

Exhibit 5A - ESTIMATED DEVELOPMENT COSTS

Summary - Redevelopment Project Areas A and B

| SITE SUMMARY | |
|---------------------|---------|
| Site Area (SF) | 727,016 |
| Building Area (GSF) | 471,467 |

| DEVELOPMENT COSTS | Total Redevelopment Project Costs | \$/GSF | Developer's Costs | \$/GSF | TIF Reimbursable Expenses | \$/GSF |
|---|-----------------------------------|------------------|--------------------|------------------|---------------------------|-----------------|
| Land Acquisition | 3,152,463 | 6.69 | 3,152,463 | 6.69 | - | - |
| Vertical Building Construction | 61,869,037 | 131.23 | 61,869,037 | 131.23 | - | - |
| Parking Structure | 23,925,569 | 50.75 | 10,375,316 | 22.01 | 13,550,253 | 28.74 |
| Tenant Improvements | 24,173,407 | 51.27 | 21,430,722 | 45.46 | 2,742,685 | 5.82 |
| Onsite Improvements | 8,259,530 | 17.52 | 1,326,011 | 2.81 | 6,933,519 | 14.71 |
| Offsite Improvements | 250,000 | 0.53 | 75,000 | 0.16 | 175,000 | 0.37 |
| TIF Commission Fees | 200,000 | 0.42 | 125,000 | 0.27 | 75,000 | 0.16 |
| General Development Costs (City/Gov't Fees, Admin Costs, etc) | 2,140,006 | 4.54 | 2,140,006 | 4.54 | - | - |
| Design | 7,077,847 | 15.01 | 7,077,847 | 15.01 | - | - |
| Legal | 370,000 | 0.78 | 370,000 | 0.78 | - | - |
| Leasing Commissions | - | - | - | - | - | - |
| Interest Carry During Construction | 1,283,512 | 2.72 | 1,283,512 | 2.72 | - | - |
| Personal Property | - | - | - | - | - | - |
| Developer Fee | 3,833,248 | 8.13 | 3,833,248 | 8.13 | - | - |
| Hard Cost Contingency | 2,838,939 | 6.02 | 2,838,939 | 6.02 | - | - |
| Soft Cost Contingency | 946,313 | 2.01 | 946,313 | 2.01 | - | - |
| Total Development Costs | 140,319,871 | 297.62 | 116,843,414 | 247.83 | 23,476,457 | 49.79 |
| Percentage of Total Development Costs by Category | 100.00% | | 83.27% | | 16.73% | |
| Permanent Financing/Interest Costs* | 92,328,288 | 195.83 | 73,070,067 | 154.98 | 19,258,221 | 40.85 |
| Total Development and Holding Costs | 232,648,159 | \$ 493.45 | 189,913,481 | \$ 402.81 | 42,734,678 | \$ 90.64 |

* All amounts to be reimbursed in connection with this permanent interest line item shall be subject to actual amounts of interest incurred by the developer and shall be subject to the limitation set forth in the Commission's Certification of Costs and Reimbursement Policy and Interest Policy.

Summary - Redevelopment Project Area A

| SITE SUMMARY | |
|---------------------|---------|
| Site Area (SF) | 727,016 |
| Building Area (GSF) | 321,467 |

| DEVELOPMENT COSTS | Total Project Costs | \$/GSF | Developer's Costs | \$/GSF | TIF Reimbursable Expenses | \$/GSF |
|---|---------------------|-----------------|--------------------|------------------|---------------------------|------------------|
| Land Acquisition | 3,152,463 | 9.81 | 3,152,463 | 9.81 | - | - |
| Vertical Building Construction | 42,668,823 | 132.73 | 42,668,823 | 132.73 | - | - |
| Parking Structure | 11,256,660 | 35.02 | 939,402 | 2.92 | 10,317,258 | 32.09 |
| Tenant Improvements | 16,629,304 | 51.73 | 14,479,130 | 45.04 | 2,150,174 | 6.69 |
| Onsite Improvements* | 6,521,540 | 20.29 | 1,045,524 | 3.25 | 5,476,016 | 17.03 |
| Offsite Improvements | 250,000 | 0.78 | 75,000 | 0.23 | 175,000 | 0.54 |
| TIF Commission Fees | 100,000 | 0.31 | 50,000 | 0.16 | 50,000 | 0.16 |
| General Development Costs (City/Gov't Fees, Admin Costs, etc) | 1,316,892 | 4.10 | 1,316,892 | 4.10 | - | - |
| Design | 4,601,953 | 14.32 | 4,601,953 | 14.32 | - | - |
| Legal | 235,000 | 0.73 | 235,000 | 0.73 | - | - |
| Leasing Commissions | - | - | - | - | - | - |
| Interest Carry During Construction | 896,299 | 2.79 | 896,299 | 2.79 | - | - |
| Personal Property | - | - | - | - | - | - |
| Developer Fee | 2,411,003 | 7.50 | 2,411,003 | 7.50 | - | - |
| Hard Cost Contingency | 1,848,052 | 5.75 | 1,848,052 | 5.75 | - | - |
| Soft Cost Contingency | 616,018 | 1.92 | 616,018 | 1.92 | - | - |
| Total Development Costs | 92,504,007 | \$287.78 | 74,335,559 | 231.25 | 18,168,448 | 56.51 |
| Percentage of Total Development Costs by Category | 100.00% | | 80.36% | | 19.64% | |
| Permanent Financing/Interest Costs ** | 57,370,923 | 178.47 | 42,279,926 | 131.52 | 15,090,997 | 46.94 |
| Total Development and Holding Costs | 149,874,930 | \$466.25 | 116,615,485 | \$ 362.77 | 33,259,445 | \$ 103.45 |
| Percentage of Total Development and Holding Costs by Category | 100.00% | | 77.81% | | 22.19% | |

* TIF reimbursable expenses for onsite improvements shall not include costs associated with the surface parking located on Project Area B.

** All amounts to be reimbursed in connection with this permanent interest line item shall be subject to actual amounts of interest incurred by the developer and shall be subject to the limitation set forth in the Commission's Certification of Costs and Reimbursement Policy and Interest Policy.

Summary - Redevelopment Project Area B

| SITE SUMMARY | |
|---------------------|---------|
| Site Area (SF) | 727,016 |
| Building Area (GSF) | 150,000 |

| DEVELOPMENT COSTS | Total Project Costs | \$/GSF | Developer's Costs | \$/GSF | TIF Reimbursable Expenses | \$/GSF |
|---|---------------------|---------------|-------------------|---------------|---------------------------|--------------|
| Land Acquisition | - | - | - | - | - | - |
| Vertical Building Construction | 19,200,214 | 128.00 | 19,200,214 | 128.00 | - | - |
| Parking Structure | 12,668,909 | 84.46 | 9,435,914 | 62.91 | 3,232,995 | 21.55 |
| Tenant Improvements | 7,544,103 | 50.29 | 6,951,592 | 46.34 | 592,511 | 3.95 |
| Onsite Improvements | 1,737,990 | 11.59 | 280,487 | 1.87 | 1,457,503 | 9.72 |
| Offsite Improvements | - | - | - | - | - | - |
| TIF Commission Fees | 100,000 | 0.67 | 75,000 | 0.50 | 25,000 | 0.17 |
| General Development Costs (City/Gov't Fees, Admin Costs, etc) | 823,114 | 5.49 | 823,114 | 5.49 | - | - |
| Design | 2,475,894 | 16.51 | 2,475,894 | 16.51 | - | - |
| Legal | 135,000 | 0.90 | 135,000 | 0.90 | - | - |
| Leasing Commissions | - | - | - | - | - | - |
| Interest Carry During Construction | 387,213 | 2.58 | 387,213 | 2.58 | - | - |
| Personal Property | - | - | - | - | - | - |
| Developer Fee | 1,422,245 | 9.48 | 1,422,245 | 9.48 | - | - |
| Hard Cost Contingency | 990,887 | 6.61 | 990,887 | 6.61 | - | - |
| Soft Cost Contingency | 330,295 | 2.20 | 330,295 | 2.20 | - | - |
| Total Development Costs | 47,815,864 | 318.78 | 42,507,855 | 283.39 | 5,308,009 | 35.39 |
| Percentage of Total Development Costs by Category | 100.00% | | 88.90% | | 11.10% | |
| Permanent Financing/Interest Costs* | 34,957,365 | 233.05 | 30,790,141 | 205.27 | 4,167,224 | 27.78 |
| Total Development and Holding Costs | 82,773,229 | 551.83 | 73,297,996 | 488.66 | 9,475,233 | 63.17 |
| Percentage of Total Development and Holding Costs by Category | 100.00% | | 88.55% | | 11.45% | |

* All amounts to be reimbursed in connection with this permanent interest line item shall be subject to actual amounts of interest incurred by the developer and shall be subject to the limitation set forth in the Commission's Certification of Costs and Reimbursement Policy and Interest Policy.