

EXHIBIT C

PROJECT

TIF-FUNDED IMPROVEMENTS*

	<u>TIF- Eligible Budget</u>
Acquisition Costs	\$0
Hard Costs	
Building Sitework	\$2,034,169
Substructure	\$913,939
Shell	\$9,938,816
Interiors	\$8,593,507
Services	\$17,087,630
FFE	\$0
Special Construction and Demolition	\$3,194,113
Hard Cost Contingency	\$1,500,000
Total Hard Costs	\$43,262,173
Soft Costs/Fees	
Architecture & Engineering	\$1,735,105
Other Professional Services	\$0
Construction Management	\$0
Permits & Titles	\$0
Developer Fee	\$0
Soft Cost Contingency	\$0
General Conditions & Requirements	\$0
Overhead & Profit	\$0
Total Soft Costs	\$1,735,105
Total	\$44,997,278

*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.