

# EXHIBIT D

## PLYMOUTH AVENUE REDEVELOPMENT PROPOSAL

by

**Olson Development Consultants, Inc.**

and

**Mississippi Pathways Development Company, LLC**

### USES OF FUNDS

Land Offer Amount	197,940
New Construction Cost	2,666,005
Construction Contingency	175,000
Environmental Remediation	
Soft Cost	436,419
Developer Fee	370,753
Financing Cost	232,167

TOTAL USES OF FUNDS           \$   4,078,284

### SOURCES OF FUNDS

CPED Workforce Ownership	160,000
DEED - Remediation Funding	
Empowerment Zone	100,000
Equity	
FHLB	
Hennepin County AHIF	
Hennepin County ERF	196,600
MHFA - CRV	149,284
MHFA - HTF	
Net Sales Proceeds	3,322,400
NRP - Phase 2	150,000
TIF	

TOTAL SOURCES OF FUNDS   \$   4,078,284

GAP                                       \$               -