

AMENDMENT TO  
TAX INCREMENT FINANCING PLAN

FOR THE

PHALEN VILLAGE REDEVELOPMENT TAX INCREMENT FINANCING DISTRICT

ORIGINALLY ADOPTED BY CITY COUNCIL: August 1, 2001  
ORIGINALLY ADOPTED BY HRA: August 8, 2001,  
AMENDED PLAN APPROVED BY CITY COUNCIL: July 16, 2008  
AMENDED PLAN ADOPTED BY HRA: July 23, 2008  
FURTHER AMENDED AS OF:  
HRA Board: March 22, 2023 (Scheduled)

**AMENDMENT TO  
TAX INCREMENT FINANCING PLAN  
PHALEN VILLAGE 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 Phalen Village Redevelopment Tax Increment Financing District (the “TIF District”) located within the Saint Paul Neighborhood 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 Authority has determined that it is necessary to further amend the TIF Plan to remove certain parcels from the TIF District in order to redevelopment HRA owned property.

**2. AMENDMENTS**

The TIF Plan is hereby amended as follows:

- A. The parcel to be removed from the TIF District is as shown on the map included as **Exhibit A** attached hereto and described as follows:

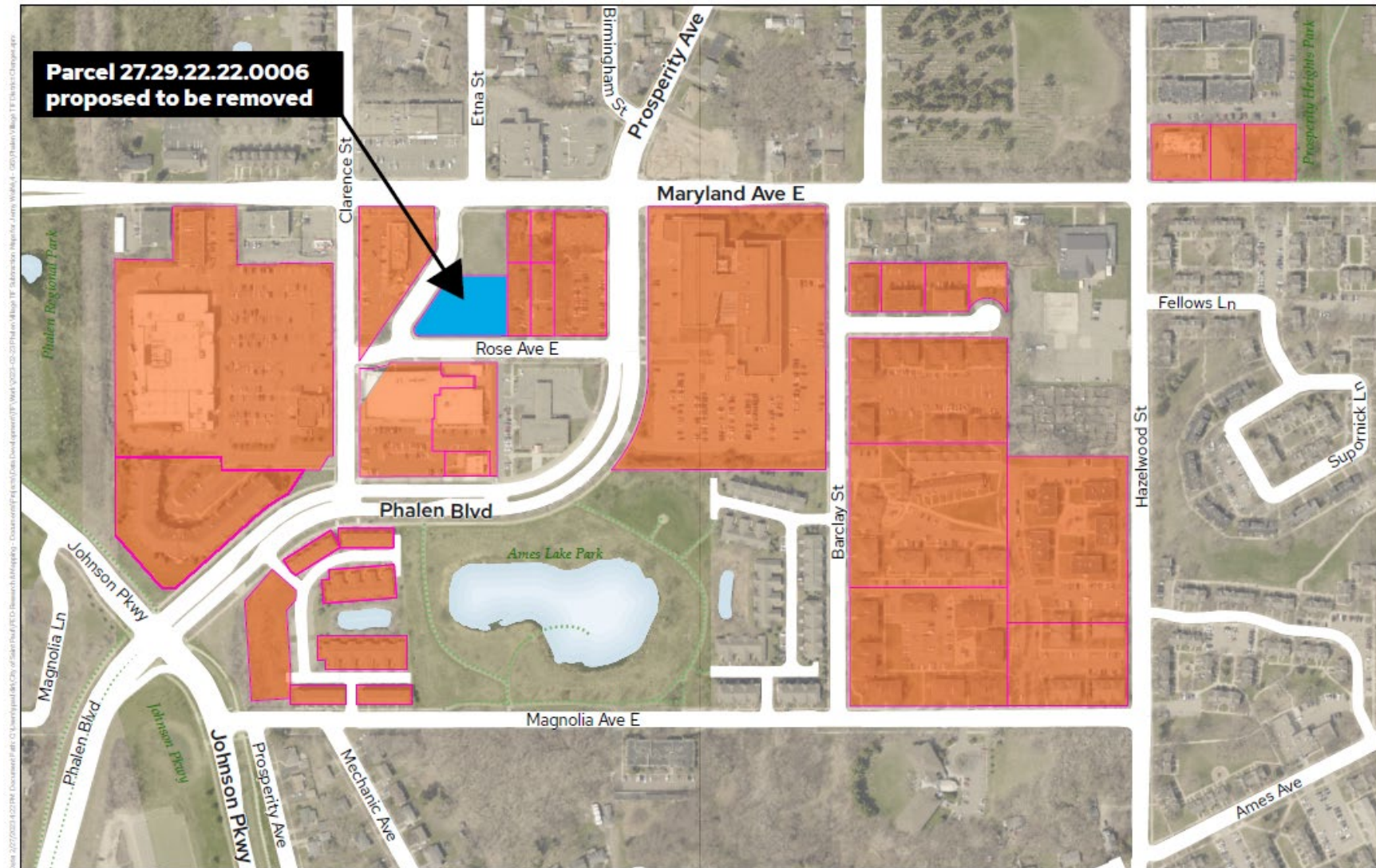
| <u>Parcel ID</u> | <u>Address</u>               | <u>Approximate Legal Description</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|------------------|------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 27.29.22.22.0006 | 1180<br>Prosperity<br>Avenue | <p>The North 151 feet of the South 217 feet of the following described tract:</p> <p>That part of the Northwest Quarter of the Northwest Quarter of Section 27, Township 29, Range 22, Ramsey County, Minnesota described as follows: Commencing at a point on a line 33 feet South of the North line of the Northwest Quarter of said Section 27, being the South line of Maryland Street and 257.47 feet West of the Northeast corner of the Northwest Quarter of the Northwest Quarter of Section 27; thence South 00°08' East, 390 feet; thence West parallel with the North line of said Northwest Quarter, 293.89 feet to the Easterly line of Prosperity Avenue; thence Northeasterly along the Easterly line of Prosperity Avenue 321.28 feet; being a line at an angle of 124°24' to the right from the last described line; thence at an angle to the left 37°06', 125 feet, said last point being the intersection of the Easterly line of Prosperity Avenue and the Southerly line of Maryland Street thence East along the South line of Maryland Street, 117.25 feet to the point of beginning.</p> <p>Excepting from the above described property the following:<br/>That parcel of land in the North half of the Northwest Quarter, Section 27, Township 29, Range 22, described as follows: Beginning at the point of intersection of the Easterly line of Prosperity Avenue and the North line of Rose Avenue, as opened, by Council File No. 207351; thence Northeasterly a distance of 28.45 feet along the Easterly line of Prosperity Avenue; thence Southeasterly on a curve to the left having a central angle of 124 degrees, 24 minutes, and a radius of 15 feet a distance of 32.54 feet to the North line of Rose Avenue; thence Westerly on the North line of Rose Avenue a distance of 28.45 feet to the point of beginning.</p> |

- B. A map of the parcels remaining in the TIF District after removal of the foregoing parcel is included as **Exhibit B** attached hereto.
- C. Except as herein amended, all other provisions of the TIF Plan, as previously amended, shall remain unchanged and in full force and effect.

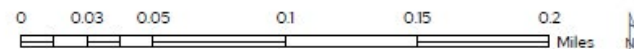
## EXHIBIT A

### Map of Parcel to be Removed from the Phalen Village Redevelopment Tax Increment Financing District Parcel to be removed from TIF District #234/#269 - Phalen Village

February 27th, 2023



- TIF District #234/#269 - Phalen Village TIF District
- Parcels Participating in TIF Districts
- Parcel proposed to be removed from TIF District



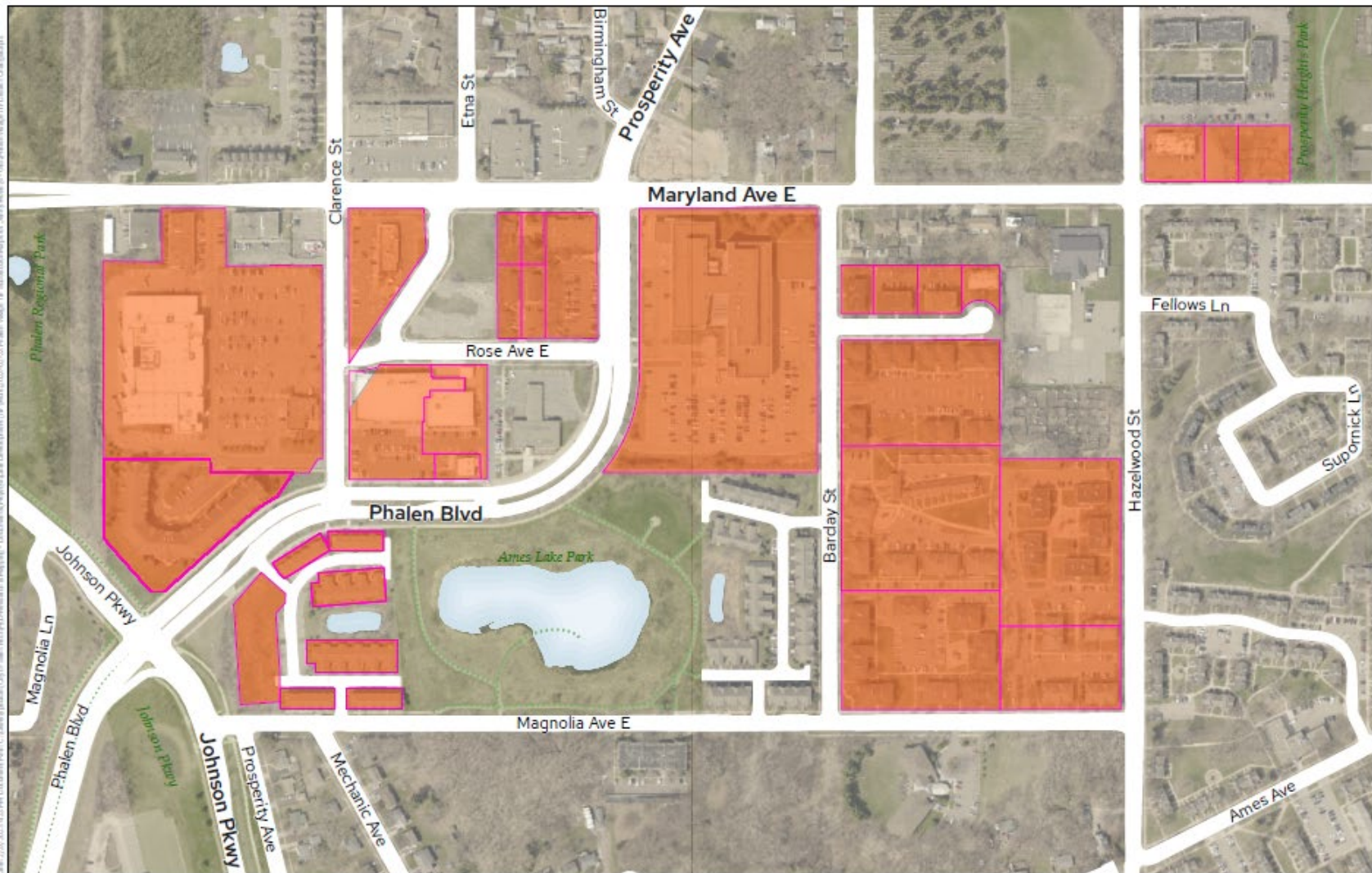
Data: St. Paul Enterprise GIS; Parcel Polygons: current Ramsey County data via Minnesota Geospatial Commons; Road and Building Polygons: 2017 Impervious surface dataset, Ramsey County; Water bodies via Minnesota DNR. This document was prepared by the Saint Paul Planning and Economic Development Department and is intended to be used for reference and illustrative purposes only. This drawing is not a legally recorded plan, survey, official tax map or engineering schematic and is not intended to be used as such.

## EXHIBIT B

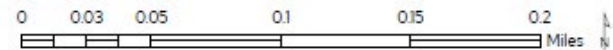
Map of Parcels Remaining in the Phalen Village Redevelopment Tax Increment Financing District

### Proposed amended TIF District #234/#269 – Phalen Village

February 27th, 2023



- Orange TIF District #234/#269 - Phalen Village TIF District
- Pink outline Parcels Participating in TIF Districts



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