

HOLLIDAY FARMS

TIF Agreement
Capital Improvements
August 22, 2019

Improvement	Cost	Timeline	Private/Public	Notes
Holliday Trail - East	\$147,840	2019	Public	
Holliday Trail - West	\$147,840	2020	Public	
Turkey Foot Trail - South	\$206,580	2021	Public	
Turkey Foot Trail - North	\$633,600	2021	Public	Will connect on west side of Holliday Bridge and run northerly along the west side of Eagle Creek to our northern property line
Michigan Trail - North	\$324,975	2020	Public	Will have direct access into the commercial area along US 421
Michigan Trail - South	\$217,500	2020	Public	Will provide connectivity from the Willows
Trailhead Improvement at Turkey Foot Road	\$400,000	2023	Public	Restroom facility, added parking
Sanitary and Water	TBD	2019	Public	Awaiting details from BLN
Phase 1 (160 Lots)	\$13,440,000	2019	Public	Includes all infrastructure associated with development of the site
Phase 2 (SF, TH and MF)	\$5,277,720	2020	Public	SF = Single Family, TH = Townhomes, MF = Multi-Family
Phase 3 (SF, TH and MF)	\$3,472,560	2021	Public	
Phase 4 (SF, TH and MF)	\$3,937,080	2022	Public	
Phase 5 (SF)	\$2,540,160	2023	Public	
Phase 6 (SF)	\$2,318,400	2024	Public	
Phase 7 (SF)	\$5,154,240	2025	Public	
Phase 8 (SF)	\$3,252,480	2026	Public	
Commercial Phase 1	\$2,062,500	2020	Public	
Commercial Phase 2	\$2,145,000	2021	Public	
Commercial Phase 3	\$2,227,500	2022	Public	
Michigan Road Intersection Improvement 1	\$500,000	2019	Public	Includes pavements, gated entry, landscaping, signage
Michigan Road Intersection Improvement 2	\$600,000	2020	Public	Includes pavements, signal, landscaping, signage
Michigan Road Intersection Improvement 3	\$550,000	2021	Public	Includes pavements, gated entry, landscaping, signage
Willow Road Intersection Improvement	\$350,000	2020	Public	Includes pavements, gated entry, landscaping, signage
Commercial Frontage Road Access Control - North	\$200,000	2020	Public	Includes gated entry
Commercial Frontage Road Access Control - South	\$200,000	2021	Public	Includes gated entry
Amphitheater	\$300,000	2021	Public	
Floodway Mitigation	\$650,000	2019	Public	Includes all onsite and offsite mitigation required by DNR
Streams and Wetland Mitigation	\$2,779,400	2019	Public	Includes all onsite and offsite mitigation required by IDEM and Army Corps.
Community Event Center	\$2,000,000	2021	Public	

General Notes:

All costs include professional services expenses
All costs factor in escalation, given the estimated construction timeline
Attached are general site development expenses