Exhibit C

Eligible Investment Expenditures - Minimum Investment Requirement for Project

Private Costs	901 Main Street Building Redevelopment Project							
Private Costs		ii Street Duild	·					
Base purchase frience)		
See purchase price	Private Costs			Private Costs				
Purbuse fee inferest in ground leases S 3,000,000 Total Acquisition Costs (per A-Is Appraisal) S 158,000,000								
Real Casts								
Hard Costs	,			,				
Direct conversion and construction costs \$ 91,707,760 Carage New Construction (wit sixework) \$ 34,646,784 Pedestrian Bridge \$ 2,750,000 The raw leases (years 1-3) \$ 2,245,0312 Permitter, fixtures, equipment \$ 18,724,400 Hard costs contingency \$ 8,293,600 Total Hard Costs \$ 300,858,055 Total Hard Costs \$ 300,858,055 Total Hard Costs \$ 3,730,000	Total Acquisition Costs	1 \$	165,800,000	Total Acquisition Costs (per As-Is Appraisal)	\$	158,000,000		
Direct conversion and construction costs \$ 91,707,760 Carage New Construction (wit sixework) \$ 34,646,784 Pedestrian Bridge \$ 2,750,000 The raw leases (years 1-3) \$ 2,245,0312 Permitter, fixtures, equipment \$ 18,724,400 Hard costs contingency \$ 8,293,600 Total Hard Costs \$ 300,858,055 Total Hard Costs \$ 300,858,055 Total Hard Costs \$ 3,730,000	Hard Costs:			Hard Costs:				
State Pedestrian firthgs S		\$	91,707,760		\$	91,707,760		
Pedestrian Bridge	Garage New Construction (with sitework)		54,646,784	Garage New Construction (with sitework)	\$			
Furniture, fixtures, equipment		\$	2,750,000		\$	2,750,000		
Hard cost contingency	TI for new leases (years 1-3)	\$	24,463,512	TI for new leases (years 1-3)	\$	24,463,512		
Total Hard Costs	Furniture, fixtures, equipment	\$	18,724,400	Furniture, fixtures, equipment	\$	18,724,400		
Soft Costs:	Hard cost contingency	\$	8,293,600	Hard cost contingency	\$	8,293,600		
Architects/engineers/consultants Legal, title and closing costs 1	Total Hard Costs	\$	200,586,056	Total Hard Costs	\$	200,586,056		
Architects/engineers/consultants Legal, title and closing costs 1	0.00							
Legal, title and closing costs \$ 7,424,622 Legal, title and closing costs \$ 7,424,622 Commissions for new Office leases (years1-3) \$ 2,314,646 -					_			
Commissions for new office leases (years1-3) \$ 2,34,546 Financing costs, appraisal, market feasibility, etc. \$ 2,845,769 Developer Fee \$ 1,700,000 Hotel PartnerFee \$ 1,700,000 Hotel Operator Expenses \$ 5,000,000 Insurance \$ 2,99,56 Insurance \$ 2,99,56 Insurance \$ 2,500,000 Castal Up cash \$ 2,189,872 Castal Up cash \$ 2,189,				ě				
Financing costs, appraisal, market feasibility, etc. \$ 2,845,769 Appraisal, market feasibility, etc. (financing fees excluded) \$ 500,000 Developer Fee				Legal, title and closing costs	\$	7,424,622		
Developer Fee S 8,733,666 Hotel PartnerFee S 1,700,000 Hotel PartnerFee S 1,700,000 Capitalized property taxes S 2,017,373 Capitalized property taxes S 2,017,373 Capitalized property taxes S 2,017,373 Hotel Operator Expenses S 5,000,000 Insurance S 229,956 Lease up expenses (leasing commission, etc.) S 1,650,000 Start up cash S 2,500,000 Start up cash S 2,500,000 Confider capital reserves S 1,730,000 Confider capital reserves S 1,730,000 Confider capital reserves S 1,730,000 Confider capital reserves S 2,189,872 Soft cost contingency	• /			-		500.000		
Hotel PartnerFee				Appraisal, market feasibility, etc. (financing fees excluded)	\$	500,000		
Capitalized property taxes	*	-		- Halbar E	œ.	1 700 000		
Hotel Operator Expenses \$ 5,000,000 Hotel Operator Expenses \$ 5,000,000 Insurance \$ 229,956 Insurance Insuranc								
Insurance								
Lease up expenses (leasing commission, etc.) \$ 1,650,000 -	1 1							
Start up cash					3	229,936		
Estimated hotel flag fee paid to developer								
Office capital reserves Soft cost contingency Soft cost contingenc								
Soft cost contingency Soft cost Costs Total Private Costs Soft cost contingency Soft cost contingency Soft cost contingency Soft cost contingency Soft cost Costs Soft cost contingency Soft cost contingency Soft cost Costs Soft cost contingency Soft cost Costs Soft cost Costs Soft cost contingency Soft cost Costs Soft cost Cos				-				
Total Soft Costs \$ 32,658,228 Total Soft Costs \$ 32,658,228 Total Soft Costs Total Private Costs \$ 399,044,284 Total Private Costs Public Costs TIF Eligible Costs Abatement and Demo: interior/exterior Street and utility improvements (including any off-site improvements) Streetscape/ Ground floor activation Streetscape/ Ground floor activation Total TIF Eligible Costs Total Public Costs Total Public Costs TIF Eligible Costs TIF Eligible Costs Total Public Costs Total Public Costs Total Public Costs S 10,042,456 Total Public Costs S 10,042,456				Soft aget contingency	•	2 190 972		
Total Private Costs Public Costs TIF Eligible Costs Abatement and Demo: interior/exterior Street and utility improvements (including any off-site improvements) Streetscape/ Ground floor activation Streetscape/ Ground floo	,							
Public Costs TIF Eligible Costs Abatement and Demo: interior/exterior \$ 3,454,356 Street and utility improvements (including any off-site improvements) \$ 3,000,000 Streetscape/ Ground floor activation \$ 3,588,100 Street and utility improvements (including any off-site improvements) \$ 3,588,100 Street and utility improvements (including any off-site improvements) \$ 3,588,100 Streetscape/ Ground floor activation \$ 3,588,100 S	Total Box Costs	•	02,000,220	Total Bott Costs	Ψ	20,001,020		
TIF Eligible Costs Abatement and Demo: interior/exterior Street and utility improvements (including any off-site improvements) Streetscape/ Ground floor activation Streetscape/ Ground floor activation Total TIF Eligibile Costs Streetscape/ Ground floor activation Streetscape/ G	Total Private Costs	\$	399,044,284	Total Private Costs	\$	384,947,879		
TIF Eligible Costs Abatement and Demo: interior/exterior Street and utility improvements (including any off-site improvements) Streetscape/ Ground floor activation Streetscape/ Ground floor activation Total TIF Eligibile Costs Streetscape/ Ground floor activation Streetscape/ G	Public Costs			Public Costs				
Abatement and Demo: interior/exterior \$ 3,454,356 Street and utility improvements (including any off-site improvements) \$ 3,000,000 Streetscape/ Ground floor activation \$ 3,588,100 Streetscape/ Ground floor activation \$ 10,042,456								
Street and utility improvements (including any off-site improvements) \$ 3,000,000 Streetscape/ Ground floor activation \$ 3,588,100 Streetscape/ Ground floor activation \$ 10,042,456 Total Public Costs \$ 10,042,456 Total Public Costs \$ 10,042,456	0	e	2 454 257	8	e	2.454.257		
Streetscape/ Ground floor activation \$ 3,588,100 Streetscape/ Ground floor activation \$ 3,588,100 Total TIF Eligibile Costs \$ 10,042,456 Total TIF Eligibile Costs \$ 10,042,456 Total Public Costs \$ 10,042,456 Total Public Costs \$ 10,042,456								
Total TIF Eligibile Costs \$ 10,042,456 Total TIF Eligibile Costs \$ 10,042,456 Total Public Costs \$ 10,042,456 Total Public Costs \$ 10,042,456								
Total Public Costs \$ 10,042,456 Total Public Costs \$ 10,042,456	•			•				
. ,, ,	Tom III Engine Costs		10,012,130	Tom III English Costs	Ψ	10,0-12,430		
Total Development Costs @ Substantial Completion \$ 409.086.740 Total Fligible Investment Expenditures @ Substantial Completion \$ 394.990.335	Total Public Costs	\$	10,042,456	Total Public Costs	\$	10,042,456		
	Total Development Costs @ Substantial Completion	\$	409.086.740	Total Eligible Investment Expenditures @ Substantial Completion	\$	394,990,335		

For Informational Purposes Only		
Additional Private Costs (Years 4-10)		
TI for new leases (years 4-7)	\$	115,451,688
Commissions for new office leases (years4-7)	\$	18,793,104
Hotel FF&E reserves (years 4-7)	\$	9,611,787
Total Additional Private Costs (Years 4-10)		143,856,579
Total Development Costs after Substantial Completion		552,943,319