider our comments and provide additional evaluative information for subsequent review and comment. Alternately, the building can be considered contributing to the historic district.

Please contact Ginny Way, National Register Historian, at [ginny.way@state.mn.us](mailto:ginny.way@state.mn.us) or 651-201-3293 if you have any questions regarding our comments.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Amy Spong', with a stylized, cursive script.

Amy Spong  
Deputy State Historic Preservation Officer

**From:** [Rebecca Noecker](#)  
**To:** [Greg Weiner](#)  
**Subject:** FW: Say No to More TIF  
**Date:** Tuesday, December 16, 2025 5:19:21 PM

---

Please add to the record.

Best,  
Rebecca

**Rebecca Noecker** | Saint Paul City Councilmember, Ward 2

15 West Kellogg Blvd – Suite 310B | Saint Paul, MN 55102  
651.266.8622 | [rebecca.noecker@ci.stpaul.mn.us](mailto:rebecca.noecker@ci.stpaul.mn.us)

**Stay connected to Ward 2!** [Sign up for quarterly e-newsletters](#), [like us on Facebook](#) and [follow us on Instagram!](#)

---

**From:** Gerald Mischke <[gerry.mischke@gmail.com](mailto:gerry.mischke@gmail.com)>  
**Sent:** Tuesday, December 16, 2025 5:10 PM  
**To:** #CI-StPaul\_Ward1 <[Ward1@ci.stpaul.mn.us](mailto:Ward1@ci.stpaul.mn.us)>; #CI-StPaul\_Ward2 <[Ward2@ci.stpaul.mn.us](mailto:Ward2@ci.stpaul.mn.us)>; #CI-StPaul\_Ward4 <[Ward4@ci.stpaul.mn.us](mailto:Ward4@ci.stpaul.mn.us)>; #CI-StPaul\_Ward6 <[Ward6@ci.stpaul.mn.us](mailto:Ward6@ci.stpaul.mn.us)>; #CI-StPaul\_Ward5 <[Ward5@ci.stpaul.mn.us](mailto:Ward5@ci.stpaul.mn.us)>; #CI-StPaul\_Ward3 <[Ward3@ci.stpaul.mn.us](mailto:Ward3@ci.stpaul.mn.us)>; #CI-StPaul\_Ward7 <[Ward7@ci.stpaul.mn.us](mailto:Ward7@ci.stpaul.mn.us)>  
**Subject:** Say No to More TIF

Some people who received this message don't often get email from [gerry.mischke@gmail.com](mailto:gerry.mischke@gmail.com). [Learn why this is important](#)

**Think Before You Click:** This email originated **outside** our organization.

Dear Councilmembers:

As a lifetime resident of St. Paul and a member of In\$ight Saint Paul, I urge you to be very sceptical (much more than you have been) when it comes to creating new TIF districts. You are about to consider a new district at Grand & Victoria (perhaps one of, if not the most, desirable areas to develop in Saint Paul). I urge you not to allow this to happen. If I'm not mistaken, a new TIF district has never been denied, so I understand what we are up against when it comes to denying a request from a developer. If I were a developer, and I was being given the opportunity to gain a few million dollars, it would be hard not to ask for it or to turn it down.

Saint Paul has abused Tax Increment Financing in the past to the detriment of our taxbase. TIF has a negative impact on property taxes (and even rents in our commercial properties downtown) and has increased the City's debt service. Tax Increment Financing can be very

difficult to understand for the common citizen. The details of its finances tend to be secretive and opaque. Many cities don't rely on it as much as Saint Paul. If we don't get a handle on our finances, I'm afraid Saint Paul may go bankrupt.

If you are as concerned as I am (as well as many of my friends and neighbors), please consider NOT approving any new TIF district and instead consider decertifying the 8 that In\$ight Saint Paul is proposing.

Let's turn the page and get Saint Paul back on a sound financial footing.

Thank you,

Gerald Mischke  
142 Granite Street  
Saint Paul  
651-278-0196

**From:** [Rebecca Noecker](#)  
**To:** [Chris Jensen](#)  
**Cc:** [Greg Weiner](#)  
**Subject:** RE: Letter of Support 851-857 Grand Ave  
**Date:** Tuesday, December 16, 2025 5:06:16 PM

---

Thanks Chris! I'll make sure your email is added to the public record.

Best,  
Rebecca

**Rebecca Noecker** | Saint Paul City Councilmember, Ward 2

15 West Kellogg Blvd – Suite 310B | Saint Paul, MN 55102  
651.266.8622 | [rebecca.noecker@ci.stpaul.mn.us](mailto:rebecca.noecker@ci.stpaul.mn.us)

**Stay connected to Ward 2!** [Sign up for quarterly e-newsletters](#), [like us on Facebook](#) and [follow us on Instagram!](#)

---

**From:** Chris Jensen <[candkjensen@gmail.com](mailto:candkjensen@gmail.com)>  
**Sent:** Tuesday, December 16, 2025 1:58 PM  
**To:** Rebecca Noecker <[Rebecca.Noecker@ci.stpaul.mn.us](mailto:Rebecca.Noecker@ci.stpaul.mn.us)>  
**Subject:** Letter of Support 851-857 Grand Ave

You don't often get email from [candkjensen@gmail.com](mailto:candkjensen@gmail.com). [Learn why this is important](#)

**Think Before You Click:** This email originated **outside** our organization.

Dear Council President Noecker,  
I'm writing you today in support of the TIF funds being approved for 851-857 Grand Ave.

At a time when our beloved city is desperately looking for reinvestment, now is the time. If our city has a project that fits the requirements for the TIF funds the project should be approved. The Kenton house project has reinvigorated the east end of Grand and this project will do the same for the Victoria/Grand corner.

Thanks for all you do!  
Sincerely

Chris Jensen  
2025 Goodrich Ave  
Ward 4 resident