

FIFTH AMENDMENT TO
TAX INCREMENT FINANCING PLAN

FOR THE

FORD SITE REDEVELOPMENT TAX INCREMENT FINANCING DISTRICT
(a redevelopment district)

ORIGINALLY ADOPTED BY CITY COUNCIL: March 16, 2016

ORIGINALLY ADOPTED BY HRA BOARD: March 23, 2016

FIRST AMENDMENT ADOPTED BY HRA BOARD: December 4, 2019

SECOND AMENDMENT ADOPTED BY HRA BOARD AND CITY COUNCIL: October 14, 2020

THIRD AMENDMENT ADOPTED BY HRA BOARD: June 23, 2021

FOURTH AMENDMENT ADOPTED BY HRA BOARD: June 23, 2021

FURTHER AMENDED BY HRA BOARD AND CITY COUNCIL AS OF: June 28, 2023

(Scheduled)

This instrument was drafted by:
KENNEDY & GRAVEN, CHARTERED (JSB)
150 S 5th St Ste 700
Minneapolis, MN 55402-1299

FIFTH AMENDMENT TO
TAX INCREMENT FINANCING PLAN FOR
FORD SITE REDEVELOPMENT TAX INCREMENT FINANCING DISTRICT

1. INTRODUCTION - - IDENTIFICATION OF NEED

The Housing and Redevelopment Authority of the City of Saint Paul, Minnesota (the “HRA”), has previously created the Ford Site Redevelopment Tax Increment Financing District (a redevelopment district) (the “TIF District”) located within the Ford Site Redevelopment Project Area (as amended, the “Project Area”) and adopted a tax increment financing plan for the TIF District (as previously amended, and as further amended hereby, the “TIF Plan”).

The HRA has determined that it is necessary to further amend the TIF Plan to remove certain land from the TIF District in order to facilitate the realignment and re-platting of parcels in connection with the redevelopment of a 13-acre parcel adjacent to the TIF District, which amendment will be effective when the plat of Southern Highland Bridge, attached hereto as **Exhibit A**, has been recorded in the real property records of Ramsey County.

2. AMENDMENTS

The TIF Plan is hereby amended as follows:

A. The three parcels affected by the real property to be removed from the TIF District are described as follows:

-Block 33, Lot 1, FORD Plat: A 1.75 acre parcel, for which the boundaries will change, will be slightly reduced in the area to 1.73 acres within the TIF District and the legal description will change as set forth below. This parcel will continue to allow for the same proposed use of 110 affordable housing units. The proposed future development of 110 affordable housing units has not yet begun the site planning or design process. The fully assessed minimum values identified in the minimum assessment agreement for the two anticipated 55-unit affordable housing buildings planned for this block will not change; consequently, the removal of such property does not change the fiscal and economic impact of the TIF District on the taxing jurisdictions compared to the information provided in connection with the establishment of the TIF District, as previously amended. This block will be re-platted as Lot 1, Block 1, Southern Highland Bridge, as depicted in the plat thereof attached hereto as **Exhibit A**, and the re-platted parcel will remain in the TIF District.

-Block 34, Lot 1 FORD Plat: A currently 5.36 acre parcel, for which the boundaries will change, will be reduced in area to a 3.64 acre parcel within the TIF District and the legal description will change as set forth below. This smaller parcel will continue to allow for the same proposed use of 100,000 square feet of office space and associated parking. The proposed future development of 100,000 square feet

of office space has not yet begun the site planning or design process. The fully assessed minimum values identified in the minimum assessment agreement for the anticipated 100,000 square feet of office space planned for this block will not change; consequently, the removal of such property does not change the fiscal and economic impact of the TIF District on the taxing jurisdictions compared to the information provided in connection with the establishment of the TIF District, as previously amended. This block will be re-platted as Lot 3 Block 1, Southern Highland Bridge, as depicted in the plat thereof attached hereto as **Exhibit A**, and the re-platted parcel will remain in the TIF District.

-Park D, Ford Plat: A currently 1.5 acre parcel, for which the boundaries will change, will be removed from the TIF District. This parcel area, along with a new outlot to accommodate area wetlands, as well as the portion that will be retained for site access by University of St. Thomas for a ballfields program. This parcel area is not subject to property taxes; consequently, the removal of such property does not change the fiscal and economic impact of the TIF District on the taxing jurisdictions compared to the information provided in connection with the establishment of the TIF District, as previously amended.

- B. The total real property to be removed from the TIF District is comprised of approximately 3.24 acres in the approximate areas shown on the map included as **Exhibit B** attached hereto.
- C. A map of the current boundary of the TIF District is included as **Exhibit C** attached hereto and a map of the revised boundary of the TIF District after removal of the depicted property is included as **Exhibit D** attached hereto.
- D. Except as herein amended, all other provisions of the TIF Plan, as previously amended, shall remain unchanged and in full force and effect.

EXHIBIT A

Plat of Southern Highland Bridge SOUTHERN HIGHLAND BRIDGE

DRAFT COPY
UNLAWFUL TO CHANGE
OR REPRODUCE

WHEREAS, certain plat Project Plat, LLC, a Missouri limited liability company, owner of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

Lot 2, Block 1, First Water Company First Addition, Ramsey County, Minnesota;

and

That part of Lot 1, Block 1, First Water Company First Addition (and portions of the rest of First Water County, Minnesota;

and

That part of Lot 2, South's Subdivision No. 87 (and portions of the South side of Lot 3, Block 1, First Water Company First Addition, Ramsey County, Minnesota;

And that the City of Saint Paul is Missouri's Multiple Jurisdiction, owner of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

Part 2, FORD, Ramsey County, Minnesota;

And that Project Plat, LLC, a Missouri limited liability company, owner of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

Lot 1, Block 22, FORD, Ramsey County, Minnesota;

and

Lot 1, Block 24, FORD, Ramsey County, Minnesota;

Have caused the same to be surveyed and plotted as SOUTHERN HIGHLAND BRIDGE and to cause a plat therefor to be made and to cause the same to be filed in the office of the County Clerk of Ramsey County, Minnesota, on this _____ day of _____, 20____.

I, Andrew J. Hermal, Professional Land Surveyor, do hereby certify that I have surveyed or directly supervised the survey of the property described on this plat, prepared this plat and directly supervised the preparation of this plat. That the plat is a correct depiction of the available survey data and that the boundaries thereon are correctly depicted on this plat, that all measurements depicted on this plat have been carefully and truly taken in accordance with the laws of the State of Minnesota.

Signed: Andrew J. Hermal

By _____

To _____

CITY OF MINNESOTA

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____ of _____, the _____ of _____, County of _____, State of Minnesota, as _____ of the _____ of _____.

Notary Public _____ County, State of Minnesota
My Commission Expires _____

I, Andrew J. Hermal, Professional Land Surveyor, do hereby certify that I have surveyed or directly supervised the survey of the property described on this plat, prepared this plat and directly supervised the preparation of this plat. That the plat is a correct depiction of the available survey data and that the boundaries thereon are correctly depicted on this plat, that all measurements depicted on this plat have been carefully and truly taken in accordance with the laws of the State of Minnesota.

Signed: City of Saint Paul

By _____, City Clerk

and

By _____, City Clerk

and

By _____, City Clerk

and

By _____, City Clerk

CITY OF MINNESOTA

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____ of _____, the _____ of _____, County of _____, State of Minnesota, as _____ of the _____ of _____.

Notary Public _____ County, State of Minnesota
My Commission Expires _____

Notary Public _____ County, State of Minnesota
My Commission Expires _____

I, Andrew J. Hermal, Professional Land Surveyor, do hereby certify that I have surveyed or directly supervised the survey of the property described on this plat, prepared this plat and directly supervised the preparation of this plat. That the plat is a correct depiction of the available survey data and that the boundaries thereon are correctly depicted on this plat, that all measurements depicted on this plat have been carefully and truly taken in accordance with the laws of the State of Minnesota.

Signed: Project Plat, LLC

By _____

and

By _____

To _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____ of _____, the _____ of _____, County of _____, State of Minnesota, as _____ of the _____ of _____.

Notary Public _____ County, State of Minnesota

My Commission Expires _____

I, Andrew J. Hermal, Professional Land Surveyor, do hereby certify that I have surveyed or directly supervised the survey of the property described on this plat, prepared this plat and directly supervised the preparation of this plat. That the plat is a correct depiction of the available survey data and that the boundaries thereon are correctly depicted on this plat, that all measurements depicted on this plat have been carefully and truly taken in accordance with the laws of the State of Minnesota.

Signed: _____

By _____

To _____

CITY OF MINNESOTA

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____ of _____, the _____ of _____, County of _____, State of Minnesota, as _____ of the _____ of _____.

Notary Public _____ County, Minnesota

My Commission Expires _____

CITY OF SAINT PAUL

COUNTY OF _____

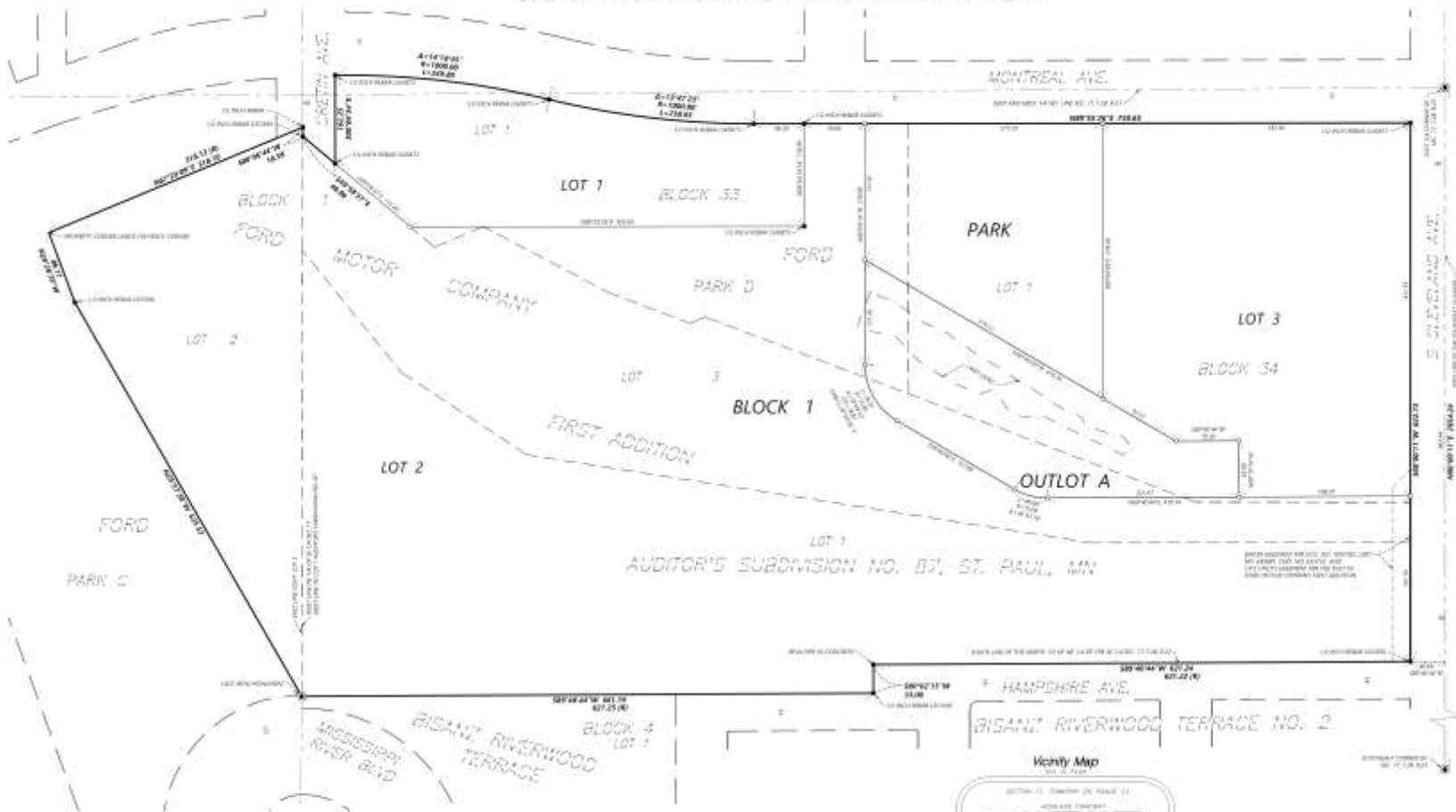
I do hereby certify that on the _____ day of _____, 20____, the City Council of the City of Saint Paul, Minnesota, approved this plat.

Westwood
Professional Services, Inc.

Sheet 1 of 12 sheets

SOUTHERN HIGHLAND BRIDGE

DRAFT COPY
SUBJECT TO CHANGE
WITHOUT NOTICE



THE EAST ONE (1/2) QUARTER QUARTER OF SECTION 11, T. 28. N. R. 24. W. ASSIGNED TO BEAR WEST 80° 11' E.

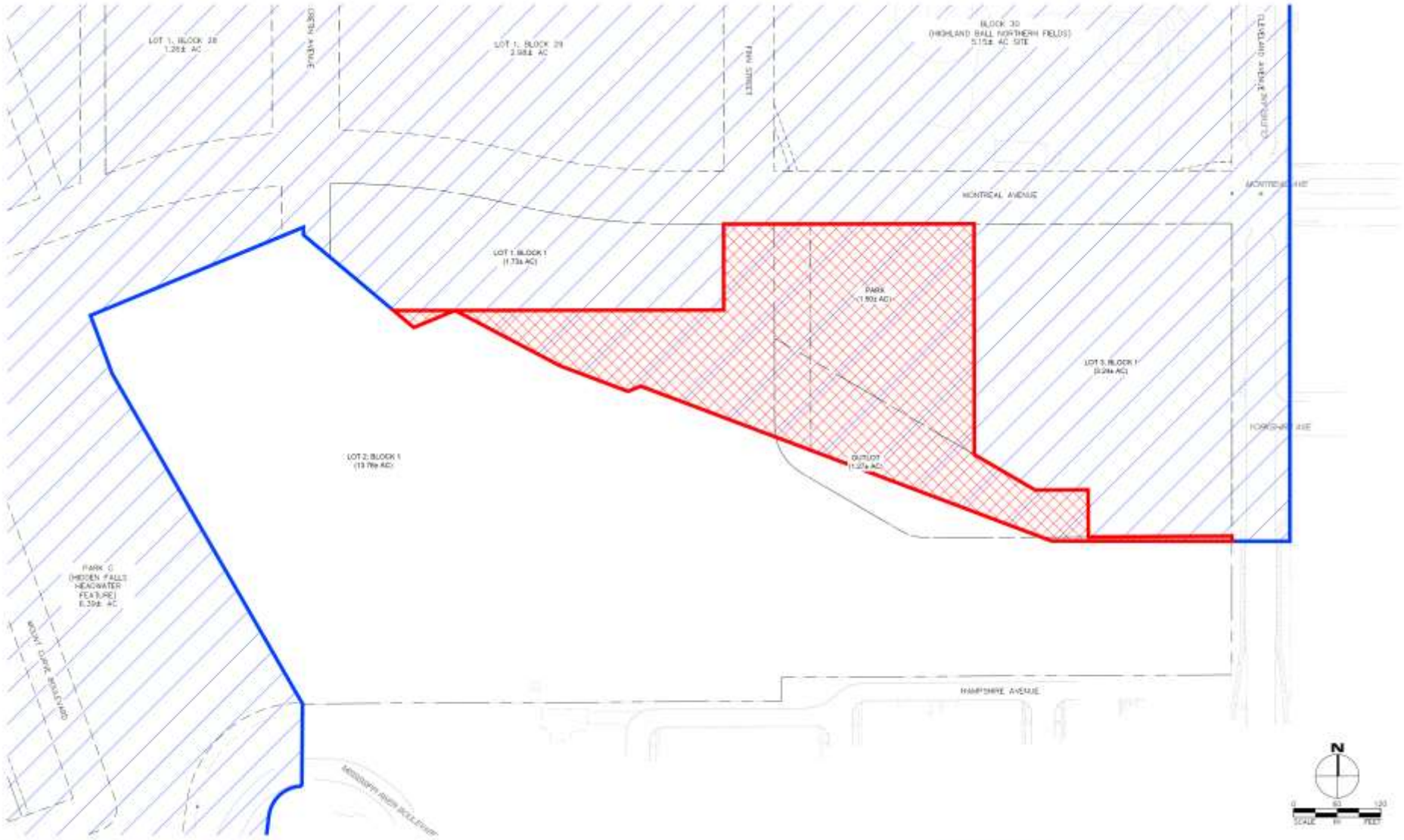
- MARKETS 1/2 ANCH BY 14 INCH IRON BUSH SET AND MARKED BY COUSINS NO. 52288
- DENOTES FOUND MONUMENT
- ⊙ DENOTES FOUND CAST IRON MONUMENT
- Ⓜ SECOND DIVISION JULY 1890 WITH COMPANY FIRST ADDITION



Westwood
Professional Services, Inc.

EXHIBIT B

Property to be Removed from the Ford Site Redevelopment Tax Increment Financing District (a redevelopment district)



Highland Bridge • Revised TIF Boundary • 04.27.2023

- Existing TIF Boundary
- Proposed TIF Removal

EXHIBIT C

Map of the Current Boundary of the Ford Site Redevelopment Tax Increment Financing District (a redevelopment district)



Highland Bridge • Existing TIF Boundary • 05.26.2023

EXHIBIT D

Map of the Revised Boundary after Removal of Property from the Ford Site Redevelopment Tax Increment Financing District (a redevelopment district)

