

EXHIBIT C REVISED

TIF-FUNDED IMPROVEMENTS

Category	TIF-Eligible
Land Acquisition	\$677,008
Demolition	\$43,867
Site Preparation	
Utilities	\$159,233
Excavation/Hauling/Clearing/Grading	\$546,913
Environmental Remediation	\$2,884,100
Public Improvements	
Sidewalks/Roads/Curbs & Gutters*	\$412,158
Street Lighting	\$91,552
Water Main & Sanitary Sewer	\$409,874
Storm Sewer	\$580,282
Site and Construction	
Architect/Engineer	\$218,559
Soil Testing	\$2,247
Sales Costs	
Market Study	\$11,417
TIF Study and Related	\$130,869
Construction Interest	\$324,128
Total TIF-Eligible	\$6,492,207

***Notwithstanding the total of TIF-Funded Improvements or the amount of TIF-eligible costs, the assistance to be provided by the City shall not exceed the lesser of \$5,500,000 or the amount of costs DPD certifies as TIF-eligible.**