

	Estimated Project Costs	Public Funding (TIF or Other) 1
<b>A. COMMISSION EXPENSES</b>		
1. Estimated Reimbursable Costs for Plan Implementation		
A. Legal	\$50,000	\$50,000
B. Agenda	\$2,000	\$2,000
C. Staff Time	\$40,000	\$40,000
D. Miscellaneous	\$4,000	\$4,000
2. Final Development Plan Approval Fees (\$.05 per square foot ( 973,233 s.f & \$50 per dwelling unit 696 units))	\$83,462	\$83,462
3. Plan and Project Administration and Developer/Consultant/TIF Commission Expenses (including expenses for affirmative action administration)	\$330,000	\$330,000
TOTAL	\$509,462	\$509,462
<b>B. LAND ACQUISITION</b>		
272.05 Acres Mixed Use Multi-Family Commercial Center	\$12,550,241	-
TOTAL	\$12,550,241	\$0
<b>C. PUBLIC WORKS IMPROVEMENTS</b>		
(includes engineering, design and construction management costs)		
A. Bridge Widening (Barry Road and US 169)	\$1,261,266	\$1,261,266
B. Ramp Improvements and Construction (Barry Rd and US 169)	\$3,738,572	\$3,364,715
C1. Existing Madison Avenue Improvements (North)	\$460,000	\$230,000
C2. Existing Madison Avenue Improvements (South)	\$250,000	\$125,000
D. NW Barry Road Improvements(Baughnran to 169 Bridge)	\$3,003,388	\$540,610
E. NW 83rd Terrace	\$268,465	-
F. Madison Avenue (Associated Improvements South/Barry Road)	\$4,052,813	\$202,641
G. NW 82nd St Crossing	\$520,000	\$520,000
H. Signal - Barry Rd and NW Mercer	\$99,950	-

I. Barry Christian Church Improvements (Barry and Baughman)	\$74,249	-
J. Madison Avenue Loop Road	\$2,222,346	-
K. Barry Middle School Road (Associated Improvements)	\$614,758	\$245,903
M. Signal - Barry Rd and Madison	\$102,350	-
O. Signal Improvement/Barry and Baughman	\$116,770	-
P. Baughman Road (Barry Road to MO 152)	\$1,649,308	\$973,092
Q. Police Emergency Mans & Control Light	\$231,250	\$231,250
R. Signal Barry Road & Hickory	\$91,150	\$72,920
W. Stagecoach Rd	\$692,956	\$692,956
Y. NW Barry Rd Improvement (Baughman to Marston)	\$231,225	\$231,225
Z. NW Barry Rd Improvement (US 169 to N. Oak)	\$3,110,569	\$3,110,569
AA. Madison Ave. Removal (Abandoned Section)	\$62,500	-
TOTAL	\$22,853,885	\$11,802,147

<b>D. PROJECTS PRIVATE DEVELOPMENT</b>		
I, III A., IV & V - Barry Towne (99.3 acres)	\$41,500,200	-
II - Barry Towne South (30.71 acres)	\$19,360,267	-
VII - Barry Towne R-3 (50.48 acres)	\$56,000,000	-
X - Barry Towne R2B (5.07 acres)	\$5,000,000	-
XI - Barry Towne R-3 (2326 acres)	\$22,000,000	-
TOTAL	\$143,860,467	\$0
<b>E. SOFT COSTS</b>		
Contingency and legal fees	\$700,000	\$700,000
TOTAL	\$700,000	\$700,000
<b>TOTAL COST</b>	<b>\$180,474,055</b>	<b>\$13,011,609</b>

1 This column represents the estimated amount of TIF revenues ultimately expected to be reimbursed eligible project costs. It additional \$6,597,267 of TIF revenues will initially be used to pay for eligible project costs and that the developer shall reimburse fund approximately \$6,597,267 in accordance with a schedule referenced in Exhibit 14 attached hereto, and said schedule to be agreement to be entered into by the developer, the TIF Commission and the City.

2 This column represents the estimated amount of project costs to be ultimately financed through developer equity and/or private shown above include the amount to be reimbursed by the developer to the Special Allocation Fund totaling approximately \$6, agreement to be entered into between the developer, the TIF Commission and the City.

3 Although not reflected in the budget above, but as reflected in Section XXII of the TIF Plan, Reimbursable Project Costs shall include other costs associated with the NID.

Developer Equity or Private Financing 2
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-
-
\$0
\$12,550,241
\$12,550,241
-
\$373,857
\$230,000
\$125,000
\$2,462,778
\$268,465
\$3,850,172
-
\$99,950

\$74,249
\$2,222,346
\$368,855
\$102,350
\$116,770
\$676,216
-
\$18,230
-
-
-
\$62,500
\$11,051,738

\$41,500,200
\$19,360,267
\$56,000,000
\$5,000,000
\$22,000,000
\$143,860,467
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\$0
<b>\$167,462,446</b>

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597,267, pursuant to the

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