

EXHIBIT C

TIF-ELIGIBLE IMPROVEMENTS

	<u>TIF- Eligible Budget</u>
Acquisition Costs	\$0
Hard Costs	
Shell	\$250,000
Interiors	\$3,100,000
Services	\$3,556,000
FFE	\$0
Hard Cost Contingency	\$851,974
Total Hard Costs	<u>\$7,757,974</u>
Soft Costs/Fees	
Architecture & Engineering	\$737,020
Other Professional Services	\$0
Construction Management	\$60,000
Permits & Titles	\$0
Developer Fee	\$954,628
Soft Cost Contingency	\$0
General Conditions & Requirements	\$448,407
Overhead & Profit	\$597,876
Total Soft Costs	<u>\$2,797,931</u>
Total	<u>\$10,555,905</u>

Notwithstanding the total of TIF-Eligible 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 \$5,000,000 or 28.7% of the Project Budget.