

Q. Financing Plan

The anticipated public and private investments and activities associated with the development of Storrs Center will involve an estimated total investment of approximately \$165 million. This total project cost reflects a consolidation of all property acquisition costs, as well as project development component costs of retail, office, residential, theater/cinema, hotel/inn, parking and other commercial product.

In brief, of the \$165 million total project cost, approximately \$145 million, or 88%, will be funded through private sources while the balance of \$20 million, or 12%, will be sought from public sources. The public funding of up to \$20 million is proposed to be provided through various public funding sources at the federal, state and local levels, and will be utilized for purposes of funding public infrastructure improvements.

As a public/private joint venture to create a new, mixed use village center for the Town of Mansfield, the project includes several major public infrastructure components that are essential to the success of the project. Most prominent among them are those improvements related to traffic, transportation, and parking, including proposed improvements Storrs Road/Route 195 (Main Street) and the municipal parking facilities (Parking Garage) necessary to support the retail, residential, and office uses proposed in Storrs Center.

The Town of Mansfield is seeking financial assistance from the State of Connecticut and from the Federal Government to aid in the development of these critical components of the public infrastructure. It is estimated that the project will need approximately \$20 million dollars of public funding to leverage over \$145 million in private investment into the project, representing about 12% of the total investment. The \$20 million estimate is broken down as follows:

1) Approximately \$5 million for improvements to Storrs Road/Route 195: Funding for the improvements to Storrs Road would come from two sources. Half of the funds would come from a request of \$2.5 million for Federal Funding for roadway and streetscape improvement assistance as submitted to Senators Lieberman and Dodd. The remaining half would be a match from a general request for \$15 million for partial funding of a parking garage and streetscape improvements on Storrs Road as submitted to the State of Connecticut.

2) Approximately \$15 million for the development of municipal parking facilities: Funding for the municipal parking facilities would come from two sources. The first source would be a request for \$6 million for Federal Funding dollars to support the development of municipal parking facilities as submitted to Congressman Simmons. The balance of the funding for the municipal parking facilities would come from the general request for \$15 million for partial funding of a parking garage and streetscape improvements on Storrs Road as submitted to the State of Connecticut.

It is anticipated that the main parking garage component of the project will be constructed very early in the project. Accordingly, efforts are underway to secure the public funding as early as possible. The parking structure would be under the ownership or control of the Town of Mansfield.

The total cost of public infrastructure improvements is approximately \$56 million. The balance of the infrastructure improvements, amounting to \$36 million, will be completed using private funding. Therefore, the public funding being requested for public infrastructure represents only about 36% of the total public infrastructure cost, while the majority of the public infrastructure cost (64%) would be paid for through private funding sources.

A breakdown of the State and Federal funding of the estimated \$20 million for these key components of the public infrastructure follows:

Improvements to Storrs Road/195 (\$5 million total)	\$2.5 million Federal dollars through the U.S. Senate \$2.5 million State dollars
Municipal Parking Facilities (\$15 million total)	Up to \$6 million Federal dollars through the U.S. House Up to \$12.5 million State dollars
Total Federal Funding	Up to \$8.5 million
Total State Funding	Up to \$15 million
TOTAL ESTIMATED FUNDING	\$20-23.5 million

Federal dollars as a percentage of the estimated \$165 million investment:	3-5%
State dollars as a percentage of the estimated \$165 million investment:	9%
State and Federal dollars as a percentage of the estimated \$165 million investment:	12-14%

The scope and estimated cost of infrastructure improvements are provided in the following Infrastructure Cost Summary. Additionally, the proposed public/private funding allocations are provided in the summary as well. The Summary does not include a specific line item for relocation costs of existing businesses in the Project Area. The Partnership and the master developer anticipate making a formal request to the State for funding assistance relating to relocation assistance.

INFRASTRUCTURE COST SUMMARY	TOTAL COST	PUBLIC	PRIVATE
I Land			
University	\$ 1,825,000		
Private	\$ 2,175,000		
Subtotal	\$ 4,000,000		\$ 4,000,000
II Onsite Development Costs			
Demolition	\$ 300,000		
Earthwork/Site Structures	\$ 1,500,000		
Water	\$ 1,000,000		
Sewer	\$ 1,500,000		
Storm Drainage	\$ 1,500,000		
Streets/Sidewalks	\$ 1,500,000		
Park/Landscaping	\$ 2,500,000		
Remediation	\$ 500,000		
Other Utilities	\$ 250,000		
Subtotal	\$ 10,550,000		\$ 10,550,000
III Parking Structures			
Hard, Soft & Design - 1,000 spaces	\$ 17,600,000	\$ 15,000,000	\$ 2,600,000
IV Offsite Development Costs			
Storrs Road Renovation	\$ 5,000,000	\$ 5,000,000	
V Misc Soft Costs			
G&A (Legal, Accounting, Staffing, HOA, etc)	\$ 8,000,000		
Marketing	\$ 2,350,000		
Engineering & Architecture	\$ 2,500,000		
Planning	\$ 200,000		
Misc (Consultants, Ins, Mgt Fees, Taxes, etc)	\$ 5,700,000		
Subtotal	\$ 18,750,000		\$ 18,750,000
Total Infrastructure Development Costs	\$ 55,900,000	\$ 20,000,000	\$ 35,900,000
	100%	36%	64%
Total Project Costs	\$ 165,216,075	\$ 20,000,000	\$ 145,216,075
	100%	12%	88%