

EXHIBIT 1
PROMISE ROAD TAX INCREMENT DISTRICT
ESTIMATED PROBABLE TIF COSTS

| ITEM | COST |
|--|------------------------|
| Promise Road | \$ 2,262,470.00 |
| Adjust Traffic Signal | \$ 100,000.00 |
| Relocate and Adjust Existing Roads & Utilities | \$ 500,000.00 |
| Professional and Administrative | \$ 286,247.00 |
| Contingencies | \$ 286,247.00 |
| TOTAL CAPITAL IMPROVEMENTS COSTS | \$ 3,434,964.00 |
| FINANCING EXPENSES | \$ 3,217,451.36 |
| TOTAL TIF PROJECT COSTS | \$ 6,652,415.36 |