

ATTACHEMENT A - Total Financials Summary (Village Perspective)

Revenue / Receipts

Item	Amount	Term/Assumption
Ground Rent (Parcel E)	≈ \$10,158,385 total	Years 1–15: \$426,409/yr; Years 16–25: decreases by \$11,152/yr (10 years). Calculation excludes interim ½ rent and any subsequent adjustments.
Interim Half Rent (pre-CO)	Unquantified	Begins Jan 1, 2027 at ½ Ground Rent until rent commencement (depends on CO/opening date).
Garage Stall Rent	\$322,500/yr	215 stalls × \$125/month × 12. Starts after occupancy.
Redevelopment Contribution (pass-through)	\$1,400,000	Paid by UCMC to Village , then paid by Village to E&R Development LLC ; Village serves as conduit. If CON not obtained, refundable.

Costs / Obligations

Item	Amount	Term/Assumption
Public Work Costs	Village pays 100%	Deposit \$2,760,000 (~20%) pre-construction; total PW costs invoiced per Exhibit 18; change orders paid by Village if approved. (Deposit implies ≈\$13.8M overall, subject to final approval.)
Village Funding Obligation (VFO)	Cap: \$27,785,012 (base)	Funded via Special Revenue Bonds (GO backstop), repaid from 100% TIF increment + 100% BD taxes; adders only if Developer acquires Parcels C/E/F (\$2,298,873; \$1,868,518; \$408,891).
Initial Development Costs (reimbursement)	\$3,046,118.67	Paid to Developer (timing specified).
Waiver of Rights Payment	\$1,000,000	Paid from DOP TIF Fund at RDA execution.
Parcel E Retail TI allowance	\$500,000	Provided to Developer upon conveyance of the Parcel E Retail Space as a condominium unit.
Stormwater O&M share (post-purchase scenarios)	Pro-rata	Village pays proportional O&M if UCMC purchases the garage (and for future structured parking off-hours).