

EXHIBIT A

Spending Plan for Additional TIF Balances

The Port Authority currently has or expects to have tax increment cash balances in the Energy Lane Redevelopment Tax Increment Financing District and the Great Northern South Tax Increment Financing District as described below:

	Additional Net Cash Expected to <u>be on Hand 12-31-12</u>
Energy Lane	\$100,000
Great Northern South	<u>\$400,000</u>
TOTAL	\$500,000

Pursuant to the authority granted by Minn. Stat. Section 469.176, Subd. 4m, as amended (the "Act"), the Port Authority desires to spend these TIF Balances in a way that will provide for the most efficient and effective use of such funds, and the creation or retention of the highest reasonably likely number of jobs.

As a result of the foregoing, the Port Authority plans to spend the TIF Balances on one or more projects located within the City of Saint Paul by providing improvements, loans, grants, interest rate subsidies, equity investments or assistance in any other form, to private development consisting of the construction or substantial rehabilitation of buildings and ancillary facilities, if doing so will create or retain jobs in the City of Saint Paul, including construction jobs.

It is intended that the President of the Port Authority determine, in the first instance, how the TIF Balances described herein should be used within the authority provided by the Act, and to consider in his determinations whether: (a) construction on the project will commence before July 1, 2012, as required by the Act; (b) TIF Balances will be spent on or before December 31, 2012 as required by the Act; (c) the assistance provided by the use of TIF Balances will allow construction to commence at all, or sooner than it would have commenced without assistance; and (d) a project will be made financially feasible by the assistance provided by the use of these TIF Balances. The President of the Port Authority shall then return to the Port Authority Board with his recommendations, and for prior approval by the Port Authority Board prior to the use of any portion of the TIF Balances.