

EXHIBIT A

The Stack Deep Ellum TIF District Budget

The TIF-funded improvements include 1) water/wastewater/stormwater utility work and related soft costs, 2) paving/street/streetscape upgrades and related soft costs and 3) environmental remediation, for a total in not to exceed \$2,576,125, from the Deep Ellum TIF District. The TIF financial contribution 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 will be based on actual expenditures for the Project. No interest shall accrue on any portion of the TIF funding. 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 budget.

TIF Eligible Expenditure Categories	Estimated
Water, Wastewater, Stormwater and Utilities	\$425,000
Paving, Streetscape, and Lighting	\$505,625
Environmental Remediation	\$1,645,500
TOTAL TIF FUNDING – amount not to exceed	\$2,576,125

Funds may be shifted among TIF eligible expenditure categories, with verification of actual expenditures, so long as the total TIF payment does not exceed \$2,576,125.