

SUMMARY OF PROJECT COSTS
Ninth Amendment
Exhibit 5

	Project Costs	Reimbursable Costs
Projects 1 & 2		
Net Land Costs	\$1,832,131	\$1,090,500
Net Site Work Costs	\$6,555,941	\$6,402,102
Building Construction Costs	\$11,768,865	
Indirect Costs	\$2,496,000	\$630,000
Financing Costs	\$3,104,112	\$1,449,112
Total Pad Sales	-\$538,000	
Commission/Administration	\$338,235	\$338,235
Total	\$25,557,284	\$9,909,949
Project 3 (McDonald's)		
Developer's Costs		
Net Land Costs	-\$50,000	
Net Site Work Costs	\$205,444	\$205,444
Indirect Costs	\$242,177	\$242,177
Financing Costs ^①	\$7,456	\$7,456
Site Improvements	\$29,296	\$29,296
Developer's Legal Costs	\$5,000	\$5,000
Commission/Administration	\$4,500	\$4,500
Developer's Total Costs	\$443,873	\$493,873
McDonald's Costs	\$1,125,000	\$0
Total Project Costs	\$1,568,873	\$493,873
Public Improvement No. 1 - Chouteau Trafficway		
Engineering & Partial Right-of-Way Acquisition	\$2,000,000	\$2,000,000
Public Improvement No. 2 - Winn Road & Chouteau Greenway		
Public Works Estimate--Engineering & Construction	\$102,273	\$102,273
Chouteau Greenway & Neighborhood Improvements ^②	\$697,727	\$697,727
Public Improvement No. 3 - Housing		
Housing & Infrastructure Rehabilitation	\$1,223,000	\$1,223,000
Public Improvement No. 4 - Searcy Creek Trail		
Acquisition of commercial building	\$1,099,096	\$700,000
Public Improvement No. 5 - Chouteau Heritage Fountain		
Construction and equipping of fountain	\$100,000	\$100,000
Public Improvement No. 6 - Additional Public Improvements		
Additional Public Improvements	\$405,000	\$405,000
Additional Legal		
Public Improvements	\$75,000	\$75,000
Bond Issue	\$55,000	\$55,000
Total Additional Legal	\$130,000	\$130,000
TOTAL PROJECT COSTS	\$32,883,253	\$15,761,822

① Financing Costs are an estimate only. All Financing Costs are to be reimbursed per the Commission's Interest Rate Policy.

② Funds remaining from the Chouteau Greenway park improvements shall be used for housing and neighborhood improvements in the Chaumiere and Winnwood/Sunnybrook neighborhoods