

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