

EIGHTH AMENDMENT TO REDEVELOPMENT PLAN FOR THE SAINT PAUL  
NEIGHBORHOOD REDEVELOPMENT PROJECT AREA

INITIAL ADOPTION BY HRA FEBRUARY 25, 1987

CITY COUNCIL ADOPTION MARCH 17, 1987

FIRST AMENDMENT – MAY 1988

SECOND AMENDMENT – SEPTEMBER 1989

THIRD AMENDMENT –MARCH, 1997

FOURTH AMENDMENT – FEBRUARY, 2010

FIFTH AMENDMENT – SEPTEMBER, 2010

SIXTH AMENDMENT – SEPTEMBER, 2014

SEVENTH AMENDMENT – NOVEMBER 10, 2021

EIGHTH AMENDMENT - DECEMBER 13, 2023 (Scheduled)

EIGHTH AMENDMENT TO  
SAINT PAUL NEIGHBORHOOD  
REDEVELOPMENT PLAN

I. PURPOSE

The Housing and Redevelopment Authority of the City of Saint Paul, Minnesota (the “HRA”) proposes to amend the Saint Paul Neighborhood Redevelopment Plan to enlarge the project area, which enlarged area qualifies as a redevelopment project under Minnesota Statutes, Section 469.002, subdivision 14 and as blighted area under Minnesota Statutes, Section 469.002, subdivision 11 in that it consists of areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light, and sanitary facilities, excessive land coverage, deleterious land use, or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.

The purpose of the Redevelopment Plan is to develop or redevelop sites, lands or areas within the Project Area in conformance with the City of St. Paul's Comprehensive Plan, and to implement recommendations of studies completed, in order to implement the City's Comprehensive Plan, including without limitation the construction of additional housing units. The redevelopment activities are expanded by this Eighth Amendment to include, the redevelopment activities associated with the redevelopment of the 112-acre former Hillcrest Golf Course (referred to as “The Heights”) at the intersection of Larpenteur Avenue and McKnight Road. The site is contaminated and lacks infrastructure to support vertical development. The vision of the Master Plan adopted for the redevelopment will facilitate the creation of a vibrant jobs center with approximately 1,000 jobs, the potential for more than 1,000 housing units with a mix of ownership and rental and a mix of income restricted and market rate, and the development of new parkland, occurring within the newly added area of the Project Area.

II. AMENDMENT

The description of Redevelopment Project Area is amended to include the additional area depicted on the map attached as **Exhibit A**.

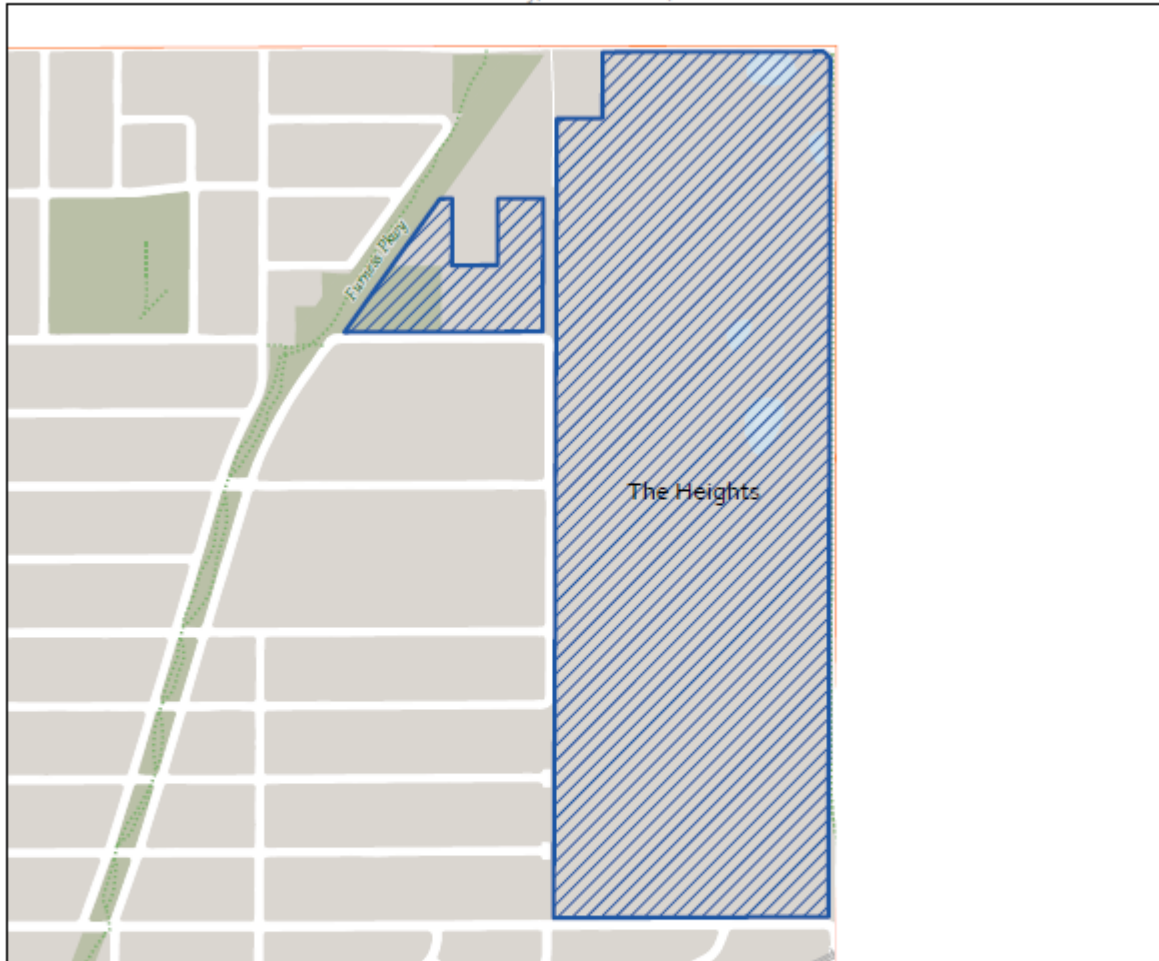
The description of the Redevelopment Project Area in Part A of the Redevelopment Plan is amended to add and include the additional property depicted in **Exhibit A** attached hereto including all adjacent streets, alleys and public rights of way. The depicted property is hereby and shall be incorporated into any other maps depicting the Redevelopment Project Area. A map depicting the entire Project Area, as amended, is attached as **Exhibit B**.

**Exhibit A**  
**Property to be Added to Redevelopment Project Area**

**Redevelopment Project Area Amendment**

Saint Paul Neighborhood Redevelopment Area

Tuesday, October 31, 2023



-  Council Ward
-  Existing Saint Paul Neighborhood Redevelopment Project Area
-  Added Project Area: The Heights

## Exhibit B

### Map of Redevelopment Project Area, as Amended

# Saint Paul Neighborhood Redevelopment Area, as amended

Tuesday, October 31, 2023

