

TIF Eligible Cost Schedule

PROJECTED

Cost	Projected	% Eligibl	Total Eligible	Site & Selected Upgrades	Comments
Property Acquisition	1,250,000	0%	-	-	
Site Preparation					
Offsite Improvements	50,000	100%	50,000	100%	50,000
Utilities	50,000	100%	50,000	100%	50,000
Landscaping	50,000	100%	50,000	100%	50,000
Drives & Parking Lots	125,000	100%	125,000	100%	125,000
Docks & Enclosure (South Docks)	150,000	100%	150,000	100%	150,000
Site Drainage	25,000	100%	25,000	100%	25,000
Fencing	50,000	100%	50,000	100%	50,000
Contingency	50,000	100%	50,000	100%	50,000
Total Site Preparation	550,000		550,000	550,000	
Soft Costs				65%	
Architecture & Engineering	75,000	100%	75,000	65%	48,616
Permits & Related	15,000	100%	15,000	65%	9,723
Loan Costs	40,000	100%	40,000	65%	25,929
Legal	75,000	100%	75,000	65%	48,616
TIF Consulting	10,000	100%	10,000	100%	10,000
Insurance	20,000	100%	20,000	65%	12,964
Project Mgt	75,000	100%	75,000	65%	48,616
General Conditions	25,000	100%	25,000	65%	16,205
Insurance	27,006	100%	27,006	65%	17,506
Development Fees	75,000	100%	75,000	65%	48,616
Contingency	20,000	100%	20,000	65%	12,964
Total Soft Costs	457,006		457,006	66%	299,758
Hard Costs					
Signage (Bldg & Monument)	25,000	100%	25,000	100%	25,000
Floors	20,000	100%	20,000		-
Exterior Façade	40,000	100%	40,000	100%	40,000
Storefront	50,000	100%	50,000	100%	50,000
Carpentry / Partitions	75,000	100%	75,000		-
Roofing	50,000	100%	50,000	100%	50,000
Insulation / Caulking	30,000	100%	30,000		-
Doors and Windows	40,000	100%	40,000	100%	40,000
Specialities	50,000	100%	50,000		-
Dock Equipment	80,000	100%	80,000		-
Window Treatments	10,000	100%	10,000		-
Plumbing	40,000	100%	40,000	50%	20,000
HVAC	25,000	100%	25,000		-
Life Safety	25,000	100%	25,000	100%	25,000
Technology	15,000	100%	15,000		-
Block Heaters & Forklift Charging	100,000	12,000	12,000		-
Electrical & LED Lights	120,000	75,000	75,000	50%	37,500
Contingency	80,000	80,000	80,000		-
Total Hard Costs	300,000	742,000	742,000		287,500
	442,000				
Total Costs	2,999,006		1,749,006		1,137,258

Maximum TIF Reimbursement \$ 700,000

TIF Reimbursement Schedule	YR	Interest	Principal	Total Payment
Interest Rate: 6.0%	1	42,000	53,108	95,108
	2	38,814	56,294	95,108
	3	35,436	59,672	95,108
	4	31,856	63,252	95,108
	5	28,060	67,047	95,108
	6	24,038	71,070	95,108
	7	19,773	75,334	95,108
	8	15,253	79,854	95,108
	9	10,462	84,645	95,108
	10	5,383	89,724	95,108
Total Reimbursement Payments		251,076	700,000	951,076