

DESCRIPTION OF ITEM	Construction Timeline	Total Estimated Project Costs	Non-TIF Funded	TIF Funded Project Costs	TIF Funded %
Phase I					
Capital Costs					
E Anamosa Str (offsite, grading & water mains)	2021	\$5,908,008.90	\$1,625,000.00	\$4,283,008.90	72.49%
N Valley Dr Grading	2021	\$1,597,900.00	\$550,000.00	\$1,047,900.00	65.58%
Mickelson Dr (offsite, grading & 12" water main)	2021	\$1,213,068.00	\$400,000.00	\$813,068.00	67.03%
Regional Drainage Improvements	2021	\$809,726.65	\$0.00	\$809,726.65	100.00%
Regional Booster Station*	2022	\$2,796,000.00	\$0.00	\$2,796,000.00	100.00%
Offsite Sanitary Sewer		\$515,000.00	\$515,000.00	\$0.00	0.00%
Offsite Water Main		\$170,000.00	\$170,000.00	\$0.00	0.00%
Philadelphia Str from Creek Dr to E Anamosa		\$375,000.00	\$375,000.00	\$0.00	0.00%
Local Streets and Utilities		\$29,600,000.00	\$29,600,000.00	\$0.00	0.00%
Construction Costs - Phase I		\$42,984,703.55	\$33,235,000.00	\$9,749,703.55	22.68%
Other Development Costs					
Professional / Construction Admin Fees		\$4,298,470.36	\$3,323,500.00	\$974,970.36	22.68%
Contingency		\$4,298,470.36	\$3,323,500.00	\$974,970.36	22.68%
TOTAL COSTS - PHASE I		\$51,581,644.26	\$39,882,000.00	\$11,699,644.26	22.68%
Phase II					
Capital Costs					
E Anamosa Str Grading & Water Mains	2024-2025	\$4,733,899.50	\$1,625,000.00	\$3,108,899.50	65.67%
Regional Drainage Improvements	2024-2025	\$332,437.10	\$0.00	\$332,437.10	100.00%
Construction Costs - Phase II		\$5,066,336.60	\$1,625,000.00	\$3,441,336.60	67.93%
Other Development Costs					
Professional / Construction Admin Fees		\$506,633.66	\$162,500.00	\$344,133.66	67.93%
Contingency		\$506,633.66	\$162,500.00	\$344,133.66	67.93%
TOTAL COSTS - PHASE II		\$6,079,603.92	\$1,950,000.00	\$4,129,603.92	67.93%
TOTAL CAPITAL IMPROVEMENTS					
Capital Costs					
E Anamosa Str (offsite, grading & water mains)		\$10,641,908.40	\$3,250,000.00	\$7,391,908.40	69.46%
N Valley Dr Grading		\$1,597,900.00	\$550,000.00	\$1,047,900.00	65.58%
Mickelson Dr (offsite, grading & 12" water main)		\$1,213,068.00	\$400,000.00	\$813,068.00	67.03%
Regional Drainage Improvements		\$1,142,163.75	\$0.00	\$1,142,163.75	100.00%
Regional Booster Station*		\$2,796,000.00	\$0.00	\$2,796,000.00	100.00%
Offsite Sanitary Sewer		\$515,000.00	\$515,000.00	\$0.00	0.00%
Offsite Water Main		\$170,000.00	\$170,000.00	\$0.00	0.00%
Philadelphia Str from Creek Dr to E Anamosa		\$375,000.00	\$375,000.00	\$0.00	0.00%
Local Streets and Utilities		\$29,600,000.00	\$29,600,000.00	\$0.00	0.00%
Total Construction Costs		\$48,051,040.15	\$34,860,000.00	\$13,191,040.15	27.45%
Other Development Costs					
Professional / Construction Admin Fees		\$4,805,104.02	\$3,486,000.00	\$1,319,104.02	27.45%
Contingency		\$4,805,104.02	\$3,486,000.00	\$1,319,104.02	27.45%
Financing Costs		\$37,174,854.07	\$27,048,942.37	\$10,125,911.70	27.24%
Imputed Administrative Fee					
City of Rapid City		\$25,000.00		\$25,000.00	100.00%
TOTAL TIF COSTS		\$94,861,102.25	\$68,880,942.37	\$25,980,159.88	27.39%