



June 2, 2026

Council President Rebecca Noecker
Councilmember Anika Bowie
Councilmember Saura Jost
Councilmember Molly Coleman

Council Vice President Nelsie Yang
Councilmember Hwajeong Kim
Councilmember Cheniqua Johnson

Re: Joint Letter of Support – Galtier Plaza Redevelopment, 175 East 5th Street, Saint Paul, MN

Dear Council President Noecker and Members of the Saint Paul City Council:

We are writing jointly on behalf of the Saint Paul Downtown Alliance and the Saint Paul Downtown Development Corporation to express our strong support for the Galtier Plaza Redevelopment at 175 East 5th Street. We urge the City Council to approve the Tax Increment Financing and related development agreements needed to bring this project to construction.

The Downtown Alliance's Downtown Investment Strategy, released in March 2024 after extensive market analysis, economic impact assessment, and community engagement, is organized around three priorities: adding residential density, enhancing the public realm, and advancing the most strategic redevelopment opportunities downtown. Galtier Plaza advances all three at a location that sits squarely in the heart of the city:

On density, we have set a goal of reaching 30,000 downtown residents because foot traffic, retail viability, public safety, and overall vitality are all tied to how many people call downtown home. Galtier Plaza's 166 apartment homes is concrete, immediate progress toward that goal.

On the public realm, adding 166 apartment homes directly off Mears Park puts more people on the streets, in the restaurants, and in the green spaces that make Lowertown one of the most walkable neighborhoods in the city. A fully-occupied, restored Galtier Plaza bolsters that neighborhood.

On strategic redevelopment, Galtier Plaza is exactly the project our strategy was designed to unlock. Its rehabilitation will strengthen the connective tissue between the arena district and Lowertown, two areas where investment momentum is building, and send a clear signal to the market that downtown Saint Paul is a place where complex projects get done.

The Council's designation of \$5 million for the Downtown Vitality Fund in March 2026 was a meaningful statement of commitment. Approving TIF for Galtier Plaza is the next step in backing that commitment with action. The Downtown Alliance and the Downtown Development Corporation are fully aligned in our support, and we ask the Council to vote yes.

Thank you for your continued partnership and your commitment to a vibrant, thriving downtown Saint Paul.

Respectfully,

A handwritten signature in blue ink that reads "Joe Spencer".

Joe Spencer
President
Saint Paul Downtown Alliance

A handwritten signature in blue ink that reads "Dave Higgins".

Dave Higgins
President
Saint Paul Downtown Development Corporation