

South Hills Commons	Cost	Allowability		Total
		MT Code 7-15-4233	MT Code 7-15-4288	
Project Cost Summary				
Site Grading & Road Work	\$1,114,465.50		\$1,114,465.50	\$1,114,465.50
Water Improvements	\$177,720.00		\$177,720.00	\$177,720.00
Sanitary Sewer Improvements	\$66,000.00		\$66,000.00	\$66,000.00
Storm Drainage Improvements	\$439,755.00		\$439,755.00	\$439,755.00
Land Acquisition	\$600,000.00		\$600,000.00	\$600,000.00
Utility Services	\$96,000.00		\$96,000.00	\$96,000.00
Total	\$2,493,940.50		\$2,493,940.50	\$2,493,940.50
Total Project Cost	\$13,392,027.60		\$13,392,027.60	\$13,392,027.60
Maximum TIF Assistance (16.67%) of Total Project Cost	\$2,232,451.00		\$2,232,451.00	\$2,232,451.00
Requested TIF assistance	\$1,339,202.76			
Payback Period				
Expected Increase in Taxable Value of Project Cost	\$10,713,622.08			
Commercial Tax Rate (1.89%)	\$202,487.46			
Annual Tax Increment (67.3 mils)	\$136,274.06			
Payback Period (years)	9.83			