

RUSHMORE CORRIDOR REDEVELOPMENT TIF LIST OF PUBLIC INFRASTRUCTRE IMPROVEMENTS

The project will include the construction Healing Way and the installation of a traffic signal at Catron Boulevard including associated electrical. This includes:

- 1. Construction costs for Healing Way,**
This includes the construction of nearly 2100 feet of roadway with pavement width ranging from 75 feet to 34feet in a public right of way ranging from 92 feet to 68 feet. This roadway is part of the City's Future Major Street Plan adopted by the City Council on July 7, 2014. The pavement section proposed is 7" concrete over 4" of gravel base course. This includes sidewalks and curb & gutter. The project also includes a 2100 feet of 12" water main to serve a future water tank as per the utility System Master Plan adopted by the City Council April 2008. The total costs of construction for these items are estimated at \$1,980,000.

- 2. Turn Lane at Wellington:**
This will be coordinated with the South Dakota Department of Transportation to ensure safer access to the existing homes at Wellington. The estimated construction costs are \$180,000.

- 3. Traffic Signal and Street Lights:**
This includes the material and installation of traffic signal at the intersection of Healing Way and Catron Blvd with all the sensors, the signal arms to fit the wide roadways at the intersection. The signal will be synchronized with the existing signal at HWY16 and Catron Blvd through a fiber connection. The street lights will be metal poles to fit the gateway characteristics of the development and its location within the community. The estimated cost for the signal and lights including installation is \$670,000

- 4. Professional and Administrative fees** for the roadway components including the turn lane are estimated at \$216,000. The estimated administrative and professional fees for the electrical signal and lights is \$54,000.

- 5. NON-TIF Components:** The total costs anticipated for the non-TIF public and private improvements components of the project are estimated at \$88,070,000.00.

RECEIVED

FEB - 9 2016

EXHIBIT 1
Rushmore Corridor Redevelopment TIF
ESTIMATED PROBABLE TIF COSTS

ITEM	COST
Healing Way	1,980,000.00
Turn Lane at Wellington	180,000.00
Professional & Administrative / Roadway	216,000.00
Traffic Signal	440,000.00
Installation	80,000.00
Lights and Control	150,000.00
Professional and Administrative	54,000.00
TOTAL CAPITAL IMPROVEMENTS COSTS	3,100,000.00
FINANCING EXPENSES	2,303,111.15
TOTAL TIF PROJECT COSTS	5,403,111.15