



HDC Resolution of Support to Expand the Ford Site Project Area Boundaries so TIF funds can be used for Transportation and Infrastructure Improvements

WHEREAS, On March 23, 2016, the Housing and Redevelopment Authority (HRA), having received the Saint Paul Planning Commission's opinion regarding the Redevelopment Plan for the Ford Site project area, duly adopted HRA Resolution No. 16-548 to establish the Project Area at the Ford Site; and

WHEREAS the Highland District Council has held multiple community meetings to discuss transportation and infrastructure improvements for the area located around and outside of the Ford Site project area starting in January of 2017; and

WHEREAS on Jan 10 and Jan 24, 2017 over 200 neighbors attended and expressed concerns and ideas for how to improve infrastructure that is located at intersections adjacent to the Ford site project area; specifically along Mississippi River Blvd, Mount Curve, Cretin Ave and Montreal; and

WHEREAS September 13, 2017 CM Tolbert and the HDC co-hosted a discussion with East Metro Strong about current transportation issues, opportunities, and potential solutions for the Highland Park neighborhood, focused mainly on areas that were to be impacted by Ford site development, but were outside the original project area; and

WHEREAS, the AUAR, completed in 2019, determined that although the existing transportation and infrastructure network serving the Project Area was adequate for redevelopment, certain transportation and other infrastructure improvements within the AUAR study area which were beyond the Project Area boundaries, could be implemented over time as a means to address transportation infrastructure impacts that could occur as a result of redevelopment at the Ford Site; and

WHEREAS in February of 2020 the HDC Transportation Committee met with City Engineer, Randy Newton and Tony Barranco, Ryan Companies to discuss the extent of Ryan company improvements around the Ford site, and the improvements recommended by the AUAR, both short and long-term, including roadway improvements, intersection monitoring and improvements, bikeway and pedestrian improvements many located outside the original project area; and

WHEREAS, the HRA, in light of the findings of the AUAR, now proposes a modification of the Ford Site redevelopment plan (the "Amended Redevelopment Plan") adopted under HRA Resolution No. 16-548 that, if approved, would expand the Project Area boundaries established in 2016 so that funds of the Ford Site Redevelopment Tax Increment Financing District established by the HRA in the Project Area (the "TIF District") could be used for transportation and infrastructure improvements identified in the 2019 AUAR but located beyond the present Project Area boundaries; and



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WHEREAS, the HRA's Amended Redevelopment Plan would expand the Project Area boundaries as follows: to Randolph Avenue on the north, to Fairview Avenue on the east, and a slight expansion south to include a storm water utility installation from the Ford Site to Hidden Falls Regional Park as more fully described in Exhibit 1; and

WHEREAS, for the reasons set forth in the August 19, 2020 staff report, the Commission hereby finds that the HRA's Amended Redevelopment Plan, as proposed, provides an adequate rationale for the expansion of the Project Area boundaries so that TIF District funds could be used for transportation and infrastructure improvements identified in the 2019 AUAR; therefore

BE IT RESOLVED that the Highland District Council recommends that the HRA's Amended Redevelopment Plan be adopted by the Planning Commission.

Approved September 3, 2020
By the Highland District Council Board of Directors