

**AN ORDINANCE APPROVING THE SOUTHSIDE PLAZA LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY REDEVELOPMENT PLAN.**

WHEREAS, the City of Lee's Summit, Missouri (the "City") is a charter city and a political subdivision of the State of Missouri, duly created, organized and existing under and by virtue of the Constitution and laws of the State of Missouri; and,

WHEREAS, pursuant to the Land Clearance for Redevelopment Act set forth in Sections 99.400 through 88.715, RSMo ("LCRA Act"), Brain Dev 3, LLC (the "Developer") submitted the Southside Plaza LCRA Redevelopment Plan to the City (the "LCRA Redevelopment Plan"); and,

WHEREAS, on May 26, 2021 after due notice in accordance with the Act, the Land Clearance for Redevelopment Authority Board of Commissioners (the "LCRA") opened a public hearing, at which all interested persons were afforded an opportunity to make comments, file written objections, protests and be heard orally regarding adoption of the LCRA Redevelopment Plan, and thereafter the LCRA adopted Resolution 2021-2 which recommended that the City Council approve the LCRA Redevelopment Plan, make the required findings to adopt the LCRA Redevelopment Plan, designate Developer as the developer of record for the LCRA Redevelopment Plan, and delegated to the City all of the authority, powers and functions of the LCRA as granted to the LCRA under the LCRA Act with respect to the planning and undertaking of the LCRA Plan and the land clearance project authorized therein within the Redevelopment Area, and the City will thereby be authorized to carry out and perform such authority, powers and functions for the LCRA; and,

WHEREAS, on June 8, 2021, at a public hearing held by the City Council, after the posting of proper notice of the consideration of this issue and after all parties in interest were provided the opportunity to be heard, the City Council considered the LCRA Redevelopment Plan, the recommendation of the LCRA, the recommendations of City staff and consultants and considered the public objections, protests, comments and other evidence; and ,

WHEREAS, having heard and considered the objections, protests, comments and other evidence adduced at the meeting, the evidence and testimony submitted at the LCRA public hearing, the recommendation of the LCRA and the recommendation of City staff, the City Council desires to approve the LCRA Redevelopment Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI, as follows:

SECTION 1. The Southside Plaza LCRA Redevelopment Plan, a copy of which is attached hereto as Exhibit B and incorporated herein by reference, is hereby approved and adopted. In the event of any conflict or inconsistency between the LCRA Redevelopment Plan and this Ordinance, the provisions of this Ordinance shall control.

SECTION 2. The tract of land legally described in Exhibit A of this Ordinance is hereby designated as the Redevelopment Area and Redevelopment Project Area for the LCRA Redevelopment Plan.

SECTION 3. The City Council hereby finds that:

A. The LCRA Plan sets forth all required elements of a “Redevelopment Plan” and an “urban renewal plan” as required by the LCRA Act, which are set forth in detail in Section 6 of the LCRA Redevelopment Plan, and the redevelopment work described in the LCRA Redevelopment Plan qualifies as an “urban renewal project” under the LCRA Act;

B. The Redevelopment Area remains a blighted area as previously determined by the City Council, in that:

1. The City Council found that the Redevelopment Area which is a blighted area pursuant to the LCRA Act through the adoption of Ordinance No. 7472 on June 12, 2014.

2. The LCRA Redevelopment Area and the Redevelopment Project Area for the LCRA Plan is a blighted area as previously determined by the City Council was re-affirmed by the City Council through the adoption of 8894 on June 9, 2020. In addition, Developer submitted evidence in the public hearing demonstrating that the property remains in a blighted condition today.

C. Redevelopment of the Redevelopment Area is necessary and in the interests of the public health, safety, morals and welfare of the residents of the City;

D. The LCRA Plan is in conformance with the Comprehensive Plan of the City based on the following:

1. The property is properly zoned for commercial development in the CP-2 zone and the refurbishment and revitalization of the shopping center is in conformance with the existing uses of the property and the Comprehensive Plan.

2. The proposed land uses and building requirements in the Redevelopment Area are designed with the general purpose of accomplishing, in conformance with the Comprehensive Plan, a coordinated, adjusted and harmonious development of the community and its environs which, in accordance with present and future needs, will promote health, safety, morals, order, convenience, prosperity and the general welfare, as well as efficiency and economy in the process of development. The LCRA Plan provides for adequate parking, the promotion of healthful and convenient distribution of population, the provision of adequate public facilities, the promotion of sound design and arrangement and the efficient expenditure of public funds, the prevention of the recurrence of unsanitary and unsafe dwelling accommodations, and blight clearance.

3. The City's Comprehensive Plan presents a “workable program” as required by the LCRA Act for the Redevelopment Project Area in that it provides for an official plan of action for effectively dealing with the problem in insanitary, blighted, deteriorated or deteriorating areas within the community and for the establishment and preservation of a well-planned community with well-organized residential neighborhoods of decent homes and suitable living environment for adequate family

life, for utilizing appropriate private and public resources to eliminate and prevent the development or spread of insanitary, blighted, deteriorated or deteriorating areas, to encourage needed urban rehabilitation, to provide for the redevelopment of blighted, insanitary, deteriorated and deteriorating areas, and undertaking such activities as may be suitably employed to achieve the objectives of such a program.

SECTION 4. Brain Dev 3, LLC is hereby designated the a developer of record for the LCRA Redevelopment Plan.

SECTION 5. Approval of the LCRA Redevelopment Plan by this Ordinance is conditioned upon the developer of record entering into an amendment to the Cooperative Agreement dated September 29, 2020 and a lease agreement with the City upon terms acceptable to the City to carry out the goals and objectives of the LCRA Redevelopment Plan. The City Manager and his designees are authorized and directed to negotiate a redevelopment contract and lease agreement with the developer of record to implement the LCRA Redevelopment Plan. Failure of the developer of record to enter into such contract shall nullify and render void the approvals granted in this ordinance upon such declaration by the City Council.

SECTION 6. The City Council hereby accepts for the City the delegation all of the authority, powers and functions of the LCRA as granted to the LCRA under the LCRA Act with respect to the planning and undertaking of the LCRA Plan and the land clearance project authorized therein within the Redevelopment Area, and the City is hereby authorized to carry out and perform such authority, powers and functions for the LCRA, as delegated to the City by the LCRA pursuant to LCRA Resolution 2021-2 on May 26, 2021.

SECTION 7. City officers and agents of the City are each hereby authorized and directed to take such action and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance.

SECTION 8. This Ordinance shall be in full force and effect from and after its passage, adoption, and approval by the Mayor.

PASSED by the City Council for the City of Lee's Summit, Missouri, this 15<sup>th</sup> day of June, 2021.

  
\_\_\_\_\_  
Mayor William A. Baird

ATTEST:

  
\_\_\_\_\_  
City Clerk Trisha Fowler Arcuri



APPROVED by the Mayor of said city this 17<sup>th</sup> day of June, 2021.

  
\_\_\_\_\_  
Mayor William A. Baird

ATTEST:

  
\_\_\_\_\_  
City Clerk Trisha Fowler Arcuri

APPROVED AS TO FORM:


  
\_\_\_\_\_  
City Attorney Brian W. Head



EXHIBIT A

LEGAL DESCRIPTION OF REDEVELOPMENT AREA  
AND REDEVELOPMENT PROJECT AREA

BEGINNING AT A POINT 76.70 FEET EAST AND 270.00 FEET SOUTH OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 47, RANGE 31 IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI; THENCE WEST 212.26 FEET; THENCE SOUTH 250.50 FEET TO THE NORTHERLY LINE OF U.S. HIGHWAY 50; THENCE SOUTHEASTERLY WITH SAID NORTHERLY LINE OF U.S. HIGHWAY 50, 444.60 FEET; THENCE NORTH 175 FEET; THENCE EAST 226.20 FEET; THENCE NORTH 289.2 FEET; THENCE WEST 405 FEET, MORE OR LESS, TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 1, ZIEGLER ADDITION; THENCE NORTH 10 FEET TO THE POINT OF BEGINNING.

EXHIBIT B

LCRA REDEVELOPMENT PLAN

[See attached]

# **Southside Plaza LCRA REDEVELOPMENT PLAN**

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**LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY  
OF THE CITY OF LEE'S SUMMIT, MISSOURI**

March \_\_, 2021

**1. City's Previous Blight Finding**

On June 5, 2014, the City Council adopted Ordinance No. 7472, which determined that certain real property within the Missouri Highway 291 and US Highway 50 corridors was blighted and designated a land clearance for redevelopment authority urban renewal area, to be known as the "US 50 / M-291 Highway Urban Renewal Area." Ordinance 7472 is attached hereto as Exhibit 1.

**2. Purpose Of This Redevelopment Plan**

This Redevelopment Plan has been prepared in accordance with the Land Clearance for Redevelopment Authority Act which is set forth in Sections 99.300 through 99.715 of the Revised Statutes of Missouri (the "LCRA Act") for the redevelopment of the property (the "Property") which is legally described on Exhibit 2 attached hereto and depicted on Exhibit 3 attached hereto. The Property is located within the "US 50 / M-291 Highway Urban Renewal Area." The purpose of this LCRA Redevelopment Plan is to:

- carry out the policy statement of the LCRA Act which is set forth in Section 99.310, RSMo, and more particularly to renovate, redevelop, and otherwise improve the Property to cure the blighted conditions which exist on the Property; and
- provide sales tax exemption on construction materials and facilitate abatement of ad valorem real property taxes for a period of ten (10) years.

The mechanism to achieve these purposes is to establish public ownership during construction of improvements on the Property, continuing for a period of ten (10) years from substantial completion of such improvements, and for Developer to receive and use a sales tax exemption certificate for the purchase of construction materials that are used in the construction of the improvements. This LCRA Redevelopment Plan satisfies the requirements of the LCRA Act, and the items set forth below follow and discuss the requirements of a "redevelopment plan" as defined in the LCRA Act.

**3. Description of the Project**

This LCRA Redevelopment Plan provides for the renovation, redevelopment, and improvement of the Property, which is generally located in the southeast quadrant of the SW 3rd Street and U.S. 50 intersection in Lee's Summit, Missouri. The Property is legally described on Exhibit 2 attached hereto and depicted on Exhibit 3 attached hereto. More specifically, the Project will consist of design, development, construction, and financing of site and building improvements to the Southside Plaza Shopping Center, which consists of approximately 54,378 square feet of inline commercial space and accompanying site improvements (the "Shopping Center"). An initial site plan and renderings of portions of the Project are attached hereto as Exhibit 4. A general estimated Project budget is attached hereto as Exhibit 5.

**4. Description of the Parties**

*The Developer and Affiliated Companies.* Brain Dev 3, LLC (the "Developer") is a limited liability company organized and existing under the laws of the State of Missouri. The benefitting companies will be the Developer and other affiliated entities of Developer. During the period of City ownership, the Developer will lease the Property from the City pursuant to a lease agreement (the "Lease Agreement") that will be approved by the City Council.

*City of Lee's Summit, Missouri.* The City is a constitutional home rule charter city and municipal corporation organized and existing under the laws of the State of Missouri. Pursuant to the Lease



Agreement, the City will lease the property to Developer during the construction period, continuing for a period of ten (10) years from the date of substantial completion of such improvements.

## 5. Power and Authority Under the LCRA Act

The LCRA and the City are authorized and empowered pursuant to Section 99.420, RSMo, and other provisions of the LCRA Act, including but not limited to Sections 99.700 – 99.715, RSMo, to exercise the following powers which are relevant to this LCRA Redevelopment Plan:

- The LCRA may prepare redevelopment plans and recommend approval to City Council – “To prepare or cause to be prepared and recommend redevelopment plans and urban renewal plans to the governing body” (99.420(2))
- Build and repair public improvements – “To arrange or contract for the furnishing or repair, by any person or agency, public or private, of services, privileges, works, streets, roads, public utilities or other facilities for or in connection with a land clearance project or urban renewal project” (99.420(3))
- Acquire, buy, sell, mortgage and lease real estate and execute contracts for real estate – (4) “Within its area of operation, to purchase, lease, obtain options upon, acquire by gift, grant, bequest, devise, eminent domain or otherwise, any real or personal property or any interest therein, including fee simple absolute title, together with any improvements thereon, necessary or incidental to a land clearance project or urban renewal project \*\*\* to sell, lease, exchange, transfer, assign, subdivide, retain for its own use, mortgage, pledge, hypothecate or otherwise encumber or dispose of any real or personal property or any interest therein; to enter into contracts with redevelopers of property and with other public agencies containing covenants, restrictions and conditions regarding the use of such property for residential, commercial, industrial, recreational purposes or for public purposes in accordance with the redevelopment or urban renewal plan \*\*\* and to enter into any contracts necessary to effectuate the purposes of this law...” (99.420(4))
- Approve plans for redevelopment of existing structures – “To make plans for carrying out a program of voluntary repair and rehabilitation of buildings and improvements, plans for the enforcement of state and local laws, codes, and regulations relating to the use of land and the use and occupancy of buildings and improvements, and to the compulsory repair, rehabilitation, demolition, or removal of buildings and improvements” (99.420(6))
- Hold public hearings – “Acting through one or more commissioners or other persons designated by the authority, to conduct examinations and investigations and to hear testimony and take proof under oath at public or private hearings on any matter material for its information” (99.420(9))
- Spend public funds – “To make such expenditures as may be necessary to carry out the purposes of this law” (99.420(12))
- City Council can exercise all LCRA powers after delegation by LCRA – “To delegate to a municipality or other public body any of the powers or functions of the authority with respect to the planning or undertaking of a land clearance project or urban renewal project in the area in which the municipality or public body is authorized to act, and the municipality or public body is hereby authorized to carry out or perform such powers or functions for the authority” (99.420(13))

- Exercise general municipal powers to implement the redevelopment plan – The LCRA has “all the powers necessary or convenient to carry out and effectuate the purposes and provisions of this law” (Section 99.420, introductory clause) and may “exercise all powers or parts or combinations of powers necessary, convenient or appropriate to undertake and carry out land clearance, redevelopment and urban renewal plans and projects and all the powers herein granted.” (99.420(14))

Other grants of power and authority under the LCRA Act may become applicable to the implementation of this LCRA Redevelopment Plan. The LCRA Act defines “redevelopment plans” and “urban renewal plans” and the definition of these terms in Section 99.320, RSMo, each cross-reference the other definition. All of the procedural requirements and legal authority for each type of plan apply to LCRA redevelopment plans.

## **6. Requirements of the LCRA Act**

Section 99.430, RSMo, requires that each LCRA redevelopment plan must contain certain data and information. This section sets forth the several statutory requirements for a redevelopment plan under the LCRA Act along with information to satisfy such requirements.

***Relationship to definite local objectives as to appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities and other public improvements.***

Appropriate land uses. The Property will continue to be used as a commercial shopping center, consistent with the City’s Comprehensive Plan.

Improved traffic. The Project includes resurfacing and restriping the parking lot of the Shopping Center which are designed to provide more efficient traffic circulation. Additionally, the Project will include a new pedestrian drop-off area.

Public transportation. The Project is not anticipated to have any effect on public transportation.

Public utilities. The Project includes upgrading the Shopping Center’s HVAC system and installing new LED lighting at the ceiling of the façade overhang. Such upgrades were designed to enhance the Shopping Center’s energy efficiency, resulting in substantially lower energy consumption and carbon footprint for the Shopping Center.

Recreational and community facilities and other public improvements. The Project includes of a new public plaza area, which features a pedestrian drop-off area, out-door dining facilities, and updated landscaping.

***Boundaries of the land clearance or urban renewal project area, with a map showing the existing uses and condition of the real property therein***

See Exhibit 2 and Exhibit 3 attached hereto.

***A land use plan showing proposed uses of the area***

All land uses within the Property will continue to be restaurant, retail, services, and other commercial uses. An aerial of the Property is attached hereto as Exhibit 3, and an initial site plan is attached hereto as Exhibit 4.

***Information showing the standards of population densities, land coverage and building intensities in the area after redevelopment or urban renewal***

The Project does not affect these items.

***Statement of the proposed changes, if any, in zoning ordinances or maps, street layouts, street levels or grades, building codes and ordinances***

The Project does not propose changes to any of these items.

***Statement as to the kind and number of additional public facilities or utilities which will be required in the area after redevelopment or urban renewal***

No additional public facilities or utilities will be required in the area after redevelopment or urban renewal.

***A schedule indicating the estimated length of time needed for completion of each phase of the plan***

The Project will occur in a single phase. The anticipated commencement date for construction of the project is June 2021, with a completion target of January 2022.

***Submission to the City's planning agency for a determination as to whether the Redevelopment Plan is consistent with the Comprehensive Plan***

The City's Comprehensive Plan identifies the Property as "highway commercial," which the Project will continue to utilize as the predominant land use, along with restaurant, services, and other commercial uses.

***A statement of the proposed method and estimated cost of the acquisition and preparation for redevelopment or urban renewal of the land clearance or urban renewal project area***

Developer has acquired the Property.

***The estimated proceeds or revenues from its disposal to redevelopers***

The Property will initially be acquired by Developer and then transferred for nominal consideration to the City for the Lease Agreement period. As a result, the LCRA and the City will not be disposing of the Property to other redevelopers.

***A statement of the proposed method of financing the project***

The Project is anticipated to be initially financed with private debt and equity. Over time, CID sales tax revenues will then reimburse Developer for a portion of the Project costs.

***A statement of a feasible method proposed for the relocation of families to be displaced from the land clearance or urban renewal project area***

Not applicable to this Project.

**7. Property Tax Abatement**

Under Article X, Section 6 of the Missouri Constitution and Section 137.100 of the Revised Statutes of Missouri, all property of any political subdivision is exempt from taxation. As such, all property owned by the City is exempt from taxation and the Property will be exempt from ad valorem real property taxes

so long as the Property is owned by the City and leased to Developer; provided, however, during the last six (6) years of the ten (10) year real property tax abatement, Developer shall make an annual payment in lieu of taxes ("PILOTs") in a fixed amount calculated to equal fifty percent (50%) of the amount of ad valorem real property taxes which would otherwise be due with respect to the Property as if such Property was not owned by the City. Establishment of fixed PILOTs provides a predictable plan of payments, insulating Developer from unforeseen fluctuations in real property values. Such fixed PILOTs shall be payable by December 31<sup>st</sup> and distributed to each political subdivision in which the Property is located in the same manner and in the same proportion as property taxes would otherwise be distributed under Missouri law. A schedule of the fixed PILOTs is attached hereto as Exhibit 6.

**8. Sales and Use Tax Exemption on Construction Materials**

Building materials purchased for the construction of the Project are expected to be exempt from sales and use tax pursuant to the provisions of Section 144.062 of the Revised Statutes of Missouri upon delivery of a project exemption certificate by the City. Shown below are assumptions relating to the building materials to be purchased for the Project and the associated effects on taxing jurisdictions of the exemption from sales and use tax. Please note that any variance in these assumptions will alter the fiscal impact of the sales and use tax exemptions on the affected taxing jurisdictions.

The total cost of the Project is estimated to be approximately \$4,814,349 (exclusive of permanent financing costs) with hard costs totaling approximately \$1,597,473. Building materials purchased for the construction of the Project are expected to be exempt from sales and use tax pursuant to the provisions of Section 144.062, RSMo. The estimated sales tax exemption benefit that would be the result of this LCRA Redevelopment Plan is set forth below:

Est. Project Hard Costs	\$1,597,473
Est. Materials Portion	\$798,737
<b>Est. Sales/Use Tax Savings</b>	<b>\$ 62,781</b>

This financial benefit is approximately 1.3% of the total project costs (exclusive of land and permanent financing costs).

The estimated cost to the City of the sales/use tax exemption is \$6,469, the details of which are set forth below.

Total Construction Budget	\$	1,597,473	
Materials Percentage		50%	
Materials Amount	\$	798,737	
City		6%	\$ 47,924
Jackson County (outside City)		24%	\$ 191,697
Missouri (outside JACO)		40%	\$ 319,495
Outside Missouri		30%	\$ 239,621
City Sales Tax Rate		2.25%	
City Use Tax Rate		2.25%	
City Sales Taxes Exempted	\$	1,078	\$ 6,469
City Use Taxes Exempted	\$	5,391	

9. **Cost-Benefit Analysis**

This LCRA Redevelopment Plan has been prepared to show the costs and benefits to the City and to other taxing jurisdictions affected by the tax abatement and exemption of the Project. A Costs Benefit Analysis for the Project is attached here as Exhibit 7. The tax rates used in this LCRA Redevelopment Plan reflect the rates in effect for the tax year 2020 and assumes that such tax rates will remain constant during the during of the Lease Agreement.

The Lee's Summit R-VII School District is the school district, Jackson County, Missouri is the county, the City is the city, and the Junior College District of Metropolitan Kansas City, Missouri is the community college district affected by the Projects. There is no fire or ambulance district affected by the Projects. The Cost-Benefit Analysis attached hereto for each of the Projects identifies all other taxing districts affected by the Projects.

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EXHIBIT 1  
ORDINANCE No. 7472  
[SEE ATTACHED]

EXHIBIT 2  
LEGAL DESCRIPTION OF THE PROPERTY

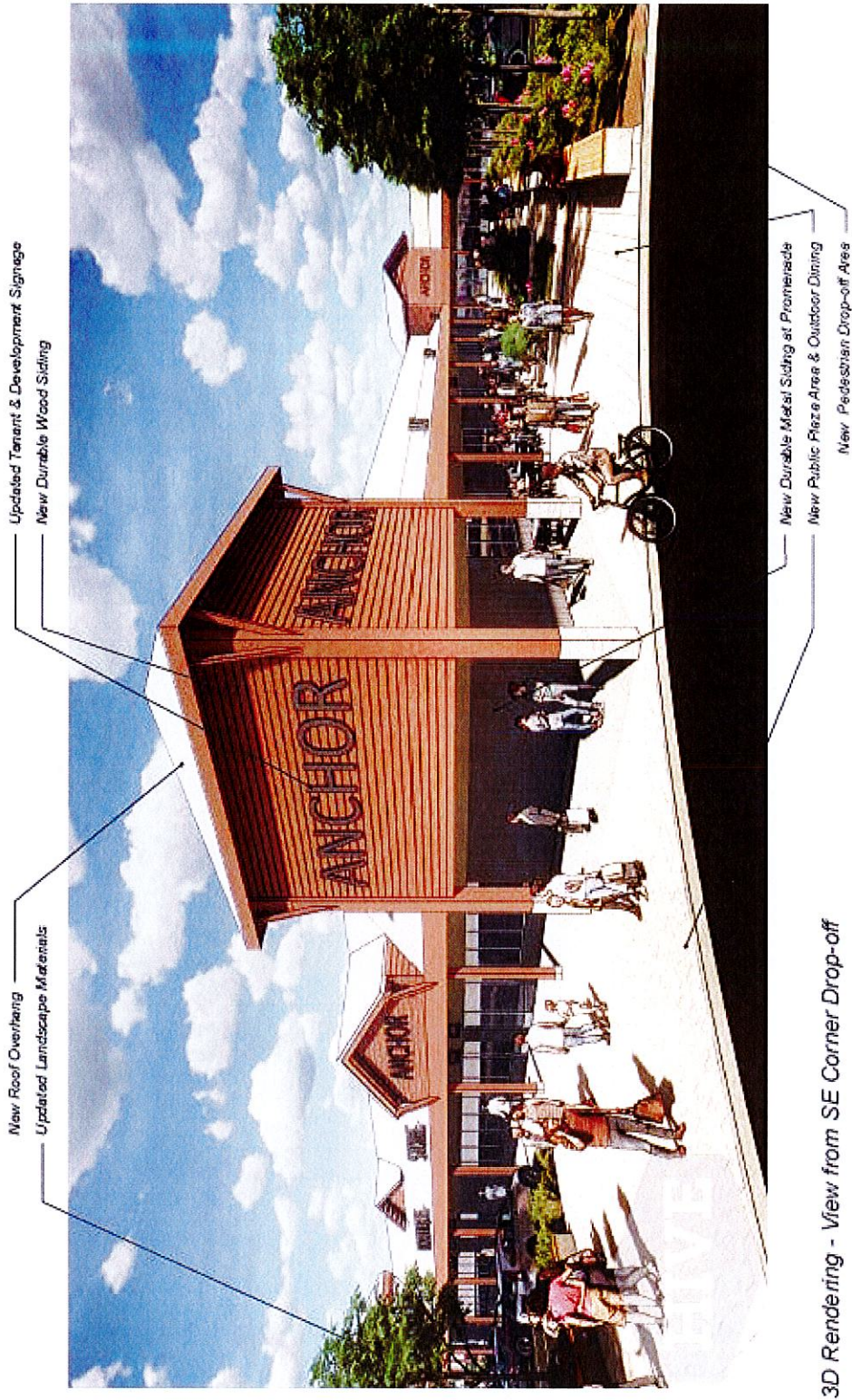
BEGINNING AT A POINT 76.70 FEET EAST AND 270.00 FEET SOUTH OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 47, RANGE 31 IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI; THENCE WEST 212.26 FEET; THENCE SOUTH 250.50 FEET TO THE NORTHERLY LINE OF U.S. HIGHWAY 50; THENCE SOUTHEASTERLY WITH SAID NORTHERLY LINE OF U.S. HIGHWAY 50, 444.60 FEET; THENCE NORTH 175 FEET; THENCE EAST 226.20 FEET; THENCE NORTH 289.2 FEET; THENCE WEST 405 FEET, MORE OR LESS, TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 1, ZIEGLER ADDITION; THENCE NORTH 10 FEET TO THE POINT OF BEGINNING.

### EXHIBIT 3 DEPICTION OF THE PROPERTY





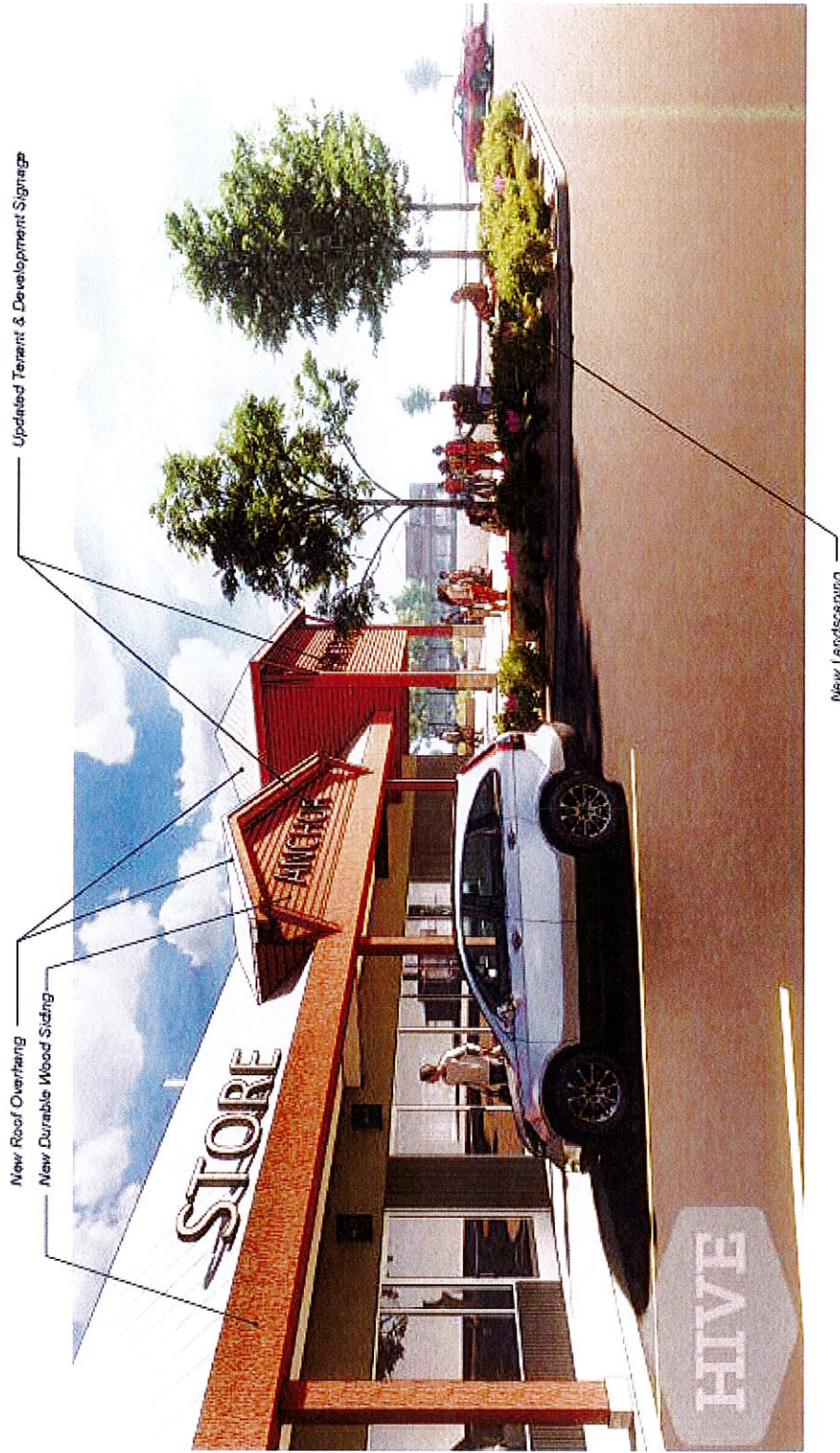
EXHIBIT 4  
INITIAL PROJECT RENDERINGS



3D Rendering - View from SE Corner Drop-off



3D Rendering - View from South



3D Rendering - View from SW



3D Rendering - View from Public Plaza



3D Rendering - View from Isolated Retail Building

**EXHIBIT 5  
ESTIMATED PROJECT BUDGET**

<b>Item</b>	<b>Total Cost</b>	<b>CID Eligible Cost</b>
<b>Land Acquisition</b>	<b>\$3,250,000</b>	<b>\$0.00</b>
<b>Building Improvements</b>		
Façade Improvements	\$1,047,570	\$1,047,570
Roof Replacement	\$150,000	\$150,000
HVAC Update	\$50,000	\$25,000
Rear entry doors and garage doors	\$29,000	\$29,000
TI and Capital Improvements	\$99,970	\$0.00
<b>Site Improvements</b>		
Retaining Wall – Tiebacks	\$35,700	\$35,700
Parking Lot	\$86,850	\$86,850
Stormwater Drainage	\$60,000	\$60,000
Concrete Improvements	\$5,259	\$5,259
<b>Total</b>	<b>\$4,814,349</b>	<b>\$1,439,379</b>
		<b>29.89%</b>

**EXHIBIT 6**  
**FIXED PILOT SCHEDULE**

<b>Year</b>	<b>PILOT</b>
1	-
2	-
3	-
4	-
5	\$74,534
6	\$74,534
7	\$76,770
8	\$76,770
9	\$79,073
10	\$79,073

EXHIBIT 7  
COST-BENEFIT ANALYSIS



Budget

Item	Cost
<b>Land Acquisition</b>	\$3,250,000
<b>Building Improvements</b>	
Façade Improvements	\$1,047,570
Roof Replacement	\$150,000
HVAC Update	\$50,000
Rear Entry Doors & Garage Doors	\$29,000
TI & Capital Improvements	\$99,970
<b>Site Improvements</b>	
Retaining Wall - Tiebacks	\$35,700
Parking Lot	\$86,850
Stormwater Drainage	\$60,000
Concrete Improvements	\$5,259
<b>Total</b>	<b>\$4,814,349</b>

Project Assumptions

<b>Shopping Center Real Property Assumptions</b>	<b>Strip Mall</b>	<b>Outparcel</b>	<b>Combined</b>
Initial improvement Market Value	\$ 3,004,700	\$ 245,300	\$ 3,250,000
Total Initial Assessed Value	\$ 961,504	\$ 78,496	\$ 1,040,000
Total Redeveloped Market Value	\$ 4,500,000	\$ 500,000	\$ 5,000,000

<b>Construction Materials and Personal Property</b>	
Building Materials	\$ 798,737

<b>Sales</b>	
Base Sales (for 2020)	\$ 845,902
Post Redevelopment Sales	\$ 1,015,082

Tax Assumptions

I. Real Property Tax Assumptions

Real Property Assumptions	
Assessment Ratios	
Commercial	32%
Residential	19%
Agricultural	12%
With Development: Bi-annual Growth/Inflation Rate	
Rate	3%

2020 Real Property Commercial Levy Rates		
Taxing District	Rate	% Share
City	1.4563%	14.92%
HND WKSHP	0.0649%	0.67%
JR College	0.2128%	2.18%
Library	0.3696%	3.79%
Mental Health	0.1056%	1.08%
Lee's Summit R-VII	5.4705%	56.06%
County	0.6110%	6.26%
Mo Blind Pension	0.0300%	0.31%
Replacement Tax	1.4370%	14.73%
<b>Total Levy Rate</b>	<b>9.7577%</b>	<b>100%</b>

II. Sales Tax Assumptions

Local Sales Taxes		
Taxing District	Rate	% Share
City	2.2500%	28.64%
County	1.2500%	15.91%
State	4.2250%	53.79%
Zoo	0.1300%	1.65%
<b>Total Rate</b>	<b>7.8550%</b>	<b>100%</b>

Location of Purchases		
City	6%	\$ 47,924.22
Jackson County (outside City)	24%	\$ 191,696.88
Missouri (outside JACO)	40%	\$ 319,494.80
Outside Missouri	30%	\$ 239,621.10
<b>Total</b>	<b>100%</b>	<b>\$ 798,737.00</b>

III. Personal Property Assumptions

Assessment Ratio	33.33%
Base Market Value	\$376,250
Annual Growth/Inflation Rate: 10% depreciation per year. 110% replacement value; 7 year replacement life	

Sales

Year	Base Taxable Sales	Total Projected Sales after Redevelopment	Incremental Sales	Sales Without Development
2021	\$845,902	\$845,902	\$0	\$845,902
2022	\$845,902	\$1,015,082	\$169,180	\$828,984
2023	\$845,902	\$1,035,384	\$189,482	\$812,404
2024	\$845,902	\$1,056,091	\$210,189	\$796,156
2025	\$845,902	\$1,077,213	\$231,311	\$780,233
2026	\$845,902	\$1,098,757	\$252,855	\$764,628
2027	\$845,902	\$1,120,733	\$274,831	\$749,336
2028	\$845,902	\$1,143,147	\$297,245	\$734,349
2029	\$845,902	\$1,166,010	\$320,108	\$719,662
2030	\$845,902	\$1,189,330	\$343,428	\$705,269
2031	\$845,902	\$1,213,117	\$367,215	\$691,164
2032	\$845,902	\$1,237,379	\$391,477	\$677,340
2033	\$845,902	\$1,262,127	\$416,225	\$663,793
2034	\$845,902	\$1,287,369	\$441,467	\$650,518
2035	\$845,902	\$1,313,117	\$467,215	\$637,507
2036	\$845,902	\$1,339,379	\$493,477	\$624,757
2037	\$845,902	\$1,366,167	\$520,265	\$612,262
2038	\$845,902	\$1,393,490	\$547,588	\$600,017
2039	\$845,902	\$1,421,360	\$575,458	\$588,016
2040	\$845,902	\$1,449,787	\$603,885	\$576,256
2041	\$845,902	\$1,478,783	\$632,881	\$564,731
2042	\$845,902	\$1,508,358	\$662,456	\$553,436
2043	\$845,902	\$1,538,526	\$692,624	\$542,368
2044	\$845,902	\$1,569,296	\$723,394	\$531,520
2045	\$845,902	\$1,600,682	\$754,780	\$520,890
2046	\$845,902	\$1,632,696	\$786,794	\$510,472
<b>Total</b>	<b>\$21,993,452</b>	<b>\$33,359,283</b>	<b>\$11,365,831</b>	<b>\$14,058,554</b>

Sales Tax

Year	City	County	Zoo	State	Total
2021	\$19,033	\$10,574	\$1,100	\$35,739	\$66,446
2022	\$22,839	\$12,689	\$1,320	\$42,887	\$79,735
2023	\$23,296	\$12,942	\$1,346	\$43,745	\$81,329
2024	\$23,762	\$13,201	\$1,373	\$44,620	\$82,956
2025	\$24,237	\$13,465	\$1,400	\$45,512	\$84,615
2026	\$24,722	\$13,734	\$1,428	\$46,423	\$86,307
2027	\$25,216	\$14,009	\$1,457	\$47,351	\$88,034
2028	\$25,721	\$14,289	\$1,486	\$48,298	\$89,794
2029	\$26,235	\$14,575	\$1,516	\$49,264	\$91,590
2030	\$26,760	\$14,867	\$1,546	\$50,249	\$93,422
2031	\$27,295	\$15,164	\$1,577	\$51,254	\$95,290
2032	\$27,841	\$15,467	\$1,609	\$52,279	\$97,196
2033	\$28,398	\$15,777	\$1,641	\$53,325	\$99,140
2034	\$28,966	\$16,092	\$1,674	\$54,391	\$101,123
2035	\$29,545	\$16,414	\$1,707	\$55,479	\$103,145
2036	\$30,136	\$16,742	\$1,741	\$56,589	\$105,208
2037	\$30,739	\$17,077	\$1,776	\$57,721	\$107,312
2038	\$31,354	\$17,419	\$1,812	\$58,875	\$109,459
2039	\$31,981	\$17,767	\$1,848	\$60,052	\$111,648
2040	\$32,620	\$18,122	\$1,885	\$61,254	\$113,881
2041	\$33,273	\$18,485	\$1,922	\$62,479	\$116,158
2042	\$33,938	\$18,854	\$1,961	\$63,728	\$118,482
2043	\$34,617	\$19,232	\$2,000	\$65,003	\$120,851
2044	\$35,309	\$19,616	\$2,040	\$66,303	\$123,268
2045	\$36,015	\$20,009	\$2,081	\$67,629	\$125,734
2046	\$36,736	\$20,409	\$2,123	\$68,981	\$128,248
Total	\$750,584	\$416,991	\$43,367	\$1,409,430	\$2,620,372

Real Property Values

Year	Real Property Taxes - No Redevelopment			Real Property Taxes - No Redevelopment			Real Property Taxes & PILOTs with Redevelopment						Total Taxes + PILOTs	
	Market Value - No Redevelopment	Assessed Value - No Redevelopment	Real Property Taxes - No Redevelopment	Post Redevelopment Market Value Strip Mall	Total Redevelopment Assessed Value Strip Mall	Post Redevelopment Market Value Outparcel	Total Redevelopment Assessed Value Outparcel	50% PILOT	Real Property Taxes	Abated Taxes	Total Taxes + PILOTs			
2021	\$ 3,250,000	\$ 1,040,000	\$ 101,480	\$ 4,500,000	\$ 1,440,000	\$ 500,000	\$ 160,000	\$ -	\$ 15,612	\$ 140,511	\$ 15,612			
2022	\$ 3,250,000	\$ 1,040,000	\$ 101,480	\$ 4,500,000	\$ 1,440,000	\$ 500,000	\$ 160,000	\$ -	\$ 15,612	\$ 140,511	\$ 15,612			
2023	\$ 3,185,000	\$ 1,019,200	\$ 99,450	\$ 4,635,000	\$ 1,463,200	\$ 515,000	\$ 164,800	\$ -	\$ 16,081	\$ 144,726	\$ 16,081			
2024	\$ 3,185,000	\$ 1,019,200	\$ 99,450	\$ 4,635,000	\$ 1,463,200	\$ 515,000	\$ 164,800	\$ -	\$ 16,081	\$ 144,726	\$ 16,081			
2025	\$ 3,121,300	\$ 998,816	\$ 97,461	\$ 4,774,050	\$ 1,527,696	\$ 530,450	\$ 169,744	\$ 74,534	\$ 16,563	\$ 149,068	\$ 16,081			
2026	\$ 3,121,300	\$ 998,816	\$ 97,461	\$ 4,774,050	\$ 1,527,696	\$ 530,450	\$ 169,744	\$ 74,534	\$ 16,563	\$ 149,068	\$ 16,081			
2027	\$ 3,058,874	\$ 978,840	\$ 95,512	\$ 4,917,272	\$ 1,573,527	\$ 546,364	\$ 174,836	\$ 76,770	\$ 17,060	\$ 154,534	\$ 17,060			
2028	\$ 3,058,874	\$ 978,840	\$ 95,512	\$ 4,917,272	\$ 1,573,527	\$ 546,364	\$ 174,836	\$ 76,770	\$ 17,060	\$ 154,534	\$ 17,060			
2029	\$ 2,997,697	\$ 959,263	\$ 93,602	\$ 5,064,790	\$ 1,620,733	\$ 562,754	\$ 180,081	\$ 79,073	\$ 17,572	\$ 159,073	\$ 17,572			
2030	\$ 2,937,743	\$ 940,078	\$ 91,730	\$ 5,216,733	\$ 1,669,355	\$ 579,837	\$ 185,484	\$ -	\$ 180,980	\$ 159,073	\$ 180,980			
2031	\$ 2,937,743	\$ 940,078	\$ 91,730	\$ 5,216,733	\$ 1,669,355	\$ 579,837	\$ 185,484	\$ -	\$ 180,980	\$ 159,073	\$ 180,980			
2032	\$ 2,878,988	\$ 921,276	\$ 89,895	\$ 5,373,235	\$ 1,719,435	\$ 597,026	\$ 191,048	\$ -	\$ 186,419	\$ 164,419	\$ 186,419			
2033	\$ 2,878,988	\$ 921,276	\$ 89,895	\$ 5,373,235	\$ 1,719,435	\$ 597,026	\$ 191,048	\$ -	\$ 186,419	\$ 164,419	\$ 186,419			
2034	\$ 2,821,408	\$ 902,851	\$ 88,097	\$ 5,534,432	\$ 1,771,018	\$ 614,937	\$ 196,780	\$ -	\$ 192,012	\$ 170,780	\$ 192,012			
2035	\$ 2,821,408	\$ 902,851	\$ 88,097	\$ 5,534,432	\$ 1,771,018	\$ 614,937	\$ 196,780	\$ -	\$ 192,012	\$ 170,780	\$ 192,012			
2036	\$ 2,764,980	\$ 884,794	\$ 86,335	\$ 5,700,465	\$ 1,824,149	\$ 633,385	\$ 202,683	\$ -	\$ 197,772	\$ 177,772	\$ 197,772			
2037	\$ 2,764,980	\$ 884,794	\$ 86,335	\$ 5,700,465	\$ 1,824,149	\$ 633,385	\$ 202,683	\$ -	\$ 197,772	\$ 177,772	\$ 197,772			
2038	\$ 2,709,680	\$ 867,098	\$ 84,609	\$ 5,871,479	\$ 1,878,873	\$ 652,387	\$ 208,764	\$ -	\$ 203,705	\$ 182,705	\$ 203,705			
2039	\$ 2,709,680	\$ 867,098	\$ 84,609	\$ 5,871,479	\$ 1,878,873	\$ 652,387	\$ 208,764	\$ -	\$ 203,705	\$ 182,705	\$ 203,705			
2040	\$ 2,655,487	\$ 849,756	\$ 82,917	\$ 6,047,624	\$ 1,935,240	\$ 671,958	\$ 215,027	\$ -	\$ 209,817	\$ 188,817	\$ 209,817			
2041	\$ 2,655,487	\$ 849,756	\$ 82,917	\$ 6,047,624	\$ 1,935,240	\$ 671,958	\$ 215,027	\$ -	\$ 209,817	\$ 188,817	\$ 209,817			
2042	\$ 2,602,377	\$ 832,761	\$ 81,258	\$ 6,229,052	\$ 1,993,297	\$ 692,117	\$ 221,477	\$ -	\$ 216,111	\$ 193,477	\$ 216,111			
2043	\$ 2,602,377	\$ 832,761	\$ 81,258	\$ 6,229,052	\$ 1,993,297	\$ 692,117	\$ 221,477	\$ -	\$ 216,111	\$ 193,477	\$ 216,111			
2044	\$ 2,550,329	\$ 816,105	\$ 79,633	\$ 6,415,924	\$ 2,053,096	\$ 712,880	\$ 228,122	\$ -	\$ 222,594	\$ 200,594	\$ 222,594			
2045	\$ 2,550,329	\$ 816,105	\$ 79,633	\$ 6,415,924	\$ 2,053,096	\$ 712,880	\$ 228,122	\$ -	\$ 222,594	\$ 200,594	\$ 222,594			
2046	\$ 2,550,329	\$ 816,105	\$ 79,633	\$ 6,415,924	\$ 2,053,096	\$ 712,880	\$ 228,122	\$ -	\$ 222,594	\$ 200,594	\$ 222,594			
					<b>Total</b>			\$ 460,754	\$ 3,384,616	\$ 1,105,762	\$ 3,845,370			

Personal Property Taxes

Year	Base Market Value	Incremental Market Value	Total Post Development Market Value	Base Assessed Value	Post Development Assessed Value	Incremental Assessed Value	Taxes Without Redevelopment
2021	\$376,250	\$0	\$376,250	\$125,404	\$125,404	\$0	\$12,237
2022	\$338,625	\$154,700	\$493,325	\$112,864	\$164,425	\$51,562	\$11,013
2023	\$301,000	\$139,230	\$440,230	\$100,323	\$146,729	\$46,405	\$9,789
2024	\$263,375	\$123,760	\$387,135	\$87,783	\$129,032	\$41,249	\$8,566
2025	\$225,750	\$108,290	\$334,040	\$75,242	\$111,336	\$36,093	\$7,342
2026	\$188,125	\$92,820	\$280,945	\$62,702	\$93,639	\$30,937	\$6,118
2027	\$150,500	\$77,350	\$227,850	\$50,162	\$75,942	\$25,781	\$4,895
2028	\$413,875	\$61,880	\$475,755	\$137,945	\$158,569	\$20,625	\$13,460
2029	\$372,488	\$170,170	\$542,658	\$124,150	\$180,868	\$56,718	\$12,114
2030	\$331,100	\$153,153	\$484,253	\$110,356	\$161,402	\$51,046	\$10,768
2031	\$289,713	\$136,136	\$425,849	\$96,561	\$141,935	\$45,374	\$9,422
2032	\$248,325	\$119,119	\$367,444	\$82,767	\$122,469	\$39,702	\$8,076
2033	\$206,938	\$102,102	\$309,040	\$68,972	\$103,003	\$34,031	\$6,730
2034	\$165,550	\$85,085	\$250,635	\$55,178	\$83,537	\$28,359	\$5,384
2035	\$455,263	\$68,068	\$523,331	\$151,739	\$174,426	\$22,687	\$14,806
2036	\$409,736	\$187,187	\$596,923	\$136,565	\$198,955	\$62,389	\$13,326
2037	\$364,210	\$168,468	\$532,678	\$121,391	\$177,542	\$56,150	\$11,845
2038	\$318,684	\$149,750	\$468,433	\$106,217	\$156,129	\$49,912	\$10,364
2039	\$273,158	\$131,031	\$404,188	\$91,043	\$134,716	\$43,673	\$8,884
2040	\$227,631	\$112,312	\$339,943	\$75,869	\$113,303	\$37,434	\$7,403
2041	\$182,105	\$93,594	\$275,699	\$60,696	\$91,890	\$31,195	\$5,922
2042	\$500,789	\$74,875	\$575,664	\$166,913	\$191,869	\$24,956	\$16,287
2043	\$450,710	\$205,906	\$656,616	\$150,222	\$218,850	\$68,628	\$14,658
2044	\$400,631	\$168,468	\$569,099	\$133,530	\$189,681	\$56,150	\$13,029
2045	\$350,552	\$149,750	\$500,302	\$116,839	\$166,751	\$49,912	\$11,401
2046	\$300,473	\$131,031	\$431,504	\$100,148	\$143,820	\$43,673	\$9,772
<b>Total</b>	<b>\$8,105,554</b>	<b>\$3,164,234</b>	<b>\$11,269,788</b>	<b>\$2,701,581</b>	<b>\$3,756,220</b>	<b>\$1,054,639</b>	<b>\$263,612</b>

Personal Property Taxes

Taxes With Redevelopment	Incremental Taxes
\$12,237	\$0
\$16,044	\$5,031
\$14,317	\$4,528
\$12,591	\$4,025
\$10,864	\$3,522
\$9,137	\$3,019
\$7,410	\$2,516
\$15,473	\$2,012
\$17,649	\$5,534
\$15,749	\$4,981
\$13,850	\$4,427
\$11,950	\$3,874
\$10,051	\$3,321
\$8,151	\$2,767
\$17,020	\$2,214
\$19,413	\$6,088
\$17,324	\$5,479
\$15,235	\$4,870
\$13,145	\$4,261
\$11,056	\$3,653
\$8,966	\$3,044
\$18,722	\$2,435
\$21,355	\$6,697
\$18,508	\$5,479
\$16,271	\$4,870
\$14,034	\$4,261
\$366,521	\$102,909



Sales Tax Exemption

Year	Total	Savings
2021	\$798,737	\$62,741

Location	Percent
City	6%
Jackson County (outside City)	24%
Missouri (Outside JACO)	40%
Outside Missouri	30%
<b>Total</b>	<b>100%</b>

Year	With Redevelopment					Without Redevelopment				
	Sales Tax	Real Property Tax	PILOT	Personal Property Tax	Total	Sales Tax	Real Property Tax	Personal Property Tax	Total	
2021	\$66,446	\$15,612	\$0	\$12,237	\$94,294	\$66,446	\$101,480	\$12,237	\$180,162	
2022	\$79,735	\$15,612	\$0	\$16,044	\$111,391	\$65,117	\$101,480	\$11,013	\$177,610	
2023	\$81,329	\$16,081	\$0	\$14,317	\$111,727	\$63,814	\$99,450	\$9,789	\$173,054	
2024	\$82,956	\$16,081	\$0	\$12,591	\$111,627	\$62,538	\$99,450	\$8,566	\$170,554	
2025	\$84,615	\$16,563	\$74,534	\$10,864	\$186,576	\$61,287	\$97,461	\$7,342	\$166,091	
2026	\$86,307	\$16,563	\$74,534	\$9,137	\$186,542	\$60,062	\$97,461	\$6,118	\$163,641	
2027	\$88,034	\$17,060	\$76,770	\$7,410	\$189,274	\$58,860	\$95,512	\$4,895	\$159,267	
2028	\$89,794	\$17,060	\$76,770	\$15,473	\$199,097	\$57,683	\$95,512	\$13,460	\$166,656	
2029	\$91,590	\$17,572	\$79,073	\$17,649	\$205,884	\$56,529	\$93,602	\$12,114	\$162,246	
2030	\$93,422	\$17,572	\$79,073	\$15,749	\$205,816	\$55,399	\$93,602	\$10,768	\$159,769	
2031	\$95,290	\$180,990	\$0	\$13,850	\$290,130	\$54,291	\$91,730	\$9,422	\$155,443	
2032	\$97,196	\$180,990	\$0	\$11,950	\$290,136	\$53,205	\$91,730	\$8,076	\$153,011	
2033	\$99,140	\$186,419	\$0	\$10,051	\$295,610	\$52,141	\$89,895	\$6,730	\$148,766	
2034	\$101,123	\$186,419	\$0	\$8,151	\$295,693	\$51,098	\$89,895	\$5,384	\$146,378	
2035	\$103,145	\$192,012	\$0	\$17,020	\$312,177	\$50,076	\$88,097	\$14,806	\$152,980	
2036	\$105,208	\$192,012	\$0	\$19,413	\$316,633	\$49,075	\$88,097	\$13,326	\$150,498	
2037	\$107,312	\$197,772	\$0	\$17,324	\$322,409	\$48,093	\$86,335	\$11,845	\$146,274	
2038	\$109,459	\$197,772	\$0	\$15,235	\$322,465	\$47,131	\$86,335	\$10,364	\$143,831	
2039	\$111,648	\$203,705	\$0	\$13,145	\$328,498	\$46,189	\$84,609	\$8,884	\$139,681	
2040	\$113,881	\$203,705	\$0	\$11,056	\$328,642	\$45,265	\$84,609	\$7,403	\$137,277	
2041	\$116,158	\$209,817	\$0	\$8,966	\$334,941	\$44,360	\$82,917	\$5,922	\$133,199	
2042	\$118,482	\$209,817	\$0	\$18,722	\$347,020	\$43,472	\$82,917	\$16,287	\$142,676	
2043	\$120,851	\$216,111	\$0	\$21,355	\$358,317	\$42,603	\$81,258	\$14,658	\$138,519	
2044	\$123,268	\$216,111	\$0	\$18,508	\$357,888	\$41,751	\$81,258	\$13,029	\$136,039	
2045	\$125,734	\$222,594	\$0	\$16,271	\$364,599	\$40,916	\$79,633	\$11,401	\$131,950	
2046	\$128,248	\$222,594	\$0	\$14,034	\$364,876	\$40,098	\$79,633	\$9,772	\$129,503	
<b>Total</b>	<b>\$2,620,372</b>	<b>\$3,384,616</b>	<b>\$460,754</b>	<b>\$366,521</b>	<b>\$6,832,263</b>	<b>\$1,357,499</b>	<b>\$2,343,963</b>	<b>\$263,612</b>	<b>\$3,965,074</b>	

CB - Summary

GROSS REVENUE WITH REDEVELOPMENT      GROSS REVENUE NO REDEVELOPMENT      NET BENEFIT TO TAXING JURISDICTIONS

	REAL PROPERTY TAX REVENUE AND SURPLUS PILOTS		
Lee's Summit	\$ 573,907	\$ 345,828	\$ 224,079
HND WKSHP	\$ 25,576	\$ 15,590	\$ 9,986
JR College	\$ 83,861	\$ 51,118	\$ 32,743
Library	\$ 145,654	\$ 86,784	\$ 56,870
Mental Health	\$ 41,615	\$ 25,367	\$ 16,249
School	\$ 2,155,848	\$ 1,314,106	\$ 841,740
Jackson County	\$ 240,786	\$ 146,772	\$ 94,014
Blind Pension	\$ 11,823	\$ 7,207	\$ 4,616
Replacement Tax	\$ 566,301	\$ 345,191	\$ 221,110
Zoo	\$ -	\$ -	\$ -
State of Missouri	\$ -	\$ -	\$ -

TOTAL REAL PROPERTY TAX REVENUE

ALL TAXING DISTRICTS	\$ 3,645,370.4	\$ 2,343,862.6	\$ 1,501,407.8
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PERSONAL PROPERTY TAX REVENUE

Lee's Summit	\$ 54,702	\$ 36,343	\$ 16,359
HND WKSHP	\$ 2,436	\$ 1,753	\$ 684
JR College	\$ 7,593	\$ 5,749	\$ 2,244
Library	\$ 13,843	\$ 9,665	\$ 3,898
Mental Health	\$ 3,967	\$ 2,853	\$ 1,114
School	\$ 205,484	\$ 147,790	\$ 57,694
Jackson County	\$ 22,951	\$ 16,507	\$ 6,444
Blind Pension	\$ 1,127	\$ 810	\$ 316
Replacement Tax	\$ 53,977	\$ 38,822	\$ 15,155
Zoo	\$ -	\$ -	\$ -
State of Missouri	\$ -	\$ -	\$ -

TOTAL PERSONAL PROPERTY TAX REVENUE

ALL TAXING DISTRICTS	\$ 368,521	\$ 263,612	\$ 102,509
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SALES TAX REVENUE

Lee's Summit	\$ 750,584	\$ 368,844	\$ 361,740
HND WKSHP	\$ -	\$ -	\$ -
JR College	\$ -	\$ -	\$ -
Library	\$ -	\$ -	\$ -
Mental Health	\$ -	\$ -	\$ -
School	\$ -	\$ -	\$ -
Jackson County	\$ 416,991	\$ 216,025	\$ 200,966
Blind Pension	\$ -	\$ -	\$ -
Replacement Tax	\$ -	\$ -	\$ -
Zoo	\$ 45,367	\$ 22,467	\$ 20,901
State of Missouri	\$ 1,408,430	\$ 730,163	\$ 679,266

TOTAL SALES TAX REVENUE

ALL TAXING DISTRICTS	\$ 2,620,371.7	\$ 1,357,498.6	\$ 1,262,872.8
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COMBINED REAL PERSONAL SALES TAX REVENUE

Lee's Summit	\$ 1,375,193	\$ 778,015	\$ 601,178
HND WKSHP	\$ 28,034	\$ 17,343	\$ 10,671
JR College	\$ 91,655	\$ 56,867	\$ 34,988
Library	\$ 155,537	\$ 96,769	\$ 60,768
Mental Health	\$ 45,542	\$ 28,220	\$ 17,362
School	\$ 2,361,330	\$ 1,461,896	\$ 959,435
Jackson County	\$ 680,728	\$ 379,304	\$ 301,424
Blind Pension	\$ 12,949	\$ 6,017	\$ 4,932
Replacement Tax	\$ 620,278	\$ 384,013	\$ 236,265
Zoo	\$ 43,367	\$ 22,467	\$ 20,901
State of Missouri	\$ 1,408,430	\$ 730,163	\$ 679,266

TOTAL COMBINED TAX REVENUE

ALL TAXING DISTRICTS	\$ 6,632,263	\$ 3,965,074	\$ 2,867,189
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Year	With Redevelopment					Without Redevelopment				
	Sales Tax	Real Property Tax	PILOT	Personal Property Tax	Total	Sales Tax	Real Property Tax	Personal Property Tax	Total	
2021	\$19,033	\$2,330	\$0	\$1,826	\$23,189	\$19,033	\$15,146	\$1,826	\$36,005	
2022	\$22,839	\$2,330	\$0	\$2,395	\$27,564	\$18,652	\$15,146	\$1,644	\$35,441	
2023	\$23,296	\$2,400	\$0	\$2,137	\$27,833	\$18,279	\$14,843	\$1,461	\$34,583	
2024	\$23,762	\$2,400	\$0	\$1,879	\$28,041	\$17,914	\$14,843	\$1,278	\$34,035	
2025	\$24,237	\$2,472	\$11,124	\$1,621	\$39,455	\$17,555	\$14,546	\$1,096	\$33,197	
2026	\$24,722	\$2,472	\$11,124	\$1,364	\$39,682	\$17,204	\$14,546	\$913	\$32,663	
2027	\$25,216	\$2,546	\$11,458	\$1,106	\$40,326	\$16,860	\$14,255	\$731	\$31,845	
2028	\$25,721	\$2,546	\$11,458	\$2,309	\$42,034	\$16,523	\$14,255	\$2,009	\$32,787	
2029	\$26,235	\$2,623	\$11,801	\$2,634	\$43,293	\$16,192	\$13,970	\$1,808	\$31,970	
2030	\$26,760	\$2,623	\$11,801	\$2,350	\$43,534	\$15,869	\$13,970	\$1,607	\$31,445	
2031	\$27,295	\$27,012	\$0	\$2,067	\$56,374	\$15,551	\$13,690	\$1,406	\$30,648	
2032	\$27,841	\$27,012	\$0	\$1,784	\$56,637	\$15,240	\$13,690	\$1,205	\$30,136	
2033	\$28,398	\$27,822	\$0	\$1,500	\$57,720	\$14,935	\$13,417	\$1,004	\$29,356	
2034	\$28,966	\$27,822	\$0	\$1,217	\$58,005	\$14,637	\$13,417	\$804	\$28,857	
2035	\$29,545	\$28,657	\$0	\$2,540	\$60,742	\$14,344	\$13,148	\$2,210	\$29,702	
2036	\$30,136	\$28,657	\$0	\$2,897	\$61,690	\$14,057	\$13,148	\$1,989	\$29,194	
2037	\$30,739	\$29,517	\$0	\$2,586	\$62,841	\$13,776	\$12,885	\$1,768	\$28,429	
2038	\$31,354	\$29,517	\$0	\$2,274	\$63,144	\$13,500	\$12,885	\$1,547	\$27,932	
2039	\$31,981	\$30,402	\$0	\$1,962	\$64,345	\$13,230	\$12,628	\$1,326	\$27,184	
2040	\$32,620	\$30,402	\$0	\$1,650	\$64,673	\$12,966	\$12,628	\$1,105	\$26,698	
2041	\$33,273	\$31,314	\$0	\$1,338	\$65,925	\$12,706	\$12,375	\$884	\$25,965	
2042	\$33,938	\$31,314	\$0	\$2,794	\$68,047	\$12,452	\$12,375	\$2,431	\$27,258	
2043	\$34,617	\$32,254	\$0	\$3,187	\$70,058	\$12,203	\$12,127	\$2,188	\$26,518	
2044	\$35,309	\$32,254	\$0	\$2,762	\$70,325	\$11,959	\$12,127	\$1,945	\$26,031	
2045	\$36,015	\$33,221	\$0	\$2,428	\$71,665	\$11,720	\$11,885	\$1,702	\$25,306	
2046	\$36,736	\$33,221	\$0	\$2,094	\$72,051	\$11,486	\$11,885	\$1,458	\$24,829	
Total	\$750,584	\$505,141	\$66,766	\$54,702	\$1,379,193	\$388,844	\$349,828	\$39,343	\$778,015	

CB - HND WKSHP

Year	With Redevelopment					Without Redevelopment				
	Sales Tax	Real Property Tax	PILOT	Personal Property Tax	Total	Sales Tax	Real Property Tax	Personal Property Tax	Total	
2021	\$0	\$104	\$0	\$81	\$185	\$0	\$675	\$81	\$756	
2022	\$0	\$104	\$0	\$107	\$211	\$0	\$675	\$73	\$748	
2023	\$0	\$107	\$0	\$95	\$202	\$0	\$661	\$65	\$727	
2024	\$0	\$107	\$0	\$84	\$191	\$0	\$661	\$57	\$718	
2025	\$0	\$110	\$496	\$72	\$678	\$0	\$648	\$49	\$697	
2026	\$0	\$110	\$496	\$61	\$667	\$0	\$648	\$41	\$689	
2027	\$0	\$113	\$511	\$49	\$673	\$0	\$635	\$33	\$668	
2028	\$0	\$113	\$511	\$103	\$727	\$0	\$635	\$90	\$725	
2029	\$0	\$117	\$526	\$117	\$760	\$0	\$623	\$81	\$703	
2030	\$0	\$117	\$526	\$105	\$748	\$0	\$623	\$72	\$694	
2031	\$0	\$1,204	\$0	\$92	\$1,296	\$0	\$610	\$63	\$673	
2032	\$0	\$1,204	\$0	\$79	\$1,283	\$0	\$610	\$54	\$664	
2033	\$0	\$1,240	\$0	\$67	\$1,307	\$0	\$598	\$45	\$643	
2034	\$0	\$1,240	\$0	\$54	\$1,294	\$0	\$598	\$36	\$634	
2035	\$0	\$1,277	\$0	\$113	\$1,390	\$0	\$586	\$98	\$684	
2036	\$0	\$1,277	\$0	\$129	\$1,406	\$0	\$586	\$89	\$675	
2037	\$0	\$1,315	\$0	\$115	\$1,431	\$0	\$574	\$79	\$653	
2038	\$0	\$1,315	\$0	\$101	\$1,417	\$0	\$574	\$69	\$643	
2039	\$0	\$1,355	\$0	\$87	\$1,442	\$0	\$563	\$59	\$622	
2040	\$0	\$1,355	\$0	\$74	\$1,428	\$0	\$563	\$49	\$612	
2041	\$0	\$1,396	\$0	\$60	\$1,455	\$0	\$551	\$39	\$591	
2042	\$0	\$1,396	\$0	\$125	\$1,520	\$0	\$551	\$108	\$660	
2043	\$0	\$1,437	\$0	\$142	\$1,579	\$0	\$540	\$97	\$638	
2044	\$0	\$1,437	\$0	\$123	\$1,560	\$0	\$540	\$87	\$627	
2045	\$0	\$1,481	\$0	\$108	\$1,589	\$0	\$530	\$76	\$605	
2046	\$0	\$1,481	\$0	\$93	\$1,574	\$0	\$530	\$65	\$595	
Total	\$0	\$22,512	\$3,065	\$2,438	\$28,014	\$0	\$15,590	\$1,753	\$17,343	

CB - JR College

Year	With Redevelopment					Without Redevelopment				
	Sales Tax	Real Property Tax	PILOT	Personal Property Tax	Total	Sales Tax	Real Property Tax	Personal Property Tax	Total	
2021	\$0	\$340	\$0	\$267	\$607	\$0	\$2,213	\$267	\$2,480	
2022	\$0	\$340	\$0	\$350	\$690	\$0	\$2,213	\$240	\$2,453	
2023	\$0	\$351	\$0	\$312	\$663	\$0	\$2,169	\$213	\$2,382	
2024	\$0	\$351	\$0	\$275	\$625	\$0	\$2,169	\$187	\$2,356	
2025	\$0	\$361	\$1,625	\$237	\$2,224	\$0	\$2,125	\$160	\$2,286	
2026	\$0	\$361	\$1,625	\$199	\$2,186	\$0	\$2,125	\$133	\$2,259	
2027	\$0	\$372	\$1,674	\$162	\$2,208	\$0	\$2,083	\$107	\$2,190	
2028	\$0	\$372	\$1,674	\$337	\$2,384	\$0	\$2,083	\$294	\$2,377	
2029	\$0	\$383	\$1,724	\$385	\$2,493	\$0	\$2,041	\$264	\$2,306	
2030	\$0	\$383	\$1,724	\$343	\$2,451	\$0	\$2,041	\$235	\$2,276	
2031	\$0	\$3,947	\$0	\$302	\$4,249	\$0	\$2,000	\$205	\$2,206	
2032	\$0	\$3,947	\$0	\$261	\$4,208	\$0	\$2,000	\$176	\$2,177	
2033	\$0	\$4,066	\$0	\$219	\$4,285	\$0	\$1,960	\$147	\$2,107	
2034	\$0	\$4,066	\$0	\$178	\$4,243	\$0	\$1,960	\$117	\$2,078	
2035	\$0	\$4,187	\$0	\$371	\$4,559	\$0	\$1,921	\$323	\$2,244	
2036	\$0	\$4,187	\$0	\$423	\$4,611	\$0	\$1,921	\$291	\$2,212	
2037	\$0	\$4,313	\$0	\$378	\$4,691	\$0	\$1,883	\$258	\$2,141	
2038	\$0	\$4,313	\$0	\$332	\$4,645	\$0	\$1,883	\$226	\$2,109	
2039	\$0	\$4,442	\$0	\$287	\$4,729	\$0	\$1,845	\$194	\$2,039	
2040	\$0	\$4,442	\$0	\$241	\$4,684	\$0	\$1,845	\$161	\$2,007	
2041	\$0	\$4,576	\$0	\$196	\$4,771	\$0	\$1,808	\$129	\$1,937	
2042	\$0	\$4,576	\$0	\$408	\$4,984	\$0	\$1,808	\$355	\$2,163	
2043	\$0	\$4,713	\$0	\$466	\$5,179	\$0	\$1,772	\$320	\$2,092	
2044	\$0	\$4,713	\$0	\$404	\$5,117	\$0	\$1,772	\$284	\$2,056	
2045	\$0	\$4,854	\$0	\$355	\$5,209	\$0	\$1,737	\$249	\$1,985	
2046	\$0	\$4,854	\$0	\$306	\$5,160	\$0	\$1,737	\$213	\$1,950	
Total	\$0	\$73,813	\$10,048	\$7,993	\$91,855	\$0	\$51,118	\$5,749	\$56,867	

CB - Library

Year	With Redevelopment					Without Redevelopment				
	Sales Tax	Real Property Tax	PILOT	Personal Property Tax	Total	Sales Tax	Real Property Tax	Personal Property Tax	Total	
2021	\$0	\$591	\$0	\$463	\$1,055	\$0	\$3,844	\$463	\$4,307	
2022	\$0	\$591	\$0	\$608	\$1,199	\$0	\$3,844	\$417	\$4,261	
2023	\$0	\$609	\$0	\$542	\$1,151	\$0	\$3,767	\$371	\$4,138	
2024	\$0	\$609	\$0	\$477	\$1,086	\$0	\$3,767	\$324	\$4,091	
2025	\$0	\$627	\$2,823	\$411	\$3,862	\$0	\$3,692	\$278	\$3,970	
2026	\$0	\$627	\$2,823	\$346	\$3,797	\$0	\$3,692	\$232	\$3,923	
2027	\$0	\$646	\$2,908	\$281	\$3,835	\$0	\$3,618	\$185	\$3,803	
2028	\$0	\$646	\$2,908	\$586	\$4,140	\$0	\$3,618	\$510	\$4,128	
2029	\$0	\$666	\$2,995	\$668	\$4,329	\$0	\$3,545	\$459	\$4,004	
2030	\$0	\$666	\$2,995	\$597	\$4,257	\$0	\$3,545	\$408	\$3,953	
2031	\$0	\$6,855	\$0	\$525	\$7,380	\$0	\$3,475	\$357	\$3,831	
2032	\$0	\$6,855	\$0	\$453	\$7,308	\$0	\$3,475	\$306	\$3,780	
2033	\$0	\$7,061	\$0	\$381	\$7,442	\$0	\$3,405	\$255	\$3,660	
2034	\$0	\$7,061	\$0	\$309	\$7,370	\$0	\$3,405	\$204	\$3,609	
2035	\$0	\$7,273	\$0	\$645	\$7,918	\$0	\$3,337	\$561	\$3,898	
2036	\$0	\$7,273	\$0	\$735	\$8,008	\$0	\$3,337	\$505	\$3,842	
2037	\$0	\$7,491	\$0	\$656	\$8,147	\$0	\$3,270	\$449	\$3,719	
2038	\$0	\$7,491	\$0	\$577	\$8,068	\$0	\$3,270	\$393	\$3,663	
2039	\$0	\$7,716	\$0	\$498	\$8,214	\$0	\$3,205	\$336	\$3,541	
2040	\$0	\$7,716	\$0	\$419	\$8,135	\$0	\$3,205	\$280	\$3,485	
2041	\$0	\$7,947	\$0	\$340	\$8,287	\$0	\$3,141	\$224	\$3,365	
2042	\$0	\$7,947	\$0	\$709	\$8,657	\$0	\$3,141	\$617	\$3,758	
2043	\$0	\$8,186	\$0	\$809	\$8,995	\$0	\$3,078	\$555	\$3,633	
2044	\$0	\$8,186	\$0	\$701	\$8,887	\$0	\$3,078	\$494	\$3,571	
2045	\$0	\$8,431	\$0	\$616	\$9,048	\$0	\$3,016	\$432	\$3,448	
2046	\$0	\$8,431	\$0	\$532	\$8,963	\$0	\$3,016	\$370	\$3,386	
Total	\$0	\$128,202	\$17,452	\$13,883	\$159,537	\$0	\$88,784	\$9,985	\$98,769	

CB - Mental Health

Year	With Redevelopment					Without Redevelopment				
	Sales Tax	Real Property Tax	PILOT	Personal Property Tax	Total	Sales Tax	Real Property Tax	Personal Property Tax	Total	
2021	\$0	\$169	\$0	\$132	\$301	\$0	\$1,098	\$132	\$1,231	
2022	\$0	\$169	\$0	\$174	\$343	\$0	\$1,098	\$119	\$1,217	
2023	\$0	\$174	\$0	\$155	\$329	\$0	\$1,076	\$106	\$1,182	
2024	\$0	\$174	\$0	\$136	\$310	\$0	\$1,076	\$93	\$1,169	
2025	\$0	\$179	\$807	\$118	\$1,103	\$0	\$1,055	\$79	\$1,134	
2026	\$0	\$179	\$807	\$99	\$1,085	\$0	\$1,055	\$66	\$1,121	
2027	\$0	\$185	\$831	\$80	\$1,096	\$0	\$1,034	\$53	\$1,087	
2028	\$0	\$185	\$831	\$167	\$1,183	\$0	\$1,034	\$146	\$1,179	
2029	\$0	\$190	\$856	\$191	\$1,237	\$0	\$1,013	\$131	\$1,144	
2030	\$0	\$190	\$856	\$170	\$1,216	\$0	\$1,013	\$117	\$1,130	
2031	\$0	\$1,959	\$0	\$150	\$2,109	\$0	\$993	\$102	\$1,095	
2032	\$0	\$1,959	\$0	\$129	\$2,088	\$0	\$993	\$87	\$1,080	
2033	\$0	\$2,017	\$0	\$109	\$2,126	\$0	\$973	\$73	\$1,046	
2034	\$0	\$2,017	\$0	\$88	\$2,106	\$0	\$973	\$58	\$1,031	
2035	\$0	\$2,078	\$0	\$184	\$2,262	\$0	\$953	\$160	\$1,114	
2036	\$0	\$2,078	\$0	\$210	\$2,288	\$0	\$953	\$144	\$1,098	
2037	\$0	\$2,140	\$0	\$187	\$2,328	\$0	\$934	\$128	\$1,063	
2038	\$0	\$2,140	\$0	\$165	\$2,305	\$0	\$934	\$112	\$1,047	
2039	\$0	\$2,205	\$0	\$142	\$2,347	\$0	\$916	\$96	\$1,012	
2040	\$0	\$2,205	\$0	\$120	\$2,324	\$0	\$916	\$80	\$996	
2041	\$0	\$2,271	\$0	\$97	\$2,368	\$0	\$897	\$64	\$961	
2042	\$0	\$2,271	\$0	\$203	\$2,473	\$0	\$897	\$176	\$1,074	
2043	\$0	\$2,339	\$0	\$231	\$2,570	\$0	\$879	\$159	\$1,038	
2044	\$0	\$2,339	\$0	\$200	\$2,539	\$0	\$879	\$141	\$1,020	
2045	\$0	\$2,409	\$0	\$176	\$2,585	\$0	\$862	\$123	\$985	
2046	\$0	\$2,409	\$0	\$152	\$2,561	\$0	\$862	\$106	\$968	
Total	\$0	\$36,629	\$4,986	\$3,967	\$45,582	\$0	\$25,367	\$2,853	\$28,220	



Year	With Redevelopment					Without Redevelopment				
	Sales Tax	Real Property Tax	PILOT	Property Tax	Total	Sales Tax	Real Property Tax	Personal Property Tax	Total	
2021	\$0	\$8,753	\$0	\$6,860	\$15,613	\$0	\$56,893	\$6,860	\$63,753	
2022	\$0	\$8,753	\$0	\$8,995	\$17,748	\$0	\$56,893	\$6,174	\$63,067	
2023	\$0	\$9,015	\$0	\$8,027	\$17,042	\$0	\$55,755	\$5,488	\$61,244	
2024	\$0	\$9,015	\$0	\$7,059	\$16,074	\$0	\$55,755	\$4,802	\$60,557	
2025	\$0	\$9,286	\$41,786	\$6,091	\$57,163	\$0	\$54,640	\$4,116	\$58,756	
2026	\$0	\$9,286	\$41,786	\$5,123	\$56,195	\$0	\$54,640	\$3,430	\$58,070	
2027	\$0	\$9,564	\$43,040	\$4,154	\$56,759	\$0	\$53,547	\$2,744	\$56,292	
2028	\$0	\$9,564	\$43,040	\$8,675	\$61,279	\$0	\$53,547	\$7,546	\$61,094	
2029	\$0	\$9,851	\$44,331	\$9,894	\$64,077	\$0	\$52,476	\$6,792	\$59,268	
2030	\$0	\$9,851	\$44,331	\$8,829	\$63,012	\$0	\$52,476	\$6,037	\$58,513	
2031	\$0	\$101,469	\$0	\$7,765	\$109,234	\$0	\$51,427	\$5,282	\$56,709	
2032	\$0	\$101,469	\$0	\$6,700	\$108,169	\$0	\$51,427	\$4,528	\$55,955	
2033	\$0	\$104,513	\$0	\$5,635	\$110,148	\$0	\$50,398	\$3,773	\$54,172	
2034	\$0	\$104,513	\$0	\$4,570	\$109,083	\$0	\$50,398	\$3,019	\$53,417	
2035	\$0	\$107,648	\$0	\$9,542	\$117,190	\$0	\$49,390	\$8,301	\$57,691	
2036	\$0	\$107,648	\$0	\$10,884	\$118,532	\$0	\$49,390	\$7,471	\$56,861	
2037	\$0	\$110,878	\$0	\$9,712	\$120,590	\$0	\$48,403	\$6,641	\$55,043	
2038	\$0	\$110,878	\$0	\$8,541	\$119,419	\$0	\$48,403	\$5,811	\$54,213	
2039	\$0	\$114,204	\$0	\$7,370	\$121,574	\$0	\$47,435	\$4,981	\$52,415	
2040	\$0	\$114,204	\$0	\$6,198	\$120,402	\$0	\$47,435	\$4,150	\$51,585	
2041	\$0	\$117,630	\$0	\$5,027	\$122,657	\$0	\$46,486	\$3,320	\$49,806	
2042	\$0	\$117,630	\$0	\$10,496	\$128,126	\$0	\$46,486	\$9,131	\$55,617	
2043	\$0	\$121,159	\$0	\$11,972	\$133,131	\$0	\$45,556	\$8,218	\$53,774	
2044	\$0	\$121,159	\$0	\$10,376	\$131,536	\$0	\$45,556	\$7,305	\$52,861	
2045	\$0	\$124,794	\$0	\$9,122	\$133,916	\$0	\$44,645	\$6,392	\$51,037	
2046	\$0	\$124,794	\$0	\$7,868	\$132,662	\$0	\$44,645	\$5,479	\$50,124	
Total	\$0	\$1,897,531	\$258,315	\$205,484	\$2,361,330	\$0	\$1,314,106	\$147,790	\$1,461,896	

Year	With Redevelopment					Without Redevelopment				
	Sales Tax	Real Property Tax	PILOT	Property Tax	Total	Sales Tax	Real Property Tax	Personal Property	Total	
2021	\$10,574	\$978	\$0	\$766	\$12,318	\$10,574	\$6,354	\$766	\$17,694	
2022	\$12,689	\$978	\$0	\$1,005	\$14,671	\$10,362	\$6,354	\$690	\$17,406	
2023	\$12,942	\$1,007	\$0	\$897	\$14,846	\$10,155	\$6,227	\$613	\$16,995	
2024	\$13,201	\$1,007	\$0	\$788	\$14,996	\$9,952	\$6,227	\$536	\$16,716	
2025	\$13,465	\$1,037	\$4,667	\$680	\$19,850	\$9,753	\$6,103	\$460	\$16,315	
2026	\$13,734	\$1,037	\$4,667	\$572	\$20,011	\$9,558	\$6,103	\$383	\$16,044	
2027	\$14,009	\$1,068	\$4,807	\$464	\$20,349	\$9,367	\$5,981	\$306	\$15,654	
2028	\$14,289	\$1,068	\$4,807	\$969	\$21,134	\$9,179	\$5,981	\$843	\$16,003	
2029	\$14,575	\$1,100	\$4,951	\$1,105	\$21,732	\$8,996	\$5,861	\$759	\$15,615	
2030	\$14,867	\$1,100	\$4,951	\$986	\$21,904	\$8,816	\$5,861	\$674	\$15,351	
2031	\$15,164	\$1,333	\$0	\$867	\$27,364	\$8,640	\$5,744	\$590	\$14,973	
2032	\$15,467	\$1,333	\$0	\$748	\$27,549	\$8,467	\$5,744	\$506	\$14,716	
2033	\$15,777	\$1,673	\$0	\$629	\$28,079	\$8,297	\$5,629	\$421	\$14,348	
2034	\$16,092	\$1,673	\$0	\$510	\$28,276	\$8,131	\$5,629	\$337	\$14,098	
2035	\$16,414	\$12,023	\$0	\$1,066	\$29,503	\$7,969	\$5,516	\$927	\$14,412	
2036	\$16,742	\$12,023	\$0	\$1,216	\$29,981	\$7,809	\$5,516	\$834	\$14,160	
2037	\$17,077	\$12,384	\$0	\$1,085	\$30,546	\$7,653	\$5,406	\$742	\$13,801	
2038	\$17,419	\$12,384	\$0	\$954	\$30,757	\$7,500	\$5,406	\$649	\$13,555	
2039	\$17,767	\$12,755	\$0	\$823	\$31,346	\$7,350	\$5,298	\$556	\$13,204	
2040	\$18,122	\$12,755	\$0	\$692	\$31,570	\$7,203	\$5,298	\$464	\$12,965	
2041	\$18,485	\$13,138	\$0	\$561	\$32,184	\$7,059	\$5,192	\$371	\$12,622	
2042	\$18,854	\$13,138	\$0	\$1,172	\$33,165	\$6,918	\$5,192	\$1,020	\$13,130	
2043	\$19,232	\$13,532	\$0	\$1,337	\$34,101	\$6,780	\$5,088	\$918	\$12,786	
2044	\$19,616	\$13,532	\$0	\$1,159	\$34,307	\$6,644	\$5,088	\$816	\$12,548	
2045	\$20,009	\$13,938	\$0	\$1,019	\$34,966	\$6,511	\$4,986	\$714	\$12,211	
2046	\$20,409	\$13,938	\$0	\$879	\$35,226	\$6,381	\$4,986	\$612	\$11,979	
Total	\$416,991	\$211,935	\$28,851	\$22,951	\$680,728	\$216,025	\$146,772	\$16,507	\$379,304	

CB - Blind Pension

Year	With Redevelopment					Without Redevelopment				
	Sales Tax	Real Property Taxes	PILOT	Personal Property Tax	Total	Sales Tax	Real Property Tax	Personal Property Tax	Total	
2021	\$0	\$48	\$0	\$38	\$86	\$0	\$312	\$38	\$350	
2022	\$0	\$48	\$0	\$49	\$97	\$0	\$312	\$34	\$346	
2023	\$0	\$49	\$0	\$44	\$93	\$0	\$306	\$30	\$336	
2024	\$0	\$49	\$0	\$39	\$88	\$0	\$306	\$26	\$332	
2025	\$0	\$51	\$229	\$33	\$313	\$0	\$300	\$23	\$322	
2026	\$0	\$51	\$229	\$28	\$308	\$0	\$300	\$19	\$318	
2027	\$0	\$52	\$236	\$23	\$311	\$0	\$294	\$15	\$309	
2028	\$0	\$52	\$236	\$48	\$336	\$0	\$294	\$41	\$335	
2029	\$0	\$54	\$243	\$54	\$351	\$0	\$288	\$37	\$325	
2030	\$0	\$54	\$243	\$48	\$346	\$0	\$288	\$33	\$321	
2031	\$0	\$556	\$0	\$43	\$599	\$0	\$282	\$29	\$311	
2032	\$0	\$556	\$0	\$37	\$593	\$0	\$282	\$25	\$307	
2033	\$0	\$573	\$0	\$31	\$604	\$0	\$276	\$21	\$297	
2034	\$0	\$573	\$0	\$25	\$598	\$0	\$276	\$17	\$293	
2035	\$0	\$590	\$0	\$52	\$643	\$0	\$271	\$46	\$316	
2036	\$0	\$590	\$0	\$60	\$650	\$0	\$271	\$41	\$312	
2037	\$0	\$608	\$0	\$53	\$661	\$0	\$265	\$36	\$302	
2038	\$0	\$608	\$0	\$47	\$655	\$0	\$265	\$32	\$297	
2039	\$0	\$626	\$0	\$40	\$667	\$0	\$260	\$27	\$287	
2040	\$0	\$626	\$0	\$34	\$660	\$0	\$260	\$23	\$283	
2041	\$0	\$645	\$0	\$28	\$673	\$0	\$255	\$18	\$273	
2042	\$0	\$645	\$0	\$58	\$703	\$0	\$255	\$50	\$305	
2043	\$0	\$664	\$0	\$66	\$730	\$0	\$250	\$45	\$295	
2044	\$0	\$664	\$0	\$57	\$721	\$0	\$250	\$40	\$290	
2045	\$0	\$684	\$0	\$50	\$734	\$0	\$245	\$35	\$280	
2046	\$0	\$684	\$0	\$43	\$728	\$0	\$245	\$30	\$275	
Total	\$0	\$10,406	\$1,417	\$1,127	\$12,949	\$0	\$7,207	\$810	\$8,017	

CB - Replacement Tax

Year	With Redevelopment					Without Redevelopment				
	Sales Tax	Real Property Tax	PILOT	Personal Property Tax	Total	Sales Tax	Real Property Tax	Personal Property Tax	Total	
2021	\$0	\$2,299	\$0	\$1,802	\$4,101	\$0	\$14,945	\$1,802	\$16,747	
2022	\$0	\$2,299	\$0	\$2,363	\$4,662	\$0	\$14,945	\$1,622	\$16,567	
2023	\$0	\$2,368	\$0	\$2,108	\$4,477	\$0	\$14,646	\$1,442	\$16,088	
2024	\$0	\$2,368	\$0	\$1,854	\$4,222	\$0	\$14,646	\$1,261	\$15,907	
2025	\$0	\$2,439	\$10,976	\$1,600	\$15,016	\$0	\$14,353	\$1,081	\$15,434	
2026	\$0	\$2,439	\$10,976	\$1,346	\$14,761	\$0	\$14,353	\$901	\$15,254	
2027	\$0	\$2,512	\$11,306	\$1,091	\$14,909	\$0	\$14,066	\$721	\$14,787	
2028	\$0	\$2,512	\$11,306	\$2,279	\$16,097	\$0	\$14,066	\$1,982	\$16,048	
2029	\$0	\$2,588	\$11,645	\$2,599	\$16,832	\$0	\$13,785	\$1,784	\$15,569	
2030	\$0	\$2,588	\$11,645	\$2,319	\$16,552	\$0	\$13,785	\$1,586	\$15,370	
2031	\$0	\$26,654	\$0	\$2,040	\$28,694	\$0	\$13,509	\$1,388	\$14,896	
2032	\$0	\$26,654	\$0	\$1,760	\$28,414	\$0	\$13,509	\$1,189	\$14,698	
2033	\$0	\$27,454	\$0	\$1,480	\$28,934	\$0	\$13,239	\$991	\$14,230	
2034	\$0	\$27,454	\$0	\$1,200	\$28,654	\$0	\$13,239	\$793	\$14,032	
2035	\$0	\$28,277	\$0	\$2,507	\$30,784	\$0	\$12,974	\$2,180	\$15,154	
2036	\$0	\$28,277	\$0	\$2,859	\$31,136	\$0	\$12,974	\$1,962	\$14,936	
2037	\$0	\$29,126	\$0	\$2,551	\$31,677	\$0	\$12,714	\$1,744	\$14,459	
2038	\$0	\$29,126	\$0	\$2,244	\$31,369	\$0	\$12,714	\$1,526	\$14,241	
2039	\$0	\$29,999	\$0	\$1,936	\$31,935	\$0	\$12,460	\$1,308	\$13,768	
2040	\$0	\$29,999	\$0	\$1,628	\$31,628	\$0	\$12,460	\$1,090	\$13,550	
2041	\$0	\$30,899	\$0	\$1,320	\$32,220	\$0	\$12,211	\$872	\$13,083	
2042	\$0	\$30,899	\$0	\$2,757	\$33,656	\$0	\$12,211	\$2,399	\$14,610	
2043	\$0	\$31,826	\$0	\$3,145	\$34,971	\$0	\$11,967	\$2,159	\$14,125	
2044	\$0	\$31,826	\$0	\$2,726	\$34,552	\$0	\$11,967	\$1,919	\$13,886	
2045	\$0	\$32,781	\$0	\$2,396	\$35,177	\$0	\$11,727	\$1,679	\$13,406	
2046	\$0	\$32,781	\$0	\$2,067	\$34,848	\$0	\$11,727	\$1,439	\$13,167	
Total	\$0	\$498,447	\$67,855	\$53,977	\$620,278	\$0	\$345,191	\$38,822	\$384,013	

Year	With Redevelopment					Without Redevelopment				
	Sales Tax	Real Property Tax	PILOT	Personal Property Tax	Total	Sales Tax	Real Property Tax	Personal Property Tax	Total	
2021	\$1,100	\$0	\$0	\$0	\$1,100	\$1,100	\$0	\$0	\$1,100	
2022	\$1,320	\$0	\$0	\$0	\$1,320	\$1,078	\$0	\$0	\$1,078	
2023	\$1,346	\$0	\$0	\$0	\$1,346	\$1,056	\$0	\$0	\$1,056	
2024	\$1,373	\$0	\$0	\$0	\$1,373	\$1,035	\$0	\$0	\$1,035	
2025	\$1,400	\$0	\$0	\$0	\$1,400	\$1,014	\$0	\$0	\$1,014	
2026	\$1,428	\$0	\$0	\$0	\$1,428	\$994	\$0	\$0	\$994	
2027	\$1,457	\$0	\$0	\$0	\$1,457	\$974	\$0	\$0	\$974	
2028	\$1,486	\$0	\$0	\$0	\$1,486	\$955	\$0	\$0	\$955	
2029	\$1,516	\$0	\$0	\$0	\$1,516	\$936	\$0	\$0	\$936	
2030	\$1,546	\$0	\$0	\$0	\$1,546	\$917	\$0	\$0	\$917	
2031	\$1,577	\$0	\$0	\$0	\$1,577	\$899	\$0	\$0	\$899	
2032	\$1,609	\$0	\$0	\$0	\$1,609	\$881	\$0	\$0	\$881	
2033	\$1,641	\$0	\$0	\$0	\$1,641	\$863	\$0	\$0	\$863	
2034	\$1,674	\$0	\$0	\$0	\$1,674	\$846	\$0	\$0	\$846	
2035	\$1,707	\$0	\$0	\$0	\$1,707	\$829	\$0	\$0	\$829	
2036	\$1,741	\$0	\$0	\$0	\$1,741	\$812	\$0	\$0	\$812	
2037	\$1,776	\$0	\$0	\$0	\$1,776	\$796	\$0	\$0	\$796	
2038	\$1,812	\$0	\$0	\$0	\$1,812	\$780	\$0	\$0	\$780	
2039	\$1,848	\$0	\$0	\$0	\$1,848	\$764	\$0	\$0	\$764	
2040	\$1,885	\$0	\$0	\$0	\$1,885	\$749	\$0	\$0	\$749	
2041	\$1,922	\$0	\$0	\$0	\$1,922	\$734	\$0	\$0	\$734	
2042	\$1,961	\$0	\$0	\$0	\$1,961	\$719	\$0	\$0	\$719	
2043	\$2,000	\$0	\$0	\$0	\$2,000	\$705	\$0	\$0	\$705	
2044	\$2,040	\$0	\$0	\$0	\$2,040	\$691	\$0	\$0	\$691	
2045	\$2,081	\$0	\$0	\$0	\$2,081	\$677	\$0	\$0	\$677	
2046	\$2,123	\$0	\$0	\$0	\$2,123	\$664	\$0	\$0	\$664	
Total	\$43,367	\$0	\$0	\$0	\$43,367	\$22,467	\$0	\$0	\$22,467	

Year	With Redevelopment					Without Redevelopment			
	Sales Tax	Real Property Tax	PILOT	Personal Property Tax	Total	Sales Tax	Real Property Tax	Personal Property Tax	Total
2021	\$35,739	\$0	\$0	\$0	\$35,739	\$35,739	\$0	\$0	\$35,739
2022	\$42,887	\$0	\$0	\$0	\$42,887	\$35,025	\$0	\$0	\$35,025
2023	\$43,745	\$0	\$0	\$0	\$43,745	\$34,324	\$0	\$0	\$34,324
2024	\$44,620	\$0	\$0	\$0	\$44,620	\$33,638	\$0	\$0	\$33,638
2025	\$45,512	\$0	\$0	\$0	\$45,512	\$32,965	\$0	\$0	\$32,965
2026	\$46,423	\$0	\$0	\$0	\$46,423	\$32,306	\$0	\$0	\$32,306
2027	\$47,351	\$0	\$0	\$0	\$47,351	\$31,659	\$0	\$0	\$31,659
2028	\$48,298	\$0	\$0	\$0	\$48,298	\$31,026	\$0	\$0	\$31,026
2029	\$49,264	\$0	\$0	\$0	\$49,264	\$30,406	\$0	\$0	\$30,406
2030	\$50,249	\$0	\$0	\$0	\$50,249	\$29,798	\$0	\$0	\$29,798
2031	\$51,254	\$0	\$0	\$0	\$51,254	\$29,202	\$0	\$0	\$29,202
2032	\$52,279	\$0	\$0	\$0	\$52,279	\$28,618	\$0	\$0	\$28,618
2033	\$53,325	\$0	\$0	\$0	\$53,325	\$28,045	\$0	\$0	\$28,045
2034	\$54,391	\$0	\$0	\$0	\$54,391	\$27,484	\$0	\$0	\$27,484
2035	\$55,479	\$0	\$0	\$0	\$55,479	\$26,935	\$0	\$0	\$26,935
2036	\$56,589	\$0	\$0	\$0	\$56,589	\$26,396	\$0	\$0	\$26,396
2037	\$57,721	\$0	\$0	\$0	\$57,721	\$25,868	\$0	\$0	\$25,868
2038	\$58,875	\$0	\$0	\$0	\$58,875	\$25,351	\$0	\$0	\$25,351
2039	\$60,052	\$0	\$0	\$0	\$60,052	\$24,844	\$0	\$0	\$24,844
2040	\$61,254	\$0	\$0	\$0	\$61,254	\$24,347	\$0	\$0	\$24,347
2041	\$62,479	\$0	\$0	\$0	\$62,479	\$23,860	\$0	\$0	\$23,860
2042	\$63,728	\$0	\$0	\$0	\$63,728	\$23,383	\$0	\$0	\$23,383
2043	\$65,003	\$0	\$0	\$0	\$65,003	\$22,915	\$0	\$0	\$22,915
2044	\$66,303	\$0	\$0	\$0	\$66,303	\$22,457	\$0	\$0	\$22,457
2045	\$67,629	\$0	\$0	\$0	\$67,629	\$22,008	\$0	\$0	\$22,008
2046	\$68,981	\$0	\$0	\$0	\$68,981	\$21,567	\$0	\$0	\$21,567
Total	\$1,409,430	\$0	\$0	\$0	\$1,409,430	\$730,163	\$0	\$0	\$730,163