

Amendment No. 4  
to  
TID 70, 735 N Water



# Amendment 3 – Riverwalk Improvements

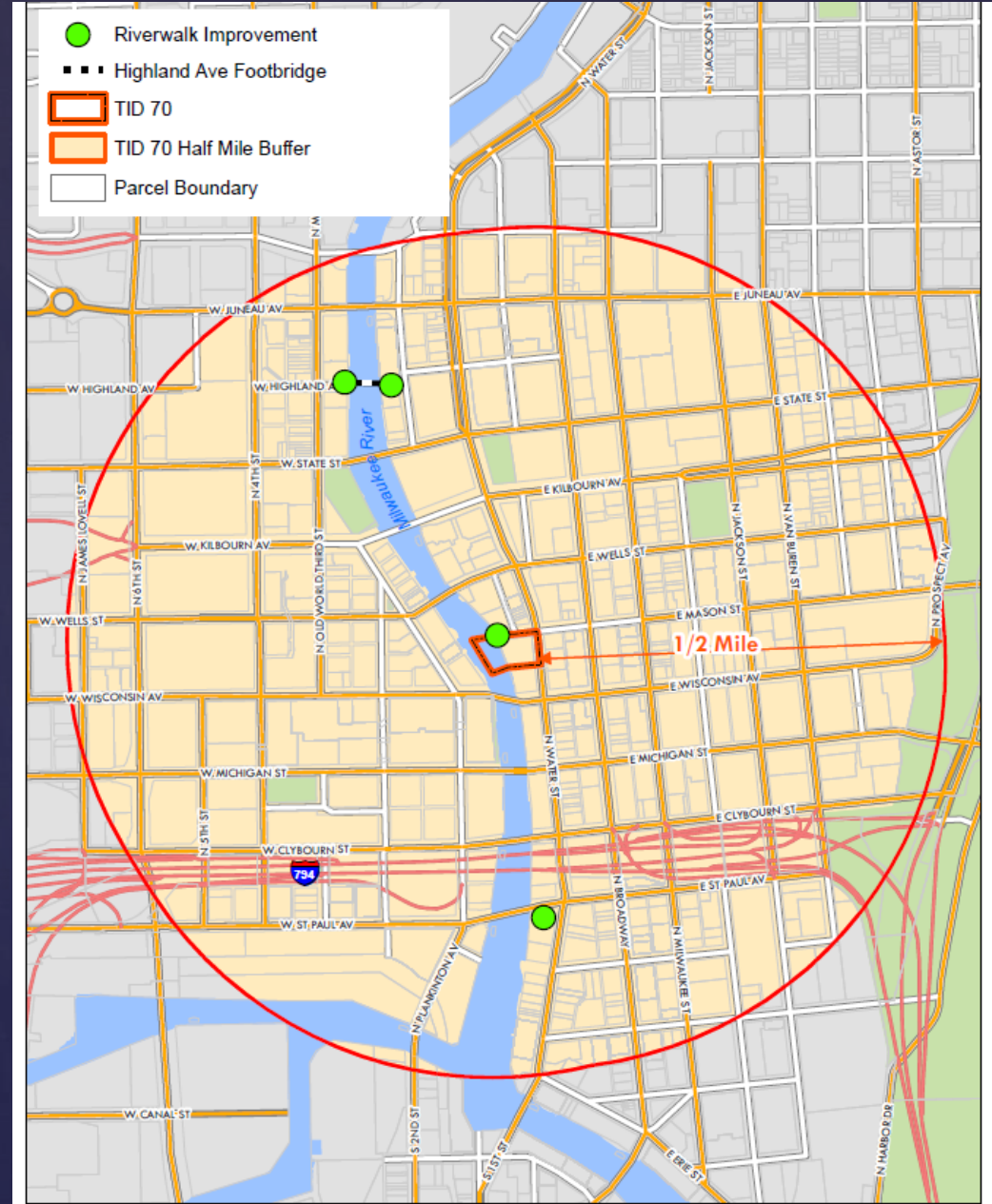
## Amendment 2 – Dockwall Rehabilitation



Wisconsin Avenue & Empire Building



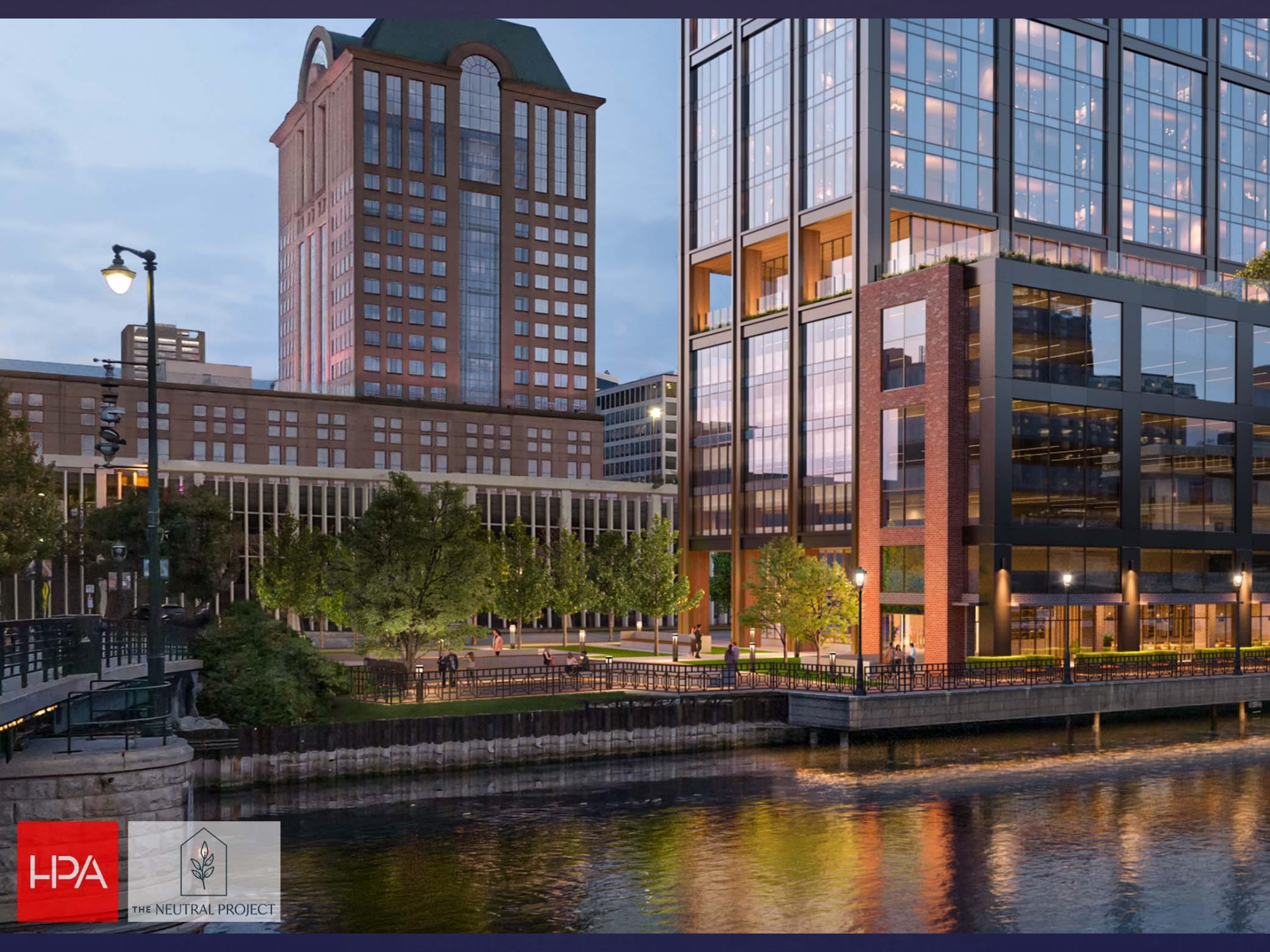
Mason Street











## TID Project Costs

### Capital Costs

Gap Financing – developer financed	\$ 1,774,915
Riverwalk	\$ 1,628,096
Dockwall Repairs – Amendment No. 2	\$ 250,000
Riverwalk Improvements – Amend. No. 3	\$ 1,078,000
Public Plazas – 1005 N Edison Street	\$ 600,000

### Other Costs

Administrative, professional & legal	\$ 173,135
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### Financing

Estimated Interest Cost	\$ 871,821
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**Total Estimated Project Costs** **\$ 6,375,967**

## Feasibility Analysis

- District's current value is \$45,298,500 (as of 12/2023)
- Generating approximately \$650,000 in annual increment
- Future anticipated expenditures of \$650,000 (Amendment No. 4)
- Utilize existing surplus to fund the improvements. Previous project costs were recovered in 2019