

EXHIBIT A

Pearl Lofts Project

The TIF Subsidy includes 1) an Economic Development Grant and 2) infrastructure improvements, for a total in not to exceed \$6,544,249, from the Farmers Market TIF District.

The TIF Subsidy to the Project could be less if final, actual TIF eligible costs are less or adequate increment does not accrue to the TIF fund. The budget shown below outlines anticipated TIF payment for the Project. Payments in the Infrastructure Improvement category will be based on actual expenditures for the Project. In no case shall the Economic Development TIF Grant exceed \$6,166,015. No interest shall accrue on any portion of the TIF Subsidy. Soft costs paid to a third-party and directly related to the public improvements are eligible for TIF payment, and such costs are accounted for in the TIF budget.

TIF Eligible Expenditures for TIF Subsidy	Estimated
Economic Development TIF Grant for high density development and offsetting the cost of providing affordable housing	\$6,166,015
Infrastructure Improvements (utility improvements, street and streetscape improvements, associated design expenses)	\$378,234
TOTAL TIF SUBSIDY – amount not to exceed	\$6,544,249