

NOTICE OF A PUBLIC HEARING ON A SUPPLEMENT TO A SPENDING PLAN
FOR VARIOUS TAX INCREMENT FINANCING DISTRICTS

NOTICE IS HEREBY GIVEN that the City Council of the City of Saint Paul, Minnesota (the “City”) will hold a public hearing on Wednesday, February 22, 2023 at 3:30 p.m., or as soon thereafter as the matter may be heard, in the City Council Chambers in the City Hall at 15 West Kellogg Boulevard in the City on a resolution to supplement the Spending Plan for Various Tax Increment Financing Districts Adopted Pursuant to Minnesota Statutes, Section 469.176, Subd 4n (the “Spending Plan”), which was adopted on June 22, 2022 and September 28, 2022, and authorizes the expenditure of tax increments transferred from a number of the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota’s Tax Increment Financing Districts in accordance with Minnesota Statutes, Section 469.176, subd. 4n. The Tax Increment Financing Districts affected by the Spending Plan are the following: (1) Block 4/MN Mutual Redevelopment; (2) North Quadrant Housing; (3) Riverfront Renaissance Redevelopment; (4) Emerald Park Redevelopment; (5) Straus Building-Housing; (6) Phalen Village Redevelopment; (7) Osceola Park Housing; (8) Bridgecreek Senior Place Housing (aka Parkway Gardens); (9) Shepard Davern Redevelopment No. 1 (Owner Occupied Housing); (10) Shepard Davern Housing No. 2 (Rental Housing); (11) Shepard Davern Housing No. 3 (Senior Rental Housing); (12) Koch Mobil Redevelopment; (13) Carlton Lofts Housing; (14) Highland Pointe Lofts Housing (aka Riverpointe Lofts); (15) Minnesota Building Housing; (16) Pioneer Endicott Redevelopment; (17) Schmidt Brewery Housing; (18) West Side Flats Phase I Housing; (19) Custom House/Post Office Redevelopment; (20) East 7th & Bates Senior Housing; (21) 2700 University at Westgate Station Housing.

The resolution to be considered will supplement the Spending Plan by itemizing specific expenditures that have been approved by the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota since the adoption of the Spending Plan and which fall within the detailed uses of tax increments transferred under the Spending Plan; namely (1) a forgivable loan of up to \$1,400,000 to Listening House of St. Paul, Incorporated for a private facility serving unsheltered populations at 421 East 7th Street in the City under Section 2) A) i) e) of the Spending Plan; and (2) the expenditure of up to \$5,000,000 for the installation of sanitary sewer infrastructure in the area bounded by the Mississippi River on the north, Wabasha Street on the east, Smith Avenue on the west and the bluff on the south in connection with private development served thereby, including without limitation an approximately 221-unit rental housing and commercial space development to be constructed by 150 Farwell Yards, LLC at 150 Water St. in the City and an approximately 63-unit affordable rental housing development to be constructed by 115 Plato, LP at 115 Plato St. in the City under Section 2) A) i) a) of the Spending Plan. A copy of the Spending Plan and the resolution supplementing the Spending Plan will be available in electronic form through an emailed request to Jenny Wolfe at the Department of Planning and Economic Development at jenny.wolfe@ci.stpaul.mn.us on or before the date of the hearing, during normal business hours.

At the time and place fixed for the public hearing, the City Council will give all persons who appear at the hearing an opportunity to express their views with respect to the resolution supplementing the Spending Plan. City Council meetings are open for in person attendance and testimony, but the public may also comment on public hearing items in writing or via voicemail. Written public comment on public hearing items can be submitted to [Contact-](#)

Council@ci.stpaul.mn.us, CouncilHearing@ci.stpaul.mn.us, or by voicemail at 651-266-6805. Any comments and materials submitted by 12:00 pm on February 21, 2023 before the meeting will be attached to the public record and available for review by the City Council. Live testimony will be taken in person in the Council Chambers, and by telephone by registering to speak by noon on February 21, 2023. The registration link is located on the City Council website at www.stpaul.gov/council or <https://forms.office.com/g/TD3xN7WHy5>.

BY ORDER OF THE CITY COUNCIL OF THE
CITY OF SAINT PAUL

/s/Shari Moore
City Clerk