

**SUMMARY OF PROJECT COSTS**  
**Ninth Amendment**  
**Exhibit 5**

	Project Costs	Reimbursable Costs
<b>Projects 1 &amp; 2</b>		
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
<b>Total</b>	<b>\$25,557,284</b>	<b>\$9,909,949</b>
<b>Project 3 (McDonald's)</b>		
Developer's Costs		
Net Land Costs	-\$50,000	
Net Site Work Costs	\$205,444	\$205,444
Indirect Costs	\$242,177	\$242,177
Financing Costs <sup>①</sup>	\$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
<b>Total Project Costs</b>	<b>\$1,568,873</b>	<b>\$493,873</b>
<b>Public Improvement No. 1 - Chouteau Trafficway</b>		
Engineering & Partial Right-of-Way Acquisition	\$2,000,000	\$2,000,000
<b>Public Improvement No. 2 - Winn Road &amp; Chouteau Greenway</b>		
Public Works Estimate--Engineering & Construction	\$102,273	\$102,273
Chouteau Greenway & Neighborhood Improvements <sup>②</sup>	\$697,727	\$697,727
<b>Public Improvement No. 3 - Housing</b>		
Housing & Infrastructure Rehabilitation	\$1,223,000	\$1,223,000
<b>Public Improvement No. 4 - Searcy Creek Trail</b>		
Acquisition of commercial building	\$1,099,096	\$700,000
<b>Public Improvement No. 5 - Chouteau Heritage Fountain</b>		
Construction and equipping of fountain	\$100,000	\$100,000
<b>Public Improvement No. 6 - Additional Public Improvements</b>		
Additional Public Improvements	\$405,000	\$405,000
<b>Additional Legal</b>		
Public Improvements	\$75,000	\$75,000
Bond Issue	\$55,000	\$55,000
<b>Total Additional Legal</b>	<b>\$130,000</b>	<b>\$130,000</b>
<b>TOTAL PROJECT COSTS</b>	<b>\$32,883,253</b>	<b>\$15,761,822</b>

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