

SUMMARY OF TIRZ FUNDING REQUEST

	Phase 1 Estimated completion Dec '16	Phase 2 Estimated completion Dec '19	Trail Park In conjunction with Phase 2	Total
Hardscape (trails, corner plaza improvements, way finding signs, etc), includes 10% contingency	103,950	86,350	161,700	352,000
Landscaping and irrigation (trees, shrubs, groundcover, sod) between the project and the curb and in the park, includes 10% contingency	60,060	72,050	47,300	179,410
Site Furnishings (benches, trash cans, bike racks, etc.) and Light Fixtures, includes 10% contingency	44,000	44,000	33,000	121,000
AT&T line relocation to make room for new water line	120,000	n/a	n/a	120,000
12" Sanitary Sewer Line Relocation (required due to existing sewer line under proposed buildings), includes 20% contingency	176,850	n/a	n/a	176,850
Main Street Left Turn Lane and Striping, includes 20% contingency	99,001	n/a	n/a	99,001
General Standard Increase (loft windows, stoops, fountains, ghost lettering, awnings, corner plaza, signage, etc.)	350,000	150,000	n/a	500,000
Cash Incentives for Development Financing Gap	396,110	345,430	n/a	741,540
Total	1,349,971	697,830	242,000	2,289,801

Impact Fees and Park Fees	Phase 1	Phase 2	Trail Park	Total
Roadway Impact Fee	236,250	135,000	n/a	371,250
Water Impact Fee	104,000	52,000	n/a	156,000
Sewer Impact Fee	55,860	27,930	n/a	83,790
Parkland Dedication - fee in lieu of	deferred until after dedication	130,500	n/a	130,500
Total	396,110	345,430		741,540

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Total Incentive				
Other Fees to be Paid by developer				
Public infrastructure inspection fee			8,125	
Building Permit Fee			170,100	
Other minor fees			4,640	
Subtotal			182,865	

Investment	60,500,000
City TIRZ Contribution	429,550
Tarrant County TIRZ contribution	119,790
Total	549,340