

From: Kathryn McGuire [<mailto:mcguire.kathy56@gmail.com>]

Sent: Tuesday, December 3, 2019 9:41 AM

To: #CI-StPaul_Ward1 <Ward1@ci.stpaul.mn.us>; #CI-StPaul_Ward2 <Ward2@ci.stpaul.mn.us>; #CI-StPaul_Ward3 <Ward3@ci.stpaul.mn.us>; #CI-StPaul_Ward4 <Ward4@ci.stpaul.mn.us>; #CI-StPaul_Ward5 <Ward5@ci.stpaul.mn.us>; #CI-StPaul_Ward6 <Ward6@ci.stpaul.mn.us>; #CI-StPaul_Ward7 <Ward7@ci.stpaul.mn.us>

Subject: Requesting a Meeting

I am writing in support of the request made by Neighbors for a Livable Saint Paul for a community meeting to learn more about the tax increment financing for the Ford site.

Most people do not understand this arrangement. In the interest of transparency, public education and sound representation of Saint Paul citizens, it would be a good idea to hold a public meeting, prior to a City Council vote, so that people can truly understand the complete picture of this financial arrangement before this decision is made.

Sincerely,

Kathy McGuire
2203 Fairmount Avenue
Saint Paul, MN

Sent: Tuesday, December 03, 2019 6:18 AM

To: #CI-StPaul_Ward3 <Ward3@ci.stpaul.mn.us>

Subject: Ford plant

I do not want my taxes to go up due city funds to for the .ford plant .

Do you know what ford paid

For this land? I believe nothing.

Can you find out?

Sent from my iPhone

Regards,

Melinda Bonk

Kind Regards,
Melinda Bonk

Wise Essentials

716 Mount Curve Blvd.

St. Paul, MN 55116

From: catherine hunt [<mailto:katemhunt@outlook.com>]

Sent: Tuesday, December 03, 2019 2:17 PM

To: #CI-StPaul_Ward1 <Ward1@ci.stpaul.mn.us>; #CI-StPaul_Ward2 <Ward2@ci.stpaul.mn.us>; #CI-StPaul_Ward3 <Ward3@ci.stpaul.mn.us>; #CI-StPaul_Ward4 <Ward4@ci.stpaul.mn.us>; #CI-StPaul_Ward5 <Ward5@ci.stpaul.mn.us>; #CI-StPaul_Ward6 <Ward6@ci.stpaul.mn.us>; #CI-StPaul_Ward7 <Ward7@ci.stpaul.mn.us>

Subject: Delay 12-4 TIF Vote-Hold Public Meeting

Dear City Council Members:

The 12/4/19 vote to approve TIF for the Ford site should be delayed because there are too many unanswered questions and speculative claims about the benefits of using scarce taxpayer money to warrant TIF approval at this time.

Before a TIF vote is taken, City officials must conduct a transparent and accurate public accounting for the use of TIF at the Ford site and, at a minimum, address the following questions:

Questions: With unsustainable year-over-year property tax increases, using up to \$275 million in TIF at Ford creates long-term social and economic inequities for all St. Paul citizens. Instead of addressing the lack of affordable housing; record-setting homicides; pothole-ridden streets; and crumbling infrastructure, the \$275 million subsidy is removed from public use for 26 years and, in doing so, exacerbates these very problems. How do you justify social and economic inequities by neglecting investment in public assets, subsidizing Ryan for 26 years and continuing to increase taxes? What is the cost of this \$275 million subsidy since every subsidy dollar must first be taxed out of the economy-any valid analysis must include this corresponding cost.

The city says that the site will result in a significant tax base increase over time that will strengthen surrounding property values and could yield as much as \$20 million per year in additional property tax revenues yet this is only true if the \$1.3 billion valuation is accurate.

Question: How do we know that this projection and its assumptions are accurate? Please provide taxpayer-paid data to the public to substantiate these claims before the TIF vote.

Question: What would happen if the \$1.3 billion valuation for the site is overly optimistic, or a real estate market downturn occurs resulting in the \$275 million subsidy generating less revenue AND the City must still pay off debt to finance TIF-if these economic scenarios or worse occur-how will the City make up for even more lost tax revenue and continue to provide basic public services? Thank you, Kate Hunt, Ward 3.

Sent: Monday, December 02, 2019 9:08 PM

To: #CI-StPaul_Ward3 <Ward3@ci.stpaul.mn.us>

Cc: #CI-StPaul_Ward1 <Ward1@ci.stpaul.mn.us>; #CI-StPaul_Ward2 <Ward2@ci.stpaul.mn.us>; #CI-StPaul_Ward4 <Ward4@ci.stpaul.mn.us>; #CI-StPaul_Ward5 <Ward5@ci.stpaul.mn.us>; #CI-StPaul_Ward6 <Ward6@ci.stpaul.mn.us>; #CI-StPaul_Ward7 <Ward7@ci.stpaul.mn.us>

Subject: Requesting a Meeting

Councilmember Tolbert and Members of the Saint Paul City Council,

Neighbors for a Livable Saint Paul is requesting that a public meeting be scheduled regarding tax increment financing for the Ford site. Specifically, we are requesting that the City Council decision on TIF be postponed until a public meeting is held to thoroughly explain and discuss the TIF plan for the Ford site and how it relates to other TIF projects, City-wide property taxes, and City finances in general.

Surely, a decision as important as this, a decision that impacts the general tax fund and multiple city services, deserves complete transparency, thorough discussion, and genuine public engagement with the citizens. Surely, the city has a responsibility to better inform the public and include them in making decisions about how tax money is allocated.

We request your response to our request at your very earliest convenience on Tuesday, November 3.

Sincerely,

Neighbors for a Livable Saint Paul

From: Charles Rafowicz [<mailto:crafowicz2017@gmail.com>]

Sent: Tuesday, December 3, 2019 7:31 PM

To: #CI-StPaul_Ward7 <Ward7@ci.stpaul.mn.us>

Subject: Public. Hearing

Dear Council Member

Neighbors for a Livable St. Paul have the right idea. Please support the request.

Charles Rafowicz

--

Charles Rafowicz

From: Beth Friend [<mailto:bethrfriend@gmail.com>]

Sent: Tuesday, December 3, 2019 9:06 PM

To: Friend Beth <bethrfriend@gmail.com>

Subject:

Hello,

I am writing to express my support for Neighbors for a Livable St. Paul's request

for a public meeting prior to a vote or decision on the TIF plan for the Ford site development. This meeting should explain the TIF plan for Ford and how it relates to other TIF projects, city-wide property taxes and city finances in general.

It is imperative that we have greater transparency and accountability before city politicians commit Saint Paul residents to greatly increased public debt and targeted subsidies. The city needs to better inform the public and include them in making decisions about how citizens' tax money is spent.

Sincerely,

Beth Friend

15 Orme Court

St. Paul, MN 55116

From: mfmcguire83@gmail.com [<mailto:mfmcguire83@gmail.com>]

Sent: Wednesday, December 4, 2019 10:40 AM

To: #CI-StPaul_Ward7 <Ward7@ci.stpaul.mn.us>; #CI-StPaul_Ward6 <Ward6@ci.stpaul.mn.us>; #CI-StPaul_Ward5 <Ward5@ci.stpaul.mn.us>; #CI-StPaul_Ward4 <Ward4@ci.stpaul.mn.us>; #CI-StPaul_Ward3 <Ward3@ci.stpaul.mn.us>; #CI-StPaul_Ward2 <Ward2@ci.stpaul.mn.us>; #CI-StPaul_Ward1 <Ward1@ci.stpaul.mn.us>

Subject: Public Meeting Request For TIF

Good morning,

I understand that the council is set to vote tonight on the TIF plan for the Ford Site.

I think you should delay this vote until a time when you can hold a public meeting explaining to the community why TIF is needed for the project and the implications of committing tens and possibly hundreds of millions of dollars to this project.

Please hold a public meeting on TIF before voting on it.

Thanks,

Matt McGuire

1646 Niles Ave

St Paul, MN 55116

From: Jody Cohen Press [<mailto:jody@presslawoffice.com>]

Sent: Wednesday, December 4, 2019 1:24 AM

To: #CI-StPaul_Ward1 <Ward1@ci.stpaul.mn.us>; #CI-StPaul_Ward2 <Ward2@ci.stpaul.mn.us>; #CI-StPaul_Ward3 <Ward3@ci.stpaul.mn.us>; #CI-StPaul_Ward4 <Ward4@ci.stpaul.mn.us>; #CI-StPaul_Ward5 <Ward5@ci.stpaul.mn.us>; #CI-StPaul_Ward6 <Ward6@ci.stpaul.mn.us>; #CI-StPaul_Ward7 <Ward7@ci.stpaul.mn.us>

Subject: Tax Increment Financing for the Ford Site

Dear City Council Members:

It's my understanding that the St. Paul City Council intends to vote on an **enormous** tax increment financing (TIF) package for the Ford site. TIF's are taxpayer subsidies and in this case, the TIF amounts to **\$275,000,000** of taxpayer dollars.

St. Paulites must be provided with government transparency and accountability before the Council commits to **enormous** increased public debt and targeted subsidies. We must be included in making decisions about how our tax dollars are spent, therefore, **the City Council must hold public meetings to explain and discuss the Ford site TIF plan and how it relates to other TIF projects, City-wide property taxes and City finances in general.**

Because TIF financing runs for decades, future tax revenues from the Ford site will be unavailable to fund essential city services, such as schools, police, fire and road maintenance. **As the need for these services increases, property taxes across the city will have to rise to compensate for the loss of Ford site tax revenues. As recently reported by the StarTribune, millions of dollars are needed to repair the crumbling streets of St. Paul.** <http://www.startribune.com/public-works-crumbling-st-paul-streets-need-cash-infusion/521743481/>

Jody Cohen Press
2001 Magoffin Ave
St Paul 55116

From: Carrie Bittner [<mailto:carrie.bittner@spps.org>]

Sent: Tuesday, December 3, 2019 11:44 AM

To: #CI-StPaul_Ward7 <Ward7@ci.stpaul.mn.us>

Subject: TIF and Ford site

I would like to express my support for a request for a public meeting on the Ford site TIF plan. Prior to a vote or decision on TIF, it is imperative that a public meeting be held to thoroughly explain and discuss Saint Paul's TIF districts, and to explain and discuss the use of TIF at the Ford site. That the taxes generated by this site could be unavailable to an extended amount of time is unacceptable. There needs to be complete transparency on this process and acknowledged public input. This has not always been the case for this project. Please

schedule a meeting to help the intent of the city council be clear, and if it is not in line with your constituents, then I ask that you share OUR concerns and issues as OUR representative.

Respectfully,

Catherine Bittner

St. Paul, MN

I grew up in Mac-Grove but was living in Pittsburgh, PA., when the closure of the Ford plant was announced. My husband and I were planning our retirement and I broached the idea of building a house in the site. However, I also realized that development would take years—much longer than the time frame we had for moving back to St. Paul. So we bought a property on Summit Avenue and did a tear down to build our retirement home.

We continue to watch the plans develop for the Ford site, and I have been surprised that so little of the parcel is being zoned for single family residences. This past Sunday my husband brought home the bulletin from the St. Paul Cathedral in which Father John Ubel wrote about the changing neighborhoods in St. Paul. Father Ubel points out that the density of Ford parcel will be 34,133 persons per square mile (53 persons per acre) in contrast to the current density of 4,072 persons in Highland Park (6.2 persons per acre).

I'm all for walkability (one of the things I enjoy in my Summit Avenue location), but the proposed development plan is a fundamental change in the type of neighborhood the city has historically enjoyed. There will be little home ownership and, Ubel contends, less connection to the community.

Personally, I am skeptical of turning over the development of a prime piece of property to a single developer. The profit motive is too seductive. More thought should go into the plans for the development of the site so that it fits with the rest of the city, particularly the adjoining neighborhood of Highland Park.

Stephanie Martineau

1474 Summit Avenue

December 4, 2019

Saint Paul City Council
15 Kellogg Blvd. West, 310 City Hall
Saint Paul, MN 55102

RE: Ford Site - Sustainable Building Policy Compliance

Dear City Councilmembers:

My name is Ben Rabe and I direct our built environment program at Fresh Energy. As an independent energy policy nonprofit working to speed the transition to a clean energy economy, we recognize the potential of the Ford site to be nationally renowned demonstration project for cold climate carbon neutral buildings. As an organization, we are very excited and supportive of this investment in our community.

The Saint Paul's 2015 greenhouse gas inventory study found that 52% of citywide carbon emissions come from the building sector. In the city's draft climate action plan, Saint Paul outlines a goal to be carbon neutral by 2050 and we have a long way to go to get there.

For nearly a decade, the city has required stricter standards for buildings that get more than \$200,000 of public funding as part of its sustainable buildings policy. This was updated last year to include buildings with large-scale renovations. This policy allows for several different compliance options including LEED Green GreenStar, etc., with overlay of underlining requirements. For energy, the Sustainable Buildings 2030 policy or SB 2030 provides this backstop. This is the same standard required for the state bonded buildings including US Bank Stadium. SB 2030 is a progressive energy policy that steps down over time requiring 80% more efficient buildings beginning in 2020 over a 2005 baseline. This will step down to 90% more efficient in 2025 and will require net-zero buildings in 2030.

As we've heard tonight, the city will be investing substantially more than this on a per building basis at the Ford site. Therefore, Ryan has agreed to take on these to meet these standards. Additional, Ryan Company has pledged to providing 100 percent renewable electricity to the site. We applaud these commitments and acknowledge this is bold early step in meeting the city's emission reduction goal.

I am here tonight because the city's financial investment in the site is the trigger for the sustainable building policy. Moreover, with the city's commitment to the carbon reductions and the Mayor's goals for the Ford Site to be a sustainability model globally, we would like to see the most rigorous interpretation of SB 2030 employed at the site. All of St Paul's taxpayers will be contributing to the site – therefore we deserve a site that benefits all residents. A demonstration site where of how the city can begin to move toward a carbon free economy is a way these benefits get shared around the city.

New buildings are the first major challenge in meeting our climate crisis and it's essential that new buildings are built as efficient as possible. This is because it's a lot cheaper and easier to make these investments upfront rather than retrofitting buildings down the road. Since there is such a large cost premium for retrofits over new buildings, it's essential we build new buildings as efficiently as possible. A much more challenging task we'll all have to undertake will be to retrofit the existing buildings in the city.

There are some nuances in the SB 2030 policy to prioritize cost effective energy efficiency over on- or off-site renewable energy. This is designed to minimize the energy load, so the building requires less renewable energy production. Once the efficiency bar is met, the policy prioritizes the on-site renewable energy over properties elsewhere on a campus - and prioritizes that over completely off- site energy from a wind or solar farm.

Ryan Co. has proposed acquiring the renewable energy certificates or RECs for the Ford dam from Brookfield Power to provide clean energy clean energy to the site. Given the dam has been providing energy to the region for nearly a century, this energy should not count toward meeting the SB 2030 performance standard. Building energy efficiency, then new and additional renewable energy should be prioritized to meet the energy requirements for the site.

Moreover, this site offers another unique opportunity. Super high efficiency all electric heating technologies – cold climate air source heat pumps are right on the cusp of cost-effectively heating existing buildings in our climate zone. However, high performance new buildings that can be built with super tight envelopes can accommodate heat pump technologies in our climate. A large portion of the Ford Site is does not currently have natural gas infrastructure. Demonstrating that much of the site's buildings can be cost-effectively developed, in our cold climate, without any reliance on natural gas paves the way for the city's transition away from fossil fuels.

The combination of these new technologies and the lack of existing natural gas lines provides the Ford Site to be a demonstration site for future. A St Paul resident, I'm excited to see such a fruitful public-private partnership and happy to see the site move forward.

Sincerely,

Ben Rabe

Director, Built
Environment Fresh
Energy
408 St. Peter Street, Suite
220 St. Paul, MN 55102