



Sources and Uses	
Sources of Funding	
Developer Debt	\$51,485,650
Developer Equity	\$7,200,000
TIF (Traditional)/CID	\$7,975,797
Community Improvement District	\$2,322,123
Total Sources	\$68,983,570
Use of Funds	
Private Development	\$58,685,650
TIF Wetlands and Site Development Costs	\$7,975,797
CID Site Development Costs	\$2,322,123
Total Uses	\$68,983,570

NOTES:

The NPV at 6% of the TIF/CID Revenue over the life of the TIF Plan is \$18,651,182, which is in excess of the estimated \$10,297,920 in Redevelopment Project Costs for which reimbursement is requested. This circumstance enhances the financing assumptions for reimbursements, including potential early pay off of TIF Obligations.