

EXHIBIT C
ELIGIBLE PUBLIC IMPROVEMENTS

15-Aug-12

	<u>Cost Estimate</u>
District (and Urban Renewal) Eligible Public Improvements:	
1 Demolition of Blighted Structures	\$100,000
2 Telecom Extension: Total = \$8,000,000, District Eligible =	\$4,800,000
3 Authority Administrative Fees	\$180,000
4 Authority Consultant Fees	\$75,000
5 Public Area Landscaping	\$1,500,000
6 Open Space Infrastructure	\$3,000,000
7 Public Art	\$1,000,000
8 Sanitary Outfall Trunk Line	\$350,000
9 Land Cost for Roadways	\$4,181,760
10 Roadway/Utility Construction	\$3,600,000
11 Grey Water Pumping System	\$250,000
12 Signage	\$250,000
13 Berms & Fencing	\$500,000
14 Sidewalks & Medians	\$500,000
15 Janitell Road Widening	\$500,000
16 Additional Off-Site Infrastructure	\$500,000
17 Stormwater Temporary Discharge System	\$500,000
18 Environmental Remediation	\$31,000
19 Project Management	\$1,330,420
20 Soft Costs - Public Improvements	\$1,432,500
21 Fees	\$25,100
	\$24,605,780
Sub-Total =	\$24,605,780

Urban Renewal (but not District) Eligible Public Improvements:	
22 Electrical Power Extension	\$8,000,000
23 Telecom Extension: Total = \$8,000,000 minus District Eligible of \$4,800,000 =	\$3,200,000
24 CSU Facility Site Purchase	\$2,336,558
25 Remote Generators	\$12,000,000
26 Harrison School District	\$200,000
27 UCCS	\$4,500,000
28 Endowment for Maintenance of Open Space	\$1,000,000
29 Water Loop - Western Property	\$285,000
30 Gas Line Dead End Extension	\$25,000
31 Initial Grading and Utilities	\$4,100,000
32 Stormwater Project	\$1,500,000
33 Initial Entitlement Expenses	\$385,000
34 Project Office - Public Improvements	\$73,000

Total District and Urban Renewal Eligible Public Improvements = \$62,210,338

Maximum Reimbursement for Eligible Public Improvements \$54,220,000

Estimated Potential Urban Renewal Eligible Public Improvements

Total \$54,220,000 minus District \$24,605,780 = \$29,614,220

Regardless of the overall cost of the above Eligible Public Improvements, the maximum reimbursement from the District and CSURA shall not exceed \$54,220,000, plus bond requirements and accrued interest. Cost savings in any line item on the list of Eligible Public Improvements may be applied to cost overruns in any other line item.

In order to be eligible for reimbursement from either the District or CSURA, Eligible Costs must be certified in accordance with Exhibit E.

As much as possible of the reimbursement shall be funded via the Metropolitan District, with the balance funded via the CSURA (i.e. Maximum Eligible Reimbursement minus the District Reimbursement = CSURA Eligible Reimbursement).

Actual TIF Revenue is dependent on future property tax assessments, but is estimated that it will fund approximately 25% of the Eligible Costs based on the information that has been provided by the El Paso County Assessor's Office.