

UNION DISTRICT URBAN RENEWAL PLAN
Proposed Improvements

Estimated costs expected to be incurred in implementing the Urban Renewal Plan for the Union District Urban Renewal Project (the “Plan”) adopted in June 2020 and as amended by the proposed First Amendment are as follows:

Community Center Construction	<u>\$6,450,000</u>
Net District Cost Construction	\$6,450,000
Community Center Site Improvements	\$1,615,000
Structured Public Parking*	<u>\$4,250,000</u>
Sub-Total	\$5,865,000
Total Community Center Cost	\$12,315,000
Proposed Public Infrastructure, including Engineering, Design, Installation, Construction, and/or Reconstruction of:	
Improvements to 3rd Street	
Improvements to Broadway Avenue	
Intersection Improvements and Rail Crossing Safety Enhancements	
Pedestrian improvements	
Streetscape Improvements	
Sewer Infrastructure Improvements	
Water Infrastructure Improvements	
Electrical Distribution Improvements	
Right-of-Way Landscaping Improvements	
Utility Relocations	
Lateral Relocation and Improvements	
Irrigation and Drainage Improvements	
Public Improvements Sub-total	\$1,215,000
Additional Public Parking*	\$3,810,000
Other Eligible Public Infrastructure Improvements	
Façade Improvements	\$ 750,000
Property Acquisition	\$ 3,500,000
Public Plazas, Parks & Open Space	\$ 3,000,000
Environmental Remediation	\$ 2,250,000
Idaho Avenue Improvements	\$ 1,000,000
Planning Studies	\$ 259,000
Grand Total	\$28,099,000

* Updated costs for structured parking have increased 35% to as much as 50% since June 2020.

The projects and estimated costs have been derived from the Plan for the Union District which appear in 2020 dollars; and expansion area improvements in the proposed First Amendment which appear in 2021 dollars. Costs may vary, as they will be subject to inflation and further project refinement and timing.

New tax increment revenue for the Union District will be derived from all new development and inflationary gains in privately-held land and new construction improvements throughout the 17.5-acre District. The original Union District and First Amendment areas are shown below:

