

Southside Plaza LCRA REDEVELOPMENT PLAN

**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 31st 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
Est. Sales/Use Tax Savings	\$ 62,781

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.

EXHIBIT 1
ORDINANCE NO. 7472
[SEE ATTACHED]

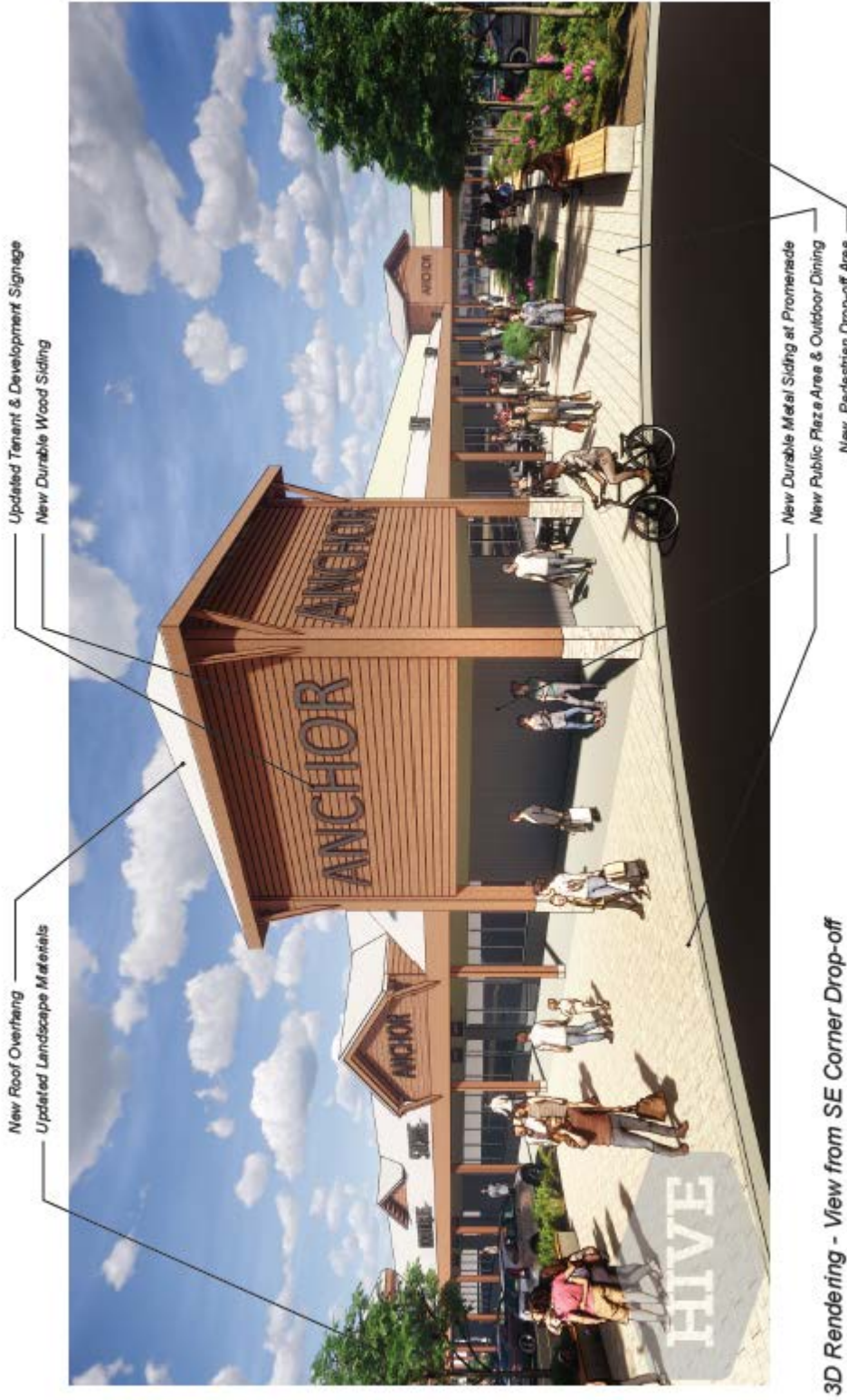
EXHIBIT 2
LEGAL DESCRIPTION OF THE PROPERTY

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

Item	Total Cost	CID Eligible Cost
Land Acquisition	\$3,250,000	\$0.00
Building Improvements		
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
Site Improvements		
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
Total	\$4,814,349	\$1,439,379
		29.89%

EXHIBIT 6
FIXED PILOT SCHEDULE

Year	PILOT
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
<i>Land Acquisition</i>	\$3,250,000
<i>Building Improvements</i>	
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
<i>Site Improvements</i>	
Retaining Wall - Tiebacks	\$35,700
Parking Lot	\$86,850
Stormwater Drainage	\$60,000
Concrete Improvements	\$5,259
Total	\$4,814,349

Project Assumptions

Shopping Center Real Property Assumptions	Strip Mall	Outparcel	Combined
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

Construction Materials and Personal Property	
Building Materials	\$ 798,737

Sales	
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		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%
Total Levy Rate	9.7577%	100%

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%
Total Rate	7.8550%	100%

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
Total	100%	\$ 798,737.00

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
Total	\$21,993,452	\$33,359,283	\$11,365,831	\$14,058,554

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 & PILOTs with Redevelopment							
	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	\$1,483,200	\$515,000	\$164,800	\$ -	\$ 16,081	\$144,726	\$ 16,081
2024	\$ 3,185,000	\$ 1,019,200	\$ 99,450	\$4,635,000	\$1,483,200	\$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	\$ 91,097
2026	\$ 3,121,300	\$ 998,816	\$ 97,461	\$4,774,050	\$1,527,696	\$530,450	\$169,744	\$ 74,534	\$ 16,563	\$74,534	\$ 91,097
2027	\$ 3,058,874	\$ 978,840	\$ 95,512	\$4,917,272	\$1,573,527	\$546,364	\$174,836	\$ 76,770	\$ 17,060	\$76,770	\$ 93,830
2028	\$ 3,058,874	\$ 978,840	\$ 95,512	\$4,917,272	\$1,573,527	\$546,364	\$174,836	\$ 76,770	\$ 17,060	\$76,770	\$ 93,830
2029	\$ 2,997,697	\$ 959,263	\$ 93,602	\$5,064,790	\$1,620,733	\$562,754	\$180,081	\$ 79,073	\$ 17,572	\$79,073	\$ 96,645
2030	\$ 2,997,697	\$ 959,263	\$ 93,602	\$5,064,790	\$1,620,733	\$562,754	\$180,081	\$ 79,073	\$ 17,572	\$79,073	\$ 96,645
2031	\$ 2,937,743	\$ 940,078	\$ 91,730	\$5,216,733	\$1,669,355	\$579,637	\$185,484	\$ -	\$180,990	\$0	\$ 180,990
2032	\$ 2,937,743	\$ 940,078	\$ 91,730	\$5,216,733	\$1,669,355	\$579,637	\$185,484	\$ -	\$180,990	\$0	\$ 180,990
2033	\$ 2,878,988	\$ 921,276	\$ 89,895	\$5,373,235	\$1,719,435	\$597,026	\$191,048	\$ -	\$186,419	\$0	\$ 186,419
2034	\$ 2,878,988	\$ 921,276	\$ 89,895	\$5,373,235	\$1,719,435	\$597,026	\$191,048	\$ -	\$186,419	\$0	\$ 186,419
2035	\$ 2,821,408	\$ 902,851	\$ 88,097	\$5,534,432	\$1,771,018	\$614,937	\$196,780	\$ -	\$192,012	\$0	\$ 192,012
2036	\$ 2,821,408	\$ 902,851	\$ 88,097	\$5,534,432	\$1,771,018	\$614,937	\$196,780	\$ -	\$192,012	\$0	\$ 192,012
2037	\$ 2,764,980	\$ 884,794	\$ 86,335	\$5,700,465	\$1,824,149	\$633,385	\$202,683	\$ -	\$197,772	\$0	\$ 197,772
2038	\$ 2,764,980	\$ 884,794	\$ 86,335	\$5,700,465	\$1,824,149	\$633,385	\$202,683	\$ -	\$197,772	\$0	\$ 197,772
2039	\$ 2,709,680	\$ 867,098	\$ 84,609	\$5,871,479	\$1,878,873	\$652,387	\$208,764	\$ -	\$203,705	\$0	\$ 203,705
2040	\$ 2,709,680	\$ 867,098	\$ 84,609	\$5,871,479	\$1,878,873	\$652,387	\$208,764	\$ -	\$203,705	\$0	\$ 203,705
2041	\$ 2,655,487	\$ 849,756	\$ 82,917	\$6,047,624	\$1,935,240	\$671,958	\$215,027	\$ -	\$209,817	\$0	\$ 209,817
2042	\$ 2,655,487	\$ 849,756	\$ 82,917	\$6,047,624	\$1,935,240	\$671,958	\$215,027	\$ -	\$209,817	\$0	\$ 209,817
2043	\$ 2,602,377	\$ 832,761	\$ 81,258	\$6,229,052	\$1,993,297	\$692,117	\$221,477	\$ -	\$216,111	\$0	\$ 216,111
2044	\$ 2,602,377	\$ 832,761	\$ 81,258	\$6,229,052	\$1,993,297	\$692,117	\$221,477	\$ -	\$216,111	\$0	\$ 216,111
2045	\$ 2,550,329	\$ 816,105	\$ 79,633	\$6,415,924	\$2,053,096	\$712,880	\$228,122	\$ -	\$222,594	\$0	\$ 222,594
2046	\$ 2,550,329	\$ 816,105	\$ 79,633	\$6,415,924	\$2,053,096	\$712,880	\$228,122	\$ -	\$222,594	\$0	\$ 222,594
		Total	\$ 2,343,963		Total			\$ 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
Total	\$8,105,554	\$3,164,234	\$11,269,788	\$2,701,581	\$3,756,220	\$1,054,639	\$263,612

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%
Total	100%

CB - All

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
Total	\$2,620,372	\$3,384,616	\$460,754	\$366,521	\$6,832,263	\$1,357,499	\$2,343,963	\$263,612	\$3,965,074

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	\$ 349,828	\$ 224,079
HND WKSHP	\$ 25,576	\$ 15,590	\$ 9,986
JR College	\$ 83,861	\$ 51,118	\$ 32,743
Library	\$ 145,654	\$ 88,784	\$ 56,870
Mental Health	\$ 41,615	\$ 25,367	\$ 16,249
School	\$ 2,155,846	\$ 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	\$ 3,845,370.4	\$ 2,343,962.6	\$ 1,501,407.8

PERSONAL PROPERTY TAX REVENUE			
Lee's Summit	\$ 54,702	\$ 39,343	\$ 15,359
HND WKSHP	\$ 2,438	\$ 1,753	\$ 684
JR College	\$ 7,993	\$ 5,749	\$ 2,244
Library	\$ 13,883	\$ 9,985	\$ 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	\$ 366,521	\$ 263,612	\$ 102,909

SALES TAX REVENUE			
Lee's Summit	\$ 750,584	\$ 388,844	\$ 361,740
HND WKSHP	\$ -	\$ -	\$ -
JR College	\$ -	\$ -	\$ -
Library	\$ -	\$ -	\$ -
Mental Health	\$ -	\$ -	\$ -
School	\$ -	\$ -	\$ -
Jackson County	\$ 416,991	\$ 216,025	\$ 200,966
Blind Pension	\$ -	\$ -	\$ -
Replacement Tax	\$ -	\$ -	\$ -
Zoo	\$ 43,367	\$ 22,467	\$ 20,901
State of Missouri	\$ 1,409,430	\$ 730,163	\$ 679,266

TOTAL SALES TAX REVENUE			
ALL TAXING DISTRICTS	\$ 2,620,371.7	\$ 1,357,498.8	\$ 1,262,872.8

COMBINED REAL/PERSONAL/SALES TAX REVENUE			
Lee's Summit	\$ 1,379,193	\$ 778,015	\$ 601,178
HND WKSHP	\$ 28,014	\$ 17,343	\$ 10,671
JR College	\$ 91,855	\$ 56,867	\$ 34,988
Library	\$ 159,537	\$ 98,769	\$ 60,768
Mental Health	\$ 45,582	\$ 28,220	\$ 17,362
School	\$ 2,361,330	\$ 1,461,896	\$ 899,435
Jackson County	\$ 680,728	\$ 379,304	\$ 301,424
Blind Pension	\$ 12,949	\$ 8,017	\$ 4,932
Replacement Tax	\$ 620,278	\$ 384,013	\$ 236,265
Zoo	\$ 43,367	\$ 22,467	\$ 20,901
State of Missouri	\$ 1,409,430	\$ 730,163	\$ 679,266

TOTAL COMBINED TAX REVENUE			
ALL TAXING DISTRICTS	\$ 6,832,263	\$ 3,965,074	\$ 2,867,189

CB - City

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	\$68,766	\$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

CB - School

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	\$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

CB - County

Year	With Redevelopment					Without Redevelopment			
	Sales Tax	Real Property Tax	PILOT	Personal 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	\$11,333	\$0	\$867	\$27,364	\$8,640	\$5,744	\$590	\$14,973
2032	\$15,467	\$11,333	\$0	\$748	\$27,549	\$8,467	\$5,744	\$506	\$14,716
2033	\$15,777	\$11,673	\$0	\$629	\$28,079	\$8,297	\$5,629	\$421	\$14,348
2034	\$16,092	\$11,673	\$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

CB - Zoo

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

CB - State

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