

EXHIBIT B-8

Canterbury Commons Development Project

City of Shakopee, Minnesota

Mixed Use Development

Sources and Uses

SOURCES

Total Tax Increment - Present Value	\$30,777,000
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TOTAL SOURCES	<u>\$30,777,000</u>
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USES

Land Acquisition for Right of Ways	\$1,000,000	3%
(Non-Canterbury Property)		

Site Preparation for Right of Ways	\$1,000,000	3%
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Road, Street, Utility and Sidewalk Costs	\$27,000,000	83%
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Shenandoah Drive	\$6,500,000
12th Avenue (Interim)	\$550,000
12th Avenue (Ultimate)	\$3,500,000
Barenscheer Boulevard	\$6,600,000
Vierling Drive	\$6,650,000
County Road 83/Eagle Creek Blvd. (EAW)	\$400,000
County Road 83 - City Portion	\$1,600,000
Vierling Drive/Eagle Creek Blvd. - City Project	\$1,200,000

Utility Costs: Relocation and Extension	\$2,000,000	6%
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Contingency	\$1,500,000	5%
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TOTAL USES	<u>\$32,500,000</u>
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SURPLUS / (DEFICIT)	<u>(\$1,723,000)</u>
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