SIXTH AMENDMENT TO
TAX INCREMENT FINANCING PLAN

FOR THE

FORD SITE REDEVELOPMENT TAX INCREMENT FINANCING DISTRICT
(a redevelopment district)

ORIGINALLY ADOPTED BY CITY COUNCIL: March 16, 2016
ORIGINALLY ADOPTED BY HRA BOARD: March 23, 2016
FIRST AMENDMENT ADOPTED BY HRA BOARD: December 4, 2019
SECOND AMENDMENT ADOPTED BY HRA BOARD AND CITY COUNCIL: October 14, 2020
THIRD AMENDMENT ADOPTED BY HRA BOARD: June 23, 2021
FOURTH AMENDMENT ADOPTED BY HRA BOARD: June 23, 2021
FIFTH AMENDMENT ADOPTED BY HRA BOARD: June 28, 2023
PROPOSED SIXTH AMENDMENT CONSIDERED BY HRA BOARD AND CITY COUNCIL AS OF: May 14, 2025 (Scheduled)

This instrument was drafted by:
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TAX INCREMENT FINANCING PLAN FOR
FORD SITE 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 Ford Site Redevelopment Tax Increment Financing District (a redevelopment district) (as amended, the "TIF District") located within the Ford Site Redevelopment Project Area (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 HRA has determined that it is necessary to further amend the TIF Plan to increase the budget for project expenditures in order to stimulate development in the TIF District.

2. AMENDMENTS

The TIF Plan is hereby amended as follows:

A. Section 9 entitled "Estimated Cost of Project; TIF Plan Budget" is amended as set forth in the budget included in **Exhibit A**, as revised and attached hereto.

B. 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
Budget Amendment

Ford Site Redevelopment TIF District #322
Budget Amendment
May, 2025

Estimated Tax Increment Revenues	Current Budget as previously amended	Changes	New Amended Budget
Tax Increment revenues distributed from the County	272,000,000	-	272,000,000
Interest and Investment Earnings	3,000,000	-	3,000,000
Sales/lease proceeds	-	-	-
TIF Credits	-	-	-
Total Estimated Tax Increment Revenue	**275,000,000**	**-**	**275,000,000**
Estimated Project/Financing Costs			
Land/Building Acquisition	-	-	-
Site Improvements/preparation costs	-	-	-
Utilities	-	-	-
Other public improvements	53,700,000	42,300,000	96,000,000
Construction of Affordable Housing	27,200,000	27,800,000	55,000,000
Administrative Costs	10,100,000	(8,100,000)	2,000,000
Estimated Tax Increment Project Costs	**91,000,000**	**62,000,000**	**153,000,000**
Estimated Financing Costs			
Interest Expense	184,000,000	(62,000,000)	122,000,000
Total Est. Project/Financing Costs Paid from Tax Inc	**275,000,000**	**-**	**275,000,000**
Total Amount of Bonds to be Issued	**275,000,000**	**-**	**275,000,000**