Contents

*Provided by Citizens for Responsible Growth and Taxation

Iowa River Landing & Plaza on Fifth

The following is a summary of certain agreements entered into by the City of Coralville, Iowa ("*City*").

1. **Consulting Services Agreement**. A Consulting Services Agreement was entered into by the City and Trumbull Consulting Incorporated ("*Consultant*") on February 1, 2004. The material terms and provisions are as follows:

    1. The City agreed to pay fee of $2,800 per month in exchange for 15 hours of consulting services per month. In addition, the City reimburses the Consultant for expenses.

    2. It is a month-to-month contract, meaning either party can terminate it on 30-days notice

    3. The Agreement contemplates that the Consultant would obtain data or information classified as "confidential public records under State Law".

    4. The Consultant agreed to provide consulting services for the Old Industrial Park Renewal Area (now known as "Iowa River Landing") and the 12th Avenue Tower Center.

    5. The Consulting Services Agreement was amended twice. The first Amendment was dated May 10, 2005. The First Amendment increased the scope of services and increased the Consultant's salary from $2,800 per month to $5,200 per month.[1] The Second Amendment was dated March 10, 2009. Again, the Second Amendment increased the scope of services and increased the Consultant's salary from $5,200 per month to $7,800 per month.[2] The Consultant is now being paid $7,800 per month for 15 hours of work, which equals $520/hour.

2. **Master Development Agreement**. On Augusts 12, 2010, the City entered into a Master Development Agreement with Oliver McMillan, LLC ("*Oliver Agreement*"). The summary of its terms are as follows:

    1. Oliver McMillan has the exclusive right to develop any medical, commercial, or residential development on 33 acres of land in the Iowa River Landing Area ("*IRL*"), the first right to negotiate with the City for said development (meaning the first party the City negotiates with for development of any project within the IRL), and a right of first refusal to develop the IRL if the City receives a proposal from a third party to provide medical, retail, commercial, residential or other facilities.

    2. The City has stated that acceptable development under the Oliver Agreement includes an anchor retail area consisting of a single occupant retail store with a minimum of 70,000 square feet of gross rentable floor area on one story, as well as an aggregate of approximately 100,000 square feet of gross rentable floor area

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[1] The Consultant was not required to work more hours in exchange for the increased salary.
[2] Again, the Consultant was not required to work more hours in exchange for the increased salary.

of retail, theater, or other commercial space. All development is subject to approval of the City.

3. The IRL is to be developed in two phases. "Phase One Retail" includes approximately 40,000 square feet of retail (exclusive of the 9,000 square feet of Hotel Retail defined below). "Phase Two Retail" includes approximately 60,000 square feet of space.

4. The Master Development Agreement contemplates the City entering into an agreement with Oliver McMillan to manage the Phase One Retail (the "Phase One Retail Agreement") after it is constructed. Operating income from the Phase One Retail shall be paid in the following order: (1) any debt, (2) $150,000 would be paid to Oliver McMillan as its fee, and (3) the remaining proceeds will be divided 50/50 between Oliver McMillan and the City.

5. The scope of the Oliver Agreement does not include development of the extended stay hotel being constructed by Lincoln McIlravy. That hotel is being developed pursuant to the McIlravy Hotel Agreement (defined below). The City intends to own an additional 9,000 square feet of commercial retail space in conjunction with the McIlravy Hotel Agreement.

6. The City has agreed to pay Oliver McMillan a "Master Developer Fee" of $3,000,000. Payment is to be made in twenty-four equal monthly installments of $125,000.00 commencing August 1, 2010. The payment of $3,000,000.00 is in addition to any other fees Oliver McMillan may be entitled to pursuant to the Professional Services Agreement (see below), the Phase One Retail Agreement or any other agreement between the City and Oliver McMillan.

7. The City is required to construct certain improvements in the IRL at its sole cost and expense, including construction of the anchor store building. However, Oliver McMillan entered into an agreement with the City entitled a "Professional Services Agreement" wherein Oliver McMillan will oversee construction and installation of those improvements (see below for terms of Professional Services Agreement).

3. <u>**Professional Services Agreement**</u>. On June 22, 2010, the City entered into a Professional Services Agreement. A summary of its provisions and terms are as follows:

   1. Oliver McMillan agreed to "coordinate" oversight of the construction of the parking structure adjacent to the UIHC Building as well as the oversight of design, engineering and construction of the grading and infrastructure improvements to the Iowa River Landing.

   2. Oliver McMillan will receive as compensation the following: (1) $357,567.00, plus (2) 6% of the total project costs of the infrastructure and grading improvements to be performed at IRL, plus (3) 8% of the total project costs of the infrastructure and grading improvements to be installed at or upon the UIHC area and the parking structure, plus (4) any other items of reimbursement specified in the Agreement. These fees are in addition to the $3,000,000.00

"Master Developer Fee", the fee Oliver McMillan will receive pursuant to the Phase One Retail Agreement and the fee Oliver McMillan will receive pursuant to the Anchor Retail Area Development Agreement (see below). In total, it is estimated Oliver McMillan will receive in excess of $4,000,000.00 from the City of Coralville.

4. **Hotel Land Development and Purchase Agreement**. On November 1, 2010, the City entered into a Hotel Land Development and Purchase Agreement (the "*McIlravy Hotel Agreement*" with Lincoln McIlravy ("*McIlravy*"). On April 1, 2011, the McIlravy Hotel Agreement was amended. On August 1, 2011, the McIlravy Hotel Agreement was amended a second time. A summary of the McIlravy Hotel Agreement and its two amendments is as follows:

    1. The City was required to grade the Hotel Lot (defined below) and adjacent land before Closing.

    2. On or about September 14, 2011, McIlravy purchased the following real estate from the City:

        > Lot 1, Iowa River Landing, Part Two, Coralville, Iowa, according to the plat thereof recorded in Plat Book 55, at Page 271, Plat Records of Johnson County, Iowa. ("Hotel Lot")

        The Hotel Lot contains .88 acres.

    3. The purchase price for the Hotel Lot was $1,500,000.00. The purchase price was paid as follows: (1) $150,000.00 down payment, (2) $450,000.00 at Closing; and (3) $900,000 credit from the City for the Hotel Retail (defined below).

    4. McIlravy is required to construct a hotel on the Hotel Lot, which includes 9,000 feet of commercial retail space (the "Hotel Retail"). Construction was to commence on or before November 1, 2011. The project completion date is estimated to be December 31, 2012. The hotel will be a Homewood Suites franchise.

    5. Once the hotel building is completed, McIlravy is required to convey the Hotel Retail to the City for $1.00.

    6. McIlravy has assigned his rights and obligations under the McIlravy Hotel Agreement to Cantilever Hotels, LLC.

    7. McIlravy agreed to enter into a Common Area Maintenance Agreement with the City wherein the City will maintain certain common areas and McIlravy will be responsible for paying an annual payment in the amount of $65,000 to the City.

    8. The City agreed not to allow any other hotels in the IRL north of 9th Street for a period of three years.

9. The City leased 125 parking spaces in the parking lot immediately north of the Hotel Lot to McIlravy.

5. **<u>Satellite Medical Facility Development and Purchase Agreement.</u>** On June 1, 2010, the City entered into a Satellite Medical Facility Development and Purchase Agreement ("*SMF Agreement*") with the Board of Regents, State of Iowa, on behalf of the University of Iowa Hospitals and Clinics ("*UIHC*"). A summary its terms are as follows:

   1. The City agreed to sell, and UIHC agreed to purchase the UIHC Lot from the City for $35.33/sq. ft. or approximately $2,016,056.99. On or about October 25, 2010, UIHC purchased the following real estate from the City:

      > Lot 1, Iowa River Landing, Part One, Coralville, Iowa, according to the plat thereof recorded in Plat Book 55, at Page 114, Plat Records of Johnson County, Iowa. ("UIHC Lot")

      The UIHC Lot contains 1.31 acres.

   2. UIHC agreed to construct a medical facility containing 150,000 square feet ("*SMF*"), to be completed on or before August 1, 2012.

   3. The City is required to construct a three story parking facility on the adjacent property to provide parking to the SMF. The City intends to issue bonds, notes or other obligations to funds its obligations. The parties entered into a Parking Easement Agreement, wherein the UIHC agreed to pay for its use of the parking facility.

   4. Because the property sold to UIHC is exempt from taxes, the parties entered into a "Payment In Lieu of Taxes Agreement", wherein the Regents agreed to pay $1,000,000.00 each year to the City, subject to annual increases based on the annual levy rate.

   5. The parties entered into a Common Area Maintenance Agreement wherein the City agreed to maintain the common areas (public right of ways and city owned property within the IRL) and UIHC agreed to pay $150,000 per year, subject to an adjustment each year based on the Consumer Price Index.

6. **<u>Agreement with Von Maur</u>.** The City's agreement with Von Maur is documented by several written agreements, each of which I will summarize below:

   1. **Anchor Retail Area Development Agreement.** This agreement is between the City and OliverMcMillan and was entered October 10, 2011. Its material terms are: (1) the City will make an Economic Development grant to OliverMcMillan in the amount of $1,500,000.00 and OliverMcMillan is required to use the proceeds to acquire the Von Maur Parcel. The grant will be used to offset the purchase price. The Von Maur Parcel is approximately 7.46 acres. (2) OliverMcMillan will perform certain services with respect to the development and construction of Von Maur, and (3) OliverMcMillan may hire other entities to perform its obligations under the Agreement, (4) Oliver McMillan is the City's

agent and is considered an independent contractor, (5) As a fee for its services, Oliver McMillan will be paid 6.0% of the Total Project Cost, which is estimated to be $262,207, plus reimbursement of all costs of third parties hired by Oliver McMillan, (6) A copy of the project Site Plan is attached hereto, (7) a Copy of the Von Maur Budget Analysis is attached hereto, and (8) a timeline of the Project Schedule is attached hereto. Note, closing on the sale to Oliver McMillan is anticipated to be March 2, 2011.

2. **Purchase and Sale Agreement.** The Purchase And Sale Agreement was entered into by Oliver McMillan and Von Maur, Inc. Oliver McMillan has agreed to sell the Von Maur Lot to Von Maur for Ten Dollars ($10.00). The Closing appears to at the same time Oliver McMillan acquires the Von Maur Parcel from the City. Additional consideration from Von Maur includes performance by Von Maur of its obligations under the Declaration (defined below), the Separate Agreement (defined below) and the Work Letter (defined below).

   The Purchase and Sale Agreement contemplates conveying the Von Maur Parcel via a Quit Claim Deed from the City directly to Von Maur.

   The sale to Von Maur is subject to certain conditions that must occur before Closing. Those conditions include, but are not limited to: (1) Grading of Von Maur Lot by the City, (2) Subdivision of the Von Maur Parcel by the City, (3) No suit or proceedings shall have been commenced by any third party with respect to the transaction which will have a material adverse effect thereon, and (4) Oliver McMillan acquiring the Von Maur Lot from the City following Oliver McMillan's receipt of proceeds of an economic development grant from the City. The parties have until April 1, 2012 to satisfy or release their respective conditions.

   Closing shall occur ten days after all conditions are satisfied or released, or thirty days after the City notifies Von Maur of a proposed closing date, or such other date as agreed to by the parties.

   The City is required to provide Von Maur with a title insurance commitment in the amount of $3,000,000.00.

3. **Separate Agreement.** This agreement will be executed by the City and Von Maur at the time Von Maur closes on its acquisition of the Von Maur Lot.[3] The Separate Agreement establishes certain financial obligations, allocates construction costs and places operating covenants on Von Maur. A summary of the incentives provided to Von Maur as more particularly set forth in the Separate Agreement is as follows:

   A. § 5.1: City will pay all property taxes assessed against the Von Maur Parcel until such time as the Von Maur Parcel is separately assessed and taxes become due.

[3] As mentioned above, Closing is anticipated in March or April 2012.

B. § 5.2: City will pay all property taxes assessed against the Von Maur Parcel in excess of $150,000 per year, which cap is subject to increase3 of no more than 2% per year.

C. §10.2: If the City fails to lease at least 15,000 sq. ft. of space to "Acceptable Tenants" prior to the 3rd anniversary of the Von Maur Initial Opening Date, then Von Maur's common area maintenance expense will be reduced to zero (from $.25/sq. ft. per year). The City is at risk of losing $22,500.00 per year in common area maintenance expenses.

D. § 11.1: City will make payments totaling $9,740,000 to Von Maur to offset Von Maur's building construction expenditures and any balance toward its trade fixtures.

E. § 11.2: City will reimburse Von Maur for the termination fee related to terminating its lease at Sycamore Mall and relocating inventory, furniture, fixtures, and equipment from Sycamore Mall to IRL in an aggregrate amount not to exceed $650,000.00.

4. **Von Maur/Iowa River Landing Work Letter ("*Work Letter*").** This agreement will be executed by the City and Von Maur at the time Von Maur closes on its acquisition of the Von Maur Lot. The Work Letter sets forth the construction schedule, construction standards and allocates the financial responsibilities of both parties regarding construction costs. The Work Letter also indicates the City will utilize Oliver McMillan to oversee, coordinate and administer construction of the Von Maur building. A summary of the incentives provided to Von Maur as more particularly set forth in the Work Letter is as follows:

A. §3(a)(i): City will pay for all conveyance fees.

B. §3(b): City will pay for design and construction of all on –site parking.

C. §3(c): City will pay for all plans, grading, and prepatory work to design, grade, compact and construct Von Maur building pad.

D. §3(d)(i): City will pay for extension of all public utility lines and tap-in fees (Von Maur to pay up to $30,000.00).

E. §3(d)(ii): City to pay for installation of paving, and applicable striping of all parking areas related to the buildings, roadways, traffic signals, curbs, sidewalks, loading docs, loading ramps, and all common area facilities within or outside the Project.

F. §3(d)(iii): City to pay for all parking lot lighting and electrical connections therefore.

G. § 3(d)(iv): City to pay for all storm drainage systems, water detention areas, sanitary sewers and water main loop.

H. § 3(d)(v): City to pay for installation for all landscaping (except between Von Maur store and its perimeter sidewalks).

I. §3(d)(vi): City to pay for all reasonable costs and expenses for public improvements, related to site work design and engineering.

J. §3(d)(vii): City to pay all reasonable costs of obtaining City approvals for the development and construction of the Land Development Project and the Anchor Retail Project.

K. §3(e): City to remediate all existing environmental conditions and hold Von Maur harmless.

5. **Declaration of Easements, Covenants, Conditions and Restrictions ("*Declaration*").** This document was entered into by the City and places certain easements, protective limitations, restrictions, conditions, covenants and equitable servitudes on the IRL. It also defines "Common Areas" within the IRL that the City is required to maintain, subject to reimbursement from the owners of Lots in the IRL.

7. **Ground Lease - Backpocket Brewing, LLC.** On October 24, 2011, the City entered into a Ground Lease ("*Brewery Lease*") wherein it is the Landlord and the Tenant is Backpocket Brewing, LLC ("*Backpocket*"). A summary of its terms are as follows:

1. The term is 25 years. Backpocket has an option to extend the lease for three (3) additional terms of ten (10) years each.

2. Backpocket is required to pay Annual Base Rent in the amount of $448,000.00 per year, payable in monthly installments of $37,333.33. Annual Base Rent increases every five years after the tenth year. In addition, Backpocket is required to pay "Additional Rent", which includes taxes, common area maintenance charges equal to $1.00 per sq. ft (subject to increase each year based on the CPI) and utilities. Backpocket is also required to obtain liability insurance and property damage insurance at its sole cost and expense.

3. Backpocket is required to construct a 15,000 sq. ft. building, which it will lease from the City. The cost of constructing the building will be paid from Bonds issued by the City. Backpocket is only required to pay $250,000.00 of the Total Project Cost. (§2.6, § 2.7, § 2.43 and § 6.2). The Total Project Budget is $5,547,000. A copy of the Total Project Budget is attached hereto. The City will monitor the construction and issues progress payments to Backpocket upon application. Backpocket has engaged Russell Construction Company, Inc. to build the building.

4. Backpocket has the option to expand the building and construct an additional 15,000 sq. ft.

5. Backpocket has the option to purchase the building at anytime between the 3rd anniversary date and 10th anniversary date. The Option Purchase Price shall starts at $5,159,078.00 in year three and decreases each year thereafter on a

declining scale until year ten, in which the Option Purchase Price is $4,172,725.00.

6. The City is required to reimburse Backpocket for 50% of the const of in acquiring and installing a yeast/trub recapture system. This is not included in the Bond amount referenced above. In addition, the City is required to reimburse Backpocket for 50% of the monthly transportation and disposal cost incurred by Backpocket yeast/trub waste material disposal. §21.1

7. The City is required to reimburse Backpocket up to $65,000 of the cost of installing a reverse osmosis ionization water unit and vapor condenser system. This is from the bond amount mentioned above. § 21.4

8. The City is required to reimburse Backpocket up to $130,000.00 toward the cost of certain upgrades to the building and the City will contribute $30,000 towards the cost of installing road access to the north end of the building. These are excluded from the bond amount mentioned above. § 21.4

9. Backpocket's obligations under the Brewery Lease are guaranteed by James P. Simmons and David S. Strutt. A security deposit was not required.

8. **<u>Plaza on 5th.</u>** The following is a summary of the nature of the Plaza on 5th project (the "*Project*") located at the corner of 5th Street and 12th Avenue in Coralville, Iowa. This summary will detail the nature and extent of the involvement by the City of Coralville in the development of the Project.

<u>Description of Condominium Regime</u>

The project is located on Lot 1, Plaza on 5th First Addition, Coralville, Iowa (the "*Real Estate*"). The Real Estate (land, building and other improvements) has been submitted to the condominium form of ownership pursuant to that certain Declaration of Submission to Horizontal Property Regime for Plaza on 5th Condominiums (the "*Declaration*"), which Declaration was filed August 10, 2011 in Book 4789, Page 18 in the records of the Johnson County, Iowa Record. The condominium consists of three classes of owners: Residential, Commercial and Theatre.

1) Residential Units – 27 residential units located on the Fourth, Fifth, and Sixth floors.

2) Commercial Units – 5 located on the First floor and five located on the second floor, and subject to possible amendment to the Declaration as many as three Commercial Units on the third floor.

3) Theatre Unit (the "*Auditorium*") – Located on the First Floor.

<u>Timeline of Events</u>

On February 1, 2010 the City of Coralville (the "*City*") and McComas-Lacina Construction, L.C. ("*McComas-Lacina*") entered into that certain Agreement for Private

Redevelopment (the "*Agreement for Private Redevelopment*") that provided, in pertinent part, the following:

1) The City would convey to McComas-Lacina the Real Estate for $1.00 as evidenced by that certain Special Warranty Deed filed February 26, 2010 in Book 4560, Page 324 in the records of the Johnson County, Iowa Recorder.

2) McComas-Lacina would cause certain "Minimum Improvements" to be constructed on the Real Estate. The Minimum Improvements are defined, generally, as the Project.

3) McComas-Lacina would enter into a Minimum Assessment Agreement whereby the Project would have a minimum assessed value of $20,775,000.00 of which $8,625,000.000 shall be attributable to the Commercial Condominium Units and $12,150,000.00 shall be attributable to the Residential Condominium Units. The parties agreed that the Auditorium would be tax exempt. This Minimum Assessment Agreement would be effective through May 1st, 2031.

4) The City and McComas-Lacina would enter into a Purchase Agreement (Auditorium) and a Purchase Agreement (Commercial Space).

On February 1, 2010 Bankers Trust Company (the "*Trustee*") and the City entered into that certain Trust Agreement dated February 1, 2010 (the "*Trust*"). A primary purpose of the Trust is to issue bond certificates to investors to fund the purchase of the Auditorium and Commercial Space (pursuant to the purchase agreements described below). The beneficiaries of the Trust are the holders (the "*Certificate Holders*") of the bond certificates (the "*Certificates*"). The Certificates provide the Certificate Holders an interest in the "Base Lease Payments" (as hereinafter defined) derived from the "Lease Purchase Agreement" (as hereinafter defined"). The Trust has been supplemented twice as evidenced by that certain First Supplemental Trust Agreement (the "*First Supplemental*") and that certain Second Supplement Trust Agreement (the "*Second Supplemental*") dated June 1, 2011 and October 1, 201, respectively.

The First Supplemental authorizes the issuance, execution and delivery of the initial Certificates named "City of Coralville, Iowa General Obligation Annual Appropriate Urban Renewal Certificates of Participation Evidencing Undivided Proportionate Interest in Base Lease Payments Pursuant to A Lease Purchase Agreement, Series 2011F" in the aggregate principal amount of $10,005,000.00. The First Supplemental indicates the existence of a $1,600,000.00 grant and fundraising proceeds in the amount of $531,111.47 both of which were applied towards the purchase of the Auditorium.

The Second Supplemental authorizes the issuance, execution and delivery of additional certificates named "City of Coralville, Iowa General Obligation Annual Appropriate Urban Renewal Certificates of Participation Evidencing Undivided Proportionate Interests in Base Lease Payments Pursuant to a Lease Purchase Agreement, Series 2011K" in the aggregate principal amount of $3,050,000.00.

On February 1, 2010 the City as Agent for Bankers Trust Company, trustee of the Trust entered into that certain Purchase Agreement (Commercial Space) (the "*Purchase Agreement (Commercial Space)*") and that certain Purchase Agreement (Auditorium) (the "*Purchase Agreement (Auditorium)*"). The Purchase Agreement (Commercial Space) provides that:

1) Upon completion of the 14,000 square foot Commercial Space defined as Unit 201, the Trust would purchase the same from McComas-Lacina for $2,592,000. The actual purchase price was approximately $2,478,625.00. This transaction closed on or about November 8, 2011 as evidenced by that certain Warranty Deed filed November 11, 2011 in Book 4827, Page 991 in the records of the Johnson County, Iowa Recorder.

2) Upon Completion of the Auditorium, the City would purchase the same from McComas-Lacina for $6,175,000.00. The actual purchase was approximately $6,185.625.00. This transaction closed on or about August 8, 2011 as evidenced by that certain Warranty Deed filed August 8, 2011 in Book 4791, Page 75 in the records of the Johnson County, Iowa Recorder.

On August 16, 2011, the City as Agent for the Trustee and the City entered into that certain Lease Purchase Agreement (the "*Lease Purchase Agreement*"). The Lease Purchase Agreement provides as follows:

1) The City will lease the Auditorium and Commercial Space until June 1, 2030 unless earlier terminated.

2) The Base Lease Payment consists of two components: Principal and Interest. At any time during the term of the Lease Purchase Agreement, the City may prepay the entire balance of Principal outstanding and, in exchange, the Trust shall convey to the City the Auditorium and Commercial Space.

3) The Base Lease Payments are general obligations of the City payable from debt service tax revenues and TIF revenues to the extent appropriated by the City. In the event the City fails to appropriate funds sufficient to cover the Base Lease Payments, the Lease Purchase Agreement terminates.

4) The total Base Lease Payments to be made pursuant to the Lease Purchase Agreement is an amount equal to $18,451,476.

5) The Based Lease Payments made to the Trust are to be used for the purpose of satisfying the obligations of the Certificates.

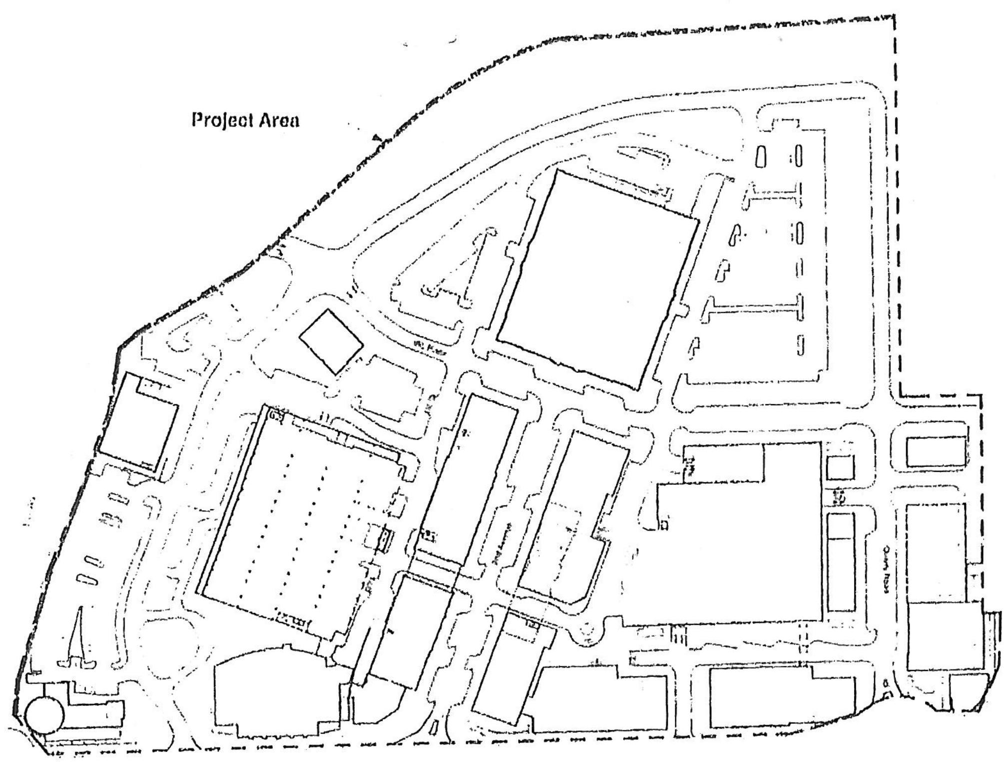
The Lease Purchase Agreement has been amended twice pursuant to that certain First Amendment to Lease Purchase Agreement and that certain Second Amendment to Lease Purchase Agreement filed August 16, 2011 and November 8, 2011, respectively, with the Johnson County, Iowa Recorder.

In sum, the transaction can roughly be described as a conveyance of the Real Estate by the City to McComas-Lacina for $1.00 with an agreement by the Trust to purchase the

Auditorium and Commercial Space at, presumably, fair market value, with a further agreement by the City to lease the Auditorium and Commercial Space from the Trust in an amount sufficient to cover the obligations of the Trust for the bonds issued pursuant to the Trust. At any time during the term of the Lease, the City may purchase either (or both) of the Commercial Space or Auditorium at an amount equal to the unpaid "principal" element of the lease payment.

Iowa River Landing

Coralville, Iowa



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Scale: 1" = 200'

OliverMcMillan
developer

pappageorgehaymes partners
www.pappageorgehaymes.com

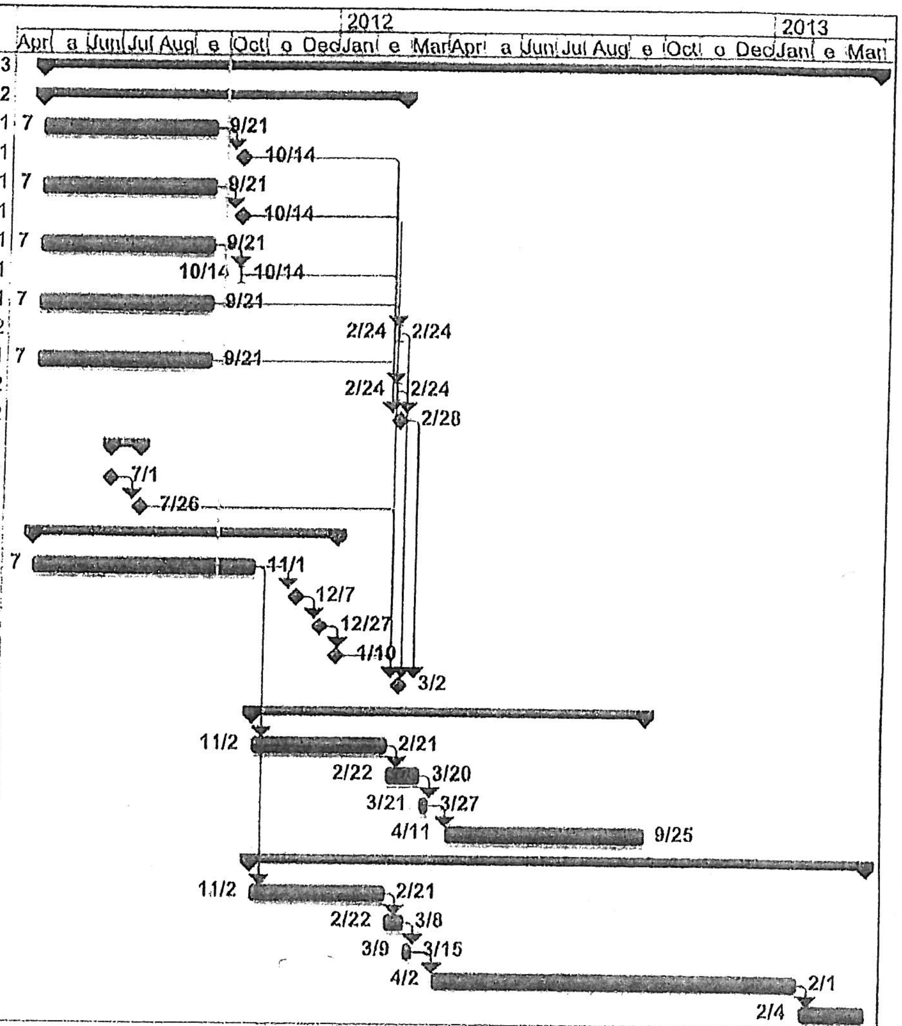
XX/8/11
P/H # 091903

Exhibit C

IRL
Von Maur Budget Analysis
10/5/2011a

		10/5/11 Budget
Soft Cost		
30130 Landscape Design	$	31,500
30210 Civil Design	$	54,690
30240 Reimbursables	$	6,000
31110 Developer Fee	$	262,207
33110 Leasing Commission	$	170,000
33330 Leasing - Other	$	650,000
35120 Legal	$	100,000
37190 Soil Testing	$	30,000
38110 Contingency	$	104,219
Total	$	**1,408,616**
Hard Cost		
44900 On-Site Improvements	$	2,919,275
45110 TI Allowance	$	9,500,000
47110 Contingency	$	291,928
51900 Loan Fees-Other	$	12,500
Total	$	**12,723,703**
Subtotal	$	14,132,319

ID	Task Name	Duration	Start	Finish
1	**Von Maur**	**503 days?**	**Wed 4/27/11**	**Fri 3/29/13**
2	**Agreements**	**219 days?**	**Wed 4/27/11**	**Tue 2/28/12**
3	Development Agreement-Finalize	106 days	Wed 4/27/11	Wed 9/21/11
4	Development Agreement-Execute	0 days	Fri 10/14/11	Fri 10/14/11
5	PSA-Finalize	106 days?	Wed 4/27/11	Wed 9/21/11
6	PSA-Execute	0 days	Fri 10/14/11	Fri 10/14/11
7	REA-Finalize	106 days?	Wed 4/27/11	Wed 9/21/11
8	REA-Execute	1 day?	Fri 10/14/11	Fri 10/14/11
9	Separate Agreement-Finalize	106 days?	Wed 4/27/11	Wed 9/21/11
10	Separate Agreement-Execute	1 day?	Fri 2/24/12	Fri 2/24/12
11	Work Letter-Finalize	106 days?	Wed 4/27/11	Wed 9/21/11
12	Work Letter-Execute	1 day?	Fri 2/24/12	Fri 2/24/12
13	City Council - Adoption	0 days	Tue 2/28/12	Tue 2/28/12
14	**Plat Map**	**17 days**	**Fri 7/1/11**	**Tue 7/26/11**
15	Submittal	0 days	Fri 7/1/11	Fri 7/1/11
16	Approval	0 days	Tue 7/26/11	Tue 7/26/11
17	**PUD-2 & PUD-B Approval**	**184 days**	**Wed 4/27/11**	**Tue 1/10/12**
18	Prepare/Submit Packages	135 days	Wed 4/27/11	Tue 11/1/11
19	Planning & Zoning Hearing	0 days	Wed 12/7/11	Wed 12/7/11
20	City Council - 1st Reading	0 days	Tue 12/27/11	Tue 12/27/11
21	City Council - 2nd/3rd Reading	0 days	Tue 1/10/12	Tue 1/10/12
22	**Convey Property**	0 days	Fri 3/2/12	Fri 3/2/12
23	**Site Improvements**	**235 days**	**Wed 11/2/11**	**Tue 9/25/12**
24	Prepare Plans	4 mons	Wed 11/2/11	Tue 2/21/12
25	Bidding	20 days	Wed 2/22/12	Tue 3/20/12
26	Award	5 days	Wed 3/21/12	Tue 3/27/12
27	Construction	120 days	Wed 4/11/12	Tue 9/25/12
28	**Building**	**368 days**	**Wed 11/2/11**	**Fri 3/29/13**
29	Prepare Building Plans	4 mons	Wed 11/2/11	Tue 2/21/12
30	Bidding	12 days	Wed 2/22/12	Thu 3/8/12
31	Award	5 days	Fri 3/9/12	Thu 3/15/12
32	Construction	11 mons	Mon 4/2/12	Fri 2/1/13
33	Merchandising	2 mons	Mon 2/4/13	Fri 3/29/13



Project: Von Maur - IRL
Date: Mon 10/3/11

Task	Rolled Up Task	External Tasks	
Progress	Rolled Up Milestone	Project Summary	
Milestone	Rolled Up Progress	Group By Summary	
Summary	Split	Deadline	

RUSSELL CONSTRUCTION

BACKPOCKET BREWING
SCHEDULE OF VALUES

TOTAL PROJECT BUDGET

Description		Amount
General Conditions	$	171,300
Sitework	$	262,300
Concrete	$	172,000
Masonry	$	321,300
Steel	$	6,700
Carpentry	$	103,700
Thermal Protection	$	145,600
Doors and Windows	$	163,600
Finishes	$	203,700
Specialties	$	15,000
Building Equipment	$	42,400
Brewhouse	$	793,500
Cellar Tanks	$	512,700
Bottling Line	$	340,800
Barrels/FF&E/Forklift	$	160,200
OMR Equipment	$	116,700
Furnishings	$	10,000
Pre-Engineered Metal Building	$	290,400
Mechanical/Fire Protection	$	960,000
Electrical	$	373,000
Contractor Fee	$	156,800
Design & Contingency	$	225,300
Budget Total	$	5,547,000
City Subsidies		
Site Paving	$	(30,000.00)
Façade Upgrades (E and W)	$	(100,000.00)
Façade Upgrade (North)	$	(30,000.00)
Yeast Recapture	$	(10,600.00)
Vapor Suppresion	$	(65,000.00)
Water Softening	(Included Above)	
Net Project Budget	$	5,311,400

CONSTRUCTION BUDGET

Description		Amount
General Conditions	$	171,300
Sitework	$	262,300
Concrete	$	172,000
Masonry	$	321,300
Steel	$	6,700
Carpentry	$	103,700
Thermal Protection	$	145,600
Doors and Windows	$	163,600
Finishes	$	203,700
Specialties	$	15,000
Building Equipment	$	42,400
Furnishings	$	10,000
Pre-Engineered Metal Building	$	290,400
Mechanical/Fire Protection	$	960,000
Electrical	$	373,000
Contractor Fee	$	156,800
Contingency	$	115,300
Budget Total	$	3,513,100

EQUIPMENT/DESIGN BUDGET

Description		Amount
Brewhouse	$	793,500
Cellar Tanks	$	512,700
Bottling Line	$	340,800
Barrels/FF&E/Forklift	$	160,200
OMR Equipment	$	116,700
Design	$	110,000
Budget Total	$	2,033,900

The following are my observations of the City of Coralville's development activities as recorded in the local news media:

1. TIFF Development activities have not generally benefited the citizens of Coralville-

    a. Giving up to $15,000,000 to a retailer to locate in Coralville provides no benefit to the average citizen who works at the University of Iowa and owns a home in Coralville. However, at $15,000,000 this averages $750 per Coralville resident or $3,000 for each family of four. One can only wonder about the response the City would receive if it had to send a bill to each family for their share of the $15,000,000. Essentially, they have done just that.

    b. Expanding the tax base through development has not benefited Coralville homeowners. Property taxes on my home from 2002 through 2011 have increased by 35.5% while the consumer price index from December 2002 though December 2011 has increased by 25.1%. In addition to being a Coralville resident I am also a resident of Johnson County and the Iowa City School District. TIFF development in Coralville also increases costs to these other Governing bodies which must pay for their services with higher property taxes.

    c. It is hard to justify giving up to $15,000,000 to a business that has contributed nothing to our community while our High Schools are overcrowded and Johnson County does not have enough money to adequately maintain our bridges. It seems to me that spending money on schools and bridges would provide our residents with more utility per dollar spent than giving $15,000,000 to an affluent Corporation which has essentially won the million dollar lottery fifteen times without having to buy a ticket.

    d. There will be further upward pressure on Coralville residents' property taxes due to the City's skyrocketing debt (3rd largest per capita in the State) and the downgrade of the City's debt.

2. Spending up to $15,000,000 to move a retailer from Iowa City to Coralville has significantly damaged the relationship between the two cities. Unfortunately, and surprisingly, Iowa City is not the culprit in this broken relationship. By essentially declaring economic war on our neighboring City we can now begin the self-destructive policy of beggaring our neighbors; i.e. we can both spend ourselves into oblivion to shuffle businesses between us with no net gain in economic activity. Amazingly, not only have we been able to alienate Iowa City but we are now notorious in the entire State of Iowa for our conduct. We have become the skunk in the room.

3. The City of Coralville continues to engage in development activities that should be left to the private sector. Building, owning, and operating commercial real estate is a bad idea for a City. It puts taxpayers at risk and unfairly competes with local businesses. One example of the City's attempt to compete with the private sector is a motel which it owns and which has lost an average of $3.4 million for each of the years ending June 30, 2010 and 2009 (the 2011 audit report has not yet been released). $3.4 million translates into $170 for each resident of Coralville for each year.

Balance Sheet - Governmental Funds

At June 30, 2010

	General Fund	Special Revenue - Mall/ Highway 6 TIF Fund	Capital Projects - Flood Mitigation	Other Governmental Funds	Total
Assets					
Cash and pooled investments	$ 871,897	$ —	$ —	$ 1,749,520	$ 2,621,417
Receivables					
Property Taxes					
Current year delinquent	156,420	445,813	—	146,156	748,389
Succeeding year	6,523,869	13,315,521	—	7,903,354	27,742,744
Loans	—	1,777,746	—	3,425,690	5,203,436
Due from other funds	4,044,662	1,319,968	—	1,992,285	7,356,915
Due from other governments	2,152,524	—	2,865,802	4,645,857	9,664,183
Other	59,368	—	—	—	59,368
Special assessments	—	—	—	419,126	419,126
Inventories and prepaids	696,791	—	—	18,297	715,088
Restricted Assets					
Cash and pooled investments	—	4,165,048	—	1,441,676	5,606,724
Total Assets	$ 14,505,531	$ 21,024,096	$ 2,865,802	$ 21,741,961	$ 60,137,390
Liabilities and Fund Balances					
Liabilities					
Accounts payable	$ 196,572	$ 22,543	$ 1,302,176	$ 3,293,511	$ 4,814,802
Accrued liabilities	131,218	—	—	—	131,218
Due to other funds	128,999	—	2,978,762	6,493,351	9,601,112
Deferred Revenue					
Succeeding years property taxes	6,523,869	13,315,521	—	7,903,354	27,742,744
Special assessments	—	—	—	351,805	351,805
Other	—	—	1,727,535	3,905,791	5,633,326
Total Liabilities	6,980,658	13,338,064	6,008,473	21,947,812	48,275,007
Fund Balances					
Reserved for					
Debt service	—	4,165,048	—	2,148,089	6,313,137
Inventories and prepaids	696,791	—	—	—	696,791
Expendable trust	—	—	—	386,493	386,493
Other	—	—	—	99,949	99,949
Unreserved	6,828,082	3,520,984	(3,142,671)	3,785,507	10,991,902
Unreserved, Reported in Nonmajor Funds					
Capital projects funds	—	—	—	(6,625,889)	(6,625,889)
Total Fund Balances	7,524,873	7,686,032	(3,142,671)	(205,851)	11,862,383
Total Liabilities and Fund Balances	$ 14,505,531	$ 21,024,096	$ 2,865,802	$ 21,741,961	$ 60,137,390

See accompanying notes to the financial statements.

Reconciliation of the Balance Sheet - Governmental Funds to the Statement of Net Assets

At June 30, 2010

Total Fund Balances for Governmental Funds (Page 16)	**$ 11,862,383**
Amounts reported for governmental activities in the statement of net assets are different because:	
Certain receivables are not available financial resources and, therefore, are not reported as assets in governmental funds	5,633,326
Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in governmental funds	190,945,935
Long-term liabilities, accrued interest and compensated absences are not due and payable in the current period and, therefore, are not reported as liabilities in the governmental funds.	
General obligation bonds payable	(104,357,489)
Tax increment financing bonds payable	(60,957,786)
Other loans payable	(2,101,749)
Accrued interest payable	(991,567)
Compensated absences	(658,845)
Net Assets of Governmental Activities (Page 14)	**$ 39,374,208**

See accompanying notes to the financial statements.

Statement of Revenue, Expenditures and Changes in Fund Balances - Governmental Funds

Year Ended June 30, 2010

	General Fund	Special Revenue - Mall/ Highway 6 TIF Fund	Capital Projects - Flood Mitigation	Other Governmental Funds	Total
Revenue					
Property taxes	$ 6,287,318	$ —	$ —	$ 4,523,902	$ 10,811,220
TIF and other city taxes	2,271,708	12,425,021	—	2,464,872	17,161,601
Special assessments	—	—	—	123,848	123,848
Licenses and permits	412,577	—	—	—	412,577
Use of money and property	183,540	274,530	—	658,410	1,116,480
Intergovernmental	935,323	—	3,138,267	4,272,411	8,346,001
Charges for services	1,536,101	—	—	343,707	1,879,808
Miscellaneous	500,009	—	—	327,156	827,165
Total Revenue	12,126,576	12,699,551	3,138,267	12,714,306	40,678,700
Expenditures					
Operating					
Public safety	3,996,647	—	—	33,576	4,030,223
Public works	18,395	—	—	1,664,137	1,682,532
Health and social services	91,520	—	—	—	91,520
Culture and recreation	5,322,495	—	—	275,789	5,598,284
Community and economic development	1,155,880	1,005,568	—	587,957	2,749,405
General government	2,662,316	—	—	—	2,662,316
Debt Service					
Principal	—	5,745,339	—	3,692,521	9,437,860
Interest and other charges	—	5,939,229	—	2,257,911	8,197,140
Capital projects	—	—	6,247,328	12,897,015	19,144,343
Total Expenditures	13,247,253	12,690,136	6,247,328	21,408,906	53,593,623
Revenue Over (Under) Expenditures	(1,120,677)	9,415	(3,109,061)	(8,694,600)	(12,914,923)
Other Financing Sources (Uses)					
Bond proceeds	—	—	—	2,860,000	2,860,000
Refunding bonds issued	—	2,575,000	—	2,195,000	4,770,000
Refunding bond principal payments	—	(2,575,000)	—	(2,195,000)	(4,770,000)
Bond issuance premium	—	—	—	89,041	89,041
Transfers in	2,931,747	556,368	—	4,157,551	7,645,666
Transfers out	(1,499,623)	(2,278,375)	—	(5,790,732)	(9,568,730)
Total Other Financing Sources (Uses)	1,432,124	(1,722,007)	—	1,315,860	1,025,977
Net Change in Fund Balance	311,447	(1,712,592)	(3,109,061)	(7,378,740)	(11,888,946)
Fund Balance - Beginning of Year, as Previously Reported	7,213,426	9,398,624	(33,610)	7,181,044	23,759,484
Prior period adjustment (Note 19)	—	—	—	(8,155)	(8,155)
Fund Balance - Beginning of Year, as Restated	7,213,426	9,398,624	(33,610)	7,172,889	23,751,329
Fund Balance - End of Year	$ 7,524,873	$ 7,686,032	$ (3,142,671)	$ (205,851)	$ 11,862,383

See accompanying notes to the financial statements.

Reconciliation of the Balance Sheet - Governmental Funds to the Statement of Net Assets

At June 30, 2009

Total Fund Balances for Governmental Funds (Page 14)	**$ 23,759,484**
Amounts reported for governmental activities in the statement of net assets are different because:	
Certain receivables are not available financial resources and, therefore, are not reported as assets in governmental funds	1,856,088
Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in governmental funds	177,661,314
Long-term liabilities, accrued interest and compensated absences are not due and payable in the current period and, therefore, are not reported as liabilities in the governmental funds.	
General obligation bonds payable	(105,783,401)
Tax increment financing bonds payable	(66,041,726)
Other loans payable	(1,229,608)
Accrued interest payable	(943,929)
Compensated absences	(590,274)
Net Assets of Governmental Activities (Page 12)	**$ 28,687,948**

See accompanying notes to the financial statements.

Statement of Revenue, Expenditures and Changes in Fund Balances - Governmental Funds

Year Ended June 30, 2009

	General Fund	Special Revenue - Tax Increment Financing	Debt Service - General Obligation Bonds	Other Govern-mental Funds	Total
Revenue					
Property taxes	$ 6,052,206	$ —	$ 2,335,505	$ 1,983,339	$ 10,371,050
TIF and other city taxes	2,356,863	14,286,032	—	—	16,642,895
Special assessments	—	—	—	431,610	431,610
Licenses and permits	451,523	—	—	—	451,523
Use of money and property	141,268	308,826	18,264	346,900	815,258
Intergovernmental	2,759,018	568,495	—	2,028,803	5,356,316
Charges for services	1,493,841	—	—	297,736	1,791,577
Miscellaneous	496,960	80,758	—	691,598	1,269,316
Total Revenue	**13,751,679**	**15,244,111**	**2,353,769**	**5,779,986**	**37,129,545**
Expenditures					
Operating					
Public safety	4,423,342	—	—	23,608	4,446,950
Public works	559,949	—	—	1,266,093	1,826,042
Health and social services	156,322	—	—	—	156,322
Culture and recreation	5,108,644	—	—	117,794	5,226,438
Community and economic development	2,156,160	7,062,659	—	75	9,218,894
General government	2,129,519	—	—	—	2,129,519
Debt Service					
Principal	—	7,222,175	558,165	340,000	8,120,340
Interest and other charges	—	6,664,336	1,069,775	23,511	7,757,622
Capital projects	—	—	—	9,735,463	9,735,463
Total Expenditures	**14,533,936**	**20,949,170**	**1,627,940**	**11,506,544**	**48,617,590**
Revenue Over (Under) Expenditures	**(782,257)**	**(5,705,059)**	**725,829**	**(5,726,558)**	**(11,488,045)**
Other Financing Sources (Uses)					
Bond proceeds	—	12,341,972	—	9,118,028	21,460,000
Refunding bonds issued	—	12,470,000	7,700,000	—	20,170,000
Refunding bond principal payments	—	(12,470,000)	(7,700,000)	—	(20,170,000)
Transfers in	3,760,333	2,730,788	—	1,902,883	8,394,004
Transfers out	(1,317,429)	(5,131,647)	(156,384)	(3,248,976)	(9,854,436)
Total Other Financing Sources (Uses)	**2,442,904**	**9,941,113**	**(156,384)**	**7,771,935**	**19,999,568**
Revenue and Other Financing Sources Over Expenditures and Other Financing Uses	**1,660,647**	**4,236,054**	**569,445**	**2,045,377**	**8,511,523**
Fund Balances - Beginning of Year, as previously reported	5,552,779	7,333,924	189,167	1,928,916	15,004,786
Prior period adjustment	—	—	—	243,175	243,175
Fund Balances - Beginning of Year, as Restated	5,552,779	7,333,924	189,167	2,172,091	15,247,961
Fund Balances - End of Year	**$ 7,213,426**	**$ 11,569,978**	**$ 758,612**	**$ 4,217,468**	**$ 23,759,484**

See accompanying notes to the financial statements.

Kelly Hayworth

From: Oswald, Timothy [Timothy.J.Oswald@pjc.com]
Sent: Friday, September 03, 2010 8:18 AM
To: Terry Kaeding; Kelly Hayworth
Subject: Coralville IRL
Attachments: 1.pdf

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FYI, I sent this to OM this morning, trying to help them understand the math from the City's perspective.

From: Oswald, Timothy
Sent: Friday, September 03, 2010 7:58 AM
To: Meredith, Jeremy; Wurl Robert
Subject: Coralville IRL

Hi,

After our call yesterday, I got to thinking about the discussion regarding TIF. I thought it would be helpful for you to have a better understanding of the existing commitments from the TIF, so you can understand the impact that the additional "retail" development causes. 1

The attached table shows the existing TIF income (including the MOB PILOT when it starts), existing TIF debts, and the TIF debts that have to be issued yet to (a) refinance current short term loans, most of which were taken out to acquire property including the site; and (b) finance the "Option C" infrastructure necessary to support UIHC only. You can see from the running balance at the far right that the TIF is obligated through 2037 with no ability to support other development. This table assumes (a) construction costs provided by Shive and the rough estimates prepared for the parking ramp that includes a small amount paid by the City; (b) interest rates; (c) no value increase or decrease in existing TIF values. This table does not include any Hilton, Phase I, Von Maur, outlots, restaurants etc. It only includes UIHC, ramp and the infrasturcutre necessary to support UIHC and ramp. 2

Speaking of property, you mentioned a question about is it fair to allocate the entire land cost to the development. While I can see your point, I think there is another angle that has to be viewed, which is that the most valuable portions of the land are being used by the proposed development, thus it likely is largely a fair allocation, although I concede we could argue the issue (especially with respect to the townhomes). Remember that the site that is Stories is largely land that the City previously owned. I suppose we could argue a little about the intermodal site, which was acquired and probably is valuable land, but the expensive land, as I recall, was the old truck stop and the land area that is what is proposed to be VM. 3

Now, where does this take us? If you stopped at MOB and did nothing else, the City would use the all of the TIF through 2037 and some of it through 2047. One could argue that the retail developments proposed ought to not significantly alter this usage; in other words, those retailers who require subsidy are offset by the tax payments by those retailers that do not require subsidy. Obviously, that is the model used by all major malls (except the tax part). 4
So, the new developments would have to support (a) their allocation of infrastructure plus (b) Von Maur. That is a tall order, because you are talking about, give or take, $25 million ($12.5 for VM and $12.5 for Option A infrastructure net of payments from UIHC) in total subsidy required. Figure that amortizing $25 million over 30 years is roughly $2 million per year, at the current tax rate, it would take $65 million of new valuation to support that payment level and keep the proposed development "self supporting." $65 million of new valuation is probably 400,000-600,000 plus square feet of commercial property. 5

Now, I am not saying that the City needs the proposed development to be self supporting. I have not heard that, although I have heard concern that the debt levels need to be able to be supported in their aggregate and that the City would prefer to have a shorter payoff than 40 years. Two items worry me: (a) the aggregate debt levels; and (b) that the City Council would have to come to know that the City was subsidizing the retail development over time, that the retail development 6 itself does not stand on its own (if that is true, of course). That second one causes me concern because it could be a political issue for the Council.

If you think about this from a debt standpoint, doing Option A means doing VM, Phase I etc. That means $25 million of additional debt for infrastructure and VM, on top of the about $7 million needed for base infrastructure (plus the debt for the parking ramp itself, which we will ignore because it is paid by UIHC), plus more than likely, an additional $10-15 million of City debt to finance the Phase I building itself, for a total of about $40 million of additional debt. I am very concerned about the Council's willingness to accept this increased debt level, although I have nothing in my hand to tell me that it is a problem today. It's just a huge number, and when factored in with the fact that some of that amount is in effect being subsidized, I think it could be a big political issue. 7

So, now you have (probably more than you wanted) some background as to my thinking as I approach this. This is not a "line in the sand" communciation; that is for Kelly. Rather, this is just my attempt to help you understand what the City will face with each decision, so you can think through how best to present it. I am glad to review any of this with you at your convenience. Thanks for listening. 8

Tim

Plan of Finance – IRL Phase I

<u>BACKGROUND</u>

The City has previously purchased land in the IRL and has issued bonds and bond anticipation notes to finance the acquisition. The City has outstanding $17.5 million of short term bonds, called BANs, due over the next couple of years that will need to be refinanced into long-term bonds. The City's intent has previously been to refinance the BANs into bonds at the point in time when development occurs sufficient to support the long-term payment of the bonds.

Development of the site into marketable real estate appears to require substantial expenditures on public infrastructure, grading, streets, etc. Current estimates are around $14 million to develop the UIHC pad, the restaurant pads, the Anchor pad, Homewood Suites pad and the Phase I retail pad.

With the exception of the UIHC pad and the parking lot pad next to UIHC, we understand that Oliver McMillan currently advisees that the economics of the retail projects will not allow for a market value cost to the land, plus an allocation for infrastructure, plus costs to build and still be able to produce an acceptable rate of return on the development in question (UIHC is paying for their pad and the parking lot is paying its proportional cost for the land). In other words, land usually has to be contributed by the City to the development in order to produce market rents for tenants. Thus, the city is left with the need to permanently finance the debt previously issued to acquire the land plus the cost of the infrastructure & grading needed to make the land usable for commercial development. 9

<u>UIHC PILOT AGREEMENT</u>

The City and the University of Iowa Hospitals and Clinics have entered into a Payment In Lieu of Taxes agreement. This agreement does not have a sunset date, and calls for an annual payment of $1,000,000 (plus an inflation factor tied to the City's tax rate). The PILOT payment is technically not TIF income. Debts issued secured by the PILOT payment are not considerd "constitutional debt" of the City so long as the general obligation pledge of the City does not accompany the debt issued (unlike TIF bonds). Thus, there is reason for the City to consider issuing a special revenue bond, secured solely and only by the PILOT payment, to finance as much of the land acquisition/infrastructure costs as possible. 10

A PILOT bond would carry investment ratings similar to those of the University itself if properly structured. Proper structuring would probably mean coverage of 1.2x on the bonds (in other words, for every $1 of debt payment, the City would receive $1.2 in PILOT revenue), plus a reserve fund equal to one year's payment. A PILOT bond can mature longer than the 20 year maximum allowed for GO's; we are assuming a 40-year PILOT bond.

<u>PARKING AGREEMENT</u>

Under the Parking Agreement with UIHC, the City must finance, build, own and operate the parking ramp. UIHC pays the City an amount equivalent to debt service on the parking bonds (which is all but a small amount of the total cost of the parking ramp), whatever that debt service might be at the time that the parking bonds are issued. Parking construction should begin in the spring/summer of 2011 to keep on schedule with the UIHC project and have parking ready when the UIHC building is ready.

<u>IMPLICATIONS OF COMMITTING TO ANCHOR RETAIL PROJECT</u>

As we understand the infrastructure building needs, if the City commits to the anchor retail project, the City is in effect committing to build all of the first phase of infrastructure in the IRL, at a cost of around $14 million. A much smaller infrastructure need occurs if the City limits the initial development to the UIHC and the UIHC parking ramp. Thus, committing to the anchor retail project, with a direct cost of about $11 million will cause the City to additionally have to spend $14 million on infrastructure (for a total cost of $25 million); whereas a commitment to the UIHC only will result in infrastructure, grading etc cost of approximately $5.5 million. 11

Offsets to the Anchor Retail Project

The anchor retailer should generate around $150,000 annually in TIF taxes, no where near enough to support $25 million of new debt. Thus, to offset the cost of the anchor retail project, additional development needs to occur that will generate higher TIF income and potentially other types of income (such as land lease). In order to amortize this kind of additional debt, realistically, the City will need to have success developing: Homewood suites and the retail below, approximately 60,000 square feet of Phase I retail, two restaurants on the outlots, the brewery, bowling alley and a junior anchor, or projects similar to these. These new revenues should be sufficient, using reasonable assumptions, to support the cost of the anchor retail project. 12

Requirements to Develop Phase 1 Retail

Oliver McMillan indicates that they cannot secure financing to develop the Phase 1 retail project, and that they want the City to provide the financing for this project, under a revenue sharing agreement with Oliver McMillan, who would manage the project and coordinate leasing etc. This means that the City will have to issue bonds to finance the construction of this project (rough, very rough guess of cost is $26 million plus interest cost during construction plus fees). OM's proposal is that 100% of the net rent income go to the City to retire a 20-year bond issued to finance the project, with the balance of the revenue being allocated first to OM (up to $150,000), and then second split 50/50 between the City and OM. In order to justify the Phase 1 debt level, the City and OM will need to agree on a leasing level sufficient to support the debt and provide for contingencies, at a minimum. 13

Since the anchor retail development requires additional offsets, the biggest of which is the Phase 1 retail project, and the Phase 1 retail project is to be owned by the City, successfully being able to pay for the anchor retail development requires (a) that the City be willing to incur a significant new debt; and (b) that a leasing level be established for the Phase 1 retail development that, until achieved, the anchor retail development cannot go forward. 14

Timing

Grading and certain infrastructure work is ongoing today. Design of the balance of the infrastructure is ongoing and assumed to be ready to be bid throughout the fall of 2010 through spring of 2011. Thus a logical question is, will the Phase 1 retail be ready in time to commit to the full infrastructure, or if not, what risk does the City take in undertaking the full infrastructure without a Phase 1 commitment. That being said, the City does need to issue some debt to pay for its share of commitments already in place. 15

Federal tax law is scheduled to change effective January 1, 2011 such that a city can only designate bonds as "bank qualified" if the city issues not more than $10 million in qualified tax exempt bonds during the calendar year. For calendar years 2009 & 2010, ARRA increased this amount to $30 million. Banks receive a tax deduction to hold certain qualified investments, and pass that on to the borrower in terms of a lower interest rate than other investors would take for similar credits and similar maturities. Thus, it is in the City's best interest to endeavor to issue bank qualified debt where possible.

The City has issued approximately $3.5 million in bank qualified bonds so far in calendar year 2010. The City has outstanding commitments to fund the parking ramp (rough estimated cost of $22-25 million includes the bond reserve, capitalized interest, bond fees etc, with a funding timeline of 2010-2012), and to fund certain portions of the IRL project (rough estimated cost of $6.7 million not including the full infrastructure, anchor retail or Phase 1 retail projects).

The City should endeavor to put in place temporary short term loans yet in calendar year 2010 in an amount of approximately $26.5 million, to preserve bank qualification. This temporary funding would provide cash for the parking ramp project, with the remaining balance going to the infrastructure.

Plan of Finance

- Parking: Issue approximately $23 million draw-down parking revenue bond anticipation note to local banks (consortium already formed for this purpose) and close in November. Draw on the loan as needed to fund the parking ramp project over the next 18 months. Issue parking revenue bonds upon completion of the project in 2011 or 2012 to retire the bond anticipation note.

- Infrastructure: Issue approximately $3.5 million of TIF bond anticipation project notes to fund the immediate infrastructure and related costs in November.

- BAN retirement for original land acquisition: In spring of 2011, issue approximately $14.1 million of 40-year UIHC PILOT revenue bonds plus $2.1 million of general obligation PILOT bonds; use proceeds to retire approximately $13.3 million of the outstanding land acquisition BANs that are due June of 2011. Refinance the balance of the land acquisition BANs (about $4.3 million) either through the issuance of TIF revenue bonds or through additional BANs until the new value created by the development is available to support the retirement of the permanent bonds needed to finance the original land BANs.

TIF BOND REFINANCING

Some of the prior TIF bonds become callable in 2011 and 2012. To the extent that interest rates hold at current levels, these bonds should be considered to be refinanced for interest cost savings in the spring of 2011.

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Proposed 2011 Bonds Assuming VM, Homewood and Full Infrastructure, but no Phase I retail

Assumes TIF Bonds sold 6/1/2011

Fiscal Year	Existing TIF Obligations	Existing TIF Rebates	2011 TIF Rev Prior Refunding		2011 GO Prior Refunding		2011 TIF Rev New Money		Total TIF Area Obligations	Estimated TIF Income	Annual TIF Surplus	Cumulative TIF Surplus 0	Balance of Principal Outstanding
			Principal	Interest	Principal	Interest	Principal	Interest					
2011	11,247,696	2,296,747							13,544,443	14,249,177	704,734	704,734	53,200,000
2012	10,976,509	2,252,363	0	1,209,600		1,210,000	0	530,400	16,178,871	14,385,633	-1,793,239	-1,088,505	53,200,000
2013	10,958,718	2,237,568	0	1,209,600		1,210,000	0	530,400	16,146,285	15,648,825	-497,461	-1,585,966	53,200,000
2014	10,938,083	2,237,568	0	1,209,600		1,210,000	0	530,400	16,125,650	16,115,708	-9,942	-1,595,908	53,200,000
2015	10,911,055	2,237,568	0	1,209,600		1,210,000	0	530,400	16,098,623	16,134,038	35,415	-1,560,493	53,200,000
2016	10,977,560	1,887,568	0	1,209,600		1,210,000	0	530,400	15,815,128	16,152,917	337,789	-1,222,704	53,200,000
2017	11,416,900	1,887,568	0	1,209,600		1,210,000	0	530,400	16,254,468	16,172,362	-82,105	-1,304,809	53,200,000
2018	12,248,913	1,887,568	0	1,209,600		1,210,000	0	530,400	17,086,480	16,192,391	-894,089	-2,198,898	53,200,000
2019	3,658,666	1,142,497	0	1,209,600		1,210,000	0	530,400	7,751,163	5,763,967	-1,987,196	-4,186,094	53,200,000
2020	3,698,408	842,497	0	1,209,600		1,210,000	0	530,400	7,490,905	5,785,216	-1,705,688	-5,891,782	53,200,000
2021	3,586,371	842,497	0	1,209,600		1,210,000	0	530,400	7,378,868	5,807,102	-1,571,766	-7,463,548	53,200,000
2022	3,600,266	842,497	0	1,209,600		1,210,000	0	530,400	7,392,763	5,800,445	-1,592,318	-9,055,867	53,200,000
2023	3,797,523	842,497	0	1,209,600		1,210,000	0	530,400	7,590,020	5,823,664	-1,766,356	-10,822,222	53,200,000
2024	3,369,441	842,497	0	1,209,600		1,210,000	0	530,400	7,161,938	5,847,580	-1,314,359	-12,136,581	53,200,000
2025	2,377,968	842,497	0	1,209,600		1,210,000	0	530,400	6,170,465	5,872,213	-298,252	-12,434,833	53,200,000
2026	2,362,693	842,497	0	1,209,600		1,210,000	0	530,400	6,155,190	5,897,585	-257,605	-12,692,438	53,200,000
2027	2,575,805	842,497	0	1,209,600		1,210,000	0	530,400	6,368,302	5,593,427	-774,875	-13,467,312	53,200,000
2028	2,689,655	110,000	0	1,209,600		1,210,000	0	530,400	5,749,655	5,618,733	-130,922	-13,598,234	53,200,000
2029	2,656,305	110,000	0	1,209,600		1,210,000	0	530,400	5,716,305	5,646,458	-69,847	-13,668,081	53,200,000
2030	5,531,474	110,000	0	1,209,600		1,210,000	0	530,400	8,591,474	5,594,151	-2,997,323	-16,665,405	53,200,000
2031	1,718,625	110,000	255,000	1,209,600		1,210,000	110,000	530,400	5,143,625	7,690,153	2,546,528	-14,118,877	52,835,000
2032	1,719,525	110,000	270,000	1,194,300		1,210,000	120,000	523,800	5,147,625	5,563,862	416,237	-13,702,640	52,445,000
2033	1,718,288	110,000	285,000	1,178,100		1,210,000	125,000	516,600	5,142,988	5,595,066	452,079	-13,250,562	52,035,000
2034	1,729,906	110,000	305,000	1,161,000		1,210,000	135,000	509,100	5,160,006	7,350,799	2,190,792	-11,059,769	51,595,000
2035	1,730,575	110,000	320,000	1,142,700		1,210,000	140,000	501,000	5,154,275	5,608,604	454,329	-10,605,441	51,135,000
2036	1,733,938	110,000	340,000	1,123,500		1,210,000	150,000	492,600	5,160,038	5,642,702	482,664	-10,122,777	50,645,000
2037	1,734,738	110,000	360,000	1,103,100		1,210,000	160,000	483,600	5,161,438	5,677,822	516,385	-9,606,392	50,125,000
2038	1,732,975	110,000	385,000	1,081,500		1,210,000	170,000	474,000	5,163,475	5,713,997	550,522	-9,055,870	49,570,000
2039	1,738,650	110,000	405,000	1,058,400		1,210,000	180,000	463,800	5,165,850	5,751,257	585,407	-8,470,464	48,985,000
2040	1,736,250	110,000	430,000	1,034,100		1,210,000	190,000	453,000	5,163,350	5,789,634	626,284	-7,844,180	48,365,000
2041	1,737,500	110,000	455,000	1,008,300		1,210,000	200,000	441,600	5,162,400	5,829,163	666,763	-7,177,417	47,710,000
2042	1,735,750	110,000	485,000	981,000		1,210,000	210,000	429,600	5,161,350	5,869,878	708,528	-6,468,889	47,015,000
2043	1,736,000	110,000	515,000	951,900		1,210,000	225,000	417,000	5,164,900	5,911,814	746,914	-5,721,975	46,275,000
2044	1,738,000	110,000	545,000	921,000		1,210,000	240,000	403,500	5,167,500	5,955,008	787,508	-4,934,467	45,490,000
2045	1,736,500	110,000	575,000	888,300		1,210,000	250,000	389,100	5,158,900	5,999,498	840,598	-4,093,870	44,665,000
2046	1,736,500	110,000	610,000	853,800		1,210,000	270,000	374,100	5,164,400	6,045,323	880,923	-3,212,947	43,785,000
2047	1,737,750	110,000	650,000	817,200		1,210,000	285,000	357,900	5,167,850	10,313,800	5,145,950	1,933,003	42,850,000
2048	0	110,000	685,000	778,200		1,210,000	300,000	340,800	3,424,000	6,014,499	2,590,499	4,523,503	41,865,000
2049	0	110,000	730,000	737,100		1,210,000	320,000	322,800	3,429,900	6,064,573	2,634,673	7,158,176	40,815,000
2050	0	110,000	770,000	693,300	6,200,000	1,210,000	340,000	303,600	9,626,900	6,116,149	-3,510,751	3,647,425	33,505,000
2051	0	110,000	820,000	647,100	6,000,000	900,000	360,000	283,200	9,120,300	6,169,273	-2,951,027	696,398	26,325,000
2052	0	110,000	865,000	597,900	3,400,000	600,000	380,000	261,600	6,214,500	6,223,990	9,490	705,888	21,680,000
2053	0	110,000	920,000	546,000	3,500,000	430,000	400,000	238,800	6,144,800	6,280,349	135,549	841,437	16,860,000
2054	0	110,000	975,000	490,800	3,000,000	255,000	425,000	214,800	5,470,600	6,338,398	867,798	1,709,235	12,460,000
2055	0	110,000	1,035,000	432,300	2,100,000	105,000	450,000	189,300	4,421,600	6,398,189	1,976,589	3,685,824	8,875,000
2056	0	110,000	1,095,000	370,200		0	480,000	162,300	2,217,500	6,459,774	4,242,274	7,928,097	7,300,000
2057	0	110,000	1,160,000	304,500		0	510,000	133,500	2,218,000	6,523,206	4,305,206	12,233,303	5,630,000
2058	0	110,000	1,230,000	234,900		0	540,000	102,900	2,217,800	6,588,541	4,370,741	16,604,044	3,860,000
2059	0	110,000	1,305,000	161,100		0	570,000	70,500	2,216,600	6,655,836	4,439,236	21,043,280	1,985,000
2060	0	110,000	1,380,000	82,800		0	605,000	36,300	2,214,100	6,725,150	4,511,050	25,554,330	0
	159,031,475	28,436,990	20,160,000	46,766,400	24,200,000	49,480,000	8,840,000	20,498,700	357,413,565	382,967,895	25,554,330		

Uses of Funds - 2011	New Money Issue	Refunding Issue
Retire 2009D BAN's:		12,470,000
Retire 2008J BANs		5,100,000
Retire 2010 BANs for items from below	32,071,157	
GO Bonding Costs		242,000
GO Bond Underwriting		363,000
TIF Bonding Costs:	176,800	403,200
TIF Bond Issuance Costs	150,000	100,000
TIF Bond Reserve fund	644,100	1,467,300
Total Uses of Funds	33,042,057	20,145,500
Sources of Funds - 2011		
TIF Revenue Bonds	8,840,000	20,160,000
GO TIF Bonds	24,200,000	
Total Sources of Funds	33,040,000	20,160,000
Surplus	-2,057	14,500

Funding Needs in the IRL partial development

	FY10	FY11	FY12	Basis	
Oliver McMillan					
MOB fee		1,575,000	1,425,000	3,000,000	total fee
UIHC Sitework fee		78,624	66,521	145,145	total fee
UIHC parking fee		764,751	647,095	1,411,846	total fee
Infrastructure fee		312,750	312,750	625,500	est cost
VM/N of 9th parking fee					total fee
Phase I retail fee					
Reimbursement		357,567	0	0	0
Parking Ramp					
Ramp cost		9,732,256	9,732,256	19,464,512	included in parking bond
UIHC share of infrastructure		692,480	692,480	1,384,960	included in parking bond
UIHC share of land underneath		2,610,257	0	2,610,257	paid to City
City share of parking ramp		447,188	447,188	894,375	TIF bond
Infrastructure					
Infrastructure cost		5,212,500	5,212,500	10,425,000	est cost
Anchor Retail Development					
Capital Contribution - building		4,750,000	4,750,000		LOI
Capital Contribution - parking etc		1,138,698	1,138,698		Budget
Relocation reimbursement		0	1,100,000		Estimate
Legal & Financing - MOB/MDA					
Dorsey		500,000	0		est cost
Piper		500,000	0		est cost
Homewood Suites					
Site development for temp parking		0	0	0	need estimate
temp parking		0	0		need estimate
Legal - condo docs		10,000	0		
Misc consulting					
Trumbull consulting		75,000	75,000	Rough estin 0	
CBRE		0	0 ??	0	
I-80 Traffic Study		800,000	500,000	1,300,000	600 spent as of 7/1/10; WAG on balance of time
Stories Consulting		0	0 ??	0	
Arena Consulting		0	0 ??	0	
HR Green consulting		713,500	0	0	0
Other					
Danneman Property		350,000	0	0	0
Total Funding Needs	0	30,620,571	26,099,488	41,261,595	
Less Offsets					
Payment from UIHC for postage stamp	-2,022,678				
Sale of Land to Homewood Suites	-400,000				
Reimbursement from parking bond for land					shown in the parking loan below
NMTC for infrastructure/parking					
NMTC for Anchor Retail					
NMTC for Phase I retail facillity					
Parking ramp debt - Bank Loan	-13,034,993	-10,424,736			
Total to be funded by TIF:	15,162,900	15,674,752			

Proposed 2011 Bonds Assuming Homewood and Full Infrastructure, but no VM or Phase I retail

Assumes TIF Bonds sold 6/1/2011

Fiscal Year	Existing TIF Obligations	Existing TIF Rebates	2011 TIF Rev Prior Refunding Principal	2011 TIF Rev Prior Refunding Interest	2011 GO Prior Refunding Principal	2011 GO Prior Refunding Interest	2011 TIF Rev New Money Principal	2011 TIF Rev New Money Interest	Total TIF Area Obligations	Estimated TIF Income	Annual TIF Surplus	Cumulative TIF Surplus 0	Balance of Principal Outstanding
2011	11,247,696	2,296,747							13,544,443	14,249,177	704,734	704,734	39,440,000
2012	10,976,509	2,252,363	0	309,300		668,750	0	1,254,600	15,461,521	14,385,633	-1,075,889	-371,155	39,440,000
2013	10,958,718	2,237,568	0	309,300		668,750	0	1,254,600	15,428,935	15,648,825	219,889	-151,266	39,440,000
2014	10,938,083	2,237,568	0	309,300		668,750	0	1,254,600	15,408,300	15,960,850	552,550	401,284	39,440,000
2015	10,911,055	2,237,568	0	309,300		668,750	0	1,254,600	15,381,273	15,979,180	597,907	999,191	39,440,000
2016	10,977,560	1,887,568	0	309,300		668,750	0	1,254,600	15,097,778	15,998,059	900,281	1,899,472	39,440,000
2017	11,416,900	1,887,568	0	309,300		668,750	0	1,254,600	15,537,118	16,017,504	480,387	2,379,859	39,440,000
2018	12,248,913	1,887,568	0	309,300		668,750	0	1,254,600	16,369,130	16,037,533	-331,597	2,048,262	39,440,000
2019	3,658,666	1,142,497	0	309,300		668,750	0	1,254,600	7,033,813	5,609,109	-1,424,704	623,558	39,440,000
2020	3,698,408	842,497	0	309,300		668,750	0	1,254,600	6,773,555	5,630,358	-1,143,196	-519,639	39,440,000
2021	3,586,371	842,497	0	309,300		668,750	0	1,254,600	6,661,518	5,652,244	-1,009,274	-1,528,913	39,440,000
2022	3,600,266	842,497	0	309,300		668,750	0	1,254,600	6,675,413	5,645,587	-1,029,826	-2,558,739	39,440,000
2023	3,797,523	842,497	0	309,300		668,750	0	1,254,600	6,872,670	5,668,806	-1,203,864	-3,762,603	39,440,000
2024	3,369,441	842,497	0	309,300		668,750	0	1,254,600	6,444,588	5,692,722	-751,867	-4,514,469	39,440,000
2025	2,377,968	842,497	110,000	309,300		668,750	380,000	1,254,600	5,943,115	5,717,355	-225,760	-4,740,229	38,950,000
2026	2,362,693	842,497	115,000	302,700		668,750	405,000	1,231,800	5,928,440	5,742,727	-185,713	-4,925,942	38,430,000
2027	2,575,805	842,497	125,000	295,800		668,750	430,000	1,207,500	6,145,352	5,438,569	-706,783	-5,632,725	37,875,000
2028	2,689,655	110,000	130,000	288,300		668,750	455,000	1,181,700	5,523,405	5,463,875	-59,530	-5,692,255	37,290,000
2029	2,656,305	110,000	140,000	280,500		668,750	480,000	1,154,400	5,489,955	5,491,600	1,645	-5,690,610	36,670,000
2030	5,531,474	110,000	145,000	272,100		668,750	510,000	1,125,600	8,362,924	5,439,293	-2,923,631	-8,614,241	36,015,000
2031	1,718,625	110,000	155,000	263,400		668,750	540,000	1,095,000	4,550,775	7,535,295	2,984,520	-5,629,722	35,320,000
2032	1,719,525	110,000	165,000	254,100		668,750	575,000	1,062,600	4,554,975	5,409,004	854,029	-4,775,693	34,580,000
2033	1,718,288	110,000	175,000	244,200		668,750	605,000	1,028,100	4,549,338	5,440,208	890,870	-3,884,823	33,800,000
2034	1,729,906	110,000	185,000	233,700		668,750	645,000	991,800	4,564,156	7,195,941	2,631,784	-1,253,038	32,970,000
2035	1,730,575	110,000	195,000	222,600		668,750	680,000	953,100	4,560,025	5,453,746	893,721	-359,318	32,095,000
2036	1,733,938	110,000	210,000	210,900		668,750	725,000	912,300	4,570,888	5,487,843	916,956	557,638	31,160,000
2037	1,734,738	110,000	220,000	198,300		668,750	765,000	868,800	4,565,588	5,522,964	957,377	1,515,015	30,175,000
2038	1,732,975	110,000	235,000	185,100		668,750	815,000	822,900	4,569,725	5,559,139	989,414	2,504,429	29,125,000
2039	1,738,650	110,000	250,000	171,000	11,000,000	668,750	860,000	774,000	15,572,400	5,596,398	-9,976,002	-7,471,573	17,015,000
2040	1,736,250	110,000	265,000	156,000		118,750	915,000	722,400	4,023,400	5,634,776	1,611,376	-5,860,197	15,835,000
2041	1,737,500	110,000	280,000	140,100		118,750	970,000	667,500	4,023,850	5,674,305	1,650,455	-4,209,742	14,585,000
2042	1,735,750	110,000	295,000	123,300		118,750	1,025,000	609,300	4,017,100	5,715,020	1,697,920	-2,511,823	13,265,000
2043	1,736,000	110,000	315,000	105,600		118,750	1,085,000	547,800	4,018,150	5,756,956	1,738,806	-773,017	11,865,000
2044	1,738,000	110,000	330,000	86,700		118,750	1,155,000	482,700	4,021,150	5,800,150	1,779,000	1,005,983	10,380,000
2045	1,736,500	110,000	350,000	66,900	1,500,000	118,750	1,220,000	413,400	5,515,550	5,844,640	329,090	1,335,073	7,310,000
2046	1,736,500	110,000	370,000	45,900	875,000	43,750	1,295,000	340,200	4,816,350	5,890,465	1,074,115	2,409,188	4,770,000
2047	1,737,750	110,000	395,000	23,700		0	1,375,000	262,500	3,903,950	10,158,942	6,254,992	8,664,180	3,000,000
2048	0	110,000		0		0	1,455,000	180,000	1,745,000	5,859,641	4,114,641	12,778,821	1,545,000
2049	0	110,000		0		0	1,545,000	92,700	1,747,700	5,909,715	4,162,015	16,940,836	0
2050	0	110,000		0		0	0	0	110,000	5,961,291	5,851,291	22,792,127	
	159,031,475	27,336,990	5,155,000	8,501,100	13,375,000	19,481,250	20,910,000	36,292,500	290,083,315	312,875,442	22,792,127		

Uses of Funds - 2011	New Money Issue	Refunding Issue
Retire 2009D BAN's:		12,470,000
Retire 2008J BANs		5,100,000
Retire 2010 BANs for items from below	18,678,665	
GO Bonding Costs		133,750
GO Bond Underwriting		200,625
TIF Bonding Costs:	418,200	103,100
TIF Bond Issuance Costs	150,000	100,000
TIF Bond Reserve fund	1,637,900	421,000
Total Uses of Funds	20,884,765	18,528,475
Sources of Funds - 2011		
TIF Revenue Bonds	20,910,000	5,155,000
GO TIF Bonds		13,375,000
Total Sources of Funds	20,910,000	18,530,000
Surplus	25,235	1,525

Funding Needs in the IRL partial development

	FY10	FY11	FY12	Basis	
Oliver McMillan					
MOB fee		1,575,000	1,425,000	3,000,000	total fee
UIHC Sitework fee		78,624	66,521	145,145	total fee
UIHC parking fee		764,751	647,095	1,411,846	total fee
Infrastructure fee		312,750	312,750	625,500	est cost
VM/N of 9th parking fee					total fee
Phase I retail fee					
Reimbursement		357,567	0	0 0	
Parking Ramp					
Ramp cost		9,732,256	9,732,256	19,464,512	included in parking bond
UIHC share of infrastructure		692,480	692,480	1,384,960	included in parking bond
UIHC share of land underneath		2,610,257	0	2,610,257	paid to City
City share of parking ramp		447,188	447,188	894,375	TIF bond
Infrastructure					
Infrastructure cost		5,212,500	5,212,500	10,425,000	est cost
Anchor Retail Development					
Capital Contribution - building					LOI
Capital Contribution - parking etc					Budget
Relocation reimbursement					Estimate
Legal & Financing - MOB/MDA					
Dorsey		500,000	0		est cost
Piper		500,000	0		est cost
Homewood Suites					
Site development for temp parking		0	0	0	need estimate
temp parking		0	0		need estimate
Legal - condo docs		10,000	0		
Misc consulting					
Trumbull consulting		75,000	75,000	Rough estin 0	
CBRE		0	0 ??	0	
I-80 Traffic Study		800,000	500,000	1,300,000	600 spent as of 7/1/10; WAG on balance of time
Stories Consulting		0	0 ??	0	
Arena Consulting		0	0 ??	0	
HR Green consulting		713,500	0	0 0	
Other					
Danneman Property		350,000	0	0 0	
Total Funding Needs	0	24,731,873	19,110,790	41,261,595	
Less Offsets					
Payment from UIHC for postage stamp		-2,022,678			
Sale of Land to Homewood Suites		-400,000			
Reimbursement from parking bond for land					shown in the parking loan below
NMTC for infrastructure/parking					
NMTC for Anchor Retail					
NMTC for Phase I retail facillity					
Parking ramp debt - Bank Loan		-13,034,993	-10,424,736		
Total to be funded by TIF:		9,274,202	8,686,054		

IOWA TIF DEBT PER PERSON

City	Population	TIF Debt*	Debt Per Person
Altoona	13,301	201,125,125	15,121.05
Le Claire	3,765	47,737,348	12,679.24
Coralville	18,907	208,915,858	11,049.66
Le Mars	9,237	27,557,040	2,983.33
Clive	15,447	42,523,995	2,752.90
Pleasant Hill	5,070	8,570,063	1,690.35
Sioux City	82,684	132,311,686	1,600.21
Dubuque	57,637	83,760,093	1,453.23
Des Moines	203,433	288,136,240	1,416.37
Waukee	13,790	19,208,915	1,392.96
West Des Moines	56,609	78,690,973	1,390.08
Bettendorf	33,217	41,842,004	1,259.66
Ankeny	45,582	46,041,094	1,010.07
Cedar Falls	39,260	28,206,481	718.45
Council Bluffs	62,230	35,342,000	567.93
Waterloo	68,406	36,759,013	537.37
Urbandale	49,463	23,241,001	469.87
Cedar Rapids	126,326	45,602,008	360.99
Davenport	99,685	35,980,153	360.94
Iowa City	67,862	11,056,813	162.93

*Source: Jeff Robinson, Iowa Legislative Services Agency