

AMENDMENT TO
TAX INCREMENT FINANCING PLAN

FOR THE

RIVERFRONT RENAISSANCE REDEVELOPMENT TAX INCREMENT FINANCING
DISTRICT

ORIGINALLY ADOPTED BY CITY COUNCIL: March 28, 2001

ORIGINALLY ADOPTED BY HRA: March 28, 2001

AS PREVIOUSLY AMENDED

FURTHER AMENDED AS OF:

HRA Board: August 21, 2019 (Scheduled)

City Council: August 28, 2019 (Scheduled)

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AMENDMENT TO
TAX INCREMENT FINANCING PLAN
RIVERFRONT RENAISSANCE 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 Riverfront Renaissance Redevelopment Tax Increment Financing District (the “TIF District”) located within the Riverfront Redevelopment Project (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 increase the project area in which tax increments are authorized to be spent in connection with additional development anticipated to occur including, but not limited to, public redevelopment costs to be incurred by the City of Saint Paul, Minnesota (the “City”) and HRA to develop or redevelop sites, lands or areas within the Project Area in conformance with the City’s Comprehensive Plan, and to implement recommendations of studies completed, in conformance with the City’s Comprehensive Plan. The redevelopment activities are expanded by this Amendment to include the objectives outlined in the Redevelopment Plan for the Project Area, as amended, including as amended by the Fourth Amendment to Saint Paul Riverfront Redevelopment Plan adopted by the HRA on the same date as this Amendment (the “Redevelopment Plan”).

The HRA further has determined that it is necessary to amend the budget for the TIF District set forth in the TIF Plan to adjust revenues, including interest earnings and sales/lease proceeds/loan/advance repayments as set forth herein to reflect certain revenues which may be characterized as tax increments and authorize expenditures in connection with development and redevelopment anticipated to occur within the Project Area, as amended (the “Budget Amendment”). The state legislature, in the 2005 legislative session, passed a special law allowing the HRA to treat the TIF District as 6 separate subdistricts and therefore the Budget Amendment simultaneously amends the budgets for districts #225, and #261-265. To accomplish these goals, it is necessary to amend the TIF Plan to better align expected revenues with anticipated uses of funds.

The HRA further has determined that it is necessary to amend the TIF Plan to authorize increased expenditures of tax increments outside the TIF District anywhere in the City to finance the construction of affordable housing.

2. AMENDMENTS

The TIF Plan is hereby amended as follows:

- A. The Projected Sources and Uses for Riverfront Renaissance Tax Increment set forth in Section IV of the TIF Plan is amended as set forth in the Amended Budget included in **Exhibit A** attached hereto.
- B. The amount of bonded indebtedness set forth in Section VII.B of the TIF Plan is amended to provide for “bonds” as defined in the TIF Act, including without limitation general obligation or revenue bonding, interest-bearing “pay-as-you-go” financing, interfund loans and internal borrowing, in an amount up to \$165,468,875.
- C. The project area for the TIF District, in which, among other things, tax increments are authorized to be spent, is enlarged to conform to the Project Area as enlarged under the Fourth Amendment to Saint Paul Riverfront Redevelopment Plan and includes all the properties shown on the map included as **Exhibit B** attached hereto and adjacent roadways, sidewalks and rights of way.
- D. The HRA hereby elects to authorize spending up to an additional 10% of the tax increments on activities located outside the TIF District as permitted by Minnesota Statutes, Section 469.1763, Subd. 2(d) provided that the expenditures meet the following requirements:
 - 1. they are used exclusively to assist housing that meets the requirements for a qualified low-income building as defined in Section 42 of the Internal Revenue Code of 1986, as amended (the “Code”);
 - 2. they do not exceed the qualified basis of housing as defined under Section 42(c) of the Code less the amount of any credit allowed under Section 42 of the Code, and
 - 3. they are used to (i) acquire and prepare the site for housing, (ii) acquire, construct or rehabilitate the housing or (iii) make public improvements directly related to the housing.
- E. 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
TIF District Amended Budget (Estimates of Tax Increments and Uses)

Riverfront Renaissance TIF District (#225, #261-265)
Budget Amendment

	Current Budget	Changes	Amended Budget
Estimated Tax Increment Revenues			
TIF Revenues	\$ 155,109,230	\$ -	\$ 155,109,230
Interest on Investments	\$ 138,770	\$ 5,500,000	\$ 5,638,770
Sales/lease proceeds/Loan/Advance Repayments	\$ 1,780,420	\$ 2,940,455	\$ 4,720,875
Market Value homestead credit	\$ -		\$ -
Total Estimated Tax Increment revenues	\$ 157,028,420	\$ 8,440,455	\$ 165,468,875
 Estimated Project/Financing Costs			
Land/building acquisition	\$ 4,780,421	\$ -	\$ 4,780,421
Site improvement/prep costs	\$ 9,184,985	\$ -	\$ 9,184,985
Utilities	\$ 237,271	\$ -	\$ 237,271
Other qualifying improvements	\$ 54,134,343	\$ -	\$ 54,134,343
Construction of affordable housing	\$ 10,580,615	\$ -	\$ 10,580,615
Admin costs (hra)	\$ 15,210,152	\$ -	\$ 15,210,152
Admin costs (county)	\$ -	\$ -	\$ -
Total Estimated Project Costs	\$ 94,127,787	\$ -	\$ 94,127,787
 Finance Costs/Interest Expense	\$ 71,341,088	\$ -	\$ 71,341,088
 Total Paid or Financed with Tax Increments	\$ 165,468,875	\$ -	\$ 165,468,875

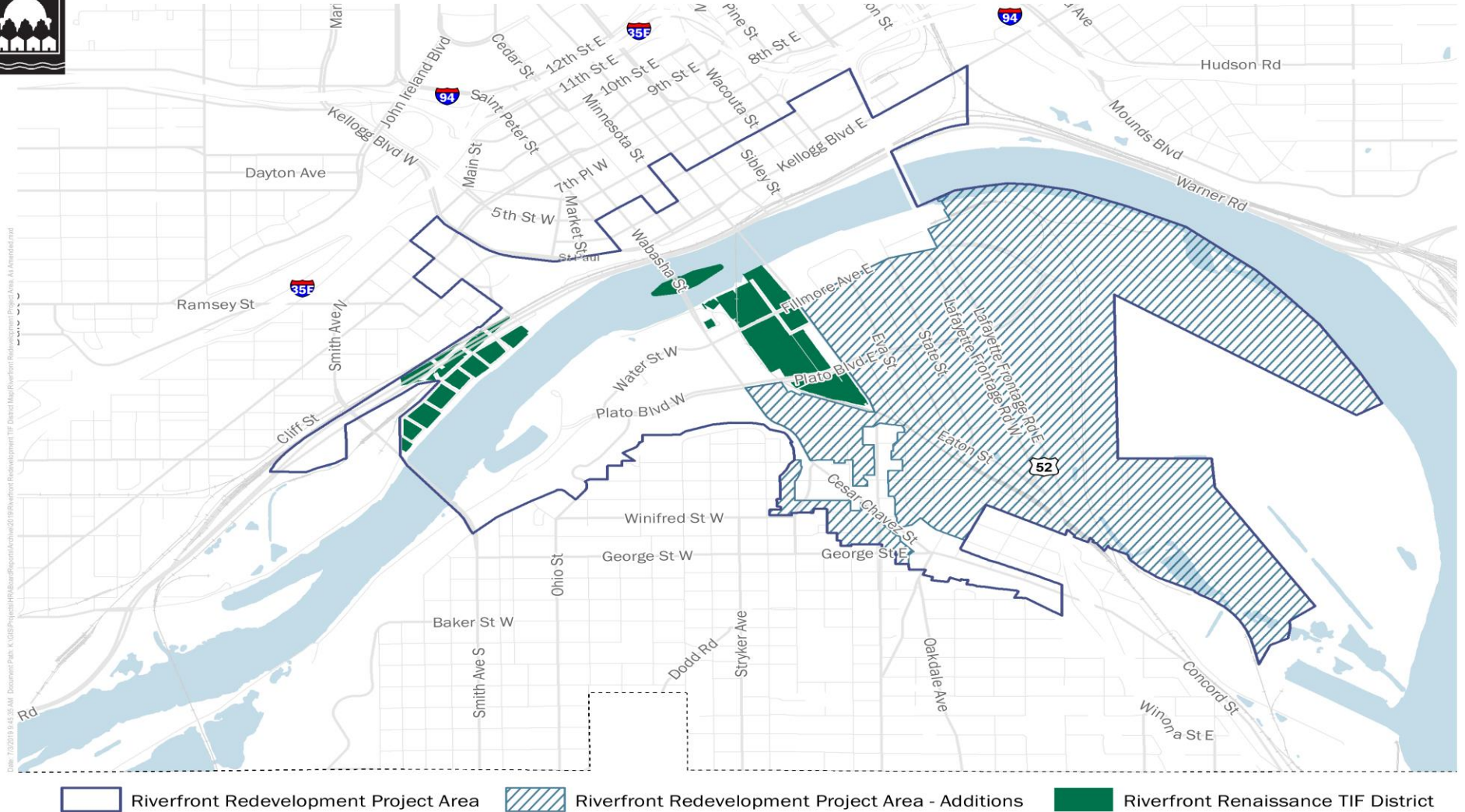
EXHIBIT B

Map of the Saint Paul Riverfront Redevelopment Project Area Including Property to be Added Thereto



Riverfront Redevelopment Project Area, As Amended

Riverfront Renaissance TIF District - June 2019



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. Data source: St. Paul Enterprise GIS, 2019.