Oldham Village Development Sources and Uses				
"Back of Napkin"				
TIF District EATS	$10,797,253	NPV		
CID and TDD Other 50% Non-Captured - Pledged	$3,809,867	NPV		
CID and TDD Pledged 100% Revenue from Base Sales	$995,512	NPV		
Ad Valorem from CBA (PILOTS?) # from Developer CBA	$3,599,314	NPV		
Total TIF Revenue plus CID and TDD pledges	**$19,201,946**			
Plus Sales Tax Exemption Value (Developer)	$5,200,067			
Pluse value of the Real Property Tax Abatement (Developer)	$3,202,000			
Total Incentives	**$27,604,013**		**$37,000,000**	
			(includes interchange)	
Total Project Costs	**$182,161,911**			
% of Incentive	15%		20%	
What are the Blight Clearing Costs?				
(from Baker Tilley Report - More Detail May be Helpful)				
Roadway, sanitary sewer, and water improvements	$5,898,801			
Drainage and Grading	$5,442,658			
Offsite Sewer	$3,000,000			
Electric and gas main relocation	$1,216,590			
Demolition	$850,188			
Contingency	$2,290,802			
Total Redevelopment Costs	**$18,699,039**			
(Need to line up revenue sources with character of sales tax revenue)				

ESTIMATED SALES TAX REVENUE PROJECTIONS

GROWTH RATES			
ANNUAL GROWTH RATE		1.5%	
NET PRESENT VALUE (NPV)*		7.0%	
PAYMENT INTEREST RATE			
*NPV BEGINS IN YEAR 4			
ESTIMATED SALES			
		ANNUAL	ANNUAL
From Oldham Village TIF Plan	**SQ. FT.**	**SALES PER S.F.**	**SALES TOTAL**
Cost Benefit Analyis			
Page 5			
Column 12 from left - Incremental Taxable Sales			
(Taxable Sales Less Base Taxable Sales)			
Entered in Annual Sales Column			
TOTAL COSTS TO BE REIMBURSED			
SALES TAX LEVY			
TIF Sales Tax (EATS) the 50%	**2.313%**		
CID and TDD (UnCaptured 50% of 1.5 cents)	**0.750%**		
TIF Sales Tax (EATs 2035 and Beyond)	**1.9375%**		
(assumes non-renewal of city P&R and Capital Improvement taxes)			
CID and TDD - Revenue from Base Sales	1.500%		
List of Taxing District Sales Taxes			
City General Sales Tax	1.000%		
Ctiy Capital Improvement Sales Tax (Expires in 2034)	0.500%		
City Transportation Sales Tax	0.500%		
City Parks & Recreation Sales Tax (Expires in 2034)	0.250%		
City Public Safety	0.500%		
County Children's Services Tax	0.250%		
County Drug Enforcement Sales Tax	0.250%		
County General Sales Tax	0.500%		
KC Zoological District Sales Tax	0.125%		
Jackson County Stadium Sales Tax	0.375%		
Regional CID - TIF District Only	*1.000%*		
Regional TDD - TIF District Only	*0.500%*		
Total Local Sales Tax	5.750%		
Total State Sales Tax	4.225%		
Total Sales Tax within TIF Boundaries	**9.975%**		
Less			
City Public Safety	0.500%		
County Children's Services Tax	0.250%		
County Sports Complex Sales Tax	0.375%		
State Sales Tax	4.225%		
Total Sales Tax Levies Captured by TIF	**4.625%**		
Total EATS Tax Levies (50%)	**2.313%**		

ESTIMATED SALES TAX REVENUE PROJECTIONS

YEAR	ANNUAL RETAIL SALES	REVENUE PROJECTIONS	CUMULATIVE PROJECTIONS without net present value	CUMULATIVE DEBT CAPACITY AT 7% NPV (Beginning yr. 4)	CUMULATIVE DEBT CAPACITY AT 7% NPV AT 1.3 COVERAGE	LOAN PAYMENTS BASED ON CONSTANT PAYMENT & INTEREST FOR CERTAIN TERM
2025	-	-	-	-	-	-
2	5,764,250	133,298	133,298	133,298	102,537	-
3	30,759,200	711,307	844,605	844,605	649,696	-
4	48,746,078	1,127,253	1,971,858	1,557,042	1,197,724	-
5	49,567,269	1,146,243	3,118,101	2,374,297	1,826,383	-
6	50,400,778	1,165,518	4,283,619	3,150,931	2,423,793	-
7	51,246,789	1,185,082	5,468,701	3,888,941	2,991,493	-
8	52,105,491	1,204,939	6,673,640	4,590,226	3,530,943	-
9	52,977,074	1,225,095	7,898,735	5,256,597	4,043,536	-
10	53,861,730	1,245,553	9,144,288	5,889,773	4,530,594	-
2035	54,759,656	1,060,968	10,205,256	6,393,831	4,918,332	-
12	55,671,051	1,078,627	11,283,883	6,872,754	5,286,734	-
13	56,596,116	1,096,550	12,380,432	7,327,783	5,636,756	-
14	57,535,058	1,114,742	13,495,174	7,760,099	5,969,307	-
15	58,488,084	1,133,207	14,628,381	8,170,826	6,285,250	-
16	59,455,405	1,151,948	15,780,329	8,561,030	6,585,408	
17	60,437,236	1,170,971	16,951,301	8,931,730	6,870,561	
18	61,433,795	1,190,280	18,141,581	9,283,891	7,141,454	
19	62,445,302	1,209,878	19,351,458	9,618,432	7,398,794	
20	63,471,981	1,229,770	20,581,228	9,936,228	7,643,252	
21	64,514,061	1,249,960	21,831,188	10,238,110	7,875,469	
22	65,571,772	1,270,453	23,101,641	10,524,868	8,096,052	
23	66,645,348	1,291,254	24,392,894	**10,797,253**	8,305,580	
	$ 1,182,453,524	**$ 24,392,894**				**$ -**
	Present Value					
	At 7%	**$10,797,253**				

Estimated Sales Tax Revenue

YEAR	Developer Cost Benefit Analysis Incremental Taxable Sales	Annual Retail Sales Base Sales not Captured by TIF but Revenue Generating for TDD/CID	REVENUE PROJECTIONS other CID/TDD 50% pledged	REVENUE PROJECTIONS TDD/CID FROM UNCAPTURED BASE	CUMULATIVE PROJECTIONS without NPV	CUMULATIVE DEBT CAPACITY AT 7% NPV (Beginning yr. 4)
2025	-		-		-	-
2	5,764,250	6,000,000	43,232	90,000	43,232	133,298
3	30,759,200	6,000,000	230,694	90,000	273,926	754,538
4	48,746,078	6,000,000	365,596	90,000	639,521	504,987
5	49,567,269	6,000,000	371,755	90,000	1,011,276	770,042
6	50,400,778	6,000,000	378,006	90,000	1,389,282	1,021,924
7	51,246,789	6,000,000	384,351	90,000	1,773,633	1,261,278
8	52,105,491	6,000,000	390,791	90,000	2,164,424	1,488,722
9	52,977,074	6,000,000	397,328	90,000	2,561,752	1,704,842
10	53,861,730	6,000,000	403,963	90,000	2,965,715	1,910,197
11	54,759,656	6,000,000	410,697	90,000	3,376,412	2,105,316
12	55,671,051	6,000,000	417,533	90,000	3,793,945	2,290,705
13	56,596,116	6,000,000	424,471	90,000	4,218,416	2,466,846
14	57,535,058	6,000,000	431,513	90,000	4,649,929	2,634,194
15	58,488,084	6,000,000	438,661	90,000	5,088,590	2,793,185
16	59,455,405	6,000,000	445,916	90,000	5,534,505	2,944,232
17	60,437,236	6,000,000	453,279	90,000	5,987,784	3,087,728
18	61,433,795	6,000,000	460,753	90,000	6,448,538	3,224,049
19	62,445,302	6,000,000	468,340	90,000	6,916,878	3,353,549
20	63,471,981	6,000,000	476,040	90,000	7,392,918	3,476,566
21	64,514,061	6,000,000	483,855	90,000	7,876,773	3,593,424
22	65,571,772	6,000,000	491,788	90,000	8,368,561	3,704,427
23	66,645,348	6,000,000	499,840	90,000	8,868,401	**3,809,867**
	$ 1,182,453,524		**$ 8,868,401**	**$ 1,980,000**		
	Present Value At 7%		**$3,809,867**	**$995,512**		