

STAR Bond Plan Excerpts

draw with patrons traveling from Lawrence, Manhattan, Topeka, Wichita, Hays, Garden City and from out of state. Attendance during the 2015 season was reported at 43,688.

4. Redevelopment of Downtown Streetscape

Additional investment to the District will include hardscape and landscape improvements to Santa Fe Avenue and adjacent downtown streets. The improvements are designed to enhance the look and image of downtown, which in turn will generate increased investment, visitation, pedestrian traffic, retail sales and demand for commercial space.

In October 2015, Ochsner Hare & Hare created the Downtown Salina Streetscape Plan that provided a conceptual design plan for infrastructure improvements to Santa Fe Avenue and adjacent downtown streets (attached hereto as Exhibit F-3). Santa Fe Avenue is designed with one lane of traffic in each direction and median and angled parking on both sides of the street. Additional design elements include stamped concrete sidewalks, landscape beds, street trees, bench seating, stamped concrete crosswalks, lighting, concrete sidewalks, outdoor café seating, bike racks, public plazas, gateway monuments, and overhead structures at mid-block crossings.

Certain of the streetscape improvements are specifically tied to each attraction contained within the major entertainment and tourism area eligible for STAR Bond investment. Those particular improvements are shown in the conceptual plans and budget attached as Exhibit F-4. The streetscape improvements enhance each of the Fieldhouse, Stiefel Theater, car museum, family entertainment center and the hotel supporting these attractions. Further, improvements located on Mulberry Street extending three blocks east of the hotel connect the Salina Bicentennial Center and the Kenwood Cove Water Park to downtown. Those two existing attractions generated over 210,000 visitors combined in 2014, a number which is expected to increase as a result of this enhanced pedestrian walkability from the downtown tourism components to those already thriving attractions.

5. Family Entertainment Center

Also located at the intersection of 5th Street and Ash Street will be a 47,000 square foot family entertainment center that offers a diverse array of indoor entertainment including a bowling center with 24 standard bowling lanes and an 8-lane "boutique" specialty bowling facility, game room and video arcade, laser tag, concessions and a full service bar and restaurant and meeting space. The 24 lane bowling facility is qualified to host state and regional college and high school bowling tournaments and is anticipated to draw such tournaments to the District. Bowling tournaments, meetings, events, special occasions and local entertainment traffic will be principal drivers of business with a trade area that extends north into Nebraska and to the east and west up to a two hour drive. Preliminary conceptual plans for The Alley are attached hereto as Exhibit F-4.

6. Hilton Hotel, Restaurant and Meeting Space

To accommodate the anticipated increase in out-of-town visitation a \$17.9 million, 114-room Homewood Suites by Hilton hotel is planned at the intersection of Santa Fe Avenue and Mulberry Street. The all-suites hotel will also include meeting space and a full-service restaurant. Preliminary conceptual plans for the Hotel are attached hereto as Exhibit F-5.

The hotel will be developed by Lighthouse Properties, LLC, which owns, operates and has developed numerous successful and award-winning hotel properties in Kansas and Missouri. For example, Lighthouse Properties owns and operates The Raphael Hotel on the Country Club Plaza in Kansas City, Missouri and The Homewood Suites by Hilton at the The Waterfront in Wichita, Kansas.

7. Retail, Housing and Higher Educational Development

The District's Project Plan also envisions the renovation of vacant commercial space and construction of new commercial space designed to house specialty retailers, restaurants, office and residential uses. Transformation of the District into a vibrant mixed-use environment will generate increased visitation and retail sales.

As part of this downtown build out, the Project Plan features a residential component that includes conversion of the Lee buildings at the north end of the District into low-income housing apartments as well as a new 32-unit market-rate apartment community located near the planned hotel. Further, the Salina Regional Health Foundation has purchased the former Planter's State Bank / Bank of America building at 138 North Santa Fe Avenue for the purpose of relocating and expanding the University of Kansas School of Medicine – Salina Campus. The new facility is anticipated to open in June 2018 and will provide 40,251 square feet of space to accommodate new curriculum changes for the school.

The Downtown Salina Revitalization Project will offer a critical mass of mixed-use attractions capable of attracting visitors throughout the Midwest. The variety and complementary nature of the attractions will create a synergy within the District that will engage a broad base of tourists and local consumers. Salina's unique location as the premier city of north-central Kansas, positioned at the nexus of I-135 and I-70, provides a distinctive opportunity to draw tourism both regionally and from within the State of Kansas.

[SECTION II.D. BEGINS NEXT PAGE]

D. SUMMARY OF PROJECT COSTS AND ANTICIPATED REVENUE SOURCES

1. Total Project Costs

The total estimated cost to complete the Downtown Salina Revitalization Project, including site development and building construction, is approximately \$150,094,540, pursuant to estimates of the Master Developer and City as of the date of this Project Plan. Attached hereto as **Exhibit G** is a breakdown of the estimated costs by category. A summary of the estimated costs is set forth below at Table 1.

**Table 1
Estimated Total Cost of the Star Bond Project**

| PROJECT COMPONENTS | TOTAL COST |
|---|-----------------------|
| Fieldhouse (w/ Parking) | \$ 12,450,090 |
| Car Museum | \$ 4,695,000 |
| Stiefel Theater Improvements | \$ 2,200,000 |
| City Public Improvements | \$ 11,554,506 |
| Hotel (w/ Parking) | \$ 19,005,820 |
| Entertainment Complex | \$ 6,100,333 |
| Medical Student Housing (Apartments) | \$ 3,756,407 |
| Lee Buildings (Low-Income Housing) | \$ 17,830,841 |
| University of Kansas Medical School | \$ 7,135,404 |
| Vacant Space / New Tenant Development | \$ 31,801,674 |
| Improvements to Existing Retail | \$ 2,135,404 |
| Total FFE for Buildings/Renovations | \$ 9,755,667 |
| Legal/Accounting | \$ 500,000 |
| Downtown Maintenance and Security | \$ 2,300,000 |
| Pre-Development Costs (in addition to Fieldhouse) | \$ 6,088,134 |
| Financing & Contingency Costs | \$ 12,785,260 |
| TOTAL PROJECT COSTS | \$ 150,094,540 |

2. Costs Eligible for Reimbursement, Requested Eligible Project Costs and Proposed STAR Bond Financing Amount

The STAR Bonds Financing Act describes the costs that are eligible for STAR Bond financing and reimbursement. Such costs are referred to as "Eligible Project Costs." \$53,103,138 of the total costs shown in Table 1 and in **Exhibit G** would reasonably qualify as Eligible Project Costs pursuant to the STAR Bond Act. The Eligible Project Costs are set forth

contemporaneously with adoption of this Project Plan. In such case approximately \$4,878,660 of net TIF revenue is anticipated to be available to pay or reimburse Project Costs eligible for funding pursuant to the TIF Act.

Further, the City anticipates considering petitions for establishment of three separate community improvement districts (each a "CID" and collectively the "CIDs") contemporaneously with consideration of this Project Plan. Each CID is proposed to levy a 1% CID sales tax, the revenues of which will finance costs which are eligible for CID financing under K.S.A. 12-6a26 *et seq.*, as amended (the "CID Act"). One CID is planned to generally encompass the commercial sector of downtown Salina, and the other two CIDs will be limited to the parcels upon which the Hotel and the Alley will be constructed. It is anticipated that \$9,223,767 in net CID proceeds will be available to pay or reimburse Project Costs eligible for funding pursuant to the CID Act.

Table 4 sets forth the projected revenue sources for the payment of the \$150,094,540 estimated Project Costs, including the STAR Bond net bond proceeds, estimated TIF proceeds, estimated CID proceeds, and estimated private debt and equity.

Table 4
Sources of Funds

| SOURCE | TOTAL | % OF TOTAL |
|---|-----------------------|-------------|
| STAR Bond Net Proceeds | \$ 19,100,000 | 13% |
| TIF Net Proceeds | \$ 4,878,660 | 3% |
| CID Net Proceeds | \$ 9,223,767 | 6% |
| Private Debt & Equity / Other Public Sources | \$ 116,892,113 | 78% |
| TOTAL | \$ 150,094,540 | 100% |

***Estimated sources of funds set forth in Table 4 are estimates only, and are not proposed as limitations on the amount of such funds that may be used to pay for Project Costs; provided that total STAR Bonds net proceeds are not expected to exceed \$19,100,000 and in no event will the STAR Bonds net proceeds exceed 50% of the total Project Costs.**

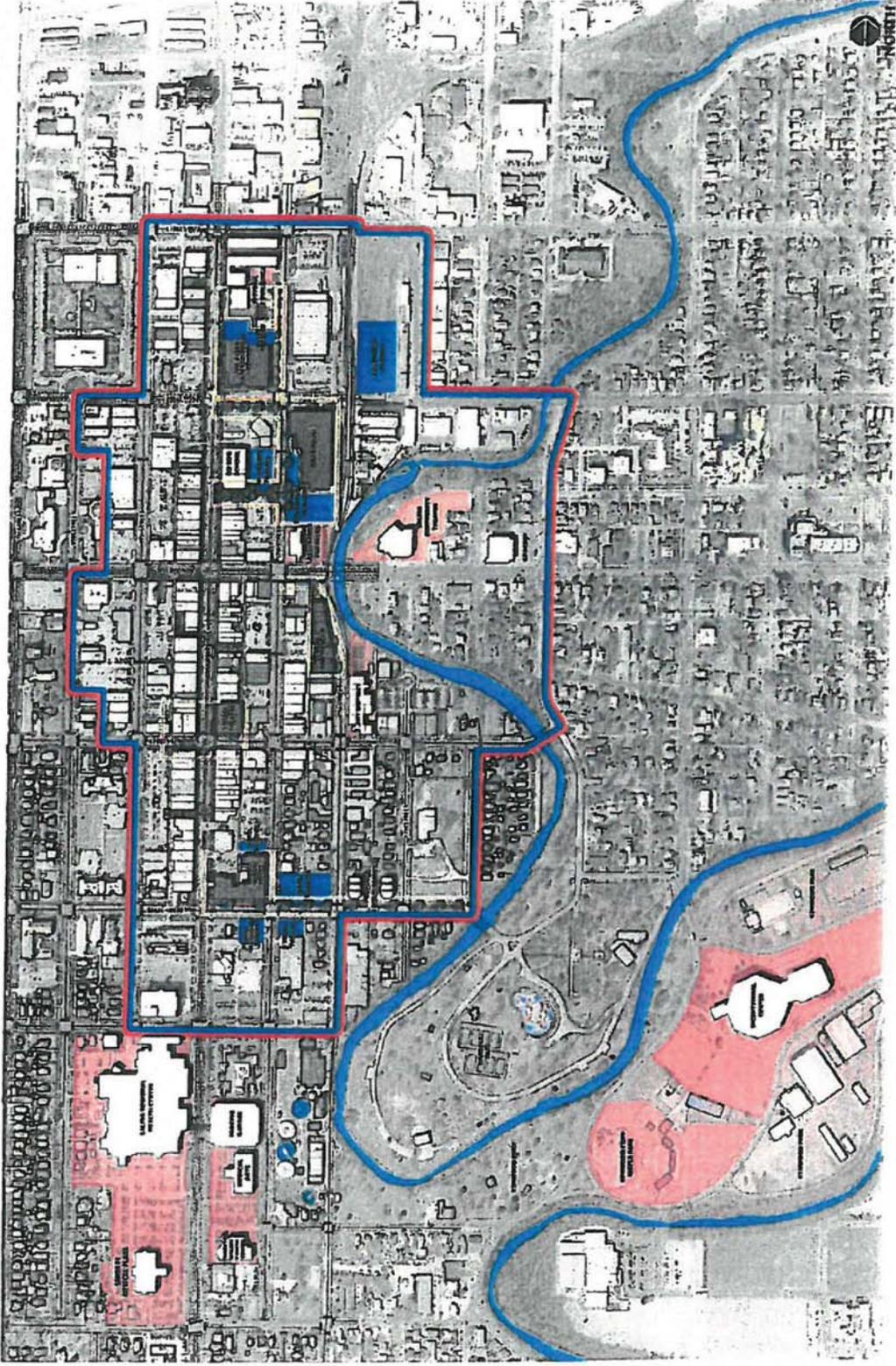
E. SUMMARY OF THE FEASIBILITY STUDY

As stated in K.S.A. 12-17,166, a feasibility study is required to be prepared setting forth the following information:

- Whether a STAR bond project's revenue and tax increment revenue and other available revenue are expected to exceed or be sufficient to pay for the project costs;

DEVELOPMENT AREAS

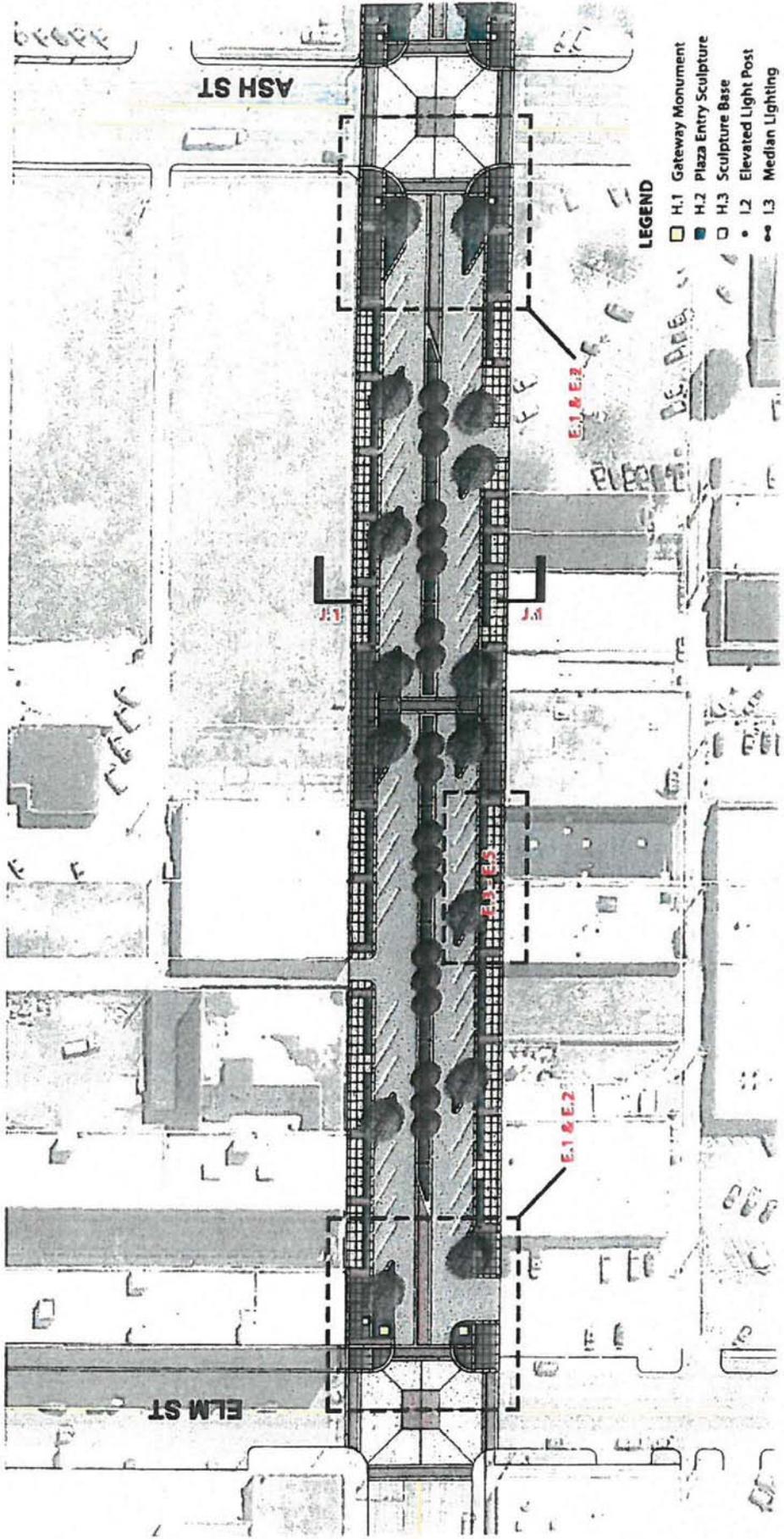
- TIF DISTRICT
- STAR BOND DISTRICT
- SPECIFIC STAR BOND PROJECTS
- PARKING ASSOCIATED WITH SPECIFIC STAR BOND PROJECTS
- STREETScape IMPROVEMENTS ASSOCIATED WITH SPECIFIC STAR BOND PROJECTS
- ADDITIONAL KEY DOWNTOWN FEATURES



DOWNTOWN SALINA DEVELOPMENT AREAS
SALINA, KANSAS

BOCHSNER HARE & HARE
a division of
OLSSON ASSOCIATES
1000 N. 10th St., Suite 100
Salina, KS 67401
785.824.1111

OLSSON ASSOCIATES



A.1 STREETScape BLOCK 1
 ELM STREET TO ASH STREET



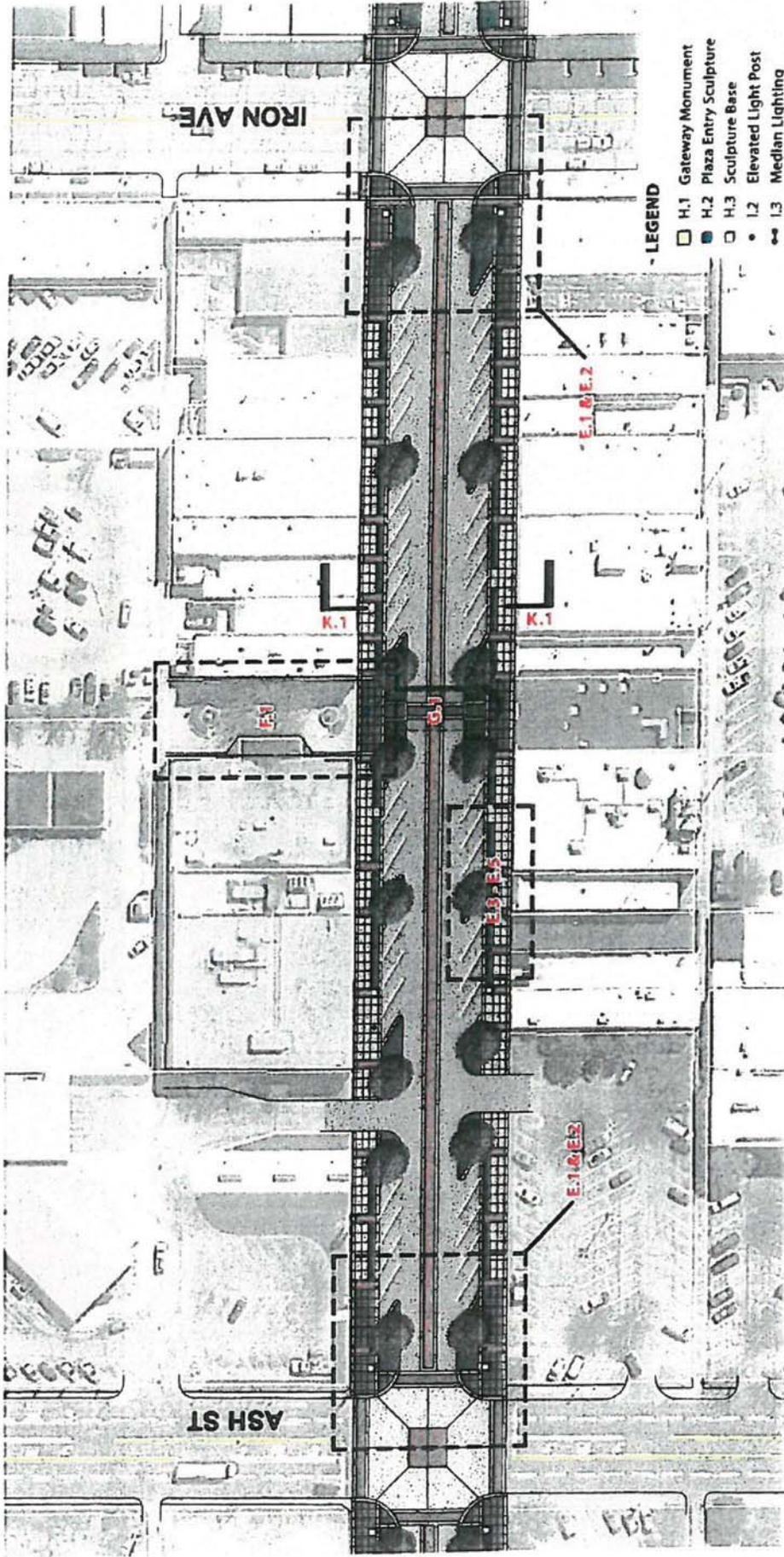
DOWNTOWN SALINA STREETScape PLAN

Salina, Kansas

October 2015

OCHSNER
 HARE & HARE
 ARCHITECTS
 A member of the
 OLSSON ASSOCIATES

0 30' 60' 120'

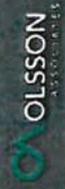


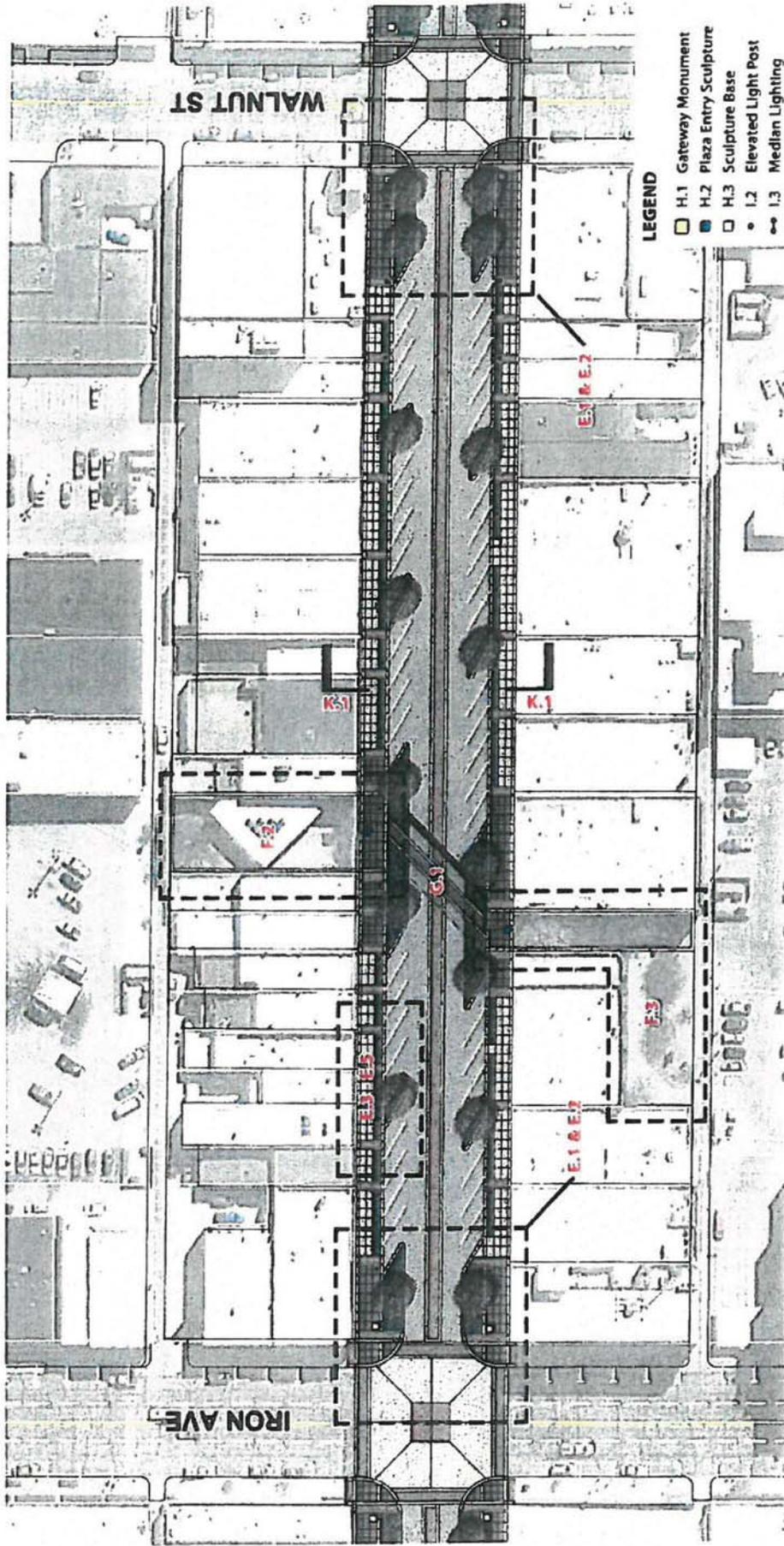
- LEGEND**
- H.1 Gateway Monument
 - H.2 Plaza Entry Sculpture
 - H.3 Sculpture Base
 - L.2 Elevated Light Post
 - ⊕ L.3 Median Lighting

B.1 STREETSCAPE BLOCK 2 
 ASH STREET TO IRON AVENUE

DOWNTOWN SALINA STREETSCAPE PLAN
 Salina, Kansas

October 2015





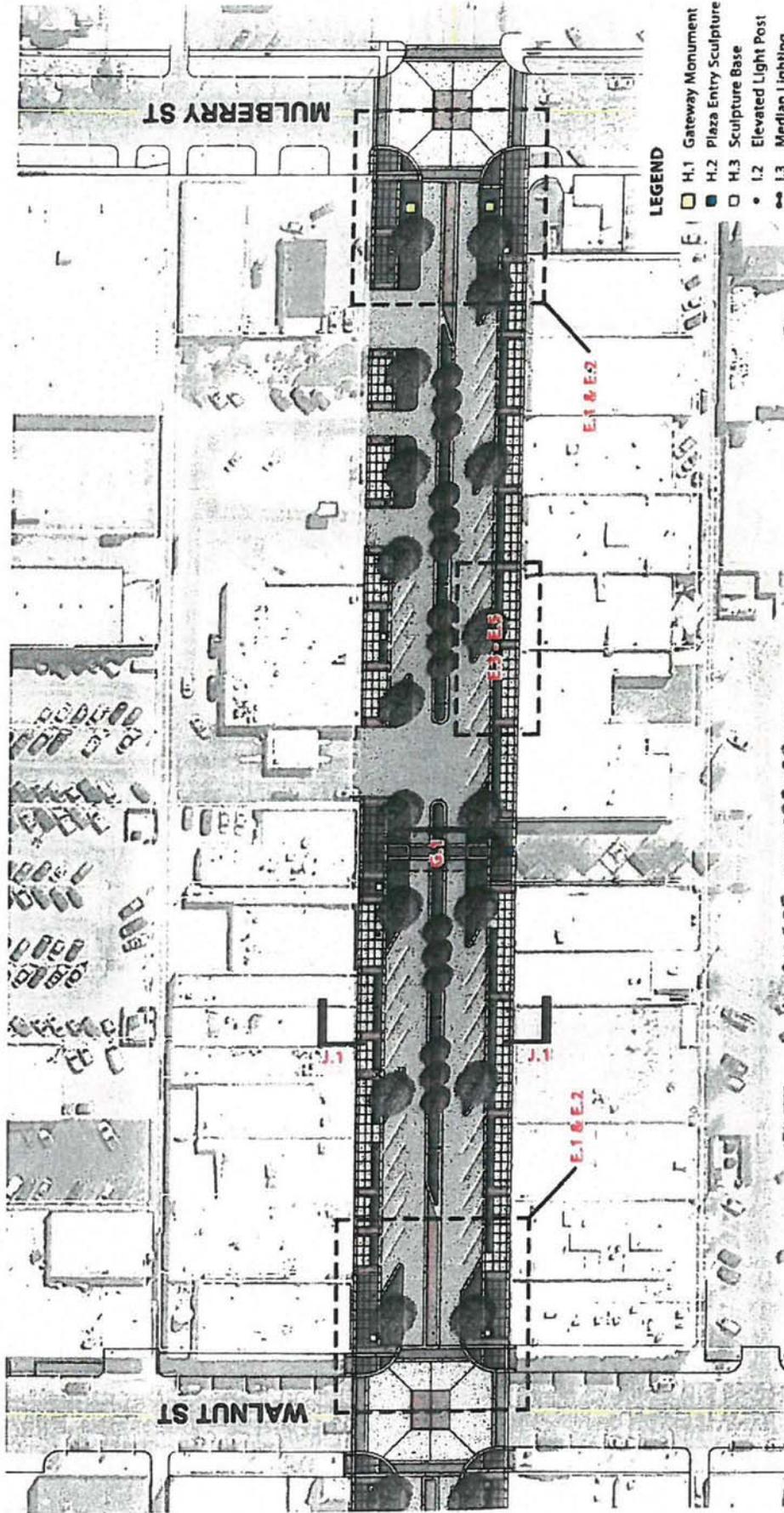
LEGEND

- H.1 Gateway Monument
- H.2 Plaza Entry Sculpture
- H.3 Sculpture Base
- I.2 Elevated Light Post
- I.3 Median Lighting

C.1 STREETScape BLOCK 3
 IRON AVENUE TO WALNUT STREET

DOWNTOWN SALINA STREETScape PLAN
 Salina, Kansas

October 2015



D.1 STREETSCAPE BLOCK 4
 WALNUT STREET TO MULBERRY STREET

DOWNTOWN SALINA STREETSCAPE PLAN

Salina, Kansas

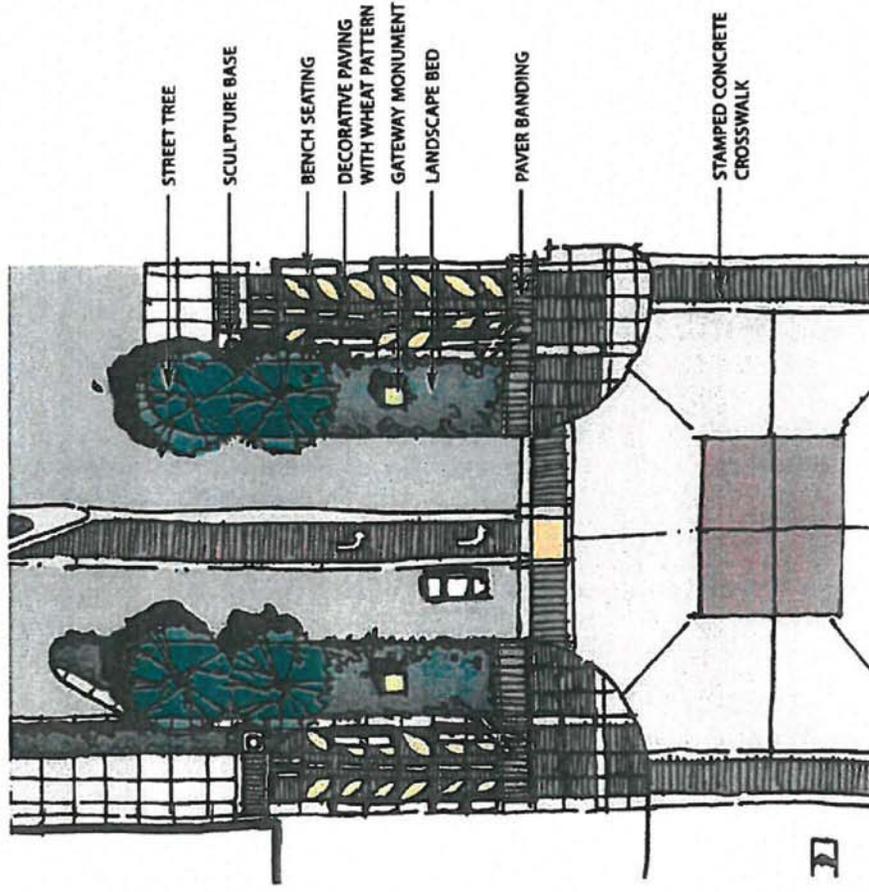
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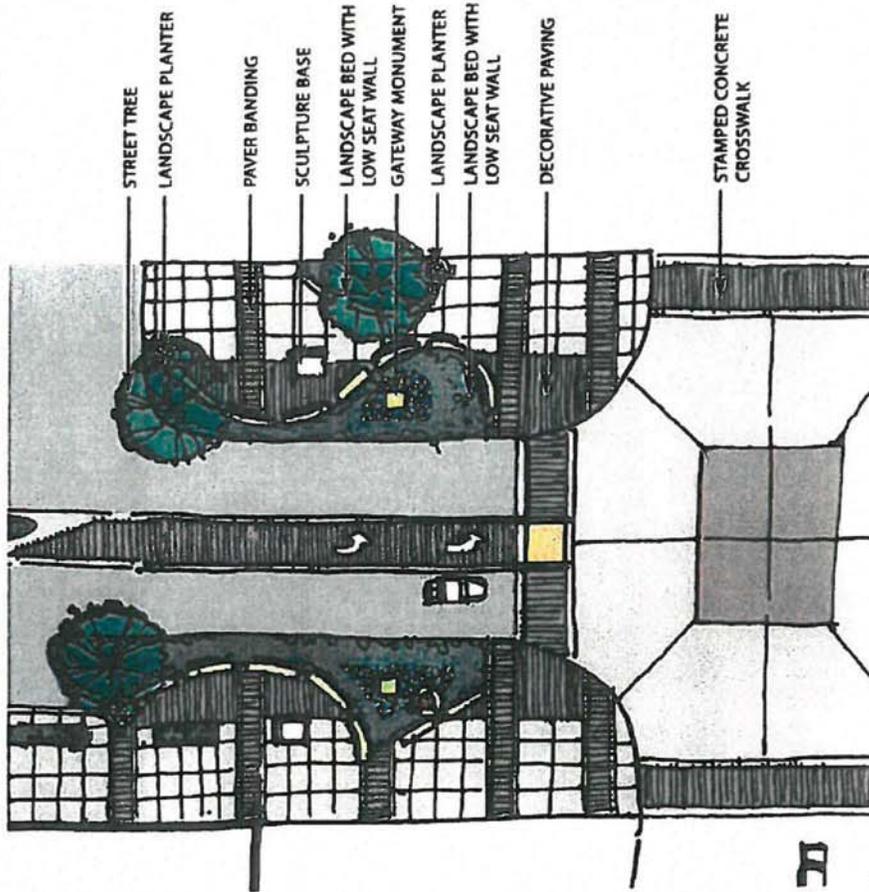
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 ASSOCIATES



- LEGEND**
- H.1 Gateway Monument
 - H.2 Plaza Entry Sculpture
 - H.3 Sculpture Base
 - I.2 Elevated Light Post
 - I.3 Median Lighting



E.1 & E.2 BLOCK ENDPOINT STREETSCAPE ALTERNATIVES



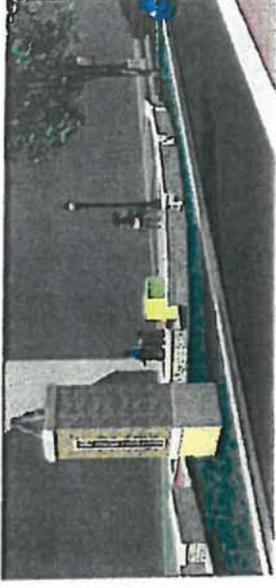
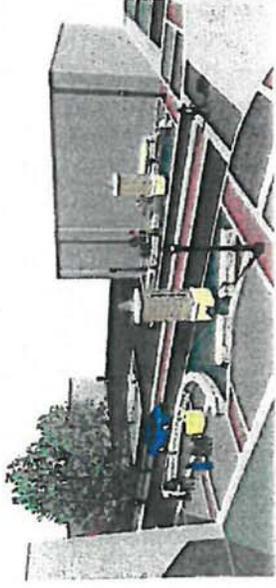
NOTE: The above alternatives are not location specific. Instead, they represent typical streetscape treatments to be applied to all block endpoints from Elm Street to Mulberry Street.

DOWNTOWN SALINA STREETSCAPE PLAN

Salina, Kansas

October 2015





E.2 BLOCK ENDPOINT STREETSCAPE ILLUSTRATIONS

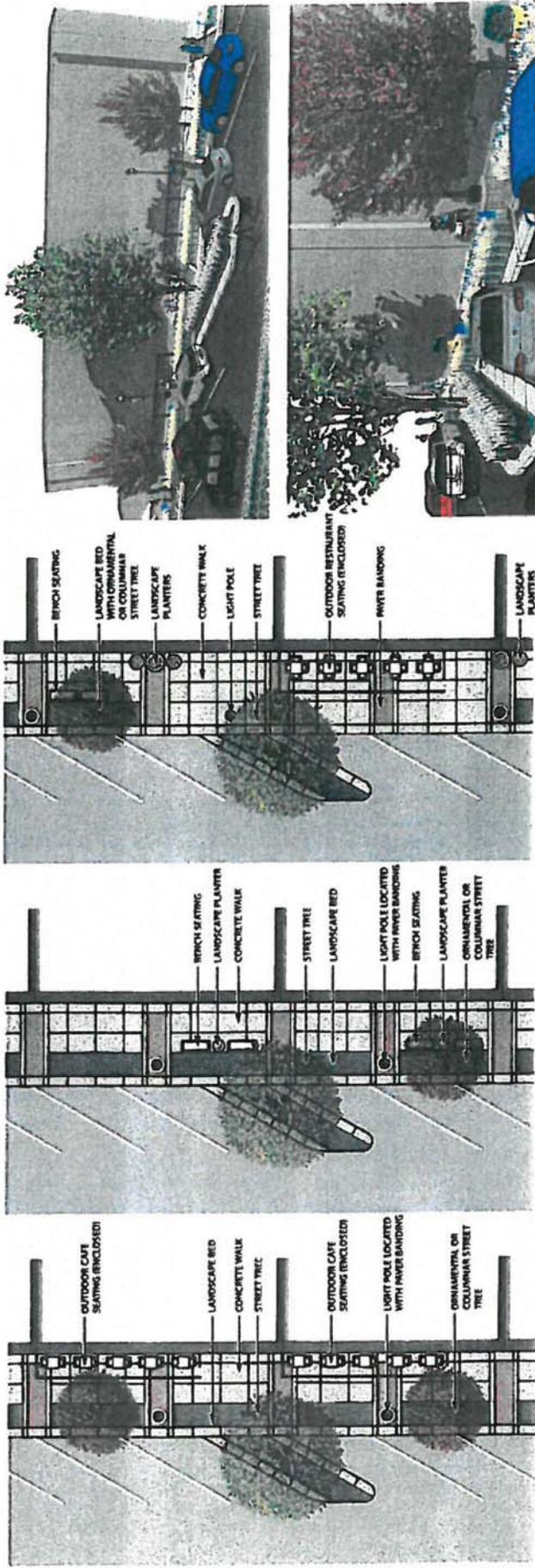
NOTE: The above illustrations are not location specific. Instead, they represent typical streetscape treatments to be applied to all block endpoints from Elm Street to Mulberry Street.

DOWNTOWN SALINA STREETSCAPE PLAN
Salina, Kansas

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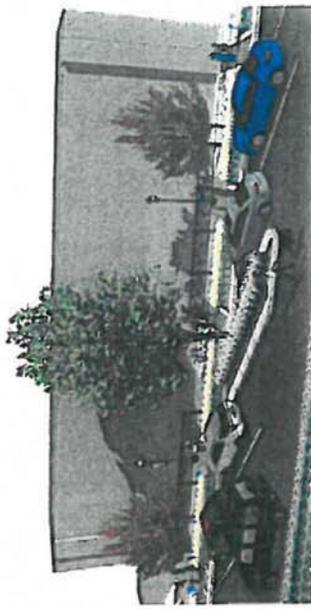
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E.3, E.4 & E.5 INTERIOR BLOCK STREETSCAPE ALTERNATIVES

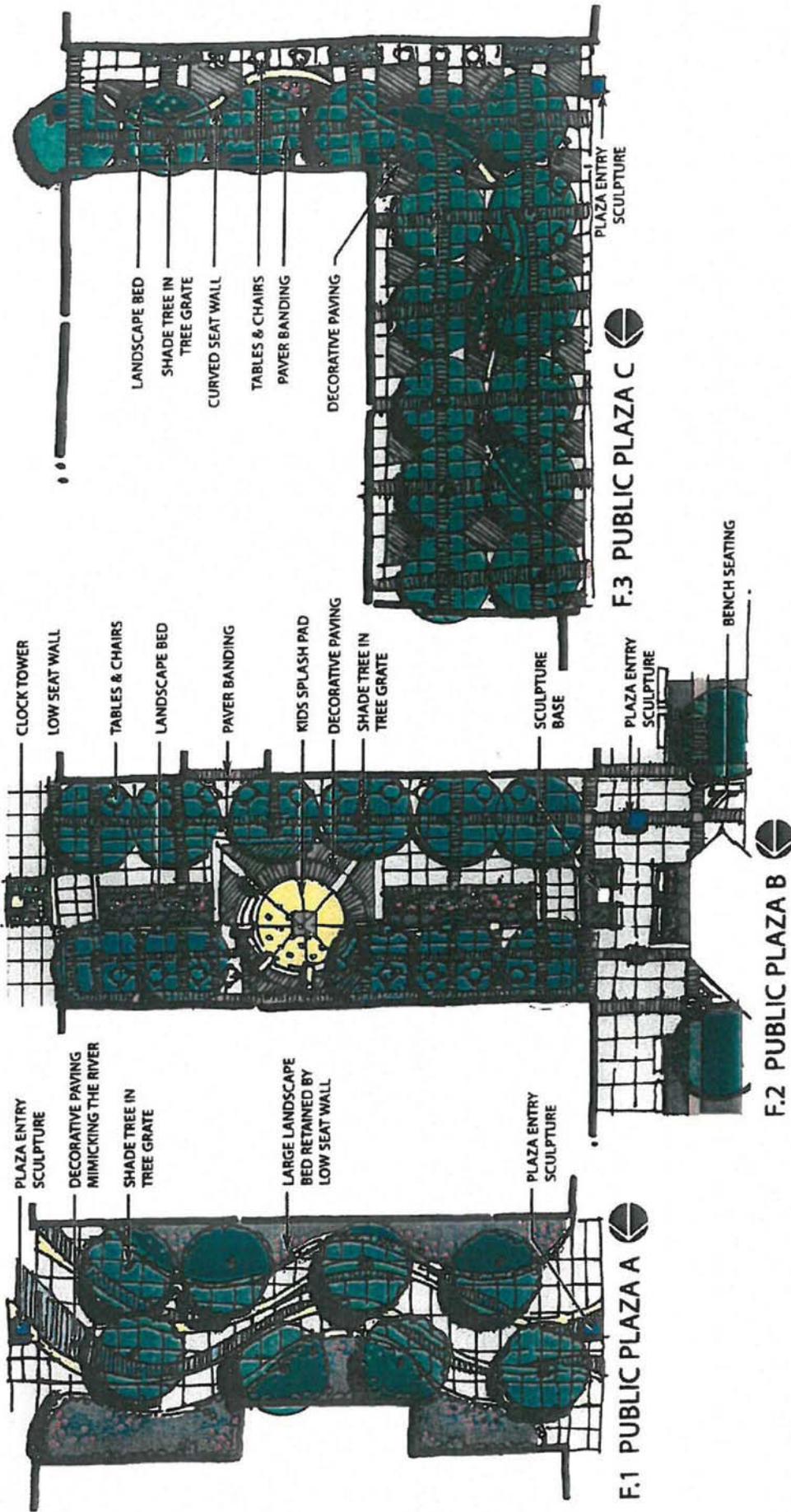
NOTE: The above alternatives are not location specific. Instead, they represent typical streetscape treatments to be applied to the interior or middle portions of each block from Elm Street to Mulberry Street. Multiple treatments are required to accommodate the needs of the unique mix of uses in Downtown Salina.



DOWNTOWN SALINA STREETSCAPE PLAN

Salina, Kansas

October 2015



DOWNTOWN SALINA STREETSCAPE PLAN

Salina, Kansas

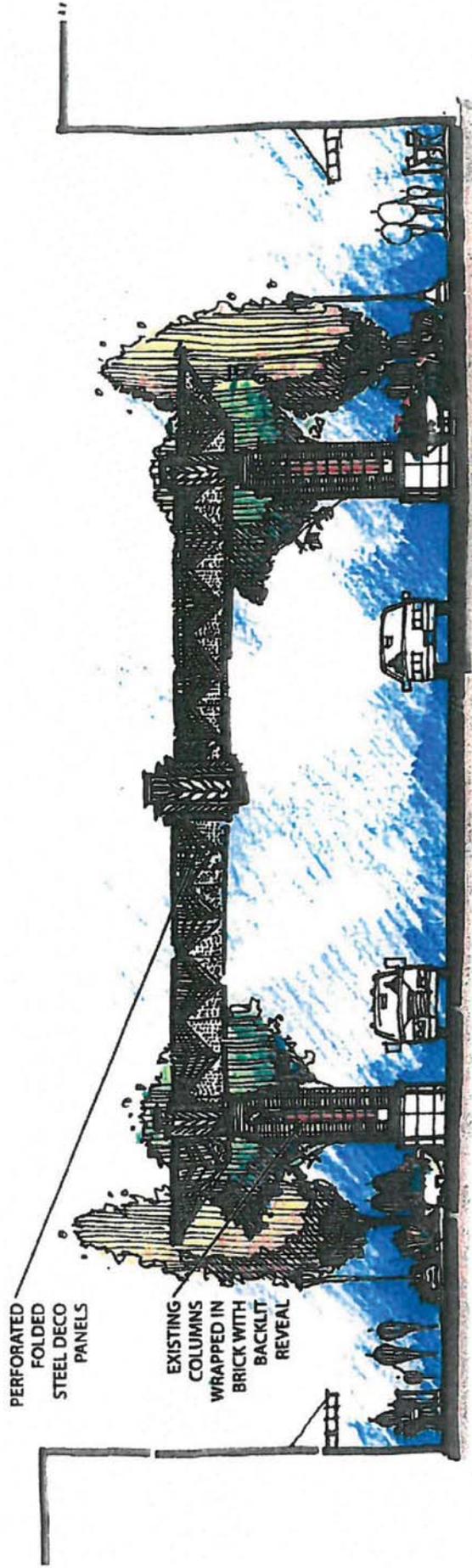
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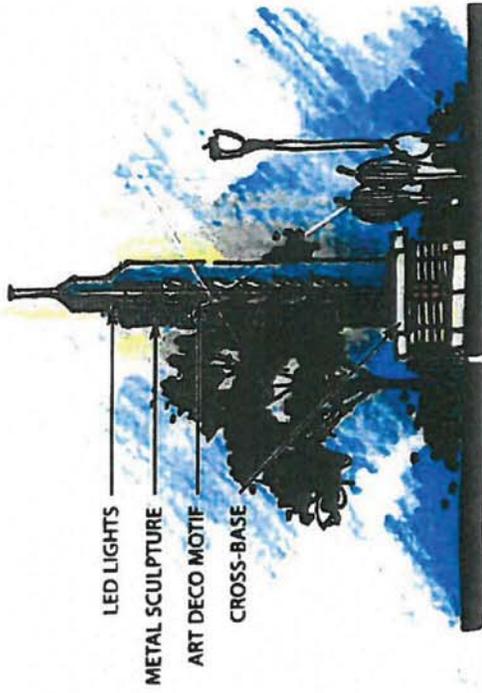
G.1 OVERHEAD STRUCTURE ENHANCEMENT AT MID-BLOCK CROSSINGS

DOWNTOWN SALINA STREETSCAPE PLAN

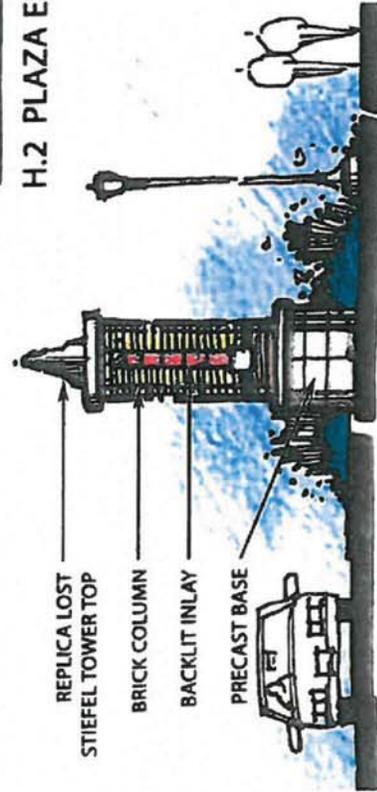
Salina, Kansas

October 2015

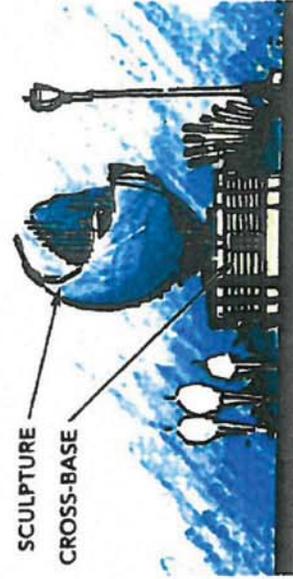




H.2 PLAZA ENTRY SCULPTURE



H.1 GATEWAY MONUMENT



H.3 SCULPTURE BASE

DOWNTOWN SALINA STREETSCAPE PLAN

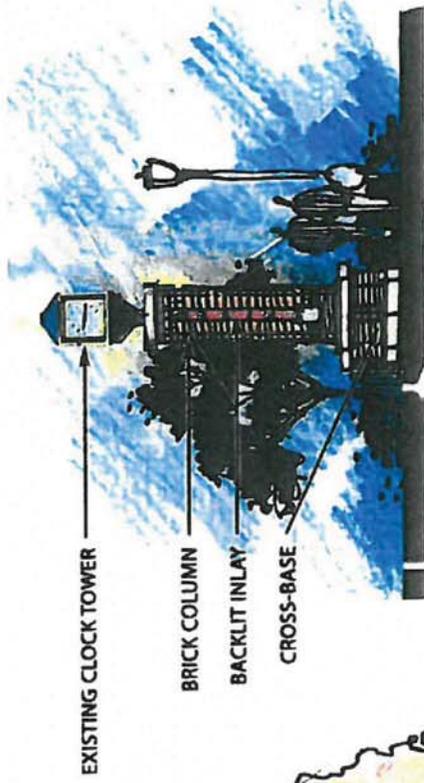
Salina, Kansas

October 2015

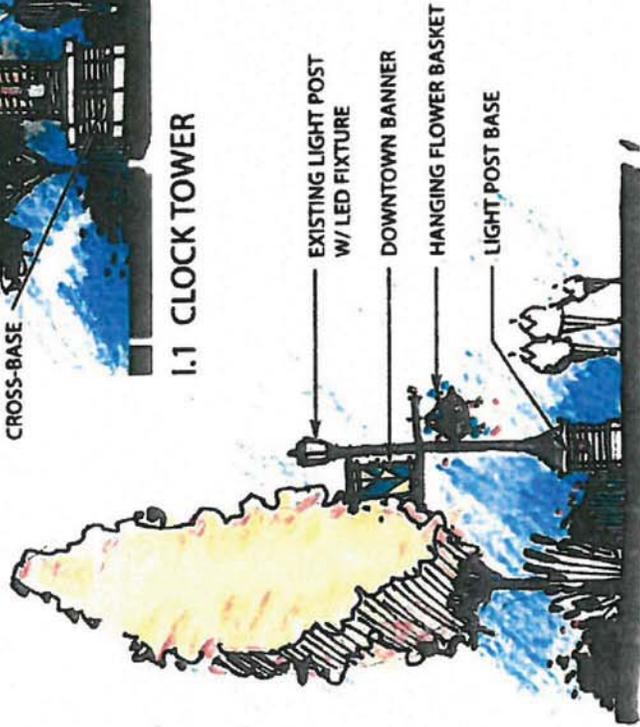
JOCHNER
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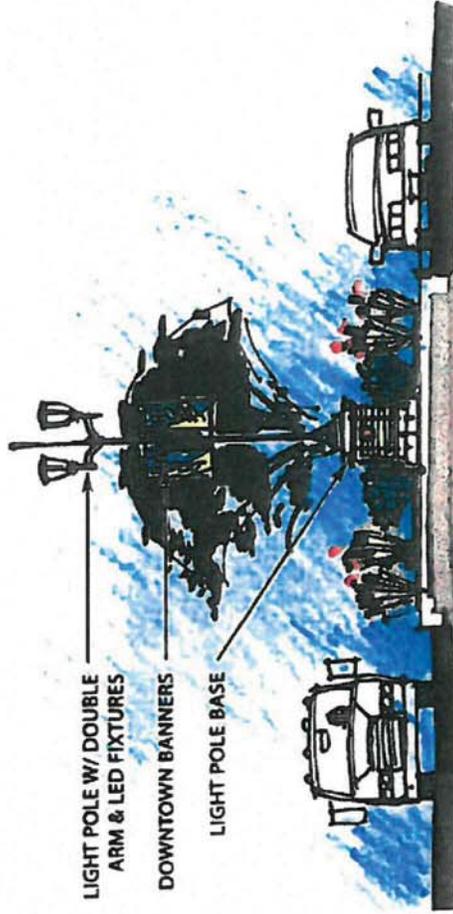




I.1 CLOCK TOWER



I.2 ELEVATED LIGHT POST



I.3 MEDIAN LIGHTING

DOWNTOWN SALINA STREETSCAPE PLAN

Salina, Kansas

October 2015



J.1 TYPICAL STREET ELEVATION
 ELM STREET TO ASH STREET & WALNUT STREET TO MULBERRY STREET

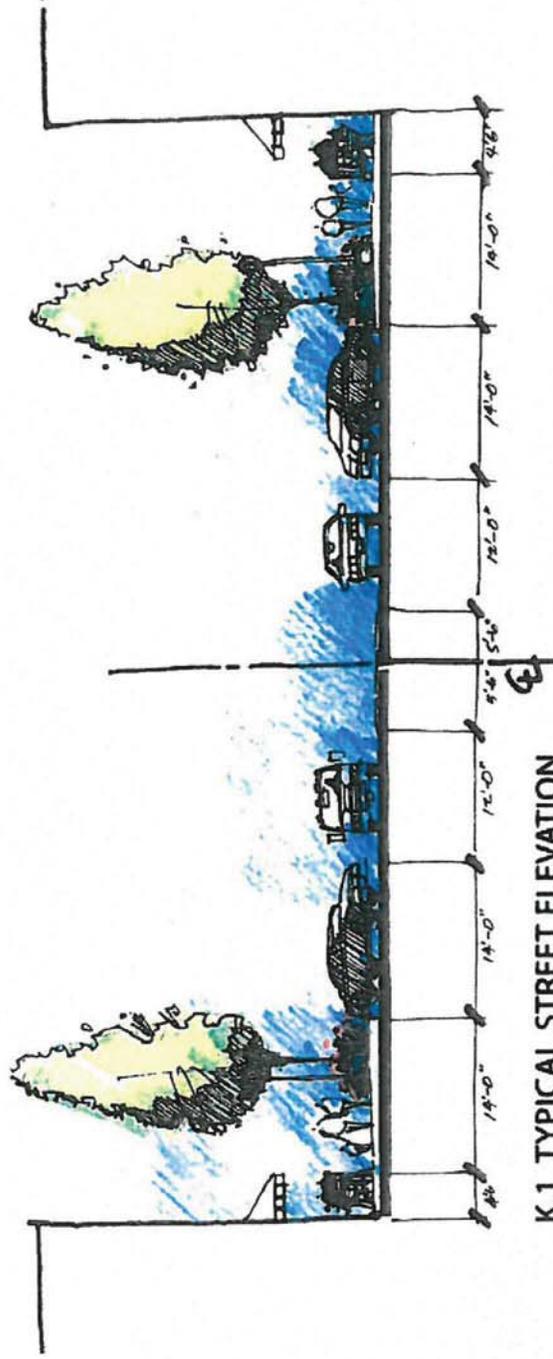
DOWNTOWN SALINA STREETSCAPE PLAN
 Salina, Kansas

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K.1 TYPICAL STREET ELEVATION
 ASH STREET TO WALNUT STREET

DOWNTOWN SALINA STREETSCAPE PLAN

Salina, Kansas

October 2015



L. HARDSCAPE & SITE FURNISHING MATERIALS

SITE FURNISHINGS & AMENITIES



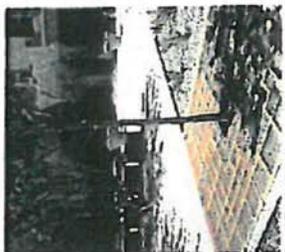
Cafe or Restaurant Seating



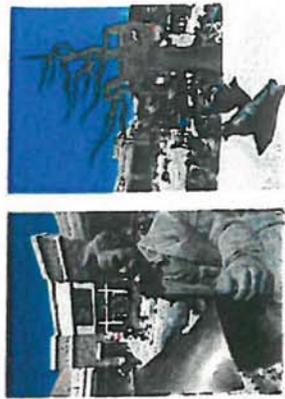
Cafe or Restaurant Seating



Pocket Park Seating



Iron Tree Grate



Permanent Art/Sculpture Installation



Bench Seating



Bench Seating



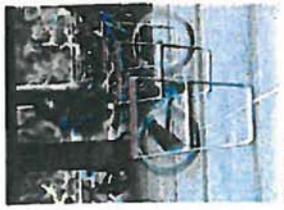
Light Post w/ Banners



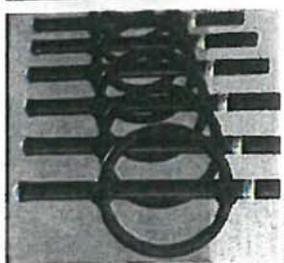
Splash Pad



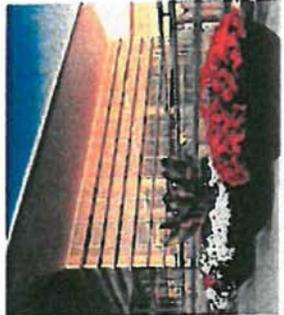
Performance Stage



Bike Rack



Large Storefront Planter



Large Storefront Planter



Gateway Structure w/ Masonry Columns



Fountain Feature

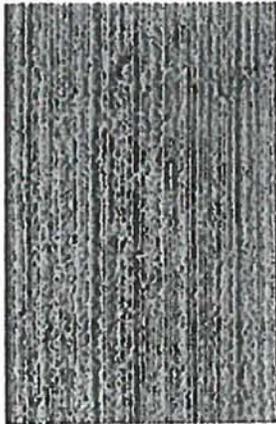
DOWNTOWN SALINA STREETSCAPE PLAN
Salina, Kansas

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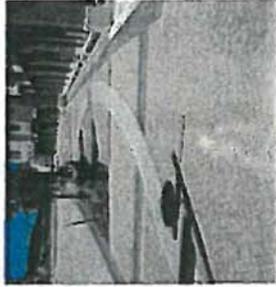
PAVING MATERIALS



Grey Concrete, Broom Finish



Grey Concrete, Swirl Finish



Decorative Paver Fields



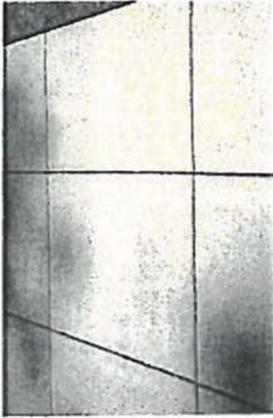
Decorative Paver Fields



Decorative Paver Fields w/ Landscape Beds & Seating



Exposed Aggregate Concrete



Integral Colored Concrete



Stamped Concrete Intersections



Stamped or Tiled Concrete



Decorative Paver Fields



Eco Dublin Permeable Pavers



Eco Dublin Permeable Pavers



Urban Stone Pavers



Urban Stone Pavers

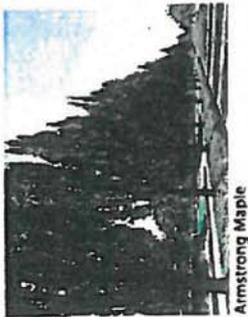
DOWNTOWN SALINA STREETSCAPE PLAN
Salina, Kansas

October 2015



N. LANDSCAPE MATERIALS

OVERSTORY TREES



Armstrong Maple



Columnar English Oak



Columnar Hornbeam



Frontier Elm



Princeton Sentry Ginkgo



Skyline & Shademaster Honeylocust

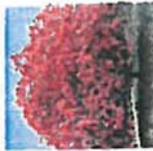
ORNAMENTAL TREES



Eastern Redbud



Cornelian Cherry Dogwood



Prairifire Crabapple



Coralberry



Witch Hazel



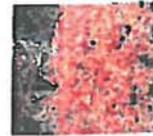
Grey & Redosier Dogwood



Arrowwood Viburnum



Button Bush



Gro-Low Sumac

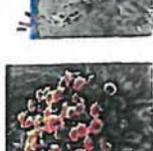
PERENNIALS & ORNAMENTAL GRASSES



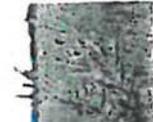
White & Purple Coneflowers



Blanket Flower



Lead Plant



Common & Plains Sunflower



'May Night' Salvia



Black Eyed Susan



Prairie Dropseed



Side Oats Grama



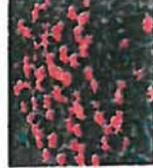
Indian Grass



Lanceleaf Coreopsis



Grey-Headed Coneflower



Bee Balm



Butterfly Milkweed



Smooth Penstemon



'Mexican Hat' Coneflower



Big Bluestem



Little Bluestem



Switchgrass

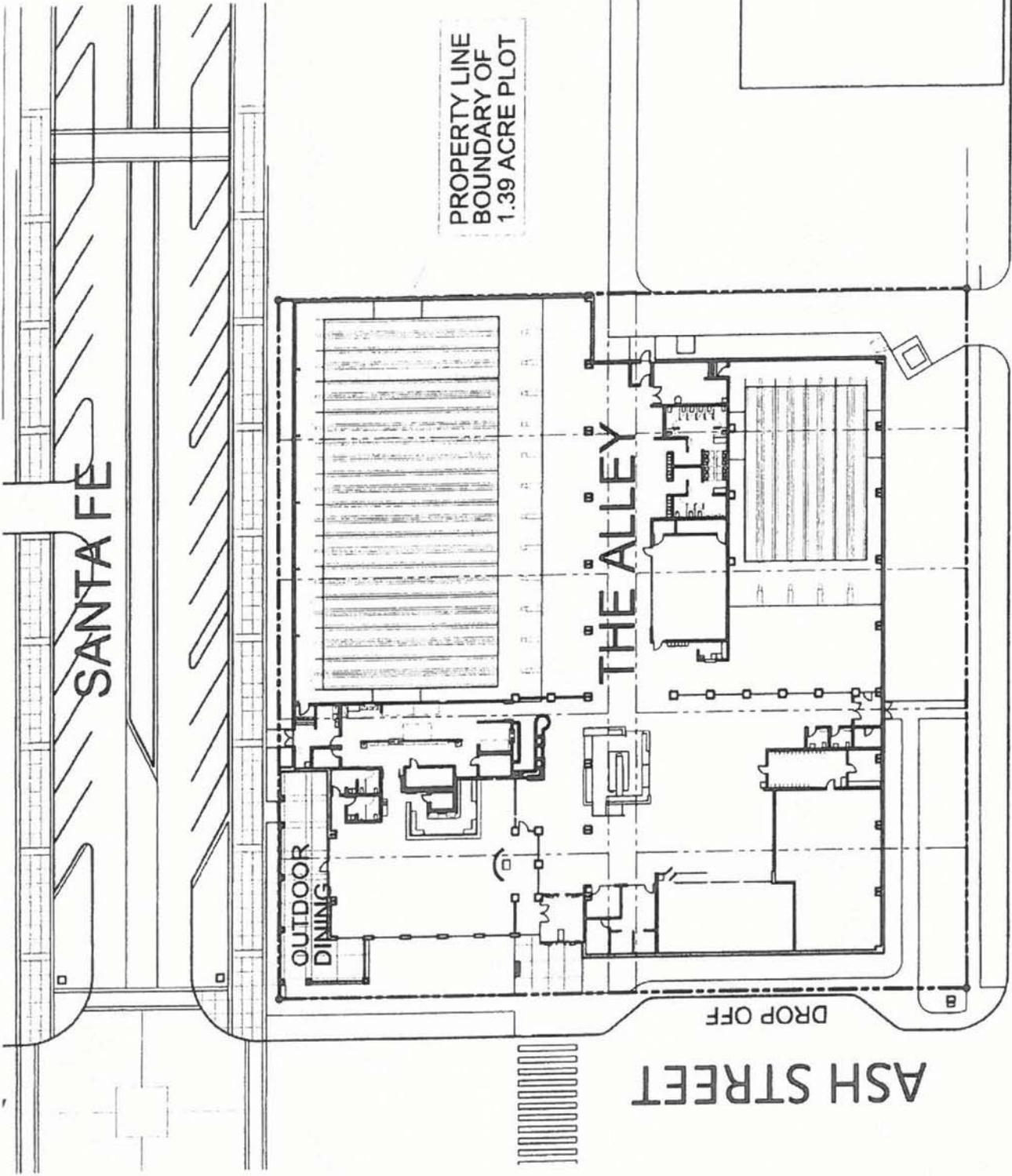
DOWNTOWN SALINA STREETSCAPE PLAN
Salina, Kansas

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October 2015

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SANTA FE

ASH STREET

THE ALLEY

5TH STREET

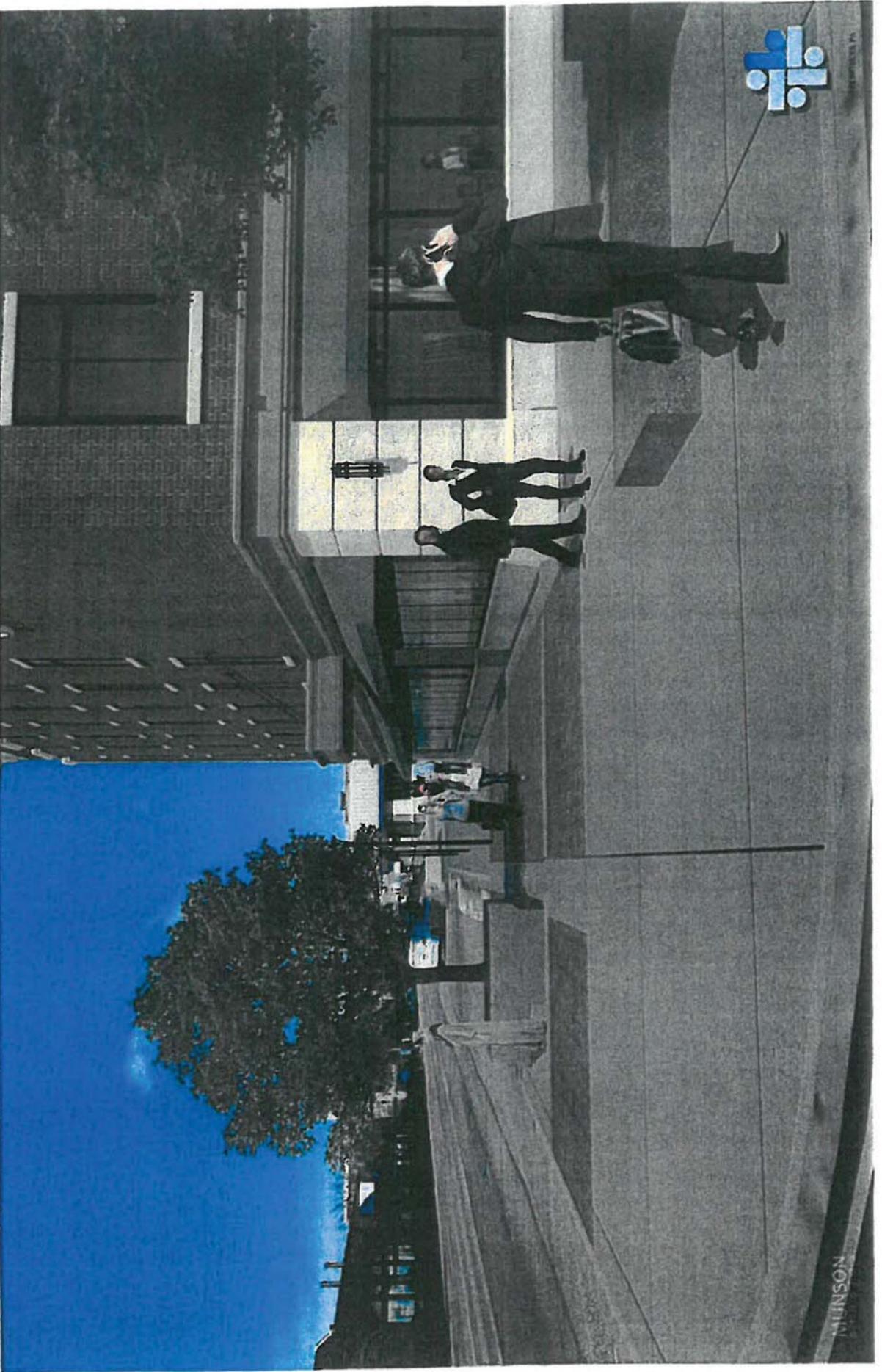
PROPERTY LINE
BOUNDARY OF
1.39 ACRE PLOT

OUTDOOR
DINING

DROP OFF

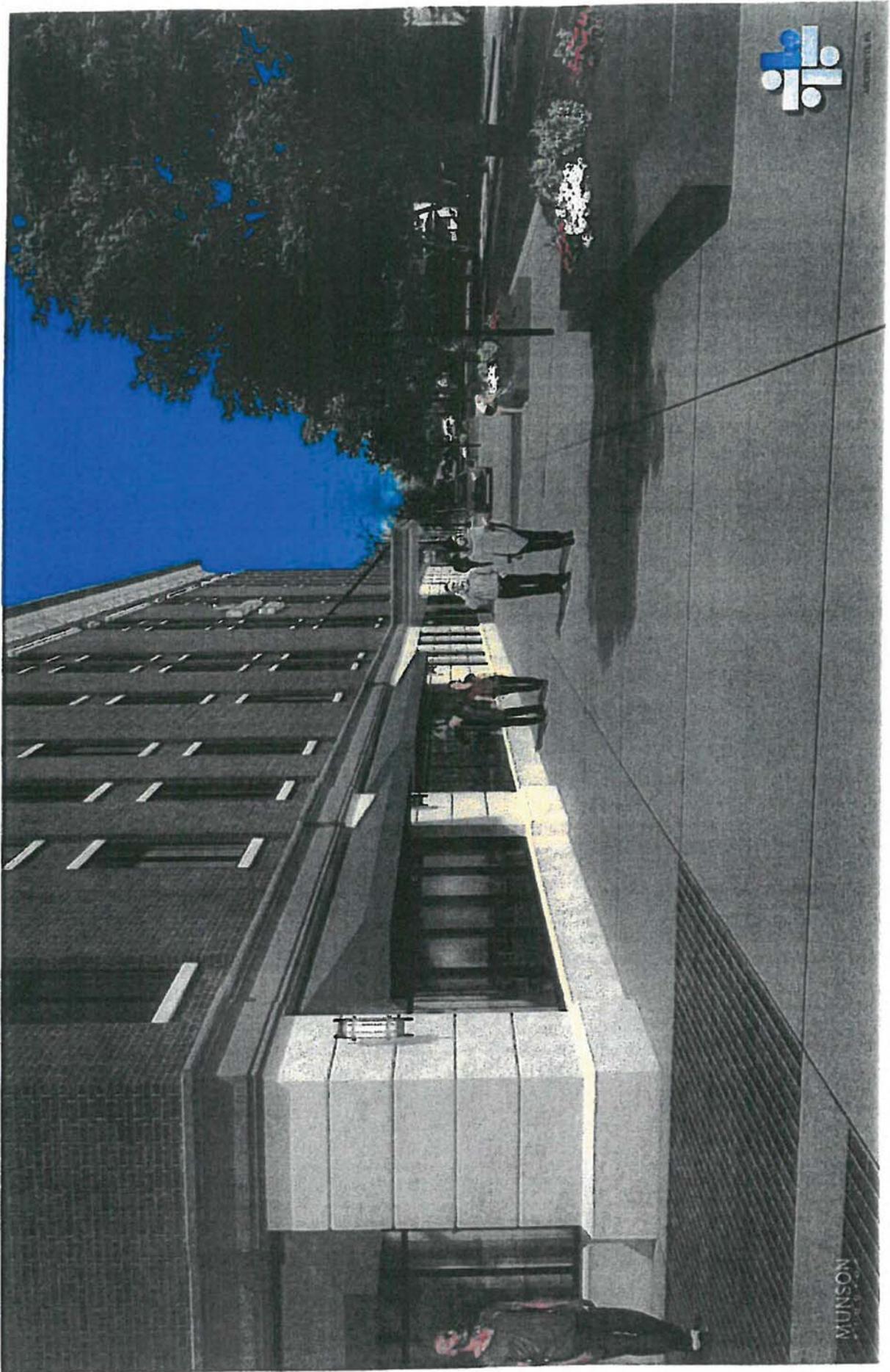


MUNSON
CONSTRUCTION



1000 UNIVERSITY AVENUE

MINSON



ARCHITECTS PA

MUNSON

DOWNTOWN SALINA, KANSAS REDEVELOPMENT PROJECT DRAFT SOURCES AND USES - \$19.1M NET STAR BONDS - FINAL JUNE 2016

| CATEGORY | TOTAL COST | STAR BOND ELIGIBLE COSTS | STAR BOND REQUESTED ELIGIBLE COSTS | TIF USES | CID USES (DOWNTOWN CID) | CID USES (HOTEL ONLY CID) | CID USES (ALLEY ONLY CID) | COSTS FUNDED BY PRIVATE DEBT/EQUITY/ OTHER PUBLIC SOURCES |
|---|-----------------------|--------------------------|------------------------------------|---------------------|-------------------------|---------------------------|---------------------------|---|
| | | | | | | | | |
| ACQUISITION: | | | | | | | | |
| Hotel Land | \$ 845,000 | \$ 845,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 845,000 |
| Hotel Parking Land | \$ 1,437,830 | \$ 1,437,830 | \$ - | \$ 800,000 | \$ - | \$ - | \$ - | \$ 637,830 |
| Fieldhouse | \$ 683,609 | \$ 683,609 | \$ 683,609 | \$ - | \$ - | \$ - | \$ - | \$ - |
| Entertainment Complex | \$ 715,000 | \$ 715,000 | \$ 715,000 | \$ - | \$ - | \$ - | \$ - | \$ - |
| Car Museum | \$ 392,000 | \$ 392,000 | \$ 392,000 | \$ - | \$ - | \$ - | \$ - | \$ - |
| Medical Student Housing (Apartments) | \$ 550,000 | \$ 550,000 | \$ - | \$ 550,000 | \$ - | \$ - | \$ - | \$ - |
| Lee Buildings (Low-Income Housing) | \$ 200,000 | \$ 200,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 200,000 |
| University of Kansas Medical School | \$ 875,000 | \$ 875,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 875,000 |
| Vacant Space / New Construction Acquisition | \$ 10,334,610 | \$ 10,334,610 | \$ - | \$ 2,658,660 | \$ - | \$ - | \$ - | \$ 7,675,950 |
| Fieldhouse Parking (BOA Lot & Bennett Lot) | \$ 950,000 | \$ 950,000 | \$ 950,000 | \$ - | \$ - | \$ - | \$ - | \$ - |
| Land Acquisition Subtotal: | \$ 17,033,149 | \$ 17,033,149 | \$ 2,740,609 | \$ 4,008,660 | \$ - | \$ - | \$ - | \$ 10,333,880 |
| SITework / INFRASTRUCTURE: | | | | | | | | |
| City Public Improvements | \$ 8,560,916 | \$ 8,560,916 | \$ 2,000,000 | \$ - | \$ - | \$ - | \$ - | \$ 6,560,916 |
| Hotel Infrastructure | \$ 1,623,250 | \$ 1,623,250 | \$ 442,274 | \$ - | \$ - | \$ 673,250 | \$ - | \$ 507,726 |
| Hotel Parking Hards Costs | \$ 650,000 | \$ 650,000 | \$ - | \$ - | \$ 500,000 | \$ - | \$ - | \$ 150,000 |
| Fieldhouse Utility Relocation | \$ 750,000 | \$ 750,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 750,000 |
| Car Museum Infrastructure | \$ 245,000 | \$ 245,000 | \$ 245,000 | \$ - | \$ - | \$ - | \$ - | \$ - |
| Entertainment Complex Infrastructure | \$ 827,726 | \$ 827,726 | \$ 827,726 | \$ - | \$ - | \$ - | \$ - | \$ - |
| Medical Student Housing (Apartments) Infrastructure | \$ 370,000 | \$ 370,000 | \$ - | \$ 370,000 | \$ - | \$ - | \$ - | \$ - |
| Lee Buildings (Low-Income Housing) Infrastructure | \$ 140,000 | \$ 140,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 140,000 |
| Fieldhouse Parking Hards Costs | \$ 675,000 | \$ 675,000 | \$ 675,000 | \$ - | \$ - | \$ - | \$ - | \$ - |
| Sitework/Infrastructure Subtotal: | \$ 13,841,892 | \$ 13,841,892 | \$ 4,190,900 | \$ 370,000 | \$ 500,000 | \$ 673,250 | \$ - | \$ 8,108,642 |
| BUILDINGS / TENANT IMPROVEMENTS: | | | | | | | | |
| Hotel | \$ 13,955,140 | \$ - | \$ - | \$ - | \$ - | \$ 332,779 | \$ - | \$ 13,622,361 |
| Fieldhouse Building & Sitework | \$ 6,894,000 | \$ 6,894,000 | \$ 6,894,000 | \$ - | \$ - | \$ - | \$ - | \$ - |
| Entertainment Complex | \$ 4,287,607 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 628,676 | \$ 3,658,931 |
| Car Museum | \$ 3,605,000 | \$ 3,605,000 | \$ 3,605,000 | \$ - | \$ - | \$ - | \$ - | \$ - |
| Starline Theater | \$ 2,000,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 2,000,000 |
| New Tenant / Vacant Space Construction Costs | \$ 20,825,450 | \$ - | \$ - | \$ - | \$ 2,789,062 | \$ - | \$ - | \$ 18,136,388 |
| Medical Student Housing (Apartments) | \$ 2,565,800 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 2,565,800 |
| Lee Buildings (Low-Income Housing) | \$ 17,220,034 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 17,220,034 |
| University of Kansas Medical School | \$ 6,125,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 6,125,000 |
| Improvements to Existing Retail | \$ 2,000,000 | \$ - | \$ - | \$ - | \$ 1,300,000 | \$ - | \$ - | \$ 700,000 |
| Fieldhouse FFE | \$ 965,000 | \$ 965,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 965,000 |
| Total FFE for Other Buildings/Renovations | \$ 5,755,967 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 5,755,967 |
| Buildings/Tenant Improvements Subtotal: | \$ 80,291,499 | \$ 11,464,000 | \$ 16,499,000 | \$ - | \$ 4,089,062 | \$ 332,779 | \$ 628,676 | \$ 74,744,891 |
| DESIGN COSTS: | | | | | | | | |
| Architectural/Engineering/Surveying | \$ 1,208,154 | \$ 1,208,154 | \$ 422,391 | \$ - | \$ - | \$ - | \$ - | \$ 785,763 |
| Fieldhouse | \$ 453,000 | \$ 453,000 | \$ 453,000 | \$ - | \$ - | \$ - | \$ - | \$ - |
| Car Museum | \$ 396,600 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 396,600 |
| Hotel | \$ 270,000 | \$ - | \$ 100,000 | \$ - | \$ - | \$ - | \$ - | \$ 170,000 |
| Entertainment Complex | \$ 1,281,406 | \$ 1,281,406 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 1,281,406 |
| City Public Improvements | \$ 200,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 200,000 |
| Starline Theater Renovation/Expansion | \$ 1,354,036 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 1,354,036 |
| Other Project Components | \$ 146,500 | \$ 146,500 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 146,500 |
| Geotechnical/Environmental/Special Inspections | \$ 200,000 | \$ 200,000 | \$ 200,000 | \$ - | \$ - | \$ - | \$ - | \$ - |
| Land Planning | \$ 6,809,696 | \$ 3,209,960 | \$ 1,176,391 | \$ - | \$ - | \$ - | \$ - | \$ 4,334,205 |
| Design Costs Subtotal: | \$ 6,809,696 | \$ 3,209,960 | \$ 1,176,391 | \$ - | \$ - | \$ - | \$ - | \$ 4,334,205 |
| SOFT COSTS: | | | | | | | | |
| Fieldhouse Fees/Insurance | \$ 45,000 | \$ 45,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 45,000 |
| Master Developer Legal/Accounting | \$ 350,000 | \$ - | \$ - | \$ - | \$ 200,000 | \$ - | \$ - | \$ 150,000 |
| City Legal/Accounting | \$ 150,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 150,000 |
| Leasing/Sales Commissions | \$ 800,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 800,000 |
| Opening Costs (Signs, Inventories, Pre-Opening) | \$ 1,630,000 | \$ 309,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 1,030,000 |
| Project Management | \$ 569,558 | \$ 170,867 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 569,558 |
| Bonds/Permits/Fees | \$ 824,890 | \$ 277,487 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 824,890 |
| Finishing Fees | \$ 500,000 | \$ 150,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 600,000 |
| Construction Interest | \$ 6,000,000 | \$ 1,500,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 5,000,000 |
| Insurance | \$ 850,000 | \$ 255,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 850,000 |
| Downtown Maintenance and Security | \$ 2,300,000 | \$ - | \$ - | \$ - | \$ 2,300,000 | \$ - | \$ - | \$ - |
| Soft Costs Subtotal: | \$ 12,819,948 | \$ 2,707,364 | \$ - | \$ - | \$ 2,500,000 | \$ - | \$ - | \$ 10,818,848 |
| OTHER: | | | | | | | | |
| Developer Fees | \$ 1,067,086 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 1,067,086 |
| Relocation Assistance | \$ 500,000 | \$ 500,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 500,000 |
| Contingency (All Components Except Acquisition, Fieldhouse and City Public Improvements) @ 7% | \$ 7,285,260 | \$ 2,226,162 | \$ 495,000 | \$ 500,000 | \$ 600,000 | \$ - | \$ - | \$ 5,790,260 |
| Fieldhouse Contingency | \$ 279,327 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 279,327 |
| City Public Improvements Contingency @ 20% | \$ 1,712,183 | \$ 1,712,183 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 1,712,183 |
| Other Costs Subtotal: | \$ 10,843,856 | \$ 4,717,672 | \$ 495,000 | \$ 500,000 | \$ 600,000 | \$ - | \$ - | \$ 9,348,856 |
| TOTAL PROJECT COSTS | \$ 150,094,940 | \$ 53,185,138 | \$ 19,100,000 | \$ 4,878,660 | \$ 7,589,062 | \$ 1,008,029 | \$ 628,676 | \$ 116,892,113 |
| PERCENT OF TOTAL COST | 100.00% | 35.43% | 12.73% | 3.25% | 5.06% | 0.67% | 0.42% | 77.88% |

HNK77.7
 *30% of Opening Costs, Project Management, Bonds/Permits/Fees, Financing Fees, Construction Interest and Insurance are included as eligible STAR Bond costs because of attribution of 30% of those categories to eligible STAR Bond projects.