

**CAPSTONE - Preliminary Terms of Purchase Agreement and Development Agreement 7.7.23 (FOR DISCUSSION PURPOSES ONLY)**

Developer	Capstone Homes
Commercial Pad	Yes, 6.02 acres, 3 Acre site
Acres Purchased	16.6
TIF Base Value Estimate	1894644
Captured Value Estimate	35122856
Units removed from TIF Calculation	7
TIF Generating Units	123
Years of Increment (Buildout done 2027 - Pay 2028)	13
Unit Density/Acre	7.83
Offer	793,000
\$ / SF	1.10
Earnest Money	\$25,000 Non refundable after Notice to Proceed is issued
Inspection Period	180 days from execution of PA
Closing	After Final Plat Approval (City typically requires 1 month after Inspection Period Ends / Paid Extensions)
Right of Re-Entry	Required, Cottages at COR Development (8 units per year, 40 total units required)
Project Phasing	2 to 3 phases (3 to 5 year buildout)
Contribution to W Ramsey Parkway	\$256,600 or 20% of Actual Cost to construct
Site Preparation	City to remove trees, import, place and compact fill to work with Future Zeolite St Construction
Filling of Wetlands	City to fill incidental wetlands onsite identified on Bolton and Menk wetland report.
Wetland Solution	Attempt to have Wetland 2 declared incidental, Developer to fill (City place Material onsite?)
Zoning	Currently Zoned COR 2B, Rezoning request for R-2 as part of offer
Unit Type	Attached Townhomes, Owner Occupied (NOT RENTAL)
Unit Square Footage	1500-1800 SF
Bedrooms Per Unit	3 bedroom and 3 bathrooms
Units along Bunker Lake Blvd, Zeolite, W Ramsey Pkwy	Enhanced Architecture
Unit Compliant with COR Framework	No, Sidewalks not included Streetside of building
Amenities	HOA maintained Open Space Area (park benches and Picnic Tables), trail
Trail Location	Internal to site, nothing shown along Bunker Lake Blvd
Number of Units	130
Sales Price (Ave)	335000
Tax Assessed Value / Unit (Ave) 85% of Sales Price	284750
Tax Assessed Valuation (Total Buildout)	37017500
Tax / Unit (Pay 2023 Rates)	2846
Total Tax Buildout Complete (Annual)	369980
Local Tax/Unit (Pay 2023 Rates)	2242
Total Local Tax - Buildout Complete (Annual)	291460
Annual TIF (Estimated upon full buildout (Pay 2027-2040)	276542
Total TIF Estimate (13 years of Increment)	3595051
City Tax / Unit (Pay 2023 Rates)	897
Total City Tax - Buildout Complete (Annual)	116584
Park Dedication (2023 rates)	585000
Trail Development (2023 Rates)	195000
Water Trunk (2023 Rates)	261170
Sewer Trunk (2023 Rates)	175370
Stormwater Mgmt (2023 Rates)	69420
Development Fee Total (less below)	1285960
Cost for Storm Water Pond in lieu of building	TBD
Street signs (Based on Development)	TBD
Sureties and Inspection Fees (based on project costs)	TBD
SAC (time of permit) 2023 rates Sub. To change	323050
WAC (time of permit) 2023 rates Sub. to change	192530
<b>Items that need to be resolved</b>	
Stormwater along Bunker Lk Blvd (Engineering)	Will need to Coordinate timing with Construction of Zeolite St
Removal of County Stormwater pond (Engineering)	Bolton and Menk Design
Unit Compliance with COR Framework	Requested rezone to R-2 which would bring product type into compliance
Filling of portion of Wetland 1 (Commercial Area)	WMO Approval Needed, City Responsibility
Filling of Wetland 2 (incidental vs mitigated)	Developer responsibility (City to place needed fill onsite)
Park Dedication	Request Reduction based on First Time Homebuyer price point Willing to Pay \$224,100 (deduct \$360,900)
Zoning	Currently Zoned COR 2B, R-2 Zoning request

**CAPSTONE - Preliminary Terms of Purchase Agreement and Development Agreement 7.10.23 (FOR DISCUSSION PURPOSES ONLY)**

Developer	Capstone Homes
Commercial Pad	Yes, 6.32 acres, 3 Acre site
Acres Purchased	16.3
TIF Base Value Estimate	1894644
Captured Value Estimate	30851606
Units removed from TIF Calculation	7
TIF Generating Units	108
Years of Increment (Buildout done 2027 - Pay 2028)	13
Net Area (Acres)	14.7
Unit Density/Acre	7.82
Offer	701,500
\$ / SF	0.99
Earnest Money	\$25,000 Non refundable after Notice to Proceed is issued
Inspection Period	180 days from execution of PA
Closing	After Final Plat Approval (City typically requires 1 month after Inspection Period Ends / Paid Extensions)
Right of Re-Entry	Required. Cottages at COR Development (8 units per year, 40 total units required)
Project Phasing	2 to 3 phases (3 to 5 year buildout)
Contribution to W Ramsey Parkway	\$256,600 or 20% of Actual Cost to construct
Site Preparation	City to remove trees, import, place and compact fill to work with Future Zeolite St Construction
Filling of Wetlands	City to fill incidental wetlands onsite identified on Bolton and Menk wetland report.
Wetland Solution	Wetland 1 and 2 are not proposed to be filled by developer.
Zoning	Currently Zoned COR 2B, Rezoning request for R-2 as part of offer
Unit Type	Attached Townhomes, Owner Occupied (NOT RENTAL)
Unit Square Footage	1500-1800 SF
Bedrooms Per Unit	3 bedroom and 3 bathrooms
Units along Bunker Lake Blvd, Zeolite, W Ramsey Pkwy	Enhanced Architecture
Unit Compliant with COR Framework	No, Sidewalks not included Streetside of building
Amenities	HOA maintained Open Space Area (park benches and Picnic Tables), trail
Trail Location	Internal to site, nothing shown along Bunker Lake Blvd
Number of Units	115
Sales Price (Ave)	335000
Tax Assessed Value / Unit (Ave) 85% of Sales Price	284750
Tax Assessed Valuation (Total Buildout)	32746250
Tax / Unit (Pay 2023 Rates)	2846
Total Tax Buildout Complete (Annual)	327290
Local Tax/Unit (Pay 2023 Rates)	2242
Total Local Tax - Buildout Complete (Annual)	257830
Annual TIF (Estimated upon full buildout (Pay 2027-2040)	242912
Total TIF Estimate (13 years of Increment)	3157861
City Tax / Unit (Pay 2023 Rates)	897
Total City Tax - Buildout Complete (Annual)	103132
Park Dedication (2023 rates)	517500
Trail Development (2023 Rates)	172500
Water Trunk (2023 Rates)	231035
Sewer Trunk (2023 Rates)	155135
Stormwater Mgmt (2023 Rates)	61410
Development Fee Total (less below)	1137580
Cost for Storm Water Pond in lieu of building	TBD
Street signs (Based on Development)	TBD
Sureties and Inspection Fees (based on project costs)	TBD
SAC (time of permit) 2023 rates Sub. To change	285775
WAC (time of permit) 2023 rates Sub. to change	170315
<b>Items that need to be resolved</b>	
Stormwater along Bunker Lk Blvd (Engineering)	Will need to Coordinate timing with Construction of Zeolite St
Removal of County Stormwater pond (Engineering)	Bolton and Menk Design
Unit Compliance with COR Framework	Requested rezone to R-2 which would bring product type into compliance
Filling of portion of Wetland 1 (Commercial Area)	WMO Approval Needed, City Responsibility
Park Dedication	Request Reduction based on First Time Homebuyer price point Willing to Pay \$198,243 (deduct \$319,257)
Zoning	Currently Zoned COR 2B, R-2 Zoning request