

EXHIBIT A

Set forth below are the categories of Redevelopment Costs expected to be financed with proceeds of the Series 2009 Bonds and other bonds authorized by the Master Indenture, as further described in the Five-Year Work Plan:

Required	
2008 TAD Bond Refinancing	\$ 64,500,000
Short term bank debt (less capitalized interest balance)	27,630,000
BeltLine Partnership Loan	500,000
Affordable Housing Trust Fund (15% of net proceeds)	9,890,000
Economic Development Incentives	3,300,000
APS IGA Requirement (approx. amount land and construction)	15,000,000
FC IGA Requirements (2 years of PILOT payments)	2,700,000
Bond Interest/Debt Service Reserves	26,675,000
Bond Issuance Costs	3,290,000
<i>Subtotal</i>	<i>\$153,475,000</i>
Project	
Historic 4 th Ward Park – Land Acquisition and/or Construction	\$ 1,000,000
ROW Acquisition – Local Match	5,500,000
Corridor Design – Local Match	600,000
Federal Funding Initiative – Local Match	1,000,000
Land Acquisition – ROW/Park/Trail	3,100,000
<i>Subtotal</i>	<i>\$ 11,200,000</i>
<i>TOTALS</i>	<i>\$164,675,000</i>