

FOURTH AMENDMENT TO TAX INCREMENT
FINANCING PLAN

FOR

SNELLING UNIVERSITY TAX INCREMENT
FINANCING DISTRICT NO. 135

ORIGINALLY ADOPTED: FEBRUARY 8, 1990
AMENDED: APRIL 25, 2001
SECOND AMENDMENT: JUNE 8, 2005
THIRD AMENDMENT: MARCH 10, 2010
FOURTH AMENDMENT: HRA ADOPTION 12/14/2016, CITY APPROVAL 12/21/2016

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FOURTH AMENDMENT TO
TAX INCREMENT FINANCING PLAN
SNELLING UNIVERSITY TAX INCREMENT
FINANCING DISTRICT NO. 135

1. INTRODUCTION - - IDENTIFICATION OF NEED

The Housing and Redevelopment Authority of the City of Saint Paul, Minnesota (the "Authority") has heretofore created the Snelling University Tax Increment Financing District No. 135 (the "Tax Increment District") within the Saint Paul Neighborhood Business Redevelopment Project Area. On April 25, 2001, June 8, 2005, and March 10, 2010, the Authority amended the Tax Increment Financing Plan for the Tax Increment District.

The Authority has determined that it is necessary to further amend the Tax Increment Financing Plan to increase the budgeted revenues to reflect certain revenues which may be characterized as tax increments and to increase the authorized expenditures in connection with development and redevelopment anticipated to occur within the Saint Paul Neighborhood Redevelopment Project Area, including, but not limited to, development and redevelopment along the Green Line, and in connection with the construction of affordable housing within the City. To accomplish these goals, it is necessary to further amend the Tax Increment Financing Plan to increase the authorized expenditures to align with the expected revenues. This amendment does not increase the total revenue derived from tax increments paid by properties in the Tax Increment District.

2. AMENDMENTS

The Tax Increment Financing Plan is hereby amended as follows:

- A. Section G entitled "Estimate of Costs" is amended to include the following information:

As shown in Exhibit A, attached hereto, the total estimate of costs is \$45,430,000.

Estimated costs associated with the Tax Increment District are subject to change and may be reallocated between line items administratively in writing by the Executive Director on behalf of the Authority. The cost of all activities to be financed by the tax increment will not exceed, without formal modification, the budget for the tax increments set forth on the following page. The Authority may spend tax increments outside the Tax Increment District if within the Saint Paul Neighborhood Redevelopment Project Area to finance eligible activities or anywhere in the City to finance the construction of affordable housing.

The increment generated from the Tax Increment District will be used in the following categories:

- 1) To pay principal and interest on bonds to finance project costs;
- 2) To repay any loans including interest on these loans as authorized by the Authority to pay for any eligible public costs;
- 3) To fund and replenish a debt service reserve for the payment of principal and interest on bonds use to the finance project costs;
- 4) To finance or otherwise pay public redevelopment costs of the project pursuant to Minnesota Statutes, Chapter 469.
- 5) To pay administrative expenses of the Authority related to the project; and
- 6) To return to the County of Ramsey for distribution to impacted taxing jurisdictions.

B. Section J entitled "Sources of Revenue to Finance Public Costs" is amended to include the following information:

As shown in Exhibit A, the total tax increment revenue for the duration of the Tax Increment District is estimated to total \$45,430,000.

C. Section L entitled "Estimated Impact on Other Taxing Jurisdiction" is amended by being updated to include the following information with the fiscal impact for tax pay year 2016, the final collection year of the Tax Increment District:

Taxing Jurisdiction	Tax Pay Year 2016		
	Frozen Tax Rate	Captured Tax Cap	Tax Increment
City of Saint Paul	31.422%	\$1,293,456	\$406,430
Indep. School Dist #625	41.592%	\$1,293,456	\$537,974
Ramsey County	30.290%	\$1,293,456	\$391,788
Miscellaneous/Other	5.700%	\$1,293,456	\$73,727
	109.004%		\$1,409,919

D. Pursuant to Minnesota Laws of 2010, Chapter 216, Section 60 (the "Special Law"), Minnesota Statutes, section 469.1763, subdivisions 2 and 3, and section 469.176, subdivision 4j, do not apply to the expenditure of the tax increments from the TIF District with respect to construction of improvements to a project or projects, including necessary related costs, on which substantial and ongoing construction began by July 1, 2011.

E. Except as herein amended, all other provisions of the Tax Increment Plan, as previously amended, shall remain unchanged and in full force and effect.

Exhibit A

**Housing and Redevelopment Authority of the City of Saint Paul, Minnesota
Snelling University TIF District #135
TIF District Budget Amendment**

	Current Budget (March-2010)	Budget Change	Amended Budget (Nov-2016)
Revenues			
Tax Increment Revenue	37,600,000	-	37,600,000
Interest/Investment Earnings	4,830,000	-	4,830,000
Sales/Lease Proceeds	-	3,000,000	3,000,000
Market Value Homestead Credit	-	-	-
Loan/Advance Repayments	-	-	-
Total Tax Increment Revenue	42,430,000	3,000,000	45,430,000
Expenditures			
Land/Building Acquisition	2,000,000	(2,000,000)	-
Site Improvement/prep Costs	11,595,941	(2,710,300)	8,885,641
Utilities	4,730,000	(4,730,000)	-
Other Qualifying public improvements	12,408,479	13,340,300	25,748,779
Construction of affordable housing	-	-	-
Temp Economic Dev (jobs)	-	-	-
Administrative Costs - Authority	3,760,000	(900,000)	2,860,000
Administrative Costs - County	-	-	-
Subtotal Project Costs	34,494,420	3,000,000	37,494,420
Estimated Financing Costs			
Interest Expense	7,935,580	-	7,935,580
Total Est. Project/Financing Costs to be paid from Tax Increment	42,430,000	3,000,000	45,430,000

Estimated Financing

Total amount of Bonds to be Issued	15,202,320	-	15,202,320
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