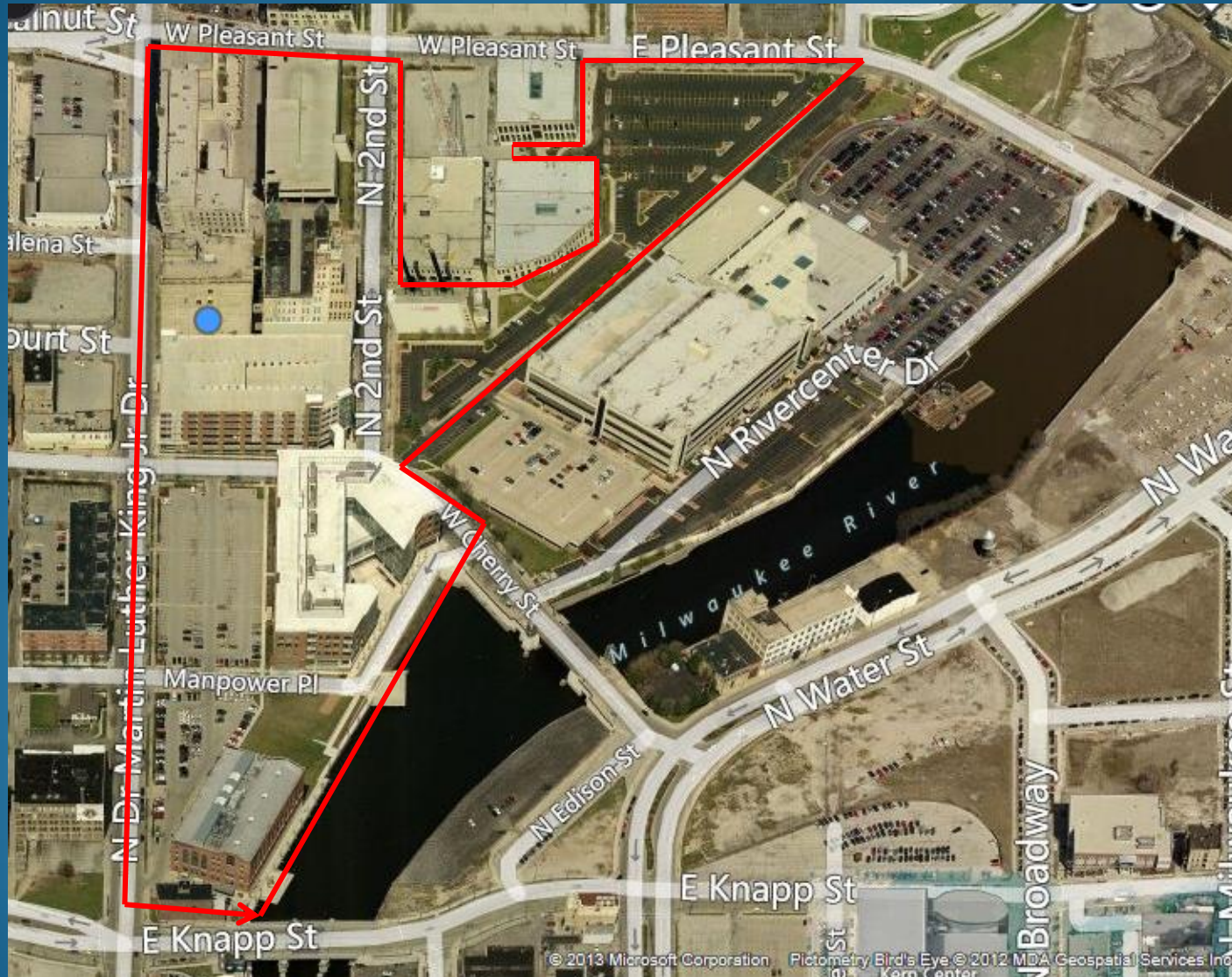


TID 41 (Time Warner) Amendment No. 2

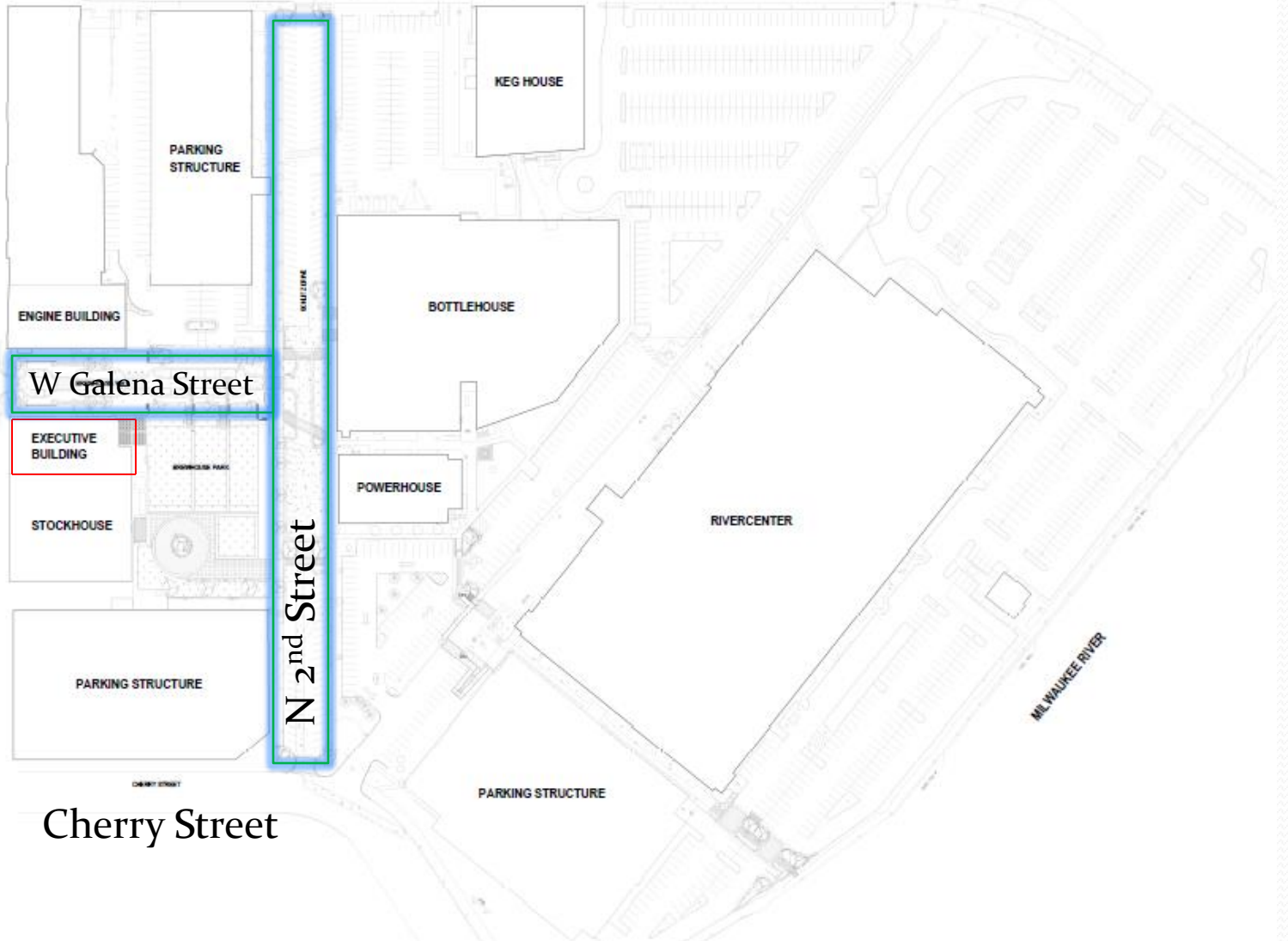


Additional TID Project Costs

- \$1.7 million TID contribution
- Reconstruct W. Galena Street
 - Currently pedestrian only access
 - Will open to vehicular traffic from MLK Jr. Drive
- Site Improvements along N. 2nd Street
 - Street Improvements
 - Curb, gutter, lighting, landscaping
 - Sustainable design
 - Bio-swales, pervious pavers



Pleasant Street



W Galena Street

EXECUTIVE BUILDING

N 2nd Street

Cherry Street

Contribution Dependent Upon:

- Tenant leasing 77,000 square feet within Executive Building, at 235 W Galena Street
 - Minimum 6-year lease
- Relocation of 200 jobs
- Creation of additional 150 jobs

	TIME WARNER, TID No 41
Total current project costs excluding financing	\$29,764,002
Financing Charges	<u>13,087,062</u>
Total current project costs incl. interest	\$42,851,064
Net current project costs to be recovered through increment	\$42,235,663
Tax increments levied to date	\$20,955,596
Proposed infrastructure	\$1,700,000
Net amount to be recovered through future tax increments	\$22,980,067
Est. annual tax increment revenues	\$3,250,000
Est. payback period	7 years (14 remaining)