

**Model:** Grandstand Property Tax Abatement (83 new employees)**Project Summary**

Capital Investment in Plant:	\$4,314,470
Annual Local Expenditures by Firm:	\$3,960,000
Retained Jobs:	134
Average Wage per Retained Job:	\$27,784
Indirect Jobs Created:	47
Average Wage of Indirect Jobs:	\$17,567
Total New Households:	53
Discount Rate:	6.50%
Cost and Revenue Escalation:	1.00%
Number of Years Evaluated:	15

**Incentives**

IRB Offered	No
Value of IRB Construction Sales Tax:	\$0
Tax Rebate:	65% declines over 10 years
Length of Tax Abatement/s:	10 Years
Value of Tax Abatements, Total:	\$1,076,777
Other Incentives	
Site Infrastructure:	\$0
Facility Construction:	\$0
Loans/Grants:	\$0

**Value of All Incentives Offered: \$1,076,777**

Value of All Incentives per Job per Year:	\$536
Value of Incentives in Hourly Pay:	\$0.26
Value of Incentives per Dollar Invested:	\$0.25

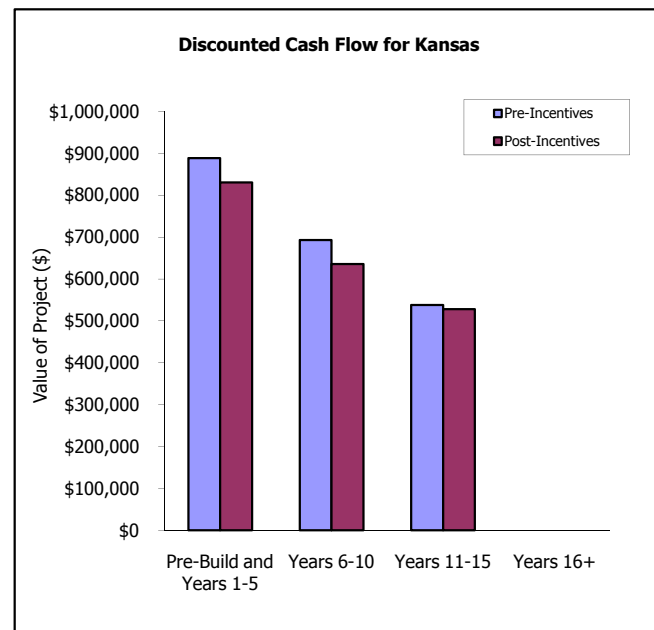
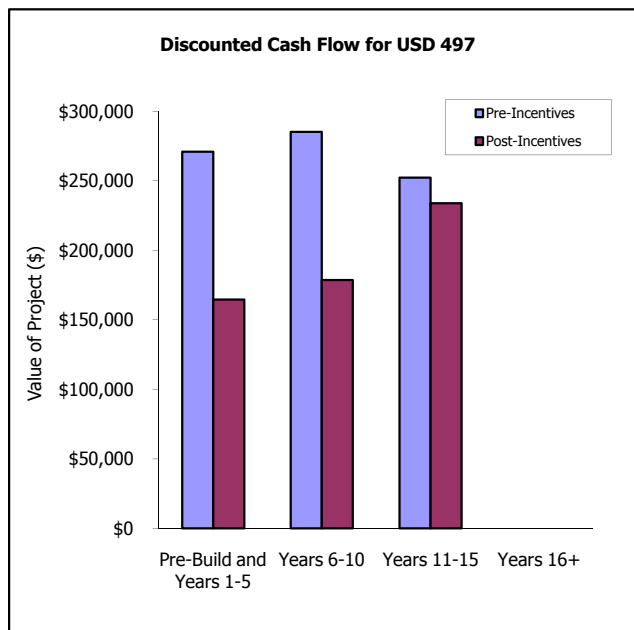
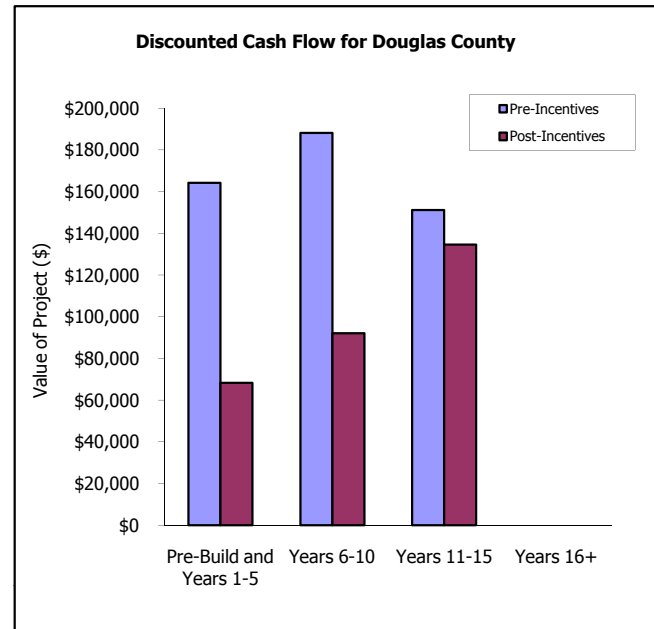
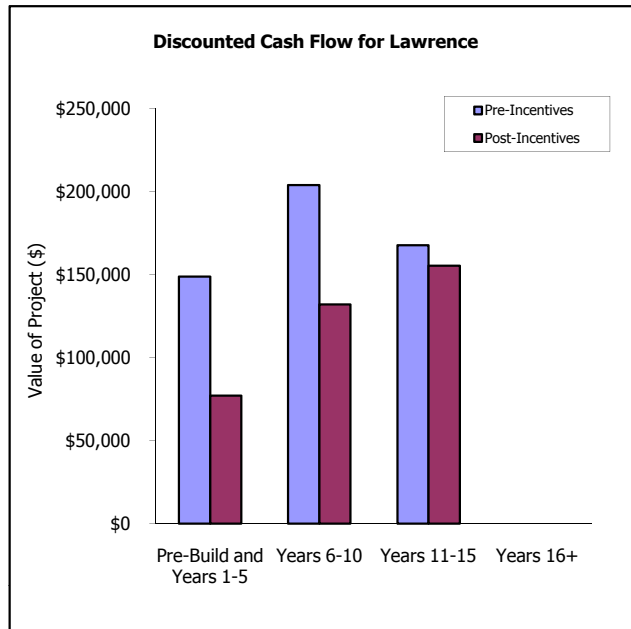
**Summary of Results**

<b>Returns for Jurisdictions</b>	<b>Lawrence</b>	<b>Douglas County</b>	<b>USD 497</b>	<b>State of Kansas</b>
Revenues	\$2,319,734	\$1,424,215	\$1,678,850	\$3,432,513
Costs	\$1,411,599	\$565,017	\$303,772	\$0
<i>Revenue Stream, Pre-Incentives</i>	<i>\$908,135</i>	<i>\$859,198</i>	<i>\$1,375,078</i>	<i>\$3,432,513</i>
Value of Incentives Offered	\$232,479	\$311,494	\$345,460	\$187,343
<b>Revenue Stream with Incentives</b>	<b>\$675,656</b>	<b>\$547,704</b>	<b>\$1,029,618</b>	<b>\$3,245,170</b>

<b>Returns for Jurisdictions, Discounted</b>	<b>Lawrence</b>	<b>Douglas County</b>	<b>USD 497</b>	<b>State of Kansas</b>
Discount Rate	6.50%			
Discounted Cash Flow, Without Incentives	\$519,993	\$503,640	\$808,728	\$2,119,445
<i>Benefit/Cost Ratio, Without Incentives</i>	<i>1.61</i>	<i>2.49</i>	<i>5.66</i>	<i>N/A</i>
Discounted Cash Flow, With Incentives	\$364,196	\$294,891	\$577,218	\$1,993,896
<b>Benefit/Cost Ratio, With Incentives</b>	<b>1.43</b>	<b>1.87</b>	<b>4.33</b>	<b>N/A</b>

**Model:**

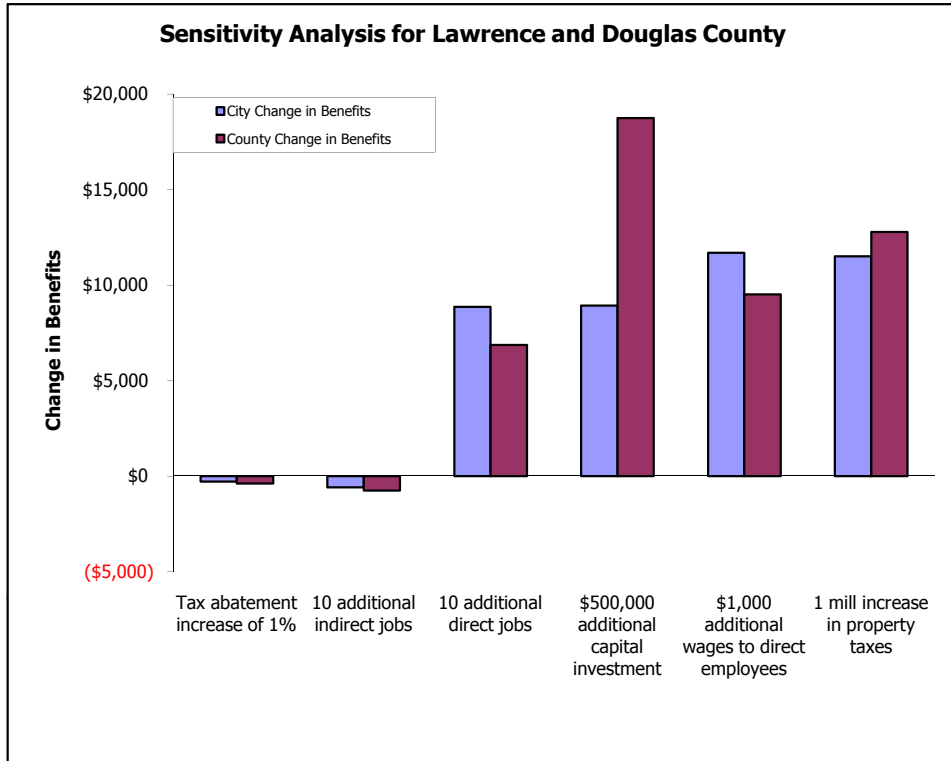
Grandstand Property Tax Abatement (83 new employees)

**Graphs of Benefits and Costs by Time Period, with and Without Abatement**

**Model:**

Grandstand Property Tax Abatement (83 new employees)

**Sensitivity Analysis**



**Model:** Grandstand Property Tax Abatement (83 new employees)**APPENDIX 1: Annual Results (not Discounted)**

<i>Lawrence</i>					
Year	Revenues	Costs	Incentives	Net	Cumulative
Pre-Operation	\$0	\$0	\$0	\$0	\$0
1	\$82,974	(\$132,765)	\$0	(\$49,791)	(\$49,791)
2	\$95,673	(\$47,710)	(\$21,850)	\$26,112	(\$23,679)
3	\$109,333	(\$47,228)	(\$22,157)	\$39,947	\$16,268
4	\$122,327	(\$57,656)	(\$22,379)	\$42,292	\$58,560
5	\$135,437	(\$64,889)	(\$22,828)	\$47,720	\$106,281
6	\$151,176	(\$78,134)	(\$23,057)	\$49,986	\$156,266
7	\$159,336	(\$89,536)	(\$23,402)	\$46,397	\$202,663
8	\$169,467	(\$100,153)	(\$23,636)	\$45,678	\$248,341
9	\$175,618	(\$111,989)	(\$23,990)	\$39,639	\$287,980
10	\$181,793	(\$124,051)	(\$24,467)	\$33,274	\$321,255
11	\$183,611	(\$109,290)	(\$24,712)	\$49,609	\$370,864
12	\$185,447	(\$110,383)	\$0	\$75,064	\$445,929
13	\$187,301	(\$111,486)	\$0	\$75,815	\$521,744
14	\$189,174	(\$112,601)	\$0	\$76,573	\$598,317
15	\$191,066	(\$113,727)	\$0	\$77,339	\$675,656

<i>Douglas County</i>					
Year	Revenues	Costs	Incentives	Net	Cumulative
Pre-Operation	\$0	\$0	\$0	\$0	\$0
1	\$56,153	(\$63,789)	\$0	(\$7,636)	(\$7,636)
2	\$64,264	(\$14,910)	(\$29,277)	\$20,076	\$12,440
3	\$69,993	(\$17,017)	(\$29,688)	\$23,287	\$35,727
4	\$75,572	(\$20,819)	(\$29,985)	\$24,768	\$60,495
5	\$81,363	(\$24,427)	(\$30,587)	\$26,349	\$86,844
6	\$88,033	(\$28,828)	(\$30,893)	\$28,311	\$115,155
7	\$95,108	(\$33,628)	(\$31,356)	\$30,124	\$145,279
8	\$101,311	(\$37,944)	(\$31,670)	\$31,697	\$176,976
9	\$106,300	(\$42,926)	(\$32,144)	\$31,231	\$208,207
10	\$111,527	(\$48,003)	(\$32,783)	\$30,741	\$238,948
11	\$112,643	(\$45,623)	(\$33,111)	\$33,909	\$272,857
12	\$113,769	(\$46,079)	\$0	\$67,690	\$340,546
13	\$114,907	(\$46,540)	\$0	\$68,367	\$408,913
14	\$116,056	(\$47,006)	\$0	\$69,050	\$477,963
15	\$117,216	(\$47,476)	\$0	\$69,741	\$547,704

**Model:** Grandstand Property Tax Abatement (83 new employees)**APPENDIX 1: Annual Results (not Discounted) (Continued)**

<i>USD 497</i>					
Year	Revenues	Costs	Incentives	Net	Cumulative
Pre-Operation	\$0	\$0	\$0	\$0	\$0
1	\$60,968	(\$7,988)	\$0	\$52,979	\$52,979
2	\$71,413	(\$10,516)	(\$32,469)	\$28,428	\$81,407
3	\$77,748	(\$10,639)	(\$32,926)	\$34,183	\$115,590
4	\$84,911	(\$13,116)	(\$33,255)	\$38,540	\$154,130
5	\$91,803	(\$14,654)	(\$33,923)	\$43,226	\$197,357
6	\$100,165	(\$17,864)	(\$34,262)	\$48,039	\$245,396
7	\$108,948	(\$20,428)	(\$34,775)	\$53,744	\$299,140
8	\$117,631	(\$23,042)	(\$35,123)	\$59,465	\$358,605
9	\$126,745	(\$25,707)	(\$35,649)	\$65,389	\$423,994
10	\$136,300	(\$28,422)	(\$36,358)	\$71,521	\$495,515
11	\$137,663	(\$25,759)	(\$36,721)	\$75,183	\$570,698
12	\$139,040	(\$26,016)	\$0	\$113,023	\$683,721
13	\$140,430	(\$26,277)	\$0	\$114,154	\$797,875
14	\$141,834	(\$26,539)	\$0	\$115,295	\$913,170
15	\$143,253	(\$26,805)	\$0	\$116,448	\$1,029,618

<i>State of Kansas</i>					
Year	Revenues	Costs	Incentives	Net	Cumulative
Pre-Operation	\$0	\$0	\$0	\$0	\$0
1	\$208,913	\$0	\$0	\$208,913	\$208,913
2	\$211,002	\$0	(\$17,608)	\$193,394	\$402,307
3	\$213,966	\$0	(\$17,856)	\$196,111	\$598,418
4	\$216,106	\$0	(\$18,034)	\$198,072	\$796,490
5	\$220,445	\$0	(\$18,396)	\$202,049	\$998,539
6	\$222,650	\$0	(\$18,580)	\$204,070	\$1,202,609
7	\$225,987	\$0	(\$18,859)	\$207,129	\$1,409,737
8	\$228,247	\$0	(\$19,047)	\$209,200	\$1,618,938
9	\$231,663	\$0	(\$19,332)	\$212,331	\$1,831,268
10	\$236,269	\$0	(\$19,717)	\$216,553	\$2,047,821
11	\$238,632	\$0	(\$19,914)	\$218,718	\$2,266,539
12	\$241,018	\$0	\$0	\$241,018	\$2,507,557
13	\$243,428	\$0	\$0	\$243,428	\$2,750,986
14	\$245,863	\$0	\$0	\$245,863	\$2,996,848
15	\$248,321	\$0	\$0	\$248,321	\$3,245,170

**Model:** Grandstand Property Tax Abatement (83 new employees)**APPENDIX 2: Annual Results (Discounted)**

<i>Lawrence</i>					
Year	Discounted Revenues	Discounted Costs	Discounted Incentives	Net	Cumulative
Pre-Operation	\$0	\$0	\$0	\$0	\$0
1	\$77,908	(\$124,660)	\$0	(\$46,752)	(\$46,752)
2	\$84,348	(\$42,063)	(\$19,264)	\$23,021	(\$23,730)
3	\$90,506	(\$39,095)	(\$18,342)	\$33,068	\$9,338
4	\$95,080	(\$44,814)	(\$17,394)	\$32,872	\$42,210
5	\$98,844	(\$47,357)	(\$16,660)	\$34,827	\$77,037
6	\$103,595	(\$53,542)	(\$15,800)	\$34,253	\$111,290
7	\$102,520	(\$57,610)	(\$15,058)	\$29,853	\$141,143
8	\$102,382	(\$60,506)	(\$14,280)	\$27,596	\$168,739
9	\$99,620	(\$63,526)	(\$13,609)	\$22,485	\$191,224
10	\$96,827	(\$66,073)	(\$13,032)	\$17,723	\$208,947
11	\$91,825	(\$54,657)	(\$12,359)	\$24,810	\$233,757
12	\$87,081	(\$51,833)	\$0	\$35,248	\$269,005
13	\$82,583	(\$49,155)	\$0	\$33,427	\$302,433
14	\$78,316	(\$46,616)	\$0	\$31,701	\$334,133
15	\$74,270	(\$44,208)	\$0	\$30,063	\$364,196

<i>Douglas County</i>					
Year	Discounted Revenues	Discounted Costs	Discounted Incentives	Net	Cumulative
Pre-Operation	\$0	\$0	\$0	\$0	\$0
1	\$52,725	(\$59,895)	\$0	(\$7,170)	(\$7,170)
2	\$56,657	(\$13,145)	(\$25,811)	\$17,700	\$10,530
3	\$57,940	(\$14,087)	(\$24,576)	\$19,277	\$29,807
4	\$58,739	(\$16,182)	(\$23,306)	\$19,251	\$49,058
5	\$59,380	(\$17,827)	(\$22,323)	\$19,230	\$68,288
6	\$60,325	(\$19,755)	(\$21,170)	\$19,400	\$87,688
7	\$61,195	(\$21,637)	(\$20,175)	\$19,382	\$107,071
8	\$61,206	(\$22,923)	(\$19,133)	\$19,149	\$126,220
9	\$60,300	(\$24,350)	(\$18,234)	\$17,716	\$143,936
10	\$59,402	(\$25,568)	(\$17,461)	\$16,373	\$160,309
11	\$56,333	(\$22,817)	(\$16,559)	\$16,958	\$177,267
12	\$53,423	(\$21,638)	\$0	\$31,785	\$209,053
13	\$50,663	(\$20,520)	\$0	\$30,143	\$239,196
14	\$48,046	(\$19,460)	\$0	\$28,586	\$267,782
15	\$45,564	(\$18,455)	\$0	\$27,109	\$294,891

**Model:** Grandstand Property Tax Abatement (83 new employees)**APPENDIX 2: Annual Results (Discounted) (Continued)**

<i>USD 497</i>					
Year	Discounted Revenues	Discounted Costs	Discounted Incentives	Net	Cumulative
Pre-Operation	\$0	\$0	\$0	\$0	\$0
1	\$57,245	(\$7,501)	\$0	\$49,745	\$49,745
2	\$62,960	(\$9,271)	(\$28,626)	\$25,063	\$74,808
3	\$64,360	(\$8,807)	(\$27,256)	\$28,297	\$103,104
4	\$65,998	(\$10,194)	(\$25,848)	\$29,956	\$133,060
5	\$66,999	(\$10,695)	(\$24,757)	\$31,547	\$164,607
6	\$68,639	(\$12,241)	(\$23,478)	\$32,919	\$197,526
7	\$70,099	(\$13,144)	(\$22,375)	\$34,580	\$232,106
8	\$71,065	(\$13,921)	(\$21,219)	\$35,925	\$268,032
9	\$71,897	(\$14,582)	(\$20,222)	\$37,092	\$305,124
10	\$72,597	(\$15,138)	(\$19,365)	\$38,094	\$343,218
11	\$68,846	(\$12,882)	(\$18,365)	\$37,600	\$380,817
12	\$65,290	(\$12,217)	\$0	\$53,073	\$433,890
13	\$61,917	(\$11,586)	\$0	\$50,331	\$484,221
14	\$58,718	(\$10,987)	\$0	\$47,731	\$531,953
15	\$55,685	(\$10,419)	\$0	\$45,265	\$577,218

<i>State of Kansas</i>					
Year	Discounted Revenues	Discounted Costs	Discounted Incentives	Net	Cumulative
Pre-Operation	\$0	\$0	\$0	\$0	\$0
1	\$196,159	\$0	\$0	\$196,159	\$196,159
2	\$186,025	\$0	(\$15,524)	\$170,501	\$366,660
3	\$177,122	\$0	(\$14,781)	\$162,341	\$529,001
4	\$167,971	\$0	(\$14,017)	\$153,954	\$682,955
5	\$160,884	\$0	(\$13,426)	\$147,458	\$830,413
6	\$152,572	\$0	(\$12,732)	\$139,840	\$970,253
7	\$145,405	\$0	(\$12,134)	\$133,271	\$1,103,524
8	\$137,893	\$0	(\$11,507)	\$126,386	\$1,229,910
9	\$131,412	\$0	(\$10,966)	\$120,446	\$1,350,356
10	\$125,843	\$0	(\$10,502)	\$115,341	\$1,465,697
11	\$119,342	\$0	(\$9,959)	\$109,383	\$1,575,080
12	\$113,176	\$0	\$0	\$113,176	\$1,688,256
13	\$107,329	\$0	\$0	\$107,329	\$1,795,585
14	\$101,785	\$0	\$0	\$101,785	\$1,897,370
15	\$96,526	\$0	\$0	\$96,526	\$1,993,896