
THE OREAD REDEVELOPMENT
TAX INCREMENT FINANCING
PROJECT

Redevelopment Project Plan

Lawrence, Kansas

Draft 02-06-2008

Summary of Exhibits

- Exhibit A: Resolution 6749
- Exhibit B: Ordinance _____
- Exhibit C: Illustration of TIF District Area
- Exhibit D: Illustration and Description of TIF Project Buildings and Structures
- Exhibit E: Pre-Design Public and Private Infrastructure Construction Cost Estimates
- Exhibit F: Feasibility Study

THE OREAD TAX INCREMENT FINANCING PROJECT

Redevelopment Project Plan

This Redevelopment Project Plan (the “**Plan**”) is intended by Triple T, LLC or its assigns (the “**Developer**”) and the City of Lawrence, Kansas (the “**City**”) to be the “redevelopment project plan” required by K.S.A. 12-1772(a). This Plan pertains to The Oread Redevelopment Project (the “**Project**”). The Project consists of a hotel, meeting space and commercial uses known as “**The Oread**,” an underground parking facility, public and private infrastructure improvements, landscaping, and related improvements. This Plan describes how the Project will utilize tax increment financing (“**TIF**”) to finance or reimburse “redevelopment project costs” incurred during the redevelopment of the Project, as such costs are defined in K.S.A. 12-1770 et seq. (the “**TIF Act**”). This Plan is intended to be the basis for a redevelopment agreement (the “**Redevelopment Agreement**”) between the Developer and the City.

I. Oread Project Procedural History and General Information.

On November 30, 2007, the City and the Developer executed a Funding Agreement between Developer and the City of Lawrence to finance the costs of a feasibility study and the City’s attorneys’ fees. On January 8, 2008, the City Commission approved Resolution 6749 (the “**Resolution**”), which scheduled a public hearing on February 12, 2008 to consider the formation of a TIF district for the Project Area, defined below. A copy of the Resolution is attached to and incorporated in this Plan as Exhibit A. The Resolution was published as required by the TIF Act.

On February 12, 2008, the City Commission held a public hearing to consider the formation of the District, and passed Ordinance _____ (the “**Ordinance**”) establishing the District. The term “**District Area**” refers to the real property generally located at 12th Street and Oread Avenue, as legally described in the Ordinance. The Ordinance is attached to and incorporated in this Plan as Exhibit B. An illustration and legal description of the District Area is attached to and incorporated in this Plan as Exhibit C. The Ordinance included a description of the district plan and found that the District was an eligible area, all in accordance with the TIF Act.

II. Project Buildings, Facilities and Improvements.

The “**Project Area**” consists of all improvements generally described below and illustrated in Exhibit D, attached to and, by reference, incorporated in this Plan. The Project Area consists of the future site of The Oread, public right-of-ways along portions of 12th Street, Indiana Street, Oread Avenue, 11th Street, Mississippi Street, and an alley between Mississippi Street and Indiana Street. Additionally, the Project Area includes a tract owned by the City that contains two water towers. Each of the above-referenced properties and right-of-ways will be improved in some manner in connection with the Project. The only portions of the District Area that will not be improved in connection with the Project are the properties located at 1201 Oread Avenue (the Oread Apartments), 1209 Oread Avenue (a single-family residence), and 1121 Louisiana (Carson Place Apartments). While some utility

work may occur at 1121 Louisiana to facilitate the Project, these properties are located in the District Area in anticipation of potential future development phases.

A. Buildings and Structures.

The Oread will be a multi-use structure consisting of approximately 106 rooms and associated mixed use commercial spaces. These rooms include approximately 92 hotel rooms and extended stay suites, and approximately 14 condominiums. The structure will include ancillary uses such as meeting and conference rooms, banquet rooms, restaurant space, and bar space. Additional commercial uses may consist of a bank, retail stores, and other similar commercial uses allowed by the City of Lawrence. The structure will consist of approximately 116,000 square feet.

In addition to The Oread, the Project also includes an underground parking structure facility consisting of approximately 200 parking spaces. As shown on Exhibit E, this structure will cost approximately \$6,600,000.00.

B. Infrastructure Improvements.

The Project will also include various public infrastructure improvements. The vast majority of these infrastructure improvements are not necessitated by the Project. For example, while certain existing utilities require updating to service The Oread, all of the improvements are intended to enhance both the Project and the adjacent neighborhood, and to minimize harm to nearby historic properties. The following are the planned public infrastructure improvements to be constructed in connection with the Project, as described on the preliminary cost estimates attached to and, by reference, incorporated in this Plan as Exhibit E:

- Realignment of Oread Avenue and addition of divided medians, a roundabout, and related street landscaping;
- Street improvements to 12th Street located West of Oread Avenue;
- Street improvements on Indiana Street;
- Sidewalk and pedestrian crossing improvements to Oread Avenue, 12th Street, and Indiana Street;
- Grading and site preparation within the public right of way;
- Landscaping and plantings, benches, sculptures, lighting, decorations, and similar amenities;
- Construction of new pedestrian ways connecting 12th Street to Mississippi Street; and
- Public water and sanitary and storm sewer improvements.

C. Construction of Project Improvements.

The construction of the public and private infrastructure improvements described above will occur simultaneously with the construction of The Oread. Consequently, there must be close cooperation and coordination between the construction of those improvements,

especially with respect to timing and the efficient use of machinery on-site. The Developer will finance and construct the public and private improvements, subject to normal City approval and specifications, as part of the construction of The Oread. Occupancy of the The Oread shall not occur until substantial completion of the public improvements.

III. Summary of Oread Project Feasibility Study.

Pursuant to the Funding Agreement approved by the City Commission on November 30, 2007, the City retained Springsted Incorporated to perform the feasibility study required by the TIF Act. A copy of the Redevelopment Project Financial Feasibility Study (the “**Feasibility Study**”) is attached to and, by reference, incorporated in this Plan as Exhibit F. The Feasibility Study concludes that the Project is feasible. As described more specifically in Exhibit F, the Feasibility Study estimates that total TIF revenues over the term of the Project will be \$5,001,787.00. In combination with TDD revenues, which are anticipated to contribute approximately \$917,095.00 to the payment of certain TIF-eligible expenses, and the Developer’s own contributions of equity and private indebtedness, there are sufficient funds to permit the use of tax increment financing.

IV. Proposed Financing Methods.

Tax increment financing will be used to finance or reimburse redevelopment project costs as follows:

1. Subject to the TIF Cap described in paragraph 5., below, all redevelopment project costs, including interest thereon (not to exceed the rate of prime plus 1%), will be eligible for reimbursement to the fullest extent permitted by Kansas and federal law.
2. The following funds will be collected for a period of twenty (20) years and held in accordance with the TIF Act:
 - a. All incremental real property taxes assessed on The Oread during the term of the TIF Project;
 - b. All incremental real property taxes assessed on the remaining portions of the District, to the extent the increases in real property taxes are caused by the improvements described in this Plan or other activities that do not constitute a new project;
 - i. Any increases in real property taxes caused by a new project will not be included in the TIF fund without the City’s approval; and
 - c. All City and Douglas County, Kansas sales taxes paid in the District during the term of the TIF Project.

3. The Developer has elected to utilize the direct reimbursement method, and will privately finance all public and private improvements described in this Plan.
4. The City shall have the right to inspect such public improvements for compliance with the City Code, etc.
5. To the extent that the TIF Fund has available tax increment, the City shall reimburse all of the Developer's eligible expenses until all such expenses have been reimbursed, or twenty (20) years, whichever first occurs. Notwithstanding the previous sentence, there shall be a limitation on the reimbursement of the Developer's eligible expenditures (the "**TIF Cap**"), as follows:
 - a. Except to reimburse the City's expenses as described in paragraph 7., below, all tax increment shall be available to reimburse up to \$7,100,000.00 of the Developer's redevelopment project costs, plus interest thereon (not to exceed the rate of prime plus one percent) (the "**Cap Amount**"); and
 - b. After the reimbursement of the Cap Amount, any additional TIF revenue shall be allocated 50% to the City, and 50% to the Developer, but in no event shall the reimbursements to the Developer exceed the Developer's actual redevelopment project costs plus interest thereon (not to exceed the rate of prime plus 1%).
6. Eligible expenses incurred by the Developer prior to the formation of the District shall be eligible for reimbursement.
7. The City will be entitled to reimbursement for all of the City's actual and adequately documented expenses, including the City's reasonable attorneys' fees.
8. All revenues from an additional one percent (1%) sales tax charged by the Project pursuant to a Transportation Development District (the "**TDD**") affecting a portion of the Project Area, will be held in the appropriate account in accordance with K.S.A. 12-17,140 et seq.

This Plan does not contain a relocation assistance plan described in K.S.A. 12-1772(a)(4), because the City will not acquire any real property in the District while carrying out the provisions of the TIF Act. Furthermore, no residential tenants presently occupy any portion of the structures that will be demolished in connection with the Project.

V. Conclusion.

The Project will create approximately 116,000 square feet of new development in Lawrence, which will generate approximately \$5,001,787.00 in increased real estate and local

sales taxes during the twenty (20) year lifespan of the Project. The TDD sales tax will generate an estimated \$917,095.00 in revenue that can be used to reimburse TDD eligible expenses. There will be approximately \$11,000,000.00 in redevelopment project costs required to construct the Project. Direct reimbursement from the TIF fund will reimburse redevelopment project costs to the extent tax increment is available, subject to the TIF Cap. The balance of any unpaid redevelopment project costs will be paid for by Developer.

Exhibit A: Resolution 6749

RESOLUTION NO. 6749

**A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF
LAWRENCE, KANSAS ESTABLISHING THE DATE AND TIME OF A
PUBLIC HEARING REGARDING THE ESTABLISHMENT OF A
REDEVELOPMENT DISTRICT PURSUANT TO K.S.A. 12-1770 ET SEQ.
FOR THE 12TH & OREAD PROJECT**

**BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF LAWRENCE,
KANSAS:**

Section 1. The City of Lawrence, Kansas (the "City") is considering the establishment of a redevelopment district pursuant to K.S.A. 12-1770 et seq., as amended (the "Act").

Section 2. Notice is hereby given that a public hearing will be held by the City to consider establishment of a redevelopment district on February 12, 2008 in the City Commission Chambers located in City Hall, 6 East 6th Street, commencing at 6:35 p.m..

Section 3. The proposed redevelopment district boundaries are irregular and extend from 13th Street on the South to approximately 9th Street on the North and Mississippi on the West and Louisiana on the East. A map of the redevelopment district is attached hereto as **Exhibit A**. The boundaries of the redevelopment district are legally described as shown on **Exhibit B** hereto.

Section 4. The district plan for the proposed redevelopment district provides for the redevelopment district to include One project area, which is depicted on the map attached hereto as **Exhibit A**. The buildings and facilities to be constructed within the one project area are generally described as follows:

A multi-use structure consisting of approximately 106 rooms and associated commercial spaces. These rooms include approximately 92 hotel rooms and extended stay suites, and approximately 14 condominiums. The structure will include ancillary uses such as meeting and conference rooms, banquet rooms, restaurant space, and bar space. Additional commercial uses may consist of a bank, retail stores, and other similar commercial uses allowed by the City of Lawrence. The structure will consist of approximately 116,000 square feet and will be seven stories tall. The structure shall include an underground parking facility consisting of approximately 200 spaces. The redevelopment will also include public infrastructure improvements including without limitation improvements to Oread Avenue, 12th Street, pedestrian access, utilities, landscaping, and other related improvements.

Section 5. A description and map of the proposed redevelopment district are available for inspection and copying in the offices of the City Clerk, City Hall, 6 East 6th Street, Lawrence, Kansas, Monday through Friday (other than holidays) between 8:00 a.m. and 5:00 p.m.

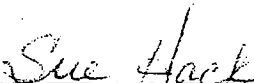
Section 6. The Governing Body will consider the findings necessary for the establishment of a redevelopment district after conclusion of the public hearing.

Section 7. The City Clerk is hereby authorized and directed to publish this resolution once in the official city newspaper not less than one week or more than two weeks preceding February 12, 2008, the date set for the public hearing. The City Clerk is also authorized and directed to mail a copy of this resolution via certified mail, return receipt requested to the board of county commissioners, the board of education of any school district levying taxes on property within the proposed redevelopment district, and to each owner and occupant of land within the proposed redevelopment district, not more than 10 days following the date of the adoption of this Resolution.

Section 8. This Resolution shall become effective upon its adoption by the Governing Body.

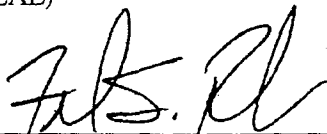
ADOPTED by the Governing Body this January 8, 2008.

SIGNED by the Mayor this January 8, 2008.



Mayor

(SEAL)



City Clerk

EXHIBIT A

12th and Oread TIF Redevelopment District Boundary

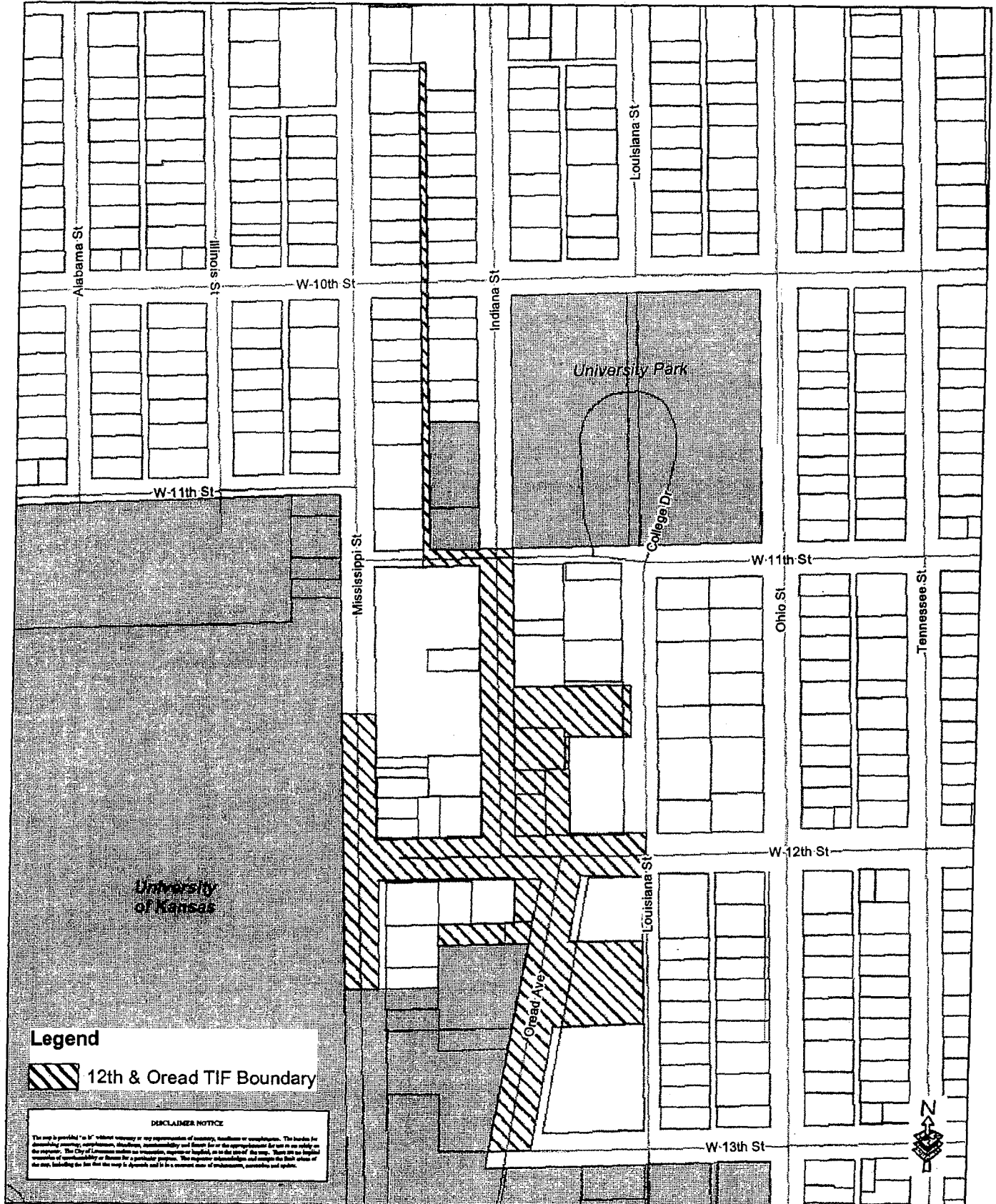


EXHIBIT B

LEGAL DESCRIPTION OF REDEVELOPMENT DISTRICT

Beginning at the Intersection of the Centerline of Louisiana Street and the South Right-of-way line of West 12th Street (Hancock Street) in the Southeast Quarter (SE ¼) of Section 36, Township 12 South, Range 19 East of the Sixth Principal Meridian in the City of Lawrence, Douglas County, Kansas; thence West on the South Right-of-way line of West 12th Street (Hancock Street) extended to the Northeast Corner of Lot 1, Block 3, Oread Addition; thence continuing West on the South Right-of-way line of said West 12th Street (Hancock Street) to the Northwest corner of Lot 1, Block 3, Oread Addition; thence in a Southwesterly direction on the East Right-of-way line of Oread Avenue to the Northwest corner of the South One-half (S ½) of Lot 2, Block 3, Oread Addition; thence East on the North line of the South one-half (S ½) of said Lot 2 to the Northeast corner of the South One-half (S ½) of said Lot 2; thence South on the East line of said Block 3 Oread Addition to the Southeast corner of the North One-half (N ½) of Lot 4, Block 3 of Oread Addition; thence West on the South line of the North One-half (N ½) of Lot 4, Block 3 of Oread Addition to the Southwest corner of the North One-half (N ½) of Lot 4, Block 3 of Oread Addition and the East Right-of-way line of Oread Avenue; thence in a Southwesterly direction on the East Right-of-way line of Oread Avenue to the Southwest corner of Lot 6, of Oread Heights Addition, A Subdivision of Block 3, Oread Addition; thence continuing in a Southwesterly direction on the East Right-of-way line of Oread Avenue extended to the Centerline of 13th Street (Lee Street); thence West on the Centerline of said 13th Street (Lee Street) to the West Right-of-way line of Oread Avenue; thence in a Northeasterly direction on the West Right-of-way line of Oread Avenue to the Southeast corner of the North One-half (N ½) of Lot 2, Block 8 of Oread Addition; thence West on the South line of the North One-half (N ½) of Lot 2, Block 8 of Oread Addition to the Southwest corner of North One-half (N ½) of Lot 2, Block 8 of Oread Addition; thence North on the West line of the North One-half (N ½) of Lot 2, Block 8 of Oread Addition to the Southwest corner of Lot 1, Block 8 of Oread Addition; thence East on the South line of Lot 1, Block 8 of Oread Addition 180 feet; thence North parallel with the West line of Lot 1, Block 8 of Oread Addition to the South Right-of-way line of 12th Street (Hancock Street); thence West on the South Right-of-way line of 12th Street (Hancock Street) to the Northwest corner of Lot 12, Block 8 of Oread Addition and the East Right-of-way line of Mississippi Street; thence South on the East Right-of-way line of Mississippi Street to the Southwest corner of the North One-half (N ½) of Lot 10, Block 8 of Oread Addition; thence West on the South line of the North One-half (N ½) of Lot 10, Block 8 of Oread Addition projected West, to the West Right-of-way line of Mississippi Street; thence North on the West Right-of-way line of Mississippi Street to the intersection of the North line of Lot 9, Block 9 of Oread Addition projected West; thence East on the North line of Lot 9, Block 9 of Oread Addition extended, to the Northwest corner of Lot 9, Block 9 of Oread Addition and the East Right-of-way line of Mississippi Street; thence South on the East Right-of-way line of Mississippi Street to the Southwest corner of Lot 7, Block 9 Oread Addition, and the

North Right-of-way line of 12th Street (Hancock Street); thence East on the North Right-of-way line of 12th Street (Hancock Street) to the Southeast corner of Lot 6, Block 9 of Oread Addition and the West Right-of-way line of Indiana Street; thence North on the West Right-of-way line of Indiana Street to the Northeast corner of Lot 1, Block 9 of Oread Addition and the Southeast corner of Lot 3, Block 14, Lane's Second Addition; thence continuing North on the West Right-of-way line of Indiana Street to the Northeast corner of Lot 1, Block 14, Lane's Second Addition and the South Right-of-way line of 11th Street (Quincy Street); thence West on the South Right-of-way line of 11th Street (Quincy Street) to the intersection of the East line of Lots 13 thru 24, Block 13, Lane's Second Addition projected South; thence North on the East line of Lots 13 thru 24, Block 13, Lane's Second Addition extended, to the Southeast corner of Lot 13, Block 13, Lane's Second Addition and the North Right-of-way line of 11th Street (Quincy Street); thence North on the East line of Lots 13 thru 24, Block 13, Lane's Second Addition to the Northeast corner of Lot 24, Block 13, Lane's Second Addition and the South Right-of-way line of 10th Street (Berkeley Street); thence continuing North on the East line of Lots 13 thru 24, Block 13, Lane's Second Addition projected North to the Southeast corner of Lot 15, Block 11 Lane's Second Addition; thence North on the East line of Lots 15 thru 23, Block 11, Lane's Second Addition to the Northeast corner of Lot 23, Block 11, Lane's Second Addition; thence North on the East line of Lots 15 thru 23, Block 11, Lane's Second Addition projected North, to the South line of Lot 3, Block 11, Lane's Second Addition; thence East on the South line of Lot 3, Block 11, Lane's Second Addition to the intersection of the West line of Lots 6 thru 14, Block 11, Lane's Second Addition projected North; thence South on the West line of Lots 6 thru 14, Block 11, Lane's Second Addition extended, to the Northwest corner of Lot 6, Block 11, Lane's Second Addition; thence South on the West line of Lots 6 thru 14, Block 11, Lane's Second Addition to the Southwest corner of Lot 14, Block 11, Lane's Second Addition and the North Right-of-way line of 10th Street (Berkeley Street); thence South on the West line of Lots 6 thru 14, Block 11, Lane's Second Addition extended, to the Northwest corner of Lot 1, Block 13, Lane's Second Addition, and the South Right-of-way line of 10th Street (Berkeley Street); thence South on the West line of Lots 1 thru 12, Block 13, Lane's Second Addition to the Southwest corner of Lot 12, Block 13 Lane's Second Addition and the North Right-of-way line of 11th Street (Quincy Street); thence East on the South line of Lot 12, Block 13, Lane's Second Addition and the North Right-of-way line of 11th Street (Quincy Street) to the Southeast corner of Lot 12, Block 13 Lane's Second Addition; thence continuing East on the North Right-of-way line of 11th Street (Quincy Street) extended to the Southwest corner of University Park (Northeast corner of 11th Street (Quincy Street) and Indiana Street); thence South on the East Right-of-way line of Indiana Street projected North from Block 15, Lane's Second Addition to the Northwest corner of Lot 6, Block 15, Lane's Second Addition; thence South on the East Right-of-way line of Indiana Street to the Southwest corner of Lot 4, Block 15, Lane's Second Addition and the Northwest corner of Lot 12, Block 2, Oread Addition; thence continuing South on the East Right-of-way line of Indiana Street to the Northwest corner of the South 60 feet of Lot 9, Block 2, Oread Addition; thence East on the North line of the South 60 feet of Lot 9, Block 2, Oread

Addition to the Northeast corner of the South 60 feet of Lot 9, Block 2, Oread Addition; thence South on the East line of Lots 9, 8, and 7, Block 2, Oread Addition to the Southeast corner of Lot 7, Block 2, Oread addition and the North Right-of-way line of 12th Street (Hancock Street); thence East on the North Right-of-way line of 12th Street (Hancock Street) to the Southeast corner of Lot 6, Block 2, Oread Addition; thence continuing East on the North Right-of-way line of 12th Street (Hancock Street) extended to the Centerline of Louisiana Street; thence South on the Centerline of Louisiana Street to the Point of Beginning; Containing 7.84 Acres more or less all in the City of Lawrence, Douglas County, Kansas.

And the following additional property described as follows:

Plate U04543B, Twenty Four Company, LC, South 55 feet of Lot 3, North 65 feet of Lot 4, North 40 feet of Lot 9, and the South 55 feet of Lot 10, all in Block 2, in Oread Addition.

Including any and all rights-of-way and public easements adjacent to the above described property."

Exhibit B: Ordinance

**EXCERPT OF MINUTES OF A MEETING
OF THE GOVERNING BODY OF
CITY OF LAWRENCE, KANSAS
HELD ON FEBRUARY 12, 2008**

The governing body met in regular session at the usual meeting place in the City, at 6:35p.m., the following members being present and participating, to-wit:

Absent:

The Mayor declared that a quorum was present and called the meeting to order.

* * * * *

(Other Proceedings)

The matter of holding a public hearing regarding the establishment of a redevelopment district within the City came on for consideration and was discussed. The Mayor opened the public hearing.

[INSERT MINUTES RELATED TO PUBLIC HEARING]

The public hearing was [closed.][continued to _____.]

* * * * *

(Other Proceedings)

[BALANCE OF THIS PAGE INTENTIONALLY LEFT BLANK]

* * * * *

CERTIFICATE

I hereby certify that the foregoing Excerpt of Minutes is a true and correct excerpt of the proceedings of the governing body of the City of Lawrence, Kansas, held on the date stated therein, and that the official minutes of such proceedings are on file in my office.

(SEAL)

Clerk

(Published in Lawrence Daily Journal-World on February ____, 2008)

ORDINANCE NO. _____

AN ORDINANCE OF THE GOVERNING BODY OF THE CITY OF LAWRENCE, KANSAS MAKING FINDINGS AND ESTABLISHING A REDEVELOPMENT DISTRICT PURSUANT TO K.S.A. 12-1770 ET SEQ., AND AMENDMENTS THERETO.

WHEREAS, pursuant to the provisions of K.S.A. 12-1770 et seq., as amended (the "Act"), the City of Lawrence, Kansas (the "City") is authorized to establish redevelopment districts within a defined area of the City which is found by the City to be a conservation area, and is therefore an "eligible area" as said term is defined in the Act; and

WHEREAS, the Governing Body adopted Resolution No. 6749 on January 8, 2008 calling for a public hearing considering the establishment of a redevelopment district to be held by the Governing Body on February 12, 2008; and

WHEREAS, notice of the public hearing was given as required by the Act; and

WHEREAS, the public hearing was held on February 12, 2008 **[and closed on the same day][continued to ____, 20__, and thereafter closed]**; and

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF LAWRENCE, KANSAS:

SECTION 1. The Governing Body hereby finds that the real property described in **Exhibits A and B** (the "Redevelopment District") attached hereto is an eligible area for being designated as a redevelopment district pursuant to the Act because the real property is hereby found by the City to be a conservation area based on the determination by the City that:

- (a) the Redevelopment District comprises less than 15% of the land area of the City;
- (b) 50% or more of the structures in the Redevelopment District are at least 35 years old; and
- (c) the Redevelopment District is not yet blighted, but may become blighted due to: (i) the existence of dilapidated and deteriorated structures, (ii) the presence of structures below minimum code standards and (iii) inadequate utilities and infrastructure.

SECTION 2. The Governing Body hereby finds that the conservation, development or redevelopment of the Redevelopment District is necessary to promote the general and economic welfare of the City.

SECTION 3. The Governing Body hereby establishes the Redevelopment District, which shall include One project area, all depicted on the map attached hereto as **Exhibit A**. The district plan is hereby approved, and consists of buildings and facilities to be constructed within the One project area, generally described as follows:

A multi-use structure consisting of approximately 106 rooms and associated commercial spaces. These rooms include approximately 92 hotel rooms and extended stay suites, and approximately 14 condominiums. The structure will include ancillary uses such as meeting and conference

rooms, banquet rooms, restaurant space, and bar space. Additional commercial uses may consist of a bank, retail stores, and other similar commercial uses allowed by the City of Lawrence. The structure will consist of approximately 116,000 square feet and will be seven stories tall. The structure shall include an underground parking facility consisting of approximately 200 spaces. The redevelopment will also include public infrastructure improvements including without limitation improvements to Oread Avenue, 12th Street, pedestrian access, utilities, landscaping, and other related improvements.

SECTION 4. The Act authorizes the issuance by the City of bonds to finance all or a portion of the costs of implementing the district plan. Said bonds may be issued to reimburse expenditures made on or after the date which is 60 days before the date of passage of this Ordinance, pursuant to Treasury Regulation §1.150-2.

SECTION 5. This Ordinance shall take effect and be in force from and after its passage and publication as provided by law.

ADOPTED by the Governing Body this FEBRUARY 12, 2008.

SIGNED by the Mayor this FEBRUARY 12, 2008.

Mayor

(SEAL)

City Clerk

EXHIBIT A

MAP OF REDEVELOPMENT DISTRICT AND PROJECT AREA

12th and Oread TIF Redevelopment District Boundary

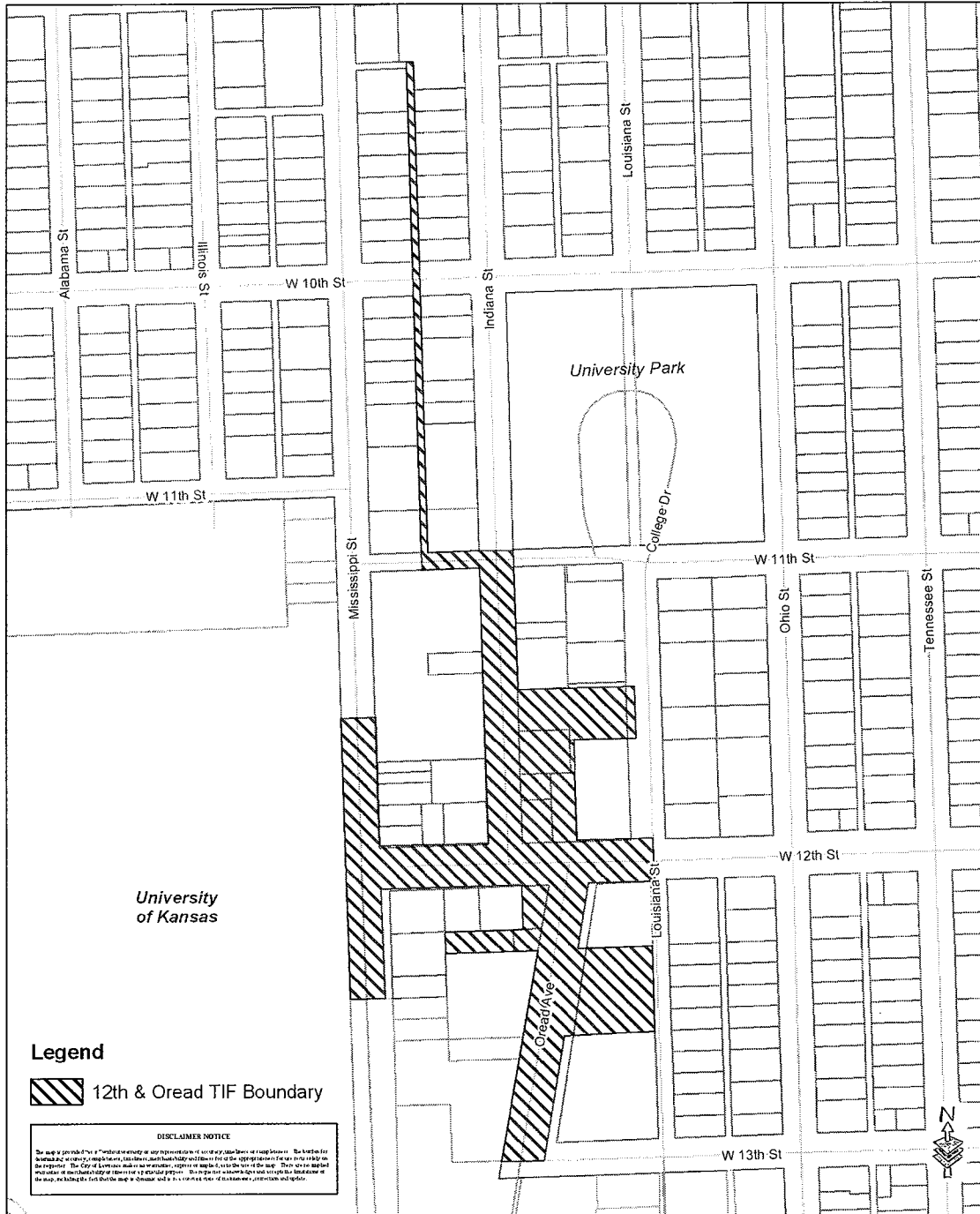


EXHIBIT B

LEGAL DESCRIPTION OF THE 12TH AND OREAD TIF REDEVELOPMENT DISTRICT BOUNDARY

Beginning at the Intersection of the Centerline of Louisiana Street and the South Right-of-way line of West 12th Street (Hancock Street) in the Southeast Quarter (SE $\frac{1}{4}$) of Section 36, Township 12 South, Range 19 East of the Sixth Principal Meridian in the City of Lawrence, Douglas County, Kansas; thence West on the South Right-of-way line of West 12th Street (Hancock Street) extended to the Northeast Corner of Lot 1, Block 3, Oread Addition; thence continuing West on the South Right-of-way line of said West 12th Street (Hancock Street) to the Northwest corner of Lot 1, Block 3, Oread Addition; thence in a Southwesterly direction on the East Right-of-way line of Oread Avenue to the Northwest corner of the South One-half (S $\frac{1}{2}$) of Lot 2, Block 3, Oread Addition; thence East on the North line of the South one-half (S $\frac{1}{2}$) of said Lot 2 to the Northeast corner of the South One-half (S $\frac{1}{2}$) of said Lot 2; thence South on the East line of said Block 3 Oread Addition to the Southeast corner of the North One-half (N $\frac{1}{2}$) of Lot 4, Block 3 of Oread Addition; thence West on the South line of the North One-half (N $\frac{1}{2}$) of Lot 4, Block 3 of Oread Addition to the Southwest corner of the North One-half (N $\frac{1}{2}$) of Lot 4, Block 3 of Oread Addition and the East Right-of-way line of Oread Avenue; thence in a Southwesterly direction on the East Right-of-way line of Oread Avenue to the Southwest corner of Lot 6, of Oread Heights Addition, A Subdivision of Block 3, Oread Addition; thence continuing in a Southwesterly direction on the East Right-of-way line of Oread Avenue extended to the Centerline of 13th Street (Lee Street); thence West on the Centerline of said 13th Street (Lee Street) to the West Right-of-way line of Oread Avenue; thence in a Northeasterly direction on the West Right-of-way line of Oread Avenue to the Southeast corner of the North One-half (N $\frac{1}{2}$) of Lot 2, Block 8 of Oread Addition; thence West on the South line of the North One-half (N $\frac{1}{2}$) of Lot 2, Block 8 of Oread Addition to the Southwest corner of North One-half (N $\frac{1}{2}$) of Lot 2, Block 8 of Oread Addition; thence North on the West line of the North One-half (N $\frac{1}{2}$) of Lot 2, Block 8 of Oread Addition to the Southwest corner of Lot 1, Block 8 of Oread Addition; thence East on the South line of Lot 1, Block 8 of Oread Addition 180 feet; thence North parallel with the West line of Lot 1, Block 8 of Oread Addition to the South Right-of-way line of 12th Street (Hancock Street); thence West on the South Right-of-way line of 12th Street (Hancock Street) to the Northwest corner of Lot 12, Block 8 of Oread Addition and the East Right-of-way line of Mississippi Street; thence South on the East Right-of-way line of Mississippi Street to the Southwest corner of the North One-half (N $\frac{1}{2}$) of Lot 10, Block 8 of Oread Addition; thence West on the South line of the North One-half (N $\frac{1}{2}$) of Lot 10, Block 8

of Oread Addition projected West, to the West Right-of-way line of Mississippi Street; thence North on the West Right-of-way line of Mississippi Street to the intersection of the North line of Lot 9, Block 9 of Oread Addition projected West; thence East on the North line of Lot 9, Block 9 of Oread Addition extended, to the Northwest corner of Lot 9, Block 9 of Oread Addition and the East Right-of-way line of Mississippi Street; thence South on the East Right-of-way line of Mississippi Street to the Southwest corner of Lot 7, Block 9 Oread Addition, and the North Right-of-way line of 12th Street (Hancock Street); thence East on the North Right-of-way line of 12th Street (Hancock Street) to the Southeast corner of Lot 6, Block 9 of Oread Addition and the West Right-of-way line of Indiana Street; thence North on the West Right-of-way line of Indiana Street to the Northeast corner of Lot 1, Block 9 of Oread Addition and the Southeast corner of Lot 3, Block 14, Lane's Second Addition; thence continuing North on the West Right-of-way line of Indiana Street to the Northeast corner of Lot 1, Block 14, Lane's Second Addition and the South Right-of-way line of 11th Street (Quincy Street); thence West on the South Right-of-way line of 11th Street (Quincy Street) to the intersection of the East line of Lots 13 thru 24, Block 13, Lane's Second Addition projected South; thence North on the East line of Lots 13 thru 24, Block 13, Lane's Second Addition extended, to the Southeast corner of Lot 13, Block 13, Lane's Second Addition and the North Right-of-way line of 11th Street (Quincy Street); thence North on the East line of Lots 13 thru 24, Block 13, Lane's Second Addition to the Northeast corner of Lot 24, Block 13, Lane's Second Addition and the South Right-of-way line of 10th Street (Berkeley Street); thence continuing North on the East line of Lots 13 thru 24, Block 13, Lane's Second Addition projected North to the Southeast corner of Lot 15, Block 11 Lane's Second Addition; thence North on the East line of Lots 15 thru 23, Block 11, Lane's Second Addition to the Northeast corner of Lot 23, Block 11, Lane's Second Addition; thence North on the East line of Lots 15 thru 23, Block 11, Lane's Second Addition projected North, to the South line of Lot 3, Block 11, Lane's Second Addition; thence East on the South line of Lot 3, Block 11, Lane's Second Addition to the intersection of the West line of Lots 6 thru 14, Block 11, Lane's Second Addition projected North; thence South on the West line of Lots 6 thru 14, Block 11, Lane's Second Addition extended, to the Northwest corner of Lot 6, Block 11, Lane's Second Addition; thence South on the West line of Lots 6 thru 14, Block 11, Lane's Second Addition to the Southwest corner of Lot 14, Block 11, Lane's Second Addition and the North Right-of-way line of 10th Street (Berkeley Street); thence South on the West line of Lots 6 thru 14, Block 11, Lane's Second Addition extended, to the Northwest corner of Lot 1, Block 13, Lane's Second Addition, and the South Right-of-way line of 10th Street (Berkeley Street); thence South on the West line of Lots 1 thru 12, Block 13, Lane's Second Addition to the Southwest

corner of Lot 12, Block 13 Lane's Second Addition and the North Right-of-way line of 11th Street (Quincy Street); thence East on the South line of Lot 12, Block 13, Lane's Second Addition and the North Right-of-way line of 11th Street (Quincy Street) to the Southeast corner of Lot 12, Block 13 Lane's Second Addition; thence continuing East on the North Right-of-way line of 11th Street (Quincy Street) extended to the Southwest corner of University Park (Northeast corner of 11th Street (Quincy Street) and Indiana Street); thence South on the East Right-of-way line of Indiana Street projected North from Block 15, Lane's Second Addition to the Northwest corner of Lot 6, Block 15, Lane's Second Addition; thence South on the East Right-of-way line of Indiana Street to the Southwest corner of Lot 4, Block 15, Lane's Second Addition and the Northwest corner of Lot 12, Block 2, Oread Addition; thence continuing South on the East Right-of-way line of Indiana Street to the Northwest corner of the South 55 feet of Lot 10, Block 2, Oread Addition; thence East on the North line of the South 55 feet of Lot 10, Block 2, Oread Addition to the Northeast corner of the South 55 feet of Lot 10, Block 2, Oread Addition and the Northwest corner of the South 55 feet of Lot 3, Block 2, Oread Addition; thence continuing East on the North line of the South 55 feet of Lot 3, Block 2, Oread Addition to the Northeast corner of the South 55 feet of Lot 3, Block 2, Oread Addition; thence South on the East line of Lots 3, and 4, Block 2, Oread Addition to the Southeast corner of the North 65 feet of Lot 4, Block 2, Oread Addition; thence West on the South line of the North 65 feet of Lot 4, Block 2, Oread Addition to the Southwest corner of the North 65 feet of Lot 4, Block 2 Oread Addition and the East line of Lots 9, 8, and 7, Block 2, Oread Addition; thence South on the East line of Lots 9, 8 and 7, Block 2, Oread Addition to the Southeast corner of Lot 7, Block 2, Oread Addition and the North Right-of-way line of 12th Street (Hancock Street); thence East on the North Right-of-way line of 12th Street (Hancock Street) to the Southeast corner of Lot 6, Block 2, Oread Addition; thence continuing East on the North Right-of-way line of 12th Street (Hancock Street) extended to the Centerline of Louisiana Street; thence South on the Centerline of Louisiana Street to the Point of Beginning; Containing 8.51 Acres more or less all in the City of Lawrence, Douglas County, Kansas.

Exhibit C: Illustration of TIF District Area

12th and Oread TIF Redevelopment District Boundary

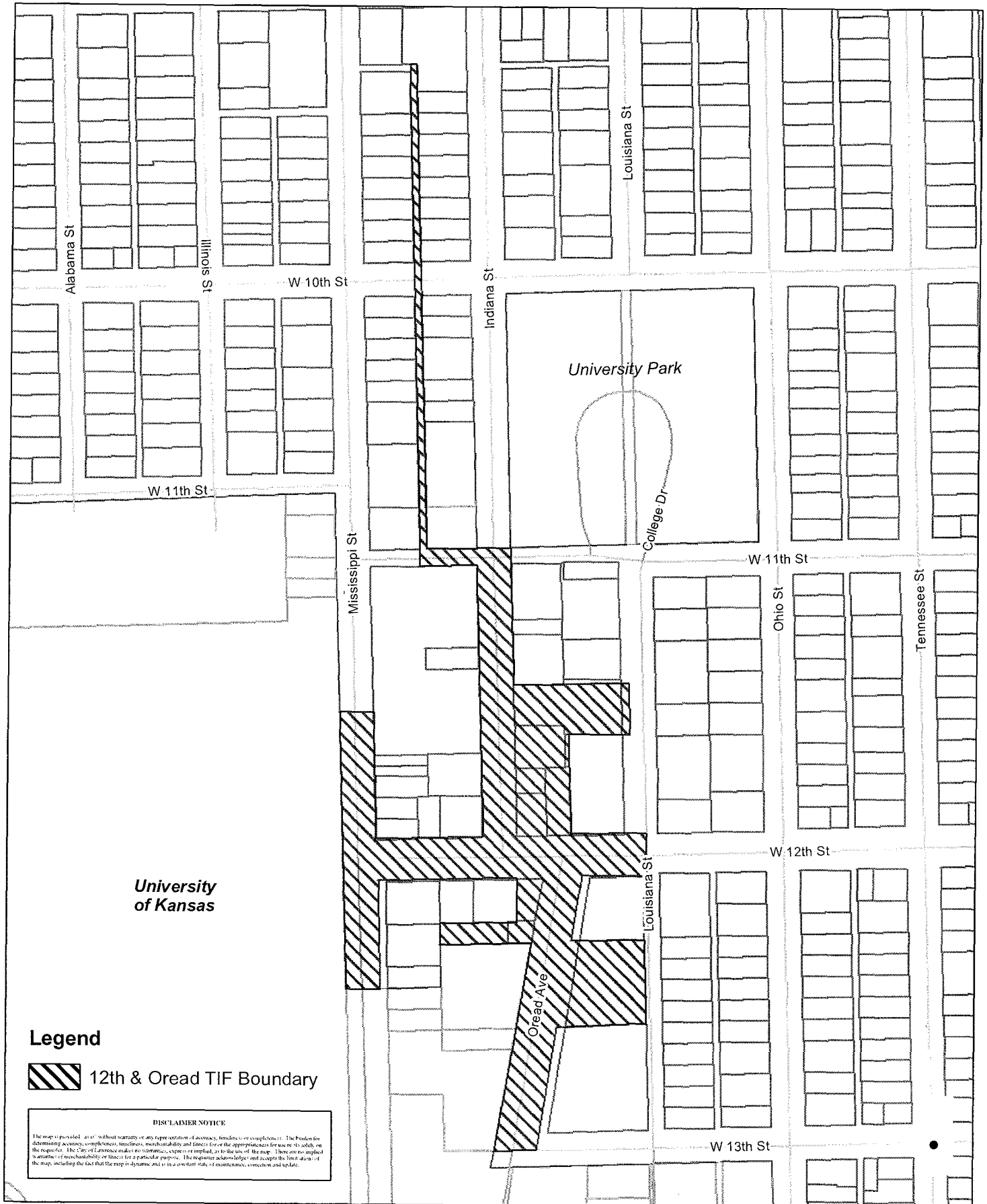
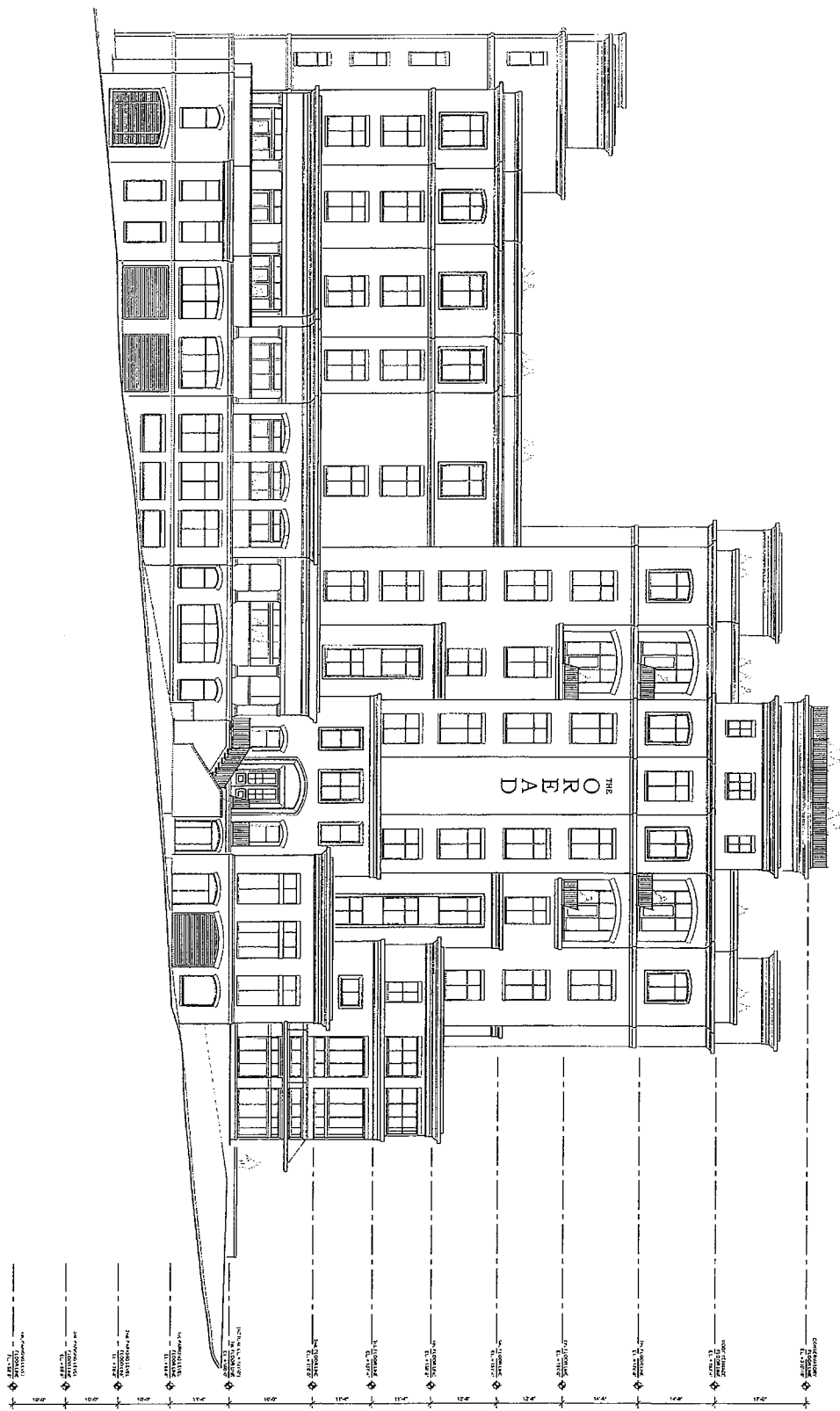


Exhibit D: Illustration and Description of TIF Project Buildings and Structures

WEST ELEVATION

1" = 20'-0"



DATE
January 26, 2015
PROJECT
427200
SHEET NO.
2

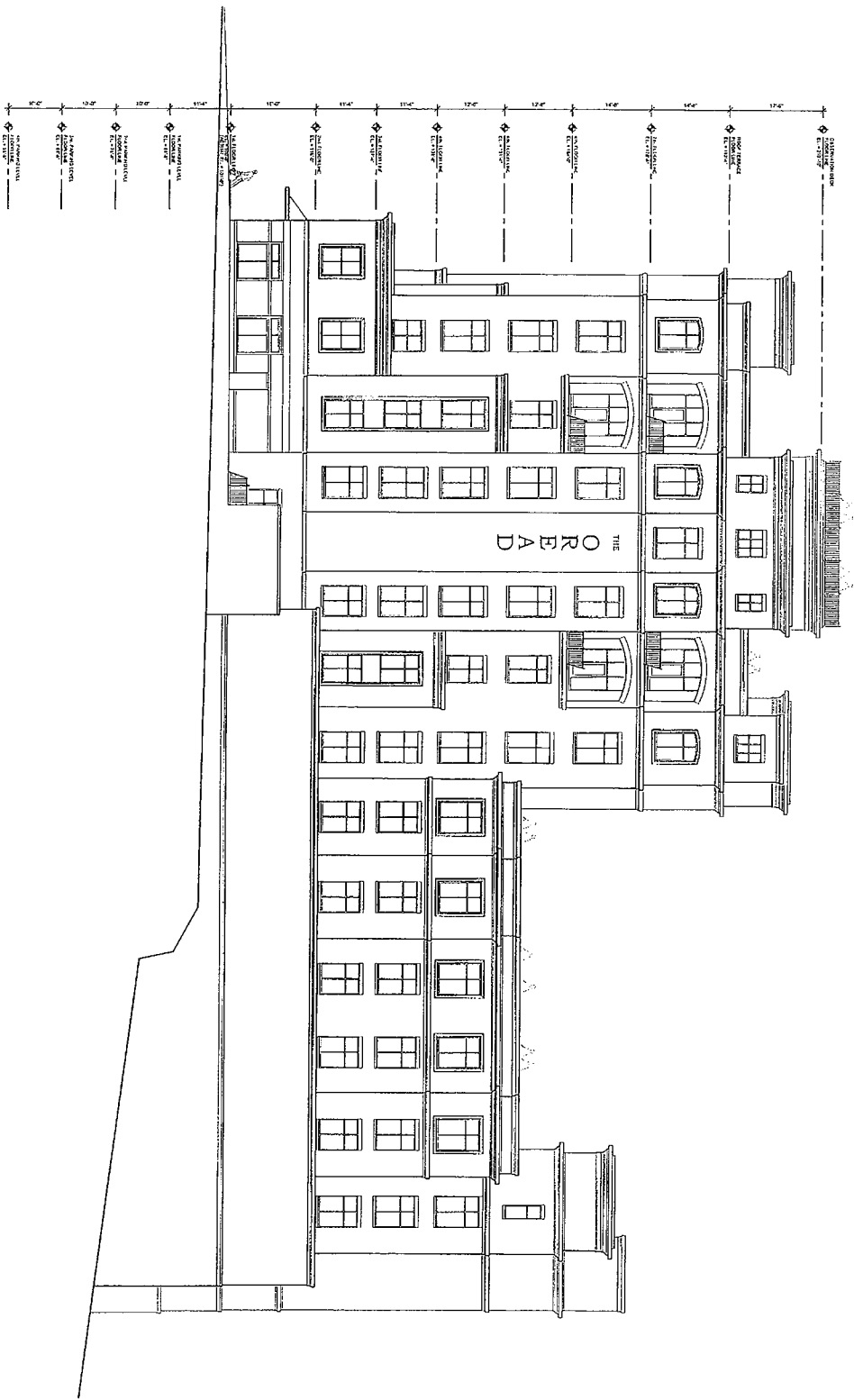
DESIGN
• 871737 LAMARCO INC.
• 871737 LAMARCO INC.
• 871737 LAMARCO INC.
• 871737 LAMARCO INC.
• 871737 LAMARCO INC.
• 871737 LAMARCO INC.
• 871737 LAMARCO INC.
• 871737 LAMARCO INC.
• 871737 LAMARCO INC.
• 871737 LAMARCO INC.

A NEW MIXED-USE BUILDING FOR:
OREAD CIRCLE HOTEL
12TH & INDIANA
LAWRENCE, KANSAS

FINAL
DEVELOPMENT
PLAN
SUBMITTAL

paulwerner
ARCHITECTS
5401 COLUMBIA DRIVE
LAWRENCE, KS 66044
PHONE: 781.833.8800
FAX: 781.833.8800

NSPJ
NEARING STAATS PRELOGAR & JONES AIA CHARTERED
ARCHITECTS
2015 W. 25th St. Suite 201
PRAIRIE VILLAGE, KANSAS 66202
www.nspjarch.com
PHONE: 913.551.1415 FAX: 913.551.1500



EAST ELEVATION 1" = 20'-0"

3

Date: January 26, 2018
 Drawn by: [Name]
 Checked by: [Name]
 Scale: [Scale]

Revisions:

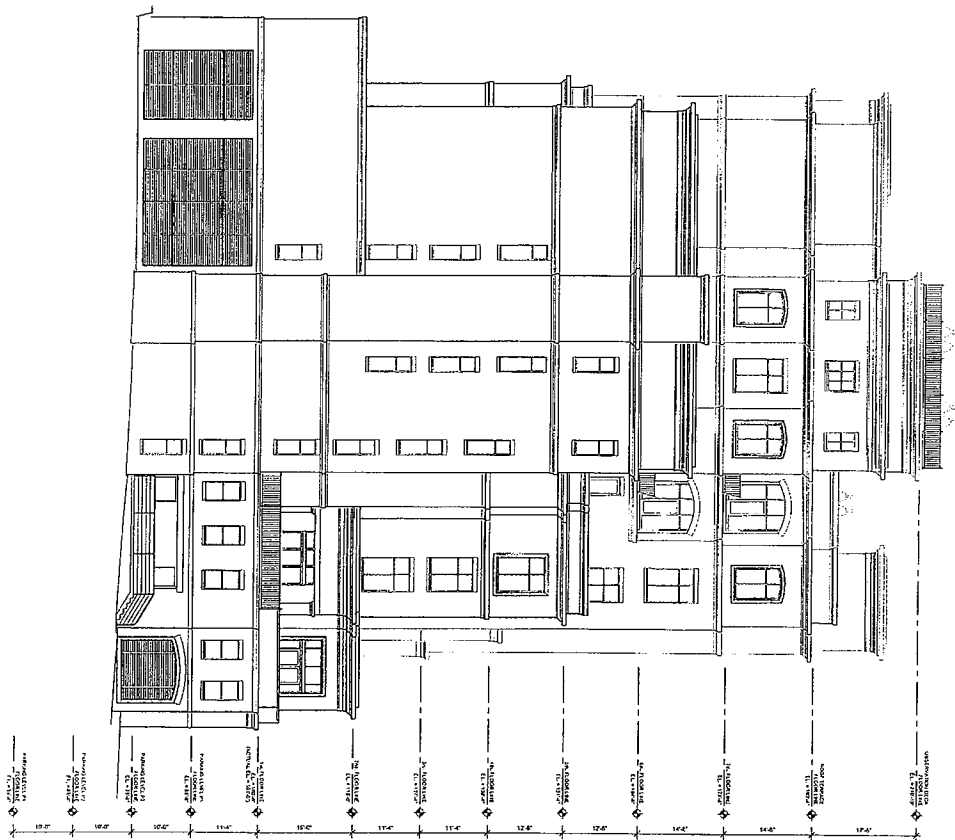
- 1. [Revision]
- 2. [Revision]
- 3. [Revision]
- 4. [Revision]
- 5. [Revision]
- 6. [Revision]
- 7. [Revision]
- 8. [Revision]
- 9. [Revision]
- 10. [Revision]

A NEW MIXED-USE BUILDING FOR:
OREAD CIRCLE HOTEL
 12TH & INDIANA
 LAWRENCE, KANSAS

FINAL
 DEVELOPMENT
 PLAN
 SUBMITTAL

paulwerner
 ARCHITECTS

NSPJ
 NEARING STAATS PRELOGAR & JONES AIA CHARTERED
 ARCHITECTS
 3015 W. 25th St., Ste. 201
 P.O. Box 10000, Lawrence, KS 66044
 Phone: 781.333.1405 Fax: 781.333.1353
 www.nspjarch.com

$$\underline{1^{st}} = 20^{th} - 0^{th}$$


Date: January 20, 2008
 From: [redacted]
 447707
 Subject no.:

[illegible]

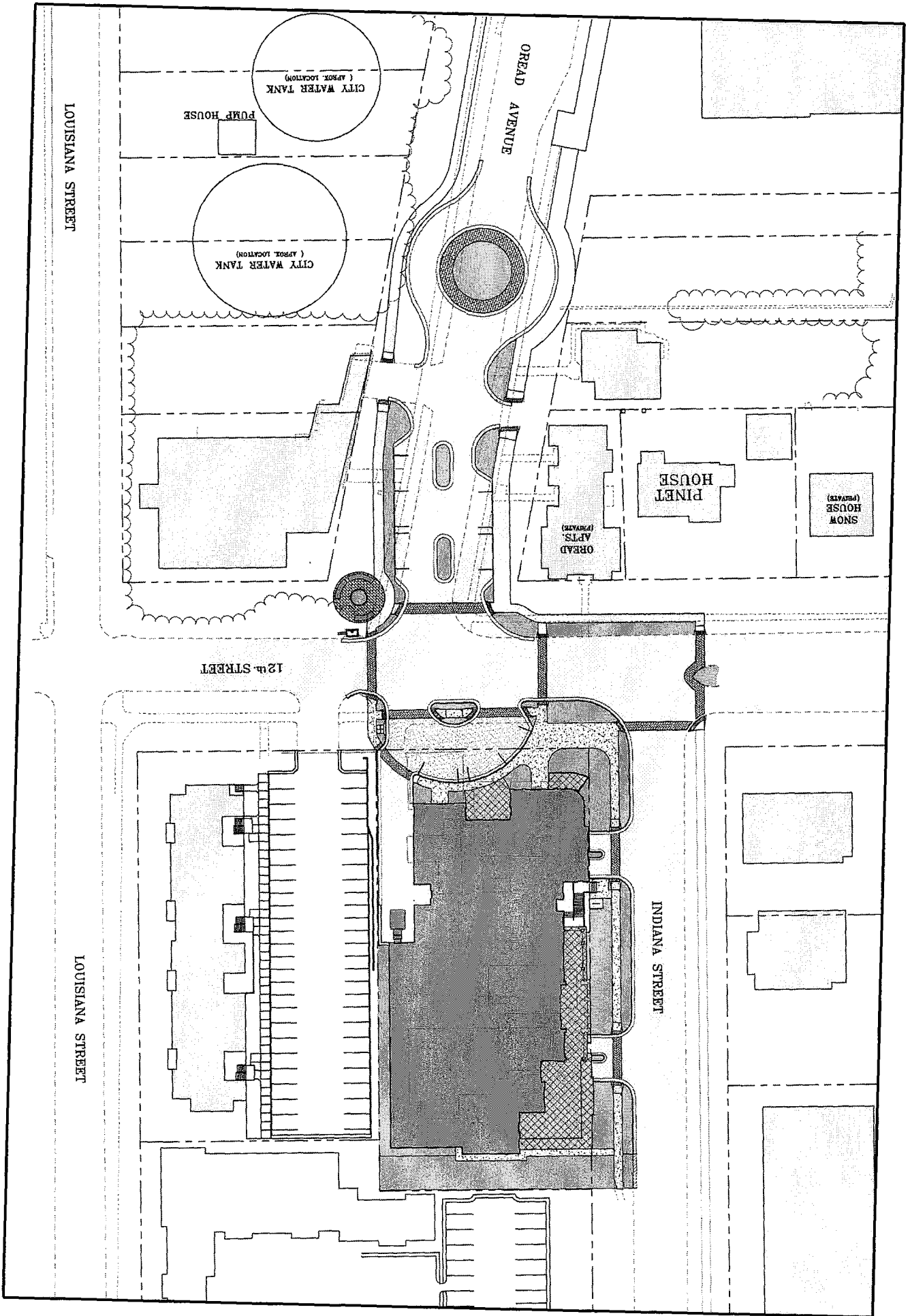
12TH & INDIANA
LAWRENCE, KANSAS

DEVELOPMENT
PLAN
SUBMITTAL

645 COLUMBIA DRIVE
SUITE 1002
LAWRENCE, MS 39044
OFFICE: 768.832.0004
FAC: 768.832.0850
FINAL

paulwerner
ARCHITECTS

NSPJ
NEARING STAATS PRELOGAR & JONES AIA CHARTERED
ARCHITECTS
3515 W. 73RD ST., STE. 201 ■■■ www.nspjarch.com
PRAIRIE VILLAGE, KANSAS 66208 ■■■ PHONE 913.831.1415 FAX 913.831.1563



DEVELOPMENT PLAN



**Exhibit E: Pre-Design Public and Private Infrastructure Construction Cost
Estimates**

OREAD CIRCLE RE-DEVELOPMENT

THE OREAD

12th & INDIANA

THE OREAD INN
TIF / TDD COST ESTIMATES
11/19/07

A

| Indiana Street | Qty | Unit | Unit Price | Extension |
|---------------------------------|--------|-------|------------|---------------------|
| Street demo | 15,000 | sq ft | 2.00 | 30,000.00 |
| Street prep (grading / fly ash) | 15,000 | sq ft | 3.00 | 45,000.00 |
| Pavement 8" concrete | 8,400 | sq ft | 8.25 | 69,300.00 |
| Curb | 300 | ln ft | 16.00 | 4,800.00 |
| Approach 1 pavement | 450 | sq ft | 25.00 | 11,250.00 |
| Approach 1 curb | 70 | ln ft | 16.00 | 1,120.00 |
| Approach 2 pavement | 450 | sq ft | 25.00 | 11,250.00 |
| Approach 2 curb | 70 | ln ft | 16.00 | 1,120.00 |
| Accent sidewalk | 60 | ln ft | 60.00 | 3,600.00 |
| Sidewalk | 310 | ln ft | 20.00 | 6,200.00 |
| ADA ramps | 7 | ea | 1,500.00 | 10,500.00 |
| Emergency lane | 3,150 | sq ft | 20.00 | 63,000.00 |
| Engineering | 1 | ls | 10% | 25,714.00 |
| Contingency | 1 | ls | 15% | 42,428.10 |
| Total Indiana Street | | | | \$325,282.10 |

B

| Oread Street | Qty | Unit | Unit Price | Extension |
|---------------------------------|--------|-------|------------|---------------------|
| Street demo | 24,000 | sq ft | 2.00 | 48,000.00 |
| Street prep (grading / fly ash) | 24,000 | sq ft | 3.00 | 72,000.00 |
| Pavement 8" concrete | 21,000 | sq ft | 8.25 | 173,250.00 |
| Curb | 1,500 | ln ft | 16.00 | 24,000.00 |
| Approach 1 pavement | 625 | sq ft | 25.00 | 15,625.00 |
| Approach 1 curb | 70 | ln ft | 16.00 | 1,120.00 |
| Approach 2 pavement | 625 | sq ft | 25.00 | 15,625.00 |
| Approach 2 curb | 70 | ln ft | 16.00 | 1,120.00 |
| Accent sidewalk | 60 | ln ft | 60.00 | 3,600.00 |
| Sidewalk 1 | 600 | ln ft | 20.00 | 12,000.00 |
| Sidewalk 2 | 600 | ln ft | 40.00 | 24,000.00 |
| ADA ramps | 10 | ea | 1,500.00 | 15,000.00 |
| Pedestrian roundabout | 1 | ls | 50,000.00 | 50,000.00 |
| Vehicular roundabout | 1 | ls | 150,000.00 | 150,000.00 |
| Island roundabout streetscape | 1 | ls | 50,000.00 | 50,000.00 |
| Storm sewer | 850 | ln ft | 100.00 | 85,000.00 |
| Storm sewer | 4 | boxes | 6,000.00 | 24,000.00 |
| Engineering | 1 | ls | 10% | 76,434.00 |
| Island roundabout streetscape | 1 | ls | 15% | 126,116.10 |
| Total Oread Street | | | | \$966,890.10 |

C

| 12th Street | Qty | Unit | Unit Price | Extension |
|---------------------------------|--------|-------|------------|---------------------|
| Street demo | 39,600 | sq ft | 2.00 | 79,200.00 |
| Street prep (grading / fly ash) | 39,600 | sq ft | 3.00 | 118,800.00 |
| Pavement 8" concrete | 25,080 | sq ft | 8.25 | 206,910.00 |
| Curb | 1,200 | ln ft | 16.00 | 19,200.00 |
| Approach | 6000 | sq ft | 25.00 | 150,000.00 |
| Accent sidewalk | 300 | ln ft | 60.00 | 18,000.00 |
| Sidewalk 1 | 110 | ln ft | 20.00 | 2,200.00 |
| Sidewalk 2 | 200 | ln ft | 25.00 | 5,000.00 |
| ADA ramps | 11 | ea | 1,500.00 | 16,500.00 |
| Truck access drive | 2,000 | sq ft | 30.00 | 60,000.00 |
| 12th Street stairway | 1 | ls | 50,000.00 | 50,000.00 |
| Engineering | 1 | ls | 10% | 72,581.00 |
| Contingency | 1 | ls | 15% | 119,758.65 |
| Total 12th Street | | | | \$918,149.65 |

OREAD CIRCLE RE-DEVELOPMENT

THE OREAD

12th & INDIANA

THE OREAD INN
TIF / TDD COST ESTIMATES
Page 2

D

| Streetscape | Qty | Unit | Unit Price | Extension |
|--------------------------------|-----|------|------------|-----------------------|
| Retaining walls | 1 | ls | 75,000.00 | 75,000.00 |
| City water tank | 1 | ls | 75,000.00 | 75,000.00 |
| Plantings | 1 | ls | 140,000.00 | 140,000.00 |
| Trees 4"-6" | 120 | ea | 1,500.00 | 180,000.00 |
| Irrigation | 1 | ls | 100,000.00 | 100,000.00 |
| 12th St. existing island rehab | 1 | ls | 15,000.00 | 15,000.00 |
| Turf | 1 | ls | 20,000.00 | 20,000.00 |
| Benches | 20 | ea | 2,000.00 | 40,000.00 |
| Street lights | 40 | ea | 3,000.00 | 120,000.00 |
| Sculptures | 1 | ls | 100,000.00 | 100,000.00 |
| Pedestrian shelter | 2 | ea | 30,000.00 | 60,000.00 |
| Engineering | 1 | ls | 10% | 92,500.00 |
| Contingency | 1 | ls | 15% | 152,625.00 |
| Total Streetscape | | | | \$1,170,125.00 |

E

| Water and Sanitary | Qty | Unit | Unit Price | Extension |
|---|------|-------|------------|------------|
| 8" pvc water line along Oread incl fittings, trenching, backfill, pavement repair, etc. | 340 | ln ft | 150.00 | 51,000.00 |
| 8"x8" tapping sleeve and valve | 1 | ea | 2,000.00 | 2,000.00 |
| 12"x12"x12" tee | 1 | ea | 800.00 | 800.00 |
| 12" gate valve | 2 | ea | 1,300.00 | 2,600.00 |
| 12"x12"x4" tee | 1 | ea | 200.00 | 200.00 |
| 4" gate valve | 1 | ea | 500.00 | 500.00 |
| 12"x12"x8" tee | 1 | ea | 800.00 | 800.00 |
| 8" gate valve | 1 | ea | 750.00 | 750.00 |
| 12"x12"x12" tapping sleeve and valve | 1 | ea | 3,500.00 | 3,500.00 |
| Fire hydrant assembly | 2 | ea | 2,100.00 | 4,200.00 |
| 12"x8" reducer | 1 | ea | 300.00 | 300.00 |
| Lift station basement | 1 | ea | 15,000.00 | 15,000.00 |
| Repl casting/lid on MHSW361219-105 | 1 | ls | 400.00 | 400.00 |
| Rehab of MHSW361219-105 | 7 | vf | 135.00 | 945.00 |
| CIPP install - Indiana 12th-11th 8" | 594 | lf | 32.00 | 19,008.00 |
| CIPP install - Indiana 11th w to alley 8" | 142 | lf | 32.00 | 4,544.00 |
| CIPP install - alley btw IN & MS 11th-9th 8" | 1349 | lf | 32.00 | 43,168.00 |
| Construct std manhole over existing SS (4'x6') | 1 | ea | 2,500.00 | 2,500.00 |
| Extra depth manhole (4' diam) | 2 | lf | 120.00 | 240.00 |
| 8" SS pipe (S & W of MH) | 20 | lf | 62.00 | 1,240.00 |
| Connect to existing 8" VCP | 2 | ea | 300.00 | 600.00 |
| Remove / replace asphalt pavement | 96 | sf | 5.25 | 504.00 |
| Flowable mortar | 18 | cy | 75.00 | 1,350.00 |
| Traffic control | 1 | ls | 500.00 | 500.00 |
| Construct std manhole over existing SS (5'x6') | 1 | ea | 3,000.00 | 3,000.00 |
| Extra depth manhole (5' diam) | 12 | lf | 140.00 | 1,680.00 |
| Construct std manhole (4'x6') | 1 | ea | 2,500.00 | 2,500.00 |
| 8" SS pipe | 200 | lf | 62.00 | 12,400.00 |
| Remove / replace concrete gutter | 16 | lf | 28.00 | 448.00 |
| Remove / replace concrete sidewalk | 70 | sf | 12.00 | 840.00 |
| Remove / replace asphalt pavement | 180 | sf | 5.25 | 945.00 |
| Flowable mortar | 31 | cy | 75.00 | 2,325.00 |
| Traffic control | 1 | ls | 1,000.00 | 1,000.00 |
| 8" PVC - wat ln along Oread (incl fittings, trenching, backfill, pavement repair, etc.) | 750 | lf | 150.00 | 112,500.00 |

continued next page

OREAD CIRCLE RE-DEVELOPMENT

THE OREAD

12th & INDIANA

THE OREAD INN
TIF / TOD COST ESTIMATES
Page 3

E

| | | | | |
|--|-----|----|----------|---------------------|
| Water and Sanitary, Cont'd: | | | | |
| Flowable fill (for both main and services) | 270 | cy | 80.00 | 21,600.00 |
| Long service lines (including fittings) | 150 | lf | 50.00 | 7,500.00 |
| Reconnect existing services | 4 | ea | 500.00 | 2,000.00 |
| Fire hydrants | 2 | ea | 2,100.00 | 4,200.00 |
| 6x8 MJ gate valve | 1 | ea | 800.00 | 800.00 |
| 8x12 MJ gate valve | 1 | ea | 1,000.00 | 1,000.00 |
| Connect to existing water main | 2 | ea | 1,000.00 | 2,000.00 |
| Engineering | 1 | ls | 10% | 33,338.70 |
| Contingency | 1 | ls | 15% | 55,008.86 |
| City Inspection | 1 | ls | 3% | 12,652.04 |
| Total Water and Sanitary | | | | \$434,386.60 |

F

| | | | | |
|-------------------------------|------------|-------------|-------------------|---------------------|
| City Impact Fees | | | | |
| | Qty | Unit | Unit Price | Extension |
| Water | 1 | ls | 34,810.00 | 34,810.00 |
| Sewer | 1 | ls | 72,130.00 | 72,130.00 |
| Tap Fees | 1 | ls | 50,000.00 | 50,000.00 |
| Permit Fees | 1 | ls | 40,000.00 | 40,000.00 |
| Total City Impact Fees | | | | \$196,940.00 |

G

| | | | | |
|--|------------|-------------|-------------------|---------------------|
| Site Utilities | | | | |
| | Qty | Unit | Unit Price | Extension |
| Electric / phone / cable | 1 | ls | | 150,000.00 |
| Westar fee of \$65,000 plus lab & equip for prep & installation | | | | |
| Engineering | 1 | ls | 10% | 15,000.00 |
| Contingency | 1 | ls | 15% | 24,750.00 |
| Total Site Utilities | | | | \$189,750.00 |

H

| | | | | |
|-------------------------|------------|-------------|-------------------|---------------------|
| Site Work | | | | |
| | Qty | Unit | Unit Price | Extension |
| Garage excavation | 40,000 | cy | 10.00 | 400,000.00 |
| Demo | 1 | ls | 140,000.00 | 140,000.00 |
| Stabilization / shoring | 1 | ls | 120,000.00 | 120,000.00 |
| Engineering | 1 | ls | 10% | 86,000.00 |
| Contingency | 1 | ls | 15% | 108,900.00 |
| Total Site Work | | | | \$834,900.00 |

I

| | | | | |
|--------------------------------|------------|-------------|-------------------|-----------------------|
| Parking Structure | | | | |
| | Qty | Unit | Unit Price | Extension |
| Parking Structure | 1 | ls | 6,000,000.00 | 6,000,000.00 |
| Engineering | 1 | ls | 10% | 600,000.00 |
| Total Parking Structure | | | | \$6,600,000.00 |

OREAD CIRCLE RE-DEVELOPMENT

THE OREAD

12th & INDIANA

THE OREAD INN
TIF / TDD COST ESTIMATES
Page 4

In Summary...

Public Street Improvements

| | | |
|---|----------------|---------------------|
| A | Indiana Street | 325,282.10 |
| B | Oread Street | 966,890.10 |
| C | 12th Street | 918,149.65 |
| D | Streetscape | <u>1,170,125.00</u> |

Total Public Street Improvements

\$3,380,446.85

Public Water and Sanitary

| | | |
|---|--------------------|-------------------|
| E | Water and Sanitary | <u>434,386.60</u> |
|---|--------------------|-------------------|

Total Public Water and Sanitary

\$434,386.60

City Impact Fees

| | | |
|---|------------------|-------------------|
| F | City Impact Fees | <u>196,940.00</u> |
|---|------------------|-------------------|

Total City Impact Fees

\$196,940.00

Site Utilities

| | | |
|---|----------------|-------------------|
| G | Site Utilities | <u>189,750.00</u> |
|---|----------------|-------------------|

Total Site Utilities

\$189,750.00

Site Work

| | | |
|---|-----------|-------------------|
| H | Site Work | <u>834,900.00</u> |
|---|-----------|-------------------|

Total Site Work

\$834,900.00

Parking Structure

| | | |
|---|-------------------|---------------------|
| I | Parking Structure | <u>6,600,000.00</u> |
|---|-------------------|---------------------|

Total Site Work

\$6,600,000.00

Total TIF / TDD District Estimate

\$11,636,423.45

Exhibit F: Feasibility Study

Exhibit F: Feasibility Study