

EXHIBIT C

TIF-FUNDED IMPROVEMENTS

	Total Project	MBE/WBE	TIF-Eligibles
Total Acquisition Costs	\$0		\$0
Hard Costs			
<i>Building Sitework</i>	\$11,719	\$11,719	\$11,719
<i>Shell</i>	\$459,307	\$459,307	\$459,307
<i>Interiors</i>	\$446,297	\$446,297	\$446,297
<i>Services</i>	\$1,092,813	\$1,092,813	\$1,092,813
<i>Hard Cost Contingency</i>	\$204,704	\$204,704	
Total Hard Costs	\$2,214,840	\$2,214,840	\$2,010,136
Soft Costs			
<i>Architecture & Engineering</i>	\$899,000		\$899,000
<i>Other Professional Services</i>	\$826,000		\$749,658
<i>Construction Management</i>	\$85,000		\$77,144
<i>Permits & Titles</i>	\$17,576		
<i>General Conditions & Requirements</i>	\$36,911		\$33,500
Total Soft Costs	\$1,864,487		\$1,759,301
Total	\$4,079,327	\$2,214,840	\$3,769,437
Project MBE Total at 26%		\$575,858	
Project WBE Total at 6%		\$132,890	

NOTE: Notwithstanding the total of TIF-Funded Improvements or the amount of TIF-eligible costs, the assistance to be provided by the City is limited to the amount described in Section 4.03 and shall not exceed the lesser of \$2,000,000 or 49.0% of the Project Budget.