

FOURTH AMENDMENT TO
TAX INCREMENT FINANCING PLAN

FOR THE

SPRUCE TREE/METZ BAKERY
TAX INCREMENT FINANCING DISTRICT NO. 83

ORIGINALLY ADOPTED: MARCH 19, 1987

AMENDED: APRIL 25, 2001

AMENDED: DECEMBER 17, 2003

AMENDED: MARCH 10, 2010

FOURTH AMENDMENT: JUNE 25, 2014

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SPRUCE TREE/METZ BAKERY
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1. INTRODUCTION - - IDENTIFICATION OF NEED

The Housing and Redevelopment Authority of the City of Saint Paul, Minnesota (the "Authority"), on March 19, 1987, created the Spruce Tree and Metz Bakery Tax Increment Financing District No. 83 (the "Tax Increment District") located within the Saint Paul Neighborhood Redevelopment Project Area. On or about April 25, 2001 and December 17, 2003, and on March 10, 2010, the Authority amended the Tax Increment Financing Plan for the Tax Increment Financing District.

The Authority has determined that it is necessary to further amend the Tax Increment Financing Plan to increase and adjust the authorized expenditures in connection with additional development anticipated to occur within the Saint Paul Neighborhood Redevelopment Project Area, including, but not limited to development along the Central Corridor Light Rail line (the Green Line). To accomplish these goals, it is necessary to further amend the Tax Increment Financing Plan to increase and adjust the authorized expenditures to be paid for with tax increments.

2. AMENDMENTS

The Spruce Tree Tax Increment Plan is hereby amended as follows:

- A. Section D, entitled "Development Activities" is amended to include under paragraph 3 entitled "Phasing of Projects" the following:

(d) Phase IV – All eligible redevelopment activities, including without limitation additional parking facilities, to further development and redevelopment of properties within the Saint Paul Neighborhood Redevelopment Project Area, which includes properties along the Central Corridor Light Rail line (the Green Line).

- B. Section G entitled "Estimated Costs" is amended as set forth in the budget included in Exhibit A attached hereto.

- C. Section J entitled "Sources of Revenue to Finance Public Cost" is amended by being updated to include the following information:

The Pay 2014 final tax rate applicable to the Tax Increment District is 163.482%. The Pay 2014 current tax capacity is \$375,745 as assessed January 2, 2013. The original tax capacity is \$47,656, resulting in a captured tax capacity amount of \$328,089 for taxes payable in 2014.

As shown in Exhibit A, the total tax increment revenue for the duration of the Tax Increment District is estimated to total \$13,085,000. The final year is 2014. The Authority elects to retain all of the captured tax capacity to finance the costs of the Tax Increment Financing District.

- D. 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 2014, the final year of the Tax Increment District:

Taxing Jurisdiction	Tax Pay Year 2014		
	Tax Rate	Captured Tax Cap	Tax Increment
City of Saint Paul	46.067%	\$328,089	\$151,140
Indep. School Dist #625	46.707%	\$328,089	\$153,240
Ramsey County	58.957%	\$328,089	\$193,431
Miscellaneous/Other	11.752%	\$328,089	\$38,557
	163.482%		\$536,368

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

Exhibit A
TIF District Amended Budget (Estimated Costs)

Housing and Redevelopment Authority of the City of Saint Paul
TIF District Amended Budget
Spruce Tree/Metz Bakery TIF District - County No. 83

	Current Budget (02-10-2010)	Budget Change	Amended Budget (06-25-2014)
<u>Revenues</u>			
Tax Increment Revenue	12,915,000	170,000	13,085,000
Interest/Investment Earnings	1,705,762	30,000	1,735,762
Sales/Lease Proceeds	120,000	-	120,000
Market Value Homestead Credit	-	-	-
Loan/Advance Repayments	-	-	-
Total Tax Increment Revenue	14,740,762	200,000	14,940,762
<u>Expenditures</u>			
Land/Building Acquisition	-	400,000	400,000
Site Improvement/Prep Costs	-	-	-
Utilities	-	-	-
Other Qualifying public improvements	10,612,535	(200,000)	10,412,535
Construction of affordable housing	-	-	-
Temp Economic Dev (jobs)	-	-	-
Administrative Costs - Authority	1,291,500	-	1,291,500
Administrative Costs - County	-	-	-
Subtotal Project Costs	11,904,035	200,000	12,104,035
Estimated Financing Costs			
Interest Expense	5,790,781	-	5,790,781
Total Est. Proj/Fin Costs to be paid from Tax Inc	17,694,816	200,000	17,894,816
Estimated Financing			
Total amount of Bonds to be Issued	5,865,000	-	5,865,000