

Project Elements	Phase 1 Completion by December 31, 2016	Phase 2 Completion by December 31, 2019	Trail Park Completion As part of Phase 2	Total Amount	Payment Schedule
12" Sanitary Sewer Line Relocation	\$176,850	n/a	n/a	\$176,850	After acceptance by City and proof of expenditure, Owner will be reimbursed in lump sum up to the amount shown, based upon the actual expenditure attributable to Construction Costs; \$477,00 to be paid out of Utility Fund, not TIRZ Fund
16" water line construction	\$477,000	n/a	n/a	\$477,000	
Franchise utility lines relocation to make room for new water line	\$120,000	n/a	n/a	\$120,000	
General Standard Increase (loft windows, stoops, fountains, ghost lettering, awnings, corner plaza, signage, etc.)	\$350,000	\$150,000	n/a	\$500,000	After acceptance by City and proof of expenditure, Owner will be reimbursed in lump sum up to the amount shown, based upon the actual expenditure attributable to Construction Costs in Phase 1, Phase 2. Owner will submit proposed improvements for approval by the TIRZ Board.
Hardscape, including but not limited to trails, corner plaza, and way finding signs in Main Street Trails and Trail Park	\$190,300	n/a	\$161,700	\$352,000	After acceptance by City and proof of expenditure, Owner will be reimbursed in lump sum up to the amount shown, based upon the actual expenditure attributable to Construction Costs in Phase 1, Phase 2 and Trail Park. For reimbursement, the Owner may submit a request for acceptance and proof of expenditure for Trail Park improvements separately from Main Street Trail improvements.
Landscaping and irrigation, including but not limited to trees, shrubs, groundcover and sod in Main Street Trails and Trail Park	\$132,110	n/a	\$47,300	\$179,410	
Site Furnishings, including but not limited to benches, trash cans, bike racks and Light Fixtures in Main Street Trails and Trail Park	\$88,000	n/a	\$33,000	\$121,000	
Main Street Left Turn Lane and Striping	\$99,001	n/a	n/a	\$99,001	After acceptance by City and proof of expenditure, Owner will be reimbursed in lump sum up to the amount shown, based upon the actual expenditure attributable to Construction Costs.
Cash Incentives to help offset Roadway, water and Sewer Impact Fees and Parkland Dedication Fees	\$396,110	\$345,430	n/a	\$741,540	Defer payment of Impact Fees and Parkland Dedication Fees until certificate of occupancy. TIF District will pay City Impact Fee Fund and General Fund directly up to the amount shown below or the actual fees due, whichever is less.
Total Above	\$2,029,371	\$495,430	\$242,000	\$2,766,801	<b>\$2,289,801 from TIRZ Fund</b> <b>\$477,000 from Utility Fund</b>

Impact Fees and Park Fees	Phase 1	Phase 2	Trail Park	Total	Comments
Roadway Impact Fee	\$236,250	\$135,000	n/a	\$371,250	Based on 550 units, amount to be paid could vary if less units
Water Impact Fee	\$104,000	\$52,000	n/a	\$156,000	Based on three 4" water meters serving both Phase 1 and 2, amount could vary depending on quantity and size of meters.
Sewer Impact Fee	\$55,860	\$27,930	n/a	\$83,790	
Parkland Dedication - fee in lieu of	deferred until certificate of occupancy for Phase 2	\$130,500	n/a	\$130,500	Based on dedication of 2.89 acres of parkland in Phase 2; amount to be paid by Owner could increase if actual parkland dedication is less than 2.89 acres or if as the Property develops, it is determined that the terrain or land condition is unacceptable to City. City will delay collection of fees for both Phase 1 and 2 until certificate of occupancy for Phase 2.
Total Above	\$396,110	\$345,430		\$741,540	
Park Development Fees	\$262,500	\$150,000	n/a	n/a	To be credited 100% upon proof of expenditure of Construction Cost of over \$1 Million for private pools and dog park; City will not collect the fees due at each phase at building permit issuance.