



VILLAGE AT VIEW HIGH

Exhibit 6: Cost Benefit Analysis Estimated TIF / CID Revenue Projections 06/26/2017

Assumptions

Groth Rates	
Semi-Annual Growth Rate PILOTS	1.50%
Annual Growth Rate EATS	1.50%

Percentage of PILOTS Captured	50%
Discount Rate	6.00%

Estimated Annual Sales	
Phase I	\$4,540,000
Phase II	\$5,589,000
Phase III	\$20,028,000
Phase IV	\$3,888,000
Phase V	\$6,802,400
Retail Sales (non-restaurant) PSF	\$270
Retail Sales (restaurants / bars) PSF	\$400
Pre-Development Sales PSF	\$0

Post-Development Real Estate Values (PSF)	Post Devel Personal Property	
Retail	\$266	\$31
Restaurant	\$155	\$31
Office	\$82	\$16
Medical Office	\$120	\$30
Bank	\$100	\$15
Residential	\$90	\$700
Grocery	\$139	\$31

per unit

EATS Information	
City General Sales Tax	1.000%
Ctiy Capital Improvement Sales Tax (Expires in 2019)	0.500%
City Transportation Sales Tax	0.500%
City Parks & Recreation Sales Tax	0.250%
County Children Services Tax	0.125%
County Drug Enforcement Sales Tax	0.250%
County General Sales Tax	0.500%
KC Zoological District Sales Tax	0.125%
Jackson County Stadium Sales Tax	0.375%
CID Sales Tax	1.000%
Total Local Sales Tax	4.625%
Total State Sales Tax	4.225%
Total Sales Tax within TIF Boundaries	8.850%

Real Property Levy Rates 2016	Personal Property Levy Rates	
Lee's Summit R-VII	5.9957%	5.9957%
Metro Community College	0.2339%	0.2339%
Jackson County General	0.5025%	0.5025%
Mental Health Fund	0.1201%	0.1201%
Mid-Continent Library	0.3153%	0.3153%
City of Lee's Summit	1.5398%	1.5398%
Total Levy Captured by TIF	8.7073%	0%
Noncaptured Blind Pension	0.0300%	0.0300%
Noncaptured Replacement Tax	1.4370%	0%
Board of Disabled Services	0.0738%	0.0738%
Total Tax Levy	10.1743%	8.8111%

Less	
Jackson County Stadium Sales Tax	0.375%
State Sales Tax	4.225%
Total Sales Tax Levies Captured by TIF	4.250%

Pre-Development Assessed Values	
IEAV Land & Improvements Year 1	\$48,532
IEAV Land & Improvements Year 3	\$423
IEAV Land & Improvement Year 4	\$387
IEAV Land & Improvement Year 6	\$160,951

Personal Property	\$0
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Assumptions

Post-Development Assessed Values

Post-Development	Square Feet	Fair Market Value	Real Property Assessed Value	Personal Property Fair Market Value	Personal Property Assessed Value
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RPA 1 - Year 1					
Medical Office	21,600	\$2,592,000	\$829,440	\$648,000	\$213,840
Office	10,000	\$820,000	\$262,400	\$160,000	\$52,800
Retail	10,000	\$2,660,000	\$851,200	\$310,000	\$102,300
Restaurant	4,600	\$713,000	\$228,160	\$142,600	\$47,058
Total	46,200	\$6,785,000	\$2,171,200	\$1,260,600	\$415,998

RPA 2 - Year 3					
Retail	20,700	\$5,506,200	\$1,761,984	\$20,700	\$6,831
Office	31,050	\$2,546,100	\$814,752	\$496,800	\$163,944
Total	51,750	\$8,052,300	\$2,576,736	\$517,500	\$170,775

RPA 3 - Year 1					
Grocery	26,850	\$3,732,150	\$1,194,288	\$832,350	\$274,676
Restaurant	6,690	\$1,036,950	\$331,824	\$207,390	\$68,439
Retail	6,690	\$1,779,540	\$569,453	\$207,390	\$68,439
Office	20,070	\$1,645,740	\$526,637	\$321,120	\$105,970
Residential (20 units)					
Total	60,300	\$8,194,380	\$2,622,202	\$1,568,250	\$517,523

RPA 4 - Year 4					
Office	21,600	\$1,771,200	\$566,784	\$345,600	\$114,048
Restaurant	4,600	\$713,000	\$228,160	\$142,600	\$47,058
Retail	14,400	\$3,830,400	\$1,225,728	\$446,400	\$147,312
Residential (20 units)					
Total	40,600	\$6,314,600	\$2,020,672	\$934,600	\$308,418

RPA 5 - Year 6					
Office	15,120	\$1,239,840	\$396,749	\$241,920	\$79,834
Restaurant	11,660	\$1,807,300	\$578,336	\$361,460	\$119,282
Retail	7,920	\$2,106,720	\$674,150	\$245,520	\$81,022
Bank	7,200	\$720,000	\$230,400	\$108,000	\$35,640
Total	41,900	\$5,873,860	\$1,879,635	\$956,900	\$315,777



Total TIF Revenues

Year	Total EATS & PILOTS	Cumulative EATS & PILOTS
1	\$851,485	\$851,485
2	\$861,159	\$1,712,644
3	\$1,132,983	\$2,845,626
4	\$1,335,182	\$4,180,809
5	\$1,355,225	\$5,536,034
6	\$1,369,313	\$6,905,347
7	\$1,382,878	\$8,288,226
8	\$1,397,392	\$9,685,618
9	\$1,689,516	\$11,375,134
10	\$1,707,270	\$13,082,404
11	\$1,733,016	\$14,815,420
12	\$1,751,306	\$16,566,726
13	\$1,777,713	\$18,344,439
14	\$1,796,556	\$20,140,996
15	\$1,823,642	\$21,964,638
16	\$1,843,055	\$23,807,692
17	\$1,680,368	\$25,488,060
18	\$1,697,510	\$27,185,570
19	\$1,723,110	\$28,908,681
20	\$1,740,771	\$30,649,451
21	\$1,767,020	\$32,416,471
22	\$1,785,214	\$34,201,685
23	\$1,812,129	\$36,013,814
24	\$808,640	\$36,822,454
25	\$820,875	\$37,643,329
26	\$520,635	\$38,163,965
27	\$298,586	\$38,462,550
28	\$301,724	\$38,764,275
NPV @ 6.0%		\$18,651,182



VILLAGE AT VIEW HIGH

Exhibit 6: Cost Benefit Analysis Estimated
TIF / CID Revenue Projections
06/26/2017

PILOTs

Year	Initial Equalized Assessed Value	Equalized Assessed Value	Equalized Assessed Value	Equalized Assessed Value	Equalized Assessed Value	Equalized Assessed Value	Payment In Lieu of Taxes	
		Project 1	Project 2	Project 3	Project 4	Project 5	Increment	(50% of PILOTs)
1	\$48,532	\$2,171,200	\$0	\$2,622,202	\$0	\$0	\$4,744,870	\$206,575
2	\$48,532	\$2,171,200	\$0	\$2,622,202	\$0	\$0	\$4,744,870	\$206,575
3	\$48,955	\$2,203,768	\$2,576,736	\$2,661,535	\$0	\$0	\$7,393,084	\$321,869
4	\$48,955	\$2,203,768	\$2,576,736	\$2,661,535	\$2,020,672	\$0	\$9,413,756	\$409,842
5	\$49,342	\$2,236,825	\$2,615,387	\$2,701,458	\$2,050,982	\$0	\$9,555,309	\$416,005
6	\$49,342	\$2,236,825	\$2,615,387	\$2,701,458	\$2,050,982	\$1,879,635	\$9,555,309	\$416,005
7	\$210,293	\$2,270,377	\$2,654,618	\$2,741,980	\$2,081,747	\$1,907,830	\$9,538,428	\$415,270
8	\$210,293	\$2,270,377	\$2,654,618	\$2,741,980	\$2,081,747	\$1,907,830	\$9,538,428	\$415,270
9	\$210,293	\$2,304,433	\$2,694,437	\$2,783,109	\$2,112,973	\$1,936,447	\$11,621,106	\$505,942
10	\$210,293	\$2,304,433	\$2,694,437	\$2,783,109	\$2,112,973	\$1,936,447	\$11,621,106	\$505,942
11	\$210,293	\$2,338,999	\$2,734,854	\$2,824,856	\$2,144,668	\$1,965,494	\$11,798,577	\$513,669
12	\$210,293	\$2,338,999	\$2,734,854	\$2,824,856	\$2,144,668	\$1,965,494	\$11,798,577	\$513,669
13	\$210,293	\$2,374,084	\$2,775,876	\$2,867,229	\$2,176,838	\$1,994,976	\$11,978,710	\$521,511
14	\$210,293	\$2,374,084	\$2,775,876	\$2,867,229	\$2,176,838	\$1,994,976	\$11,978,710	\$521,511
15	\$210,293	\$2,409,695	\$2,817,515	\$2,910,237	\$2,209,490	\$2,024,901	\$12,161,545	\$529,471
16	\$210,293	\$2,409,695	\$2,817,515	\$2,910,237	\$2,209,490	\$2,024,901	\$12,161,545	\$529,471
17	\$210,293	\$2,445,841	\$2,859,777	\$2,953,891	\$2,242,633	\$2,055,274	\$12,347,123	\$537,551
18	\$210,293	\$2,445,841	\$2,859,777	\$2,953,891	\$2,242,633	\$2,055,274	\$12,347,123	\$537,551
19	\$210,293	\$2,482,528	\$2,902,674	\$2,998,199	\$2,276,272	\$2,086,104	\$12,535,484	\$545,751
20	\$210,293	\$2,482,528	\$2,902,674	\$2,998,199	\$2,276,272	\$2,086,104	\$12,535,484	\$545,751
21	\$210,293	\$2,519,766	\$2,946,214	\$3,043,172	\$2,310,416	\$2,117,395	\$12,726,671	\$554,075
22	\$210,293	\$2,519,766	\$2,946,214	\$3,043,172	\$2,310,416	\$2,117,395	\$12,726,671	\$554,075
23	\$210,293	\$2,557,563	\$2,990,407	\$3,088,820	\$2,345,072	\$2,149,156	\$12,920,725	\$562,523
24	\$161,761		\$2,990,407		\$2,345,072	\$2,149,156	\$7,322,874	\$318,812
25	\$161,761		\$3,035,263		\$2,380,248	\$2,181,393	\$7,435,144	\$323,700
26	\$161,761				\$2,415,952	\$2,181,393	\$4,435,584	\$193,110
27	\$161,761					\$2,214,114	\$2,052,353	\$89,352
28	\$161,761					\$2,214,114	\$2,052,353	\$89,352
Total							\$271,041,518	\$11,800,199
						NPV AT:	6.00%	\$5,561,972



Exhibit 6: Cost Benefit Analysis Estimated
TIF / CID Revenue Projections
06/26/2017

EATs

Year	New General Retail	New General Retail	New General Retail	New General Retail	New General Retail	Existing General Retail	Retail Sales	City General Sales	City Capitol Improvement	City Transportation Sales	City Parks & Rec Sales	County Children's Services	County Drug Enforcement	County General Sales	Zoo District	Village CID Sales	Total EATS	Other 50% CID	Total Sales Tax	
	Sales - PH 1	Sales - PH 2	Sales - PH 3	Sales - PH 4	Sales - PH 5	Sales	Increment	Tax	Tax	Tax	Tax	Tax	Tax	Tax	Tax	Tax	50%	Sales Tax		
1	\$4,540,000	\$0	\$20,028,000	\$0	\$0	\$0	\$24,568,000	\$245,680	\$122,840	\$122,840	\$61,420	\$30,710	\$61,420	\$122,840	\$30,710	\$245,680	\$522,070	\$122,840	\$644,910	
2	\$4,608,100	\$0	\$20,328,420	\$0	\$0	\$0	\$24,936,520	\$249,365	\$124,683	\$124,683	\$62,341	\$31,171	\$62,341	\$124,683	\$31,171	\$249,365	\$529,901	\$124,683	\$654,584	
3	\$4,677,222	\$5,589,000	\$20,633,346	\$0	\$0	\$0	\$30,899,568	\$308,996	\$154,498	\$154,498	\$77,249	\$38,624	\$77,249	\$154,498	\$38,624	\$308,996	\$656,616	\$154,498	\$811,114	
4	\$4,747,380	\$5,672,835	\$20,942,846	\$3,888,000	\$0	\$0	\$35,251,061	\$352,511	\$176,255	\$176,255	\$88,128	\$44,064	\$88,128	\$176,255	\$44,064	\$352,511	\$749,085	\$176,255	\$925,340	
5	\$4,818,591	\$5,757,928	\$21,256,989	\$3,946,320	\$0	\$0	\$35,779,827	\$357,798	\$178,899	\$178,899	\$89,450	\$44,725	\$89,450	\$178,899	\$44,725	\$357,798	\$760,321	\$178,899	\$939,220	
6	\$4,890,869	\$5,844,296	\$21,575,844	\$4,005,515	\$6,802,400	\$0	\$36,316,525	\$363,165	\$181,583	\$181,583	\$90,791	\$45,396	\$90,791	\$181,583	\$45,396	\$363,165	\$771,726	\$181,583	\$953,309	
7	\$4,964,232	\$5,931,961	\$21,899,482	\$4,065,598	\$6,904,436	\$0	\$36,861,273	\$368,613	\$184,306	\$184,306	\$92,153	\$46,077	\$92,153	\$184,306	\$46,077	\$368,613	\$783,302	\$184,306	\$967,608	
8	\$5,038,696	\$6,020,940	\$22,227,974	\$4,126,581	\$7,008,003	\$0	\$37,414,192	\$374,142	\$187,071	\$187,071	\$93,535	\$46,768	\$93,535	\$187,071	\$46,768	\$374,142	\$795,052	\$187,071	\$982,123	
9	\$5,114,276	\$6,111,254	\$22,561,394	\$4,188,480	\$7,113,123	\$0	\$45,088,527	\$450,885	\$225,443	\$225,443	\$112,721	\$56,361	\$112,721	\$225,443	\$56,361	\$450,885	\$958,131	\$225,443	\$1,183,574	
10	\$5,190,990	\$6,202,923	\$22,899,814	\$4,251,307	\$7,219,819	\$0	\$45,764,855	\$457,649	\$228,824	\$228,824	\$114,412	\$57,206	\$114,412	\$228,824	\$57,206	\$457,649	\$972,503	\$228,824	\$1,201,327	
11	\$5,268,855	\$6,295,967	\$23,243,312	\$4,315,077	\$7,328,117	\$0	\$46,451,328	\$464,513	\$232,257	\$232,257	\$116,128	\$58,064	\$116,128	\$232,257	\$58,064	\$464,513	\$987,091	\$232,257	\$1,219,347	
12	\$5,347,888	\$6,390,407	\$23,591,961	\$4,379,803	\$7,438,038	\$0	\$47,148,098	\$471,481	\$235,740	\$235,740	\$117,870	\$58,935	\$117,870	\$235,740	\$58,935	\$471,481	\$1,001,897	\$235,740	\$1,237,638	
13	\$5,428,106	\$6,486,263	\$23,945,841	\$4,445,500	\$7,549,609	\$0	\$47,855,319	\$478,553	\$239,277	\$239,277	\$119,638	\$59,819	\$119,638	\$239,277	\$59,819	\$478,553	\$1,016,926	\$239,277	\$1,256,202	
14	\$5,509,528	\$6,583,557	\$24,305,028	\$4,512,183	\$7,662,853	\$0	\$48,573,149	\$485,731	\$242,866	\$242,866	\$121,433	\$60,716	\$121,433	\$242,866	\$60,716	\$485,731	\$1,032,179	\$242,866	\$1,275,045	
15	\$5,592,171	\$6,682,310	\$24,669,604	\$4,579,865	\$7,777,796	\$0	\$49,301,746	\$493,017	\$246,509	\$246,509	\$123,254	\$61,627	\$123,254	\$246,509	\$61,627	\$493,017	\$1,047,662	\$246,509	\$1,294,171	
16	\$5,676,054	\$6,782,545	\$25,039,648	\$4,648,563	\$7,894,463	\$0	\$50,041,272	\$500,413	\$250,206	\$250,206	\$125,103	\$62,552	\$125,103	\$250,206	\$62,552	\$500,413	\$1,063,377	\$250,206	\$1,313,583	
17	\$5,761,194	\$6,884,283	\$25,415,243	\$4,718,292	\$8,012,880	\$0	\$50,791,891	\$507,919		\$253,959		\$63,490	\$126,980	\$253,959	\$63,490	\$507,919	\$888,858	\$253,959	\$1,142,818	
18	\$5,847,612	\$6,987,547	\$25,796,471	\$4,789,066	\$8,133,073	\$0	\$51,553,770	\$515,538		\$257,769		\$64,442	\$128,884	\$257,769	\$64,442	\$515,538	\$902,191	\$257,769	\$1,159,960	
19	\$5,935,326	\$7,092,360	\$26,183,418	\$4,860,902	\$8,255,069	\$0	\$52,327,076	\$523,271		\$261,635		\$65,409	\$130,818	\$261,635	\$65,409	\$523,271	\$915,724	\$261,635	\$1,177,359	
20	\$6,024,356	\$7,198,746	\$26,576,170	\$4,933,816	\$8,378,895	\$0	\$53,111,983	\$531,120		\$265,560		\$66,390	\$132,780	\$265,560	\$66,390	\$531,120	\$929,460	\$265,560	\$1,195,020	
21	\$6,114,722	\$7,306,727	\$26,974,812	\$5,007,823	\$8,504,579	\$0	\$53,908,662	\$539,087		\$269,543		\$67,386	\$134,772	\$269,543	\$67,386	\$539,087	\$943,402	\$269,543	\$1,212,945	
22	\$6,206,443	\$7,416,328	\$27,379,434	\$5,082,940	\$8,632,147	\$0	\$54,717,292	\$547,173		\$273,586		\$68,397	\$136,793	\$273,586	\$68,397	\$547,173	\$957,553	\$273,586	\$1,231,139	
23	\$6,299,539	\$7,527,573	\$27,790,126	\$5,159,184	\$8,761,629	\$0	\$55,538,052	\$555,381		\$277,690		\$69,423	\$138,845	\$277,690	\$69,423	\$555,381	\$971,916	\$277,690	\$1,249,606	
24		\$7,640,486		\$5,236,572	\$8,893,054	\$0	\$21,770,112	\$217,701		\$108,851		\$27,213	\$54,425	\$108,851	\$27,213	\$217,701	\$380,977	\$108,851	\$489,828	
25		\$7,755,094		\$5,315,121	\$9,026,450	\$0	\$22,096,664	\$220,967		\$110,483		\$27,621	\$55,242	\$110,483	\$27,621	\$220,967	\$386,692	\$110,483	\$497,175	
26				\$5,394,848	\$9,161,846	\$0	\$14,556,694	\$145,567		\$72,783		\$18,196	\$36,392	\$72,783	\$18,196	\$145,567	\$254,742	\$72,783	\$327,526	
27					\$9,299,274	\$0	\$9,299,274	\$92,993		\$46,496		\$11,624	\$23,248	\$46,496	\$11,624	\$92,993	\$162,737	\$46,496	\$209,234	
28					\$9,438,763	\$0	\$9,438,763	\$94,388		\$47,194		\$11,798	\$23,597	\$47,194	\$11,798	\$94,388	\$165,178	\$47,194	\$212,372	
Total	\$123,602,152	\$152,161,328	\$545,265,177	\$105,851,358	\$185,196,317	\$0	\$1,091,361,494	\$10,913,615	\$3,211,256	\$5,456,807	\$1,605,628	\$1,364,202	\$2,728,404	\$5,456,807	\$1,364,202	\$10,913,615	\$21,507,268	\$5,456,807	\$26,964,076	
																	NPV TOTALS AT:	6.0%		\$13,089,210



VILLAGE AT VIEW HIGH

Exhibit 6: Cost Benefit Analysis
Taxing District Impact Summary
06/26/2017

Year	Gross Taxes With TIF	Gross Taxes Without TIF	Benefit of TIF to Development & Applicable Taxing Districts
	(With Project)	(No Project)	(With Project)
1	\$2,782,746.27	\$4,973.58	\$2,777,772.69
2	\$2,799,370.25	\$4,973.58	\$2,794,396.68
3	\$3,601,331.86	\$5,016.92	\$3,596,314.93
4	\$4,204,699.71	\$5,016.92	\$4,199,682.78
5	\$4,243,871.90	\$5,056.62	\$4,238,815.28
6	\$4,550,797.09	\$5,056.62	\$4,545,740.47
7	\$4,434,075.79	\$21,551.04	\$4,412,524.75
8	\$4,714,304.22	\$21,551.04	\$4,692,753.18
9	\$5,380,565.44	\$21,551.04	\$5,359,014.40
10	\$5,420,356.52	\$21,551.04	\$5,398,805.48
11	\$5,497,423.12	\$21,551.04	\$5,475,872.08
12	\$5,530,840.73	\$21,551.04	\$5,509,289.69
13	\$5,683,816.99	\$21,551.04	\$5,662,265.95
14	\$5,715,960.50	\$21,551.04	\$5,694,409.46
15	\$5,868,842.70	\$21,551.04	\$5,847,291.66
16	\$5,890,743.25	\$21,551.04	\$5,869,192.21
17	\$5,936,260.84	\$21,551.04	\$5,914,709.80
18	\$6,005,275.92	\$21,551.04	\$5,983,724.88
19	\$6,066,329.17	\$21,551.04	\$6,044,778.13
20	\$6,219,000.08	\$21,551.04	\$6,197,449.04
21	\$6,277,649.15	\$21,551.04	\$6,256,098.11
22	\$6,427,687.78	\$21,551.04	\$6,406,136.74
23	\$6,473,180.41	\$21,551.04	\$6,451,629.37
24	\$2,753,309.28	\$16,577.46	\$2,736,731.81
25	\$2,819,351.61	\$16,577.46	\$2,802,774.15
26	\$1,822,848.98	\$16,577.46	\$1,806,271.51
27	\$1,187,988.10	\$16,577.46	\$1,171,410.64
28	\$1,178,063.02	\$16,577.46	\$1,161,485.56
TOTAL	\$129,486,690.66	\$479,349.24	\$129,007,341.41
NPV	\$59,151,357.02	\$183,825.17	\$58,967,531.85



Present Value Summary of Taxes

	Present Value Taxes with TIF (Increment)	Present Value Taxes Without TIF (No Project)	Present Value Net Benefit ToTaxing District with TIF
Real Property			
City	\$2,066,728.45	\$30,366.96	\$1,033,364.23
State (Blind Pension)	\$40,266.17	\$591.64	\$40,266.17
Mental Health	\$161,198.91	\$2,368.54	\$80,599.46
Board of Disabled Services	\$99,054.79	\$1,455.44	\$99,054.79
School District	\$8,047,463.16	\$118,243.41	\$4,023,731.58
Inventory Replacement	\$1,918,711.83	\$28,339.61	\$1,918,711.83
Metro Community College	\$313,941.93	\$4,612.83	\$156,970.97
Mid-Continent Library	\$423,197.48	\$6,218.15	\$211,598.74
Jackson County	\$674,458.40	\$9,909.99	\$337,229.20
Personal Property			
City	\$201,290.05	\$0.00	\$201,290.05
State (Blind Pension)	\$3,921.74	\$0.00	\$3,921.74
Mental Health	\$15,700.05	\$0.00	\$15,700.05
Board of Disabled Services	\$9,647.49	\$0.00	\$9,647.49
School District	\$783,786.70	\$0.00	\$783,786.70
Metro Community College	\$30,576.53	\$0.00	\$30,576.53
Mid-Continent Library	\$41,217.53	\$0.00	\$41,217.53
Jackson County	\$65,689.21	\$0.00	\$65,689.21
Sales Tax			
City (50%)	\$11,649,588.91	\$0.00	\$5,824,794.46
CID (50%)	\$5,177,595.07	\$0.00	\$2,588,797.54
Zoo (50%)	\$647,199.38	\$0.00	\$323,599.69
County (50%)	\$5,177,595.07	\$0.00	\$2,588,797.54
State (100%)	\$21,875,339.18	\$0.00	\$21,875,339.18
County Stadiums (100%)	\$1,941,598.15	\$0.00	\$1,941,598.15
TOTALS	\$61,365,766.20	\$202,106.56	\$44,196,282.82



Present Value of Total Net New Taxes to Taxing Districts			
Real Property - Personal Property - Sales Tax	Present Value Taxes with TIF (Increment)	Present Value Taxes Without TIF (No Project)	Total Net New Tax Benefit of TIF to Taxing Districts with TIF
City	\$13,917,607.41	\$30,366.96	\$7,059,448.73
State (Blind Pension)	\$44,187.92	\$591.64	\$44,187.92
Mental Health	\$176,898.96	\$2,368.54	\$96,299.51
Board of Disabled Services	\$108,702.28	\$1,455.44	\$108,702.28
School District	\$8,831,249.86	\$118,243.41	\$4,807,518.28
Inventory Replacement	\$1,918,711.83	\$28,339.61	\$1,918,711.83
Metro Community College	\$344,518.46	\$4,612.83	\$187,547.50
Mid-Continent Library	\$464,415.01	\$6,218.15	\$252,816.27
Jackson County	\$5,917,742.69	\$9,909.99	\$2,991,715.95
State	\$21,875,339.18	\$0.00	\$21,875,339.18
CID	\$5,177,595.07	\$0.00	\$2,588,797.54
Zoo	\$647,199.38	\$0.00	\$323,599.69
County Stadiums	\$1,941,598.15	\$0.00	\$1,941,598.15
TOTALS	\$61,365,766.20	\$202,106.56	\$44,196,282.82



Existing Assessments & Sales

Year	Initial Equalized Assessed Value of Land & Improvements	Initial Equalized Assessed Value of Personal Property	Existing Sales
1	\$48,532	\$0	\$0
2	\$48,532	\$0	\$0
3	\$48,955	\$0	\$0
4	\$48,955	\$0	\$0
5	\$49,342	\$0	\$0
6	\$49,342	\$0	\$0
7	\$210,293	\$0	\$0
8	\$210,293	\$0	\$0
9	\$210,293	\$0	\$0
10	\$210,293	\$0	\$0
11	\$210,293	\$0	\$0
12	\$210,293	\$0	\$0
13	\$210,293	\$0	\$0
14	\$210,293	\$0	\$0
15	\$210,293	\$0	\$0
16	\$210,293	\$0	\$0
17	\$210,293	\$0	\$0
18	\$210,293	\$0	\$0
19	\$210,293	\$0	\$0
20	\$210,293	\$0	\$0
21	\$210,293	\$0	\$0
22	\$210,293	\$0	\$0
23	\$210,293	\$0	\$0
24	\$161,761	\$0	\$0
25	\$161,761	\$0	\$0
26	\$161,761	\$0	\$0
27	\$161,761	\$0	\$0
28	\$161,761	\$0	\$0

Without TIF Project

Real Property Tax

Year	City	State Blind Pension	Mental Health	Disabled Services	School District	Inventory Replacement	Metro College	Library	County General	Total Real Property Taxes
	1.5398%	0.0300%	0.1201%	0.0738%	5.9957%	1.4370%	0.2339%	0.3153%	0.5025%	
1	\$747	\$15	\$58	\$36	\$2,910	\$697	\$114	\$153	\$244	\$4,974
2	\$747	\$15	\$58	\$36	\$2,910	\$697	\$114	\$153	\$244	\$4,974
3	\$754	\$15	\$59	\$36	\$2,935	\$703	\$115	\$154	\$246	\$5,017
4	\$754	\$15	\$59	\$36	\$2,935	\$703	\$115	\$154	\$246	\$5,017
5	\$760	\$15	\$59	\$36	\$2,958	\$709	\$115	\$156	\$248	\$5,057
6	\$760	\$15	\$59	\$36	\$2,958	\$709	\$115	\$156	\$248	\$5,057
7	\$3,238	\$63	\$253	\$155	\$12,609	\$3,022	\$492	\$663	\$1,057	\$21,551
8	\$3,238	\$63	\$253	\$155	\$12,609	\$3,022	\$492	\$663	\$1,057	\$21,551
9	\$3,238	\$63	\$253	\$155	\$12,609	\$3,022	\$492	\$663	\$1,057	\$21,551
10	\$3,238	\$63	\$253	\$155	\$12,609	\$3,022	\$492	\$663	\$1,057	\$21,551
11	\$3,238	\$63	\$253	\$155	\$12,609	\$3,022	\$492	\$663	\$1,057	\$21,551
12	\$3,238	\$63	\$253	\$155	\$12,609	\$3,022	\$492	\$663	\$1,057	\$21,551
13	\$3,238	\$63	\$253	\$155	\$12,609	\$3,022	\$492	\$663	\$1,057	\$21,551
14	\$3,238	\$63	\$253	\$155	\$12,609	\$3,022	\$492	\$663	\$1,057	\$21,551
15	\$3,238	\$63	\$253	\$155	\$12,609	\$3,022	\$492	\$663	\$1,057	\$21,551
16	\$3,238	\$63	\$253	\$155	\$12,609	\$3,022	\$492	\$663	\$1,057	\$21,551
17	\$3,238	\$63	\$253	\$155	\$12,609	\$3,022	\$492	\$663	\$1,057	\$21,551
18	\$3,238	\$63	\$253	\$155	\$12,609	\$3,022	\$492	\$663	\$1,057	\$21,551
19	\$3,238	\$63	\$253	\$155	\$12,609	\$3,022	\$492	\$663	\$1,057	\$21,551
20	\$3,238	\$63	\$253	\$155	\$12,609	\$3,022	\$492	\$663	\$1,057	\$21,551
21	\$3,238	\$63	\$253	\$155	\$12,609	\$3,022	\$492	\$663	\$1,057	\$21,551
22	\$3,238	\$63	\$253	\$155	\$12,609	\$3,022	\$492	\$663	\$1,057	\$21,551
23	\$3,238	\$63	\$253	\$155	\$12,609	\$3,022	\$492	\$663	\$1,057	\$21,551
24	\$2,491	\$49	\$194	\$119	\$9,699	\$2,325	\$378	\$510	\$813	\$16,577
25	\$2,491	\$49	\$194	\$119	\$9,699	\$2,325	\$378	\$510	\$813	\$16,577
26	\$2,491	\$49	\$194	\$119	\$9,699	\$2,325	\$378	\$510	\$813	\$16,577
27	\$2,491	\$49	\$194	\$119	\$9,699	\$2,325	\$378	\$510	\$813	\$16,577
28	\$2,491	\$49	\$194	\$119	\$9,699	\$2,325	\$378	\$510	\$813	\$16,577
PRESENT VALUE	\$72,023	\$1,403	\$5,618	\$3,452	\$280,446	\$67,215	\$10,941	\$14,748	\$23,504	\$479,349
	\$30,367	\$592	\$2,369	\$1,455	\$118,243	\$28,340	\$4,613	\$6,218	\$9,910	\$202,107



Without TIF Project

Personal Property Tax

Year	City	State Blind Pension	Mental Health	Disabled Services	School District	Metro College	Library	County General	Total Personal Property Taxes
	1.5398%	0.0300%	0.1201%	0.0738%	5.9957%	0.2339%	0.3153%	0.5025%	
1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
6	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
7	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
8	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
9	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
12	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
13	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
14	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
15	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
16	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
17	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
18	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
19	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
20	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
21	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
22	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
23	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
24	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
25	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
26	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
27	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
28	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PRESENT VALUE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



Sales Tax

Year	City	CID	Zoo	County	State	Stadiums	Total Sales Tax	Total Taxes
	2.250%	1.000%	0.125%	1.000%	4.225%	0.375%		
1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,974
2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,974
3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,017
4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,017
5	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,057
6	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,057
7	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,551
8	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,551
9	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,551
10	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,551
11	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,551
12	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,551
13	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,551
14	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,551
15	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,551
16	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,551
17	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,551
18	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,551
19	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,551
20	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,551
21	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,551
22	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,551
23	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,551
24	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,577
25	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,577
26	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,577
27	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,577
28	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,577
PRESENT VALUE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$479,349
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$202,107



Real Property & Sales Assumptions

Year	Equalized Assessed Value	Equalized Assessed Value	Equalized Assessed Value	Anticipated General Sales
	Land & Improvements	Inventory Replacement	Personal Property	
1	\$4,841,933	\$4,793,825	\$933,521	\$24,568,000
2	\$4,841,933	\$4,793,825	\$746,816	\$24,936,520
3	\$7,490,993	\$7,442,426	\$693,546	\$30,899,568
4	\$9,511,665	\$9,463,098	\$758,701	\$35,251,061
5	\$9,653,993	\$9,605,039	\$499,200	\$35,779,827
6	\$11,533,629	\$11,484,674	\$1,249,727	\$36,316,525
7	\$9,959,014	\$11,656,938	\$916,658	\$36,861,273
8	\$11,866,844	\$11,656,938	\$1,626,027	\$37,414,192
9	\$12,041,692	\$11,831,786	\$1,167,185	\$45,088,527
10	\$12,041,692	\$11,831,786	\$929,878	\$45,764,855
11	\$12,219,163	\$12,009,257	\$898,875	\$46,451,328
12	\$12,219,163	\$12,009,257	\$568,411	\$47,148,098
13	\$12,399,296	\$12,189,390	\$1,374,700	\$47,855,319
14	\$12,399,296	\$12,189,390	\$1,008,324	\$48,573,149
15	\$12,582,131	\$12,372,225	\$1,788,630	\$49,301,746
16	\$12,582,131	\$12,372,225	\$1,283,903	\$50,041,272
17	\$12,767,709	\$12,557,803	\$820,072	\$50,791,891
18	\$12,767,709	\$12,557,803	\$827,296	\$51,553,770
19	\$12,956,070	\$12,746,164	\$513,436	\$52,327,076
20	\$12,956,070	\$12,746,164	\$1,446,641	\$53,111,983
21	\$13,147,257	\$12,937,351	\$1,078,402	\$53,908,662
22	\$13,147,257	\$12,937,351	\$1,957,567	\$54,717,292
23	\$13,341,311	\$13,131,405	\$1,412,147	\$55,538,052
24	\$7,646,397	\$7,484,600	\$206,062	\$21,770,112
25	\$7,758,667	\$7,596,870	\$492,392	\$22,096,664
26	\$4,759,107	\$4,597,310	\$351,746	\$14,556,694
27	\$2,375,876	\$2,214,079	\$1,273,634	\$9,299,274
28	\$2,375,876	\$2,214,079	\$1,018,907	\$9,438,763

Real Property Tax

Year	City	State Blind Person	Mental Health	Disabled Services	School District	Inventory Replacement	Metro College	Library	County General	Total Real Property
	1.5398%	0.0300%	0.1201%	0.0738%	5.9957%	1.4370%	0.2339%	0.3153%	0.5025%	
1	\$74,556	\$1,453	\$5,815	\$3,573	\$290,308	\$68,887	\$11,325	\$15,267	\$24,331	\$495,515
2	\$74,556	\$1,453	\$5,815	\$3,573	\$290,308	\$68,887	\$11,325	\$15,267	\$24,331	\$495,515
3	\$115,346	\$2,247	\$8,997	\$5,528	\$449,137	\$106,948	\$17,521	\$23,619	\$37,642	\$766,987
4	\$146,461	\$2,853	\$11,424	\$7,020	\$570,291	\$135,985	\$22,248	\$29,990	\$47,796	\$974,067
5	\$148,652	\$2,896	\$11,594	\$7,125	\$578,824	\$138,024	\$22,581	\$30,439	\$48,511	\$988,647
6	\$177,595	\$3,460	\$13,852	\$8,512	\$691,522	\$165,035	\$26,977	\$36,366	\$57,956	\$1,181,274
7	\$153,349	\$2,988	\$11,961	\$7,350	\$597,113	\$167,510	\$23,294	\$31,401	\$50,044	\$1,045,009
8	\$182,726	\$3,560	\$14,252	\$8,758	\$711,500	\$167,510	\$27,757	\$37,416	\$59,631	\$1,213,110
9	\$185,418	\$3,613	\$14,462	\$8,887	\$721,984	\$170,023	\$28,166	\$37,967	\$60,510	\$1,231,028
10	\$185,418	\$3,613	\$14,462	\$8,887	\$721,984	\$170,023	\$28,166	\$37,967	\$60,510	\$1,231,028
11	\$188,151	\$3,666	\$14,675	\$9,018	\$732,624	\$172,573	\$28,581	\$38,527	\$61,401	\$1,249,216
12	\$188,151	\$3,666	\$14,675	\$9,018	\$732,624	\$172,573	\$28,581	\$38,527	\$61,401	\$1,249,216
13	\$190,924	\$3,720	\$14,892	\$9,151	\$743,425	\$175,162	\$29,002	\$39,095	\$62,306	\$1,267,676
14	\$190,924	\$3,720	\$14,892	\$9,151	\$743,425	\$175,162	\$29,002	\$39,095	\$62,306	\$1,267,676
15	\$193,740	\$3,775	\$15,111	\$9,286	\$754,387	\$177,789	\$29,430	\$39,671	\$63,225	\$1,286,413
16	\$193,740	\$3,775	\$15,111	\$9,286	\$754,387	\$177,789	\$29,430	\$39,671	\$63,225	\$1,286,413
17	\$196,597	\$3,830	\$15,334	\$9,423	\$765,514	\$180,456	\$29,864	\$40,257	\$64,158	\$1,305,431
18	\$196,597	\$3,830	\$15,334	\$9,423	\$765,514	\$180,456	\$29,864	\$40,257	\$64,158	\$1,305,431
19	\$199,498	\$3,887	\$15,560	\$9,562	\$776,807	\$183,162	\$30,304	\$40,850	\$65,104	\$1,324,735
20	\$199,498	\$3,887	\$15,560	\$9,562	\$776,807	\$183,162	\$30,304	\$40,850	\$65,104	\$1,324,735
21	\$202,441	\$3,944	\$15,790	\$9,703	\$788,270	\$185,910	\$30,751	\$41,453	\$66,065	\$1,344,328
22	\$202,441	\$3,944	\$15,790	\$9,703	\$788,270	\$185,910	\$30,751	\$41,453	\$66,065	\$1,344,328
23	\$205,430	\$4,002	\$16,023	\$9,846	\$799,905	\$188,698	\$31,205	\$42,065	\$67,040	\$1,364,215
24	\$117,739	\$2,294	\$9,183	\$5,643	\$458,455	\$107,554	\$17,885	\$24,109	\$38,423	\$781,285
25	\$119,468	\$2,328	\$9,318	\$5,726	\$465,186	\$109,167	\$18,148	\$24,463	\$38,987	\$792,791
26	\$73,281	\$1,428	\$5,716	\$3,512	\$285,342	\$66,063	\$11,132	\$15,005	\$23,915	\$485,393
27	\$36,584	\$713	\$2,853	\$1,753	\$142,450	\$31,816	\$5,557	\$7,491	\$11,939	\$241,157
28	\$36,584	\$713	\$2,853	\$1,753	\$142,450	\$31,816	\$5,557	\$7,491	\$11,939	\$241,157
PRESENT VALUE	\$4,375,863	\$85,255	\$341,305	\$209,728	\$17,038,812	\$4,044,049	\$664,706	\$896,032	\$1,428,024	\$29,083,775
	\$2,066,728	\$40,266	\$161,199	\$99,055	\$8,047,463	\$1,918,712	\$313,942	\$423,197	\$674,458	\$13,745,021



Personal Property Tax

Year	City	State Blind Person	Mental Health	Disabled Services	School District	Metro College	Library	County General	Total Personal Property Taxes
	1.5398%	0.0300%	0.1201%	0.0738%	5.9957%	0.2339%	0.3153%	0.5025%	
1	\$14,374	\$280	\$1,121	\$689	\$55,971	\$2,184	\$2,943	\$4,691	\$82,253
2	\$11,499	\$224	\$897	\$551	\$44,777	\$1,747	\$2,355	\$3,753	\$65,803
3	\$10,679	\$208	\$833	\$512	\$41,583	\$1,622	\$2,187	\$3,485	\$61,109
4	\$11,682	\$228	\$911	\$560	\$45,489	\$1,775	\$2,392	\$3,812	\$66,850
5	\$7,687	\$150	\$600	\$368	\$29,931	\$1,168	\$1,574	\$2,508	\$43,985
6	\$19,243	\$375	\$1,501	\$922	\$74,930	\$2,923	\$3,940	\$6,280	\$110,115
7	\$14,115	\$275	\$1,101	\$676	\$54,960	\$2,144	\$2,890	\$4,606	\$80,768
8	\$25,038	\$488	\$1,953	\$1,200	\$97,492	\$3,803	\$5,127	\$8,171	\$143,271
9	\$17,972	\$350	\$1,402	\$861	\$69,981	\$2,730	\$3,680	\$5,865	\$102,842
10	\$14,318	\$279	\$1,117	\$686	\$55,753	\$2,175	\$2,932	\$4,673	\$81,932
11	\$13,841	\$270	\$1,080	\$663	\$53,894	\$2,102	\$2,834	\$4,517	\$79,201
12	\$8,752	\$171	\$683	\$419	\$34,080	\$1,330	\$1,792	\$2,856	\$50,083
13	\$21,168	\$412	\$1,651	\$1,015	\$82,423	\$3,215	\$4,334	\$6,908	\$121,126
14	\$15,526	\$302	\$1,211	\$744	\$60,456	\$2,358	\$3,179	\$5,067	\$88,844
15	\$27,541	\$537	\$2,148	\$1,320	\$107,241	\$4,184	\$5,640	\$8,988	\$157,598
16	\$19,770	\$385	\$1,542	\$948	\$76,979	\$3,003	\$4,048	\$6,452	\$113,126
17	\$12,627	\$246	\$985	\$605	\$49,169	\$1,918	\$2,586	\$4,121	\$72,257
18	\$12,739	\$248	\$994	\$611	\$49,602	\$1,935	\$2,608	\$4,157	\$72,894
19	\$7,906	\$154	\$617	\$379	\$30,784	\$1,201	\$1,619	\$2,580	\$45,239
20	\$22,275	\$434	\$1,737	\$1,068	\$86,736	\$3,384	\$4,561	\$7,269	\$127,465
21	\$16,605	\$324	\$1,295	\$796	\$64,658	\$2,522	\$3,400	\$5,419	\$95,019
22	\$30,143	\$587	\$2,351	\$1,445	\$117,370	\$4,579	\$6,172	\$9,837	\$172,483
23	\$21,744	\$424	\$1,696	\$1,042	\$84,668	\$3,303	\$4,453	\$7,096	\$124,426
24	\$3,173	\$62	\$247	\$152	\$12,355	\$482	\$650	\$1,035	\$18,156
25	\$7,582	\$148	\$591	\$363	\$29,522	\$1,152	\$1,553	\$2,474	\$43,385
26	\$5,416	\$106	\$422	\$260	\$21,090	\$823	\$1,109	\$1,768	\$30,993
27	\$19,611	\$382	\$1,530	\$940	\$76,363	\$2,979	\$4,016	\$6,400	\$112,221
28	\$15,689	\$306	\$1,224	\$752	\$61,091	\$2,383	\$3,213	\$5,120	\$89,777
PRESENT VALUE	\$428,717	\$8,353	\$33,439	\$20,548	\$1,669,347	\$65,123	\$87,787	\$139,908	\$2,453,222
	\$201,290	\$3,922	\$15,700	\$9,647	\$783,787	\$30,577	\$41,218	\$65,689	\$1,151,829



Sales Tax

Year	City	CID	Zoo	County	State	Statium	Total Sales Taxes	Total Taxes
	2.250%	1.000%	0.125%	1.000%	4.225%	0.375%		
1	\$552,780	\$245,680	\$30,710	\$245,680	\$1,037,998	\$92,130	\$2,204,978	\$2,782,746
2	\$561,072	\$249,365	\$31,171	\$249,365	\$1,053,568	\$93,512	\$2,238,053	\$2,799,370
3	\$695,240	\$308,996	\$38,624	\$308,996	\$1,305,507	\$115,873	\$2,773,236	\$3,601,332
4	\$793,149	\$352,511	\$44,064	\$352,511	\$1,489,357	\$132,191	\$3,163,783	\$4,204,700
5	\$805,046	\$357,798	\$44,725	\$357,798	\$1,511,698	\$134,174	\$3,211,239	\$4,243,872
6	\$817,122	\$363,165	\$45,396	\$363,165	\$1,534,373	\$136,187	\$3,259,408	\$4,550,797
7	\$829,379	\$368,613	\$46,077	\$368,613	\$1,557,389	\$138,230	\$3,308,299	\$4,434,076
8	\$841,819	\$374,142	\$46,768	\$374,142	\$1,580,750	\$140,303	\$3,357,924	\$4,714,304
9	\$1,014,492	\$450,885	\$56,361	\$450,885	\$1,904,990	\$169,082	\$4,046,695	\$5,380,565
10	\$1,029,709	\$457,649	\$57,206	\$457,649	\$1,933,565	\$171,618	\$4,107,396	\$5,420,357
11	\$1,045,155	\$464,513	\$58,064	\$464,513	\$1,962,569	\$174,192	\$4,169,007	\$5,497,423
12	\$1,060,832	\$471,481	\$58,935	\$471,481	\$1,992,007	\$176,805	\$4,231,542	\$5,530,841
13	\$1,076,745	\$478,553	\$59,819	\$478,553	\$2,021,887	\$179,457	\$4,295,015	\$5,683,817
14	\$1,092,896	\$485,731	\$60,716	\$485,731	\$2,052,216	\$182,149	\$4,359,440	\$5,715,960
15	\$1,109,289	\$493,017	\$61,627	\$493,017	\$2,082,999	\$184,882	\$4,424,832	\$5,868,843
16	\$1,125,929	\$500,413	\$62,552	\$500,413	\$2,114,244	\$187,655	\$4,491,204	\$5,890,743
17	\$1,142,818	\$507,919	\$63,490	\$507,919	\$2,145,957	\$190,470	\$4,558,572	\$5,936,261
18	\$1,159,960	\$515,538	\$64,442	\$515,538	\$2,178,147	\$193,327	\$4,626,951	\$6,005,276
19	\$1,177,359	\$523,271	\$65,409	\$523,271	\$2,210,819	\$196,227	\$4,696,355	\$6,066,329
20	\$1,195,020	\$531,120	\$66,390	\$531,120	\$2,243,981	\$199,170	\$4,766,800	\$6,219,000
21	\$1,212,945	\$539,087	\$67,386	\$539,087	\$2,277,641	\$202,157	\$4,838,302	\$6,277,649
22	\$1,231,139	\$547,173	\$68,397	\$547,173	\$2,311,806	\$205,190	\$4,910,877	\$6,427,688
23	\$1,249,606	\$555,381	\$69,423	\$555,381	\$2,346,483	\$208,268	\$4,984,540	\$6,473,180
24	\$489,828	\$217,701	\$27,213	\$217,701	\$919,787	\$81,638	\$1,953,868	\$2,753,309
25	\$497,175	\$220,967	\$27,621	\$220,967	\$933,584	\$82,862	\$1,983,176	\$2,819,352
26	\$327,526	\$145,567	\$18,196	\$145,567	\$615,020	\$54,588	\$1,306,463	\$1,822,849
27	\$209,234	\$92,993	\$11,624	\$92,993	\$392,894	\$34,872	\$834,610	\$1,187,988
28	\$212,372	\$94,388	\$11,798	\$94,388	\$398,788	\$35,395	\$847,129	\$1,178,063
PRESENT VALUE	\$24,555,634	\$12,277,817	\$58,387,840	\$61,116,244	\$148,152,323	\$102,042,300	\$227,436,385	\$129,486,691
	\$11,649,589	\$5,177,595	\$647,199	\$5,177,595	\$21,875,339	\$1,941,598	\$46,468,916	\$61,365,766

Replacement Tax

YEAR	Initial Equalized Assessed Value	Equalized Assessed Value	Equalized Assessed Value	Equalized Assessed Value	Equalized Assessed Value	Equalized Assessed Value	Equalized Assessed Value	Payment In Lieu of Taxes
		Project 1	Project 2	Project 3	Project 4	Project 5	Increment	(100% of PILOTS)
1	\$423	\$2,171,200	\$0	\$2,622,202	\$0	\$0	\$4,792,979	\$417,339
2	\$423	\$2,171,200	\$0	\$2,622,202	\$0	\$0	\$4,792,979	\$417,339
3	\$387	\$2,203,768	\$2,576,736	\$2,661,535	\$0	\$0	\$7,441,651	\$647,967
4	\$387	\$2,203,768	\$2,576,736	\$2,661,535	\$2,020,672	\$0	\$9,462,323	\$823,913
5	\$387	\$2,236,825	\$2,615,387	\$2,701,458	\$2,050,982	\$0	\$9,604,264	\$836,272
6	\$387	\$2,236,825	\$2,615,387	\$2,701,458	\$2,050,982	\$1,879,635	\$9,604,264	\$836,272
7	\$387	\$2,270,377	\$2,654,618	\$2,741,980	\$2,081,747	\$1,907,830	\$9,748,334	\$848,817
8	\$387	\$2,270,377	\$2,654,618	\$2,741,980	\$2,081,747	\$1,907,830	\$9,748,334	\$848,817
9	\$387	\$2,304,433	\$2,694,437	\$2,783,109	\$2,112,973	\$1,936,447	\$11,831,012	\$1,030,162
10	\$387	\$2,304,433	\$2,694,437	\$2,783,109	\$2,112,973	\$1,936,447	\$11,831,012	\$1,030,162
11	\$387	\$2,338,999	\$2,734,854	\$2,824,856	\$2,144,668	\$1,965,494	\$12,008,483	\$1,045,615
12	\$387	\$2,338,999	\$2,734,854	\$2,824,856	\$2,144,668	\$1,965,494	\$12,008,483	\$1,045,615
13	\$387	\$2,374,084	\$2,775,876	\$2,867,229	\$2,176,838	\$1,994,976	\$12,188,616	\$1,061,299
14	\$387	\$2,374,084	\$2,775,876	\$2,867,229	\$2,176,838	\$1,994,976	\$12,188,616	\$1,061,299
15	\$387	\$2,409,695	\$2,817,515	\$2,910,237	\$2,209,490	\$2,024,901	\$12,371,451	\$1,077,219
16	\$387	\$2,409,695	\$2,817,515	\$2,910,237	\$2,209,490	\$2,024,901	\$12,371,451	\$1,077,219
17	\$387	\$2,445,841	\$2,859,777	\$2,953,891	\$2,242,633	\$2,055,274	\$12,557,028	\$1,093,378
18	\$387	\$2,445,841	\$2,859,777	\$2,953,891	\$2,242,633	\$2,055,274	\$12,557,028	\$1,093,378
19	\$387	\$2,482,528	\$2,902,674	\$2,998,199	\$2,276,272	\$2,086,104	\$12,745,390	\$1,109,779
20	\$387	\$2,482,528	\$2,902,674	\$2,998,199	\$2,276,272	\$2,086,104	\$12,745,390	\$1,109,779
21	\$387	\$2,519,766	\$2,946,214	\$3,043,172	\$2,310,416	\$2,117,395	\$12,936,576	\$1,126,427
22	\$387	\$2,519,766	\$2,946,214	\$3,043,172	\$2,310,416	\$2,117,395	\$12,936,576	\$1,126,427
23	\$387	\$2,557,563	\$2,990,407	\$3,088,820	\$2,345,072	\$2,149,156	\$13,130,631	\$1,143,323
24	-\$36		\$2,990,407		\$2,345,072	\$2,149,156	\$7,484,671	\$651,713
25	-\$36		\$3,035,263		\$2,380,248	\$2,181,393	\$7,596,941	\$661,488
26	-\$36				\$2,415,952	\$2,181,393	\$4,597,381	\$400,308
27	-\$36					\$2,214,114	\$2,214,150	\$192,793
28	-\$36					2,214,114	\$2,214,150	\$192,793
Total							\$275,710,161	\$24,006,911
						NPV AT:	6.00%	\$11,295,247



Personal Property Assessed Values

Year	Initial Equalized Assessed Value	Equalized Assessed Value	Equalized Assessed Value	Equalized Assessed Value	Equalized Assessed Value	Equalized Assessed Value	Equalized Assessed Value	Payment In Lieu of Taxes
		Project 1	Project 2	Project 3	Project 4	Project 5	Increment	(100% of PILOTS)
1	\$0	\$415,998	\$0	\$517,523	\$0	\$0	\$933,521	\$81,284
2	\$0	\$332,798	\$0	\$414,018	\$0	\$0	\$746,816	\$65,028
3	\$0	\$232,959	\$170,775	\$289,813	\$0	\$0	\$693,546	\$60,389
4	\$0	\$139,775	\$136,620	\$173,888	\$308,418	\$0	\$758,701	\$66,062
5	\$0	\$69,888	\$95,634	\$86,944	\$246,734	\$0	\$499,200	\$43,467
6	\$0	\$27,955	\$57,380	\$34,778	\$172,714	\$956,900	\$1,249,727	\$108,817
7	\$0	\$8,387	\$28,690	\$10,433	\$103,628	\$765,520	\$916,658	\$79,816
8	\$0	\$457,598	\$11,476	\$569,275	\$51,814	\$535,864	\$1,626,027	\$141,583
9	\$0	\$366,078	\$3,443	\$455,420	\$20,726	\$321,518	\$1,167,185	\$101,630
10	\$0	\$256,255	\$187,853	\$318,794	\$6,218	\$160,759	\$929,878	\$80,967
11	\$0	\$153,753	\$150,282	\$191,276	\$339,260	\$64,304	\$898,875	\$78,268
12	\$0	\$76,876	\$105,197	\$95,638	\$271,408	\$19,291	\$568,411	\$49,493
13	\$0	\$30,751	\$63,118	\$38,255	\$189,985	\$1,052,590	\$1,374,700	\$119,699
14	\$0	\$9,225	\$31,559	\$11,477	\$113,991	\$842,072	\$1,008,324	\$87,798
15	\$0	\$503,358	\$12,624	\$626,202	\$56,996	\$589,450	\$1,788,630	\$155,741
16	\$0	\$402,686	\$3,787	\$500,962	\$22,798	\$353,670	\$1,283,903	\$111,793
17	\$0	\$281,880	\$3,844	\$350,673	\$6,839	\$176,835	\$820,072	\$71,406
18	\$0	\$169,128	\$3,844	\$210,404	\$373,186	\$70,734	\$827,296	\$72,035
19	\$0	\$84,564	\$3,902	\$105,202	\$298,549	\$21,220	\$513,436	\$44,706
20	\$0	\$33,826	\$3,902	\$42,081	\$208,984	\$1,157,849	\$1,446,641	\$125,963
21	\$0	\$10,148	\$3,960	\$12,624	\$125,390	\$926,279	\$1,078,402	\$93,900
22	\$0	\$553,693	\$3,960	\$688,822	\$62,695	\$648,395	\$1,957,567	\$170,451
23	\$0	\$442,955	\$4,019	\$551,058	\$25,078	\$389,037	\$1,412,147	\$122,960
24	\$0		\$4,019		\$7,523	\$194,519	\$206,062	\$17,942
25	\$0		\$4,080		\$410,504	\$77,807	\$492,392	\$42,874
26	\$0				\$328,403	\$23,342	\$351,746	\$30,628
27	\$0					\$1,273,634	\$1,273,634	\$110,899
28	\$0					1,018,907	\$1,018,907	\$88,719
Total							\$27,842,403	\$2,424,322
							NPV AT: 6.00%	\$1,138,260