

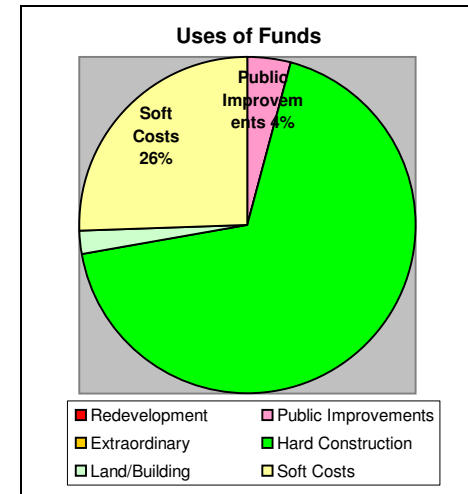
Sources and Uses of Funds Summary

Uses	Sub Amt	Subtotal	Subtotal	Cost
Redevelopment Total Costs:				\$0
Site Assembly				
Environmental Remediation				
Geo-technical Soil Issues				
Other				
Public Improvement Total Costs				\$2,000,000
Publicly Owned Parking				
Other	2,000,000			
Extraordinary Costs				\$0
Historic				
Environmental/Sustainable Costs				
Operating/Working Capital				
Other				
Private Improvement Total Costs			\$44,651,733	
Hard Construction Costs		31,644,232		
Land (& Building) Cost		1,100,000		
Soft Costs		\$11,907,501		
Developer Fee	4,885,009			
Other	7,022,492			
Total Private Improvement/Extraordinary Costs			\$44,651,733	

Total Uses/ Total Development Cost - TDC **\$46,651,733**

Permanent Sources	City/HRA	Subsidy	Other Partners	Subsidy	Private	Amount
Debt/Loans						\$46,651,483
Amortized Loans	0	0	0	0	44,151,483	
Bonds (Non-TIF)			0	0		
TIF	2,500,000	2,500,000				
Public/Non-profit & Other Partners Deferred Loans/Grants						\$0
Deferred Loans	0	0	0	0		
Grants	0	0	0	0		
TIF	0	0				
Land Sale Write Dow	0	0				
Waiver of Fee(s)	0	0	0	0		
Equity						\$0
Tax Credit Equity			0	0		
Private Equity (Non-Tax Credit)					0	
Total Sources	2,500,000		0		44,151,483	\$46,651,483

Subsidy **2,500,000** **0**



City/HRA Costs

Redevelopment Costs	\$0
Public Improvement Costs	\$2,000,000
Historic Costs	\$0
Other Costs	\$500,000
Total City/HRA Sources	\$2,500,000

Other City/HRA Costs include:

0

