

Revised Summaries for County

15 Year Evaluation Period: 705 Mass					
Incentive Package	City	County	USD 497	State	Total Package Value
15Y-95% NRA + IRB Sales Tax Exemption <i>(15Y Evaluation Period)</i>	1.32	0.96	6.43	n/a	\$2,464,892
15Y-95% NRA + IRB Sales Tax Exemption <i>(15Y Evaluation Period)</i>	2.26	1.21	6.43	n/a	\$2,464,892
15Y-95% NRA + IRB Sales Tax Exemption <i>(15Y Evaluation Period)</i>	2.00	1.67	6.43	n/a	\$2,464,892

No Retail Sales Tax

Sales Tax with Countywide breakout

Original Scenario with Sales Tax (no countywide breakout)

Results for 95% Rebate Level at Various NRA Duration Periods (under a 15 year evaluation period)

15 Year Evaluation Period: 705 Mass					
Incentive Package	City	County	USD 497	State	Total Package Value
15Y-95% NRA + IRB Sales Tax Exemption <i>(15Y Evaluation Period)</i>	1.32	0.96	6.43	n/a	\$2,464,892
12Y-95% NRA + IRB Sales Tax Exemption <i>(15Y Evaluation Period)</i>	1.42	1.17	8.86	n/a	\$2,005,530
11Y-95% NRA + IRB Sales Tax Exemption <i>(15Y Evaluation Period)</i>	1.45	1.24	9.73	n/a	\$1,858,961
10Y-95% NRA + IRB Sales Tax Exemption <i>(15Y Evaluation Period)</i>	1.49	1.32	10.63	n/a	\$1,715,550
15Y-95% NRA + IRB Sales Tax Exemption <i>(15Y Evaluation Period)</i>	2.26	1.21	6.43	n/a	\$2,464,892
14Y-95% NRA + IRB Sales Tax Exemption <i>(15Y Evaluation Period)</i>	2.29	1.28	7.21	n/a	\$2,308,423

No Retail Sales Tax

Sales Tax with Countywide breakout

Results for 15 Year NRA at Various % Rebate Levels (under a 15 year evaluation period)

15Y-95% NRA + IRB Sales Tax Exemption <i>(15Y Evaluation Period)</i>	1.32	0.96	6.43	n/a	\$2,464,892
15Y-80% NRA + IRB Sales Tax Exemption <i>(15Y Evaluation Period)</i>	1.41	1.16	8.81	n/a	\$2,145,312
15Y-75% NRA + IRB Sales Tax Exemption <i>(15Y Evaluation Period)</i>	1.44	1.22	9.44	n/a	\$2,060,091
15Y-70% NRA + IRB Sales Tax Exemption <i>(15Y Evaluation Period)</i>	1.49	1.33	10.72	n/a	\$1,889,649
15Y-95% NRA + IRB Sales Tax Exemption <i>(15Y Evaluation Period)</i>	2.26	1.21	6.43	n/a	\$2,464,892
15Y-90% NRA + IRB Sales Tax Exemption <i>(15Y Evaluation Period)</i>	2.30	1.28	7.22	n/a	\$2,358,365

No Retail Sales Tax

Sales Tax with Countywide breakout

All Taxing Jurisdictions Summary													
NRA Year	Tax Year	Estimated Property Tax			Rebated Property Tax		Estimated Tax Revenues				Total Net New Tax Revenues (property tax, sales tax, guest tax)		
		Base Property Tax	Incremental Property Tax	Total Estimated Property Taxes	Rebated Taxes: 10Y, 95% NRA	Rebated Taxes: 15Y, 95% NRA	10Y NRA: Net Property Tax Revenues after 5% Rebate	15Y NRA: Net Property Tax Revenues after 5% Rebate	Estimated Sale Tax Revenues (80% of total)	Guest Tax	10Y, 95% NRA	15Y, 95% NRA	No NRA
--	2015	\$4,922	\$0	\$4,922	\$0	\$0	\$4,922	\$4,922	\$0	\$0	\$4,922	\$4,922	\$4,922
--	2016	\$4,932	\$59,396	\$64,328	\$0	\$0	\$64,328	\$64,328	\$88,117	\$75,963	\$228,408	\$228,408	\$228,408
1	2017	\$4,942	\$121,408	\$126,350	\$115,337	\$115,337	\$11,012	\$11,012	\$149,838	\$129,171	\$290,022	\$290,022	\$405,359
2	2018	\$4,952	\$124,081	\$129,033	\$117,877	\$117,877	\$11,156	\$11,156	\$156,977	\$135,325	\$303,458	\$303,458	\$421,335
3	2019	\$4,962	\$126,814	\$131,776	\$120,474	\$120,474	\$11,302	\$11,302	\$164,341	\$141,674	\$317,318	\$317,318	\$437,791
4	2020	\$4,972	\$129,607	\$134,579	\$123,127	\$123,127	\$11,452	\$11,452	\$171,938	\$148,222	\$331,612	\$331,612	\$454,739
5	2021	\$4,981	\$132,462	\$137,443	\$125,839	\$125,839	\$11,604	\$11,604	\$179,772	\$154,976	\$346,352	\$346,352	\$472,191
6	2022	\$4,991	\$135,379	\$140,370	\$128,610	\$128,610	\$11,760	\$11,760	\$187,851	\$161,941	\$361,552	\$361,552	\$490,162
7	2023	\$5,001	\$138,361	\$143,362	\$131,443	\$131,443	\$11,919	\$11,919	\$196,181	\$169,122	\$377,222	\$377,222	\$508,665
8	2024	\$5,011	\$141,408	\$146,419	\$134,338	\$134,338	\$12,082	\$12,082	\$200,105	\$172,504	\$384,691	\$384,691	\$519,028
9	2025	\$5,021	\$144,522	\$149,543	\$137,296	\$137,296	\$12,247	\$12,247	\$204,107	\$175,954	\$392,308	\$392,308	\$529,605
10	2026	\$5,031	\$147,705	\$152,736	\$140,320	\$140,320	\$12,416	\$12,416	\$208,189	\$179,473	\$400,079	\$400,079	\$540,399
11	2027	\$5,041	\$150,959	\$156,000	\$0	\$143,411	\$156,000	\$12,589	\$212,353	\$183,063	\$551,415	\$408,005	\$551,415
12	2028	\$5,051	\$154,283	\$159,334	\$0	\$146,569	\$159,334	\$12,765	\$216,600	\$186,724	\$562,658	\$416,089	\$562,658
13	2029	\$5,061	\$157,681	\$162,742	\$0	\$149,797	\$162,742	\$12,945	\$220,932	\$190,459	\$574,133	\$424,336	\$574,133
14	2030	\$5,071	\$161,154	\$166,225	\$0	\$153,096	\$166,225	\$13,129	\$225,351	\$194,268	\$585,843	\$432,747	\$585,843
15	2031	\$5,081	\$164,703	\$169,784	\$0	\$156,468	\$169,784	\$13,316	\$229,858	\$198,153	\$597,795	\$441,327	\$597,795
--	2032	\$5,091	\$168,331	\$173,422	\$0	\$0	\$173,422	\$173,422	\$234,455	\$202,116	\$609,993	\$609,993	\$609,993
--	2033	\$5,101	\$172,038	\$177,140	\$0	\$0	\$177,140	\$177,140	\$239,144	\$206,158	\$622,442	\$622,442	\$622,442
--	2034	\$5,111	\$175,827	\$180,939	\$0	\$0	\$180,939	\$180,939	\$243,927	\$210,282	\$635,147	\$635,147	\$635,147
--	2035	\$5,122	\$179,700	\$184,821	\$0	\$0	\$184,821	\$184,821	\$248,805	\$214,487	\$648,114	\$648,114	\$648,114
--	2036	\$5,132	\$183,657	\$188,789	\$0	\$0	\$188,789	\$188,789	\$253,781	\$218,777	\$661,348	\$661,348	\$661,348
Total		\$110,582	\$3,069,477	\$3,180,058	\$1,274,660	\$2,024,002	\$1,905,398	\$1,156,057	\$4,232,621	\$3,648,811	\$9,786,831	\$9,037,489	\$11,061,491

Tax revenues if property left undeveloped

Rebated 5% property tax to Owner

Property tax revenues after rebate

Includes Revenues from Property Tax, Sales Tax, Guest Tax

Difference of +\$749,341 to Owner

Difference of -\$749,341 to Jurisdictions

Total Net New Tax Revenues Over Time (property tax, sales tax, guest tax)			
	Pre + 10 Years of Operations	Pre + 15 Years of Operations	Pre + 20 Years of Operations
10Y, 95% NRA	\$3,737,943	\$6,609,788	\$9,786,831
15Y, 95% NRA	\$3,737,943	\$5,860,447	\$9,037,489
No NRA	\$5,012,603	\$7,884,448	\$11,061,491

Note Includes tax revenues realized during construction years 2015-2016 (pre-operations)

Total Tax Revenues Collected Over 20 Year Period (property tax, sales tax, guest tax)		
	15Y, 95% NRA	10Y, 95% NRA
	\$9,786,831	\$9,037,489

Difference: \$749,341

Note Includes tax revenues realized during construction years 2015-2016

Revenues Received by Jurisdiction (on a 15Y NRA as compared to a 10Y NRA)	
	Revenue Difference
City Difference	-\$181,790
County Difference	-\$236,869
USD Difference	-\$322,018
State Difference	-\$8,664
Total	-\$749,341

City Summary

NRA Year	Tax Year	Estimated Property Tax			Rebated Property Tax		Estimated Tax Revenues				Total Net New Tax Revenues (property tax, sales tax, guest tax)		
		Base Property Tax	Incremental Property Tax	Total Estimated Property Taxes	Rebated Taxes: 10Y, 95% NRA	Rebated Taxes: 15Y, 95% NRA	10Y NRA: Net Property Tax Revenues after 5% Rebate	15Y NRA: Net Property Tax Revenues after 5% Rebate	Estimated Sale Tax Revenues (80% of total)	Guest Tax	10Y, 95% NRA	15Y, 95% NRA	No NRA
--	2015	\$1,194	\$0	\$1,194	\$0	\$0	\$1,194	\$1,194	\$0	\$0	\$1,194	\$1,194	\$1,194
--	2016	\$1,197	\$14,409	\$15,606	\$0	\$0	\$15,606	\$15,606	\$21,556	\$75,963	\$113,125	\$113,125	\$113,125
1	2017	\$1,199	\$29,454	\$30,652	\$27,981	\$27,981	\$2,672	\$2,672	\$36,655	\$129,171	\$168,498	\$168,498	\$196,479
2	2018	\$1,201	\$30,102	\$31,304	\$28,597	\$28,597	\$2,706	\$2,706	\$38,402	\$135,325	\$176,433	\$176,433	\$205,030
3	2019	\$1,204	\$30,765	\$31,969	\$29,227	\$29,227	\$2,742	\$2,742	\$40,203	\$141,674	\$184,619	\$184,619	\$213,846
4	2020	\$1,206	\$31,443	\$32,649	\$29,871	\$29,871	\$2,778	\$2,778	\$42,061	\$148,222	\$193,062	\$193,062	\$222,932
5	2021	\$1,208	\$32,135	\$33,344	\$30,528	\$30,528	\$2,815	\$2,815	\$43,978	\$154,976	\$201,769	\$201,769	\$232,298
6	2022	\$1,211	\$32,843	\$34,054	\$31,201	\$31,201	\$2,853	\$2,853	\$45,954	\$161,941	\$210,748	\$210,748	\$241,949
7	2023	\$1,213	\$33,566	\$34,780	\$31,888	\$31,888	\$2,892	\$2,892	\$47,992	\$169,122	\$220,006	\$220,006	\$251,894
8	2024	\$1,216	\$34,306	\$35,521	\$32,590	\$32,590	\$2,931	\$2,931	\$48,952	\$172,504	\$224,387	\$224,387	\$256,978
9	2025	\$1,218	\$35,061	\$36,279	\$33,308	\$33,308	\$2,971	\$2,971	\$49,931	\$175,954	\$228,856	\$228,856	\$262,165
10	2026	\$1,221	\$35,833	\$37,054	\$34,042	\$34,042	\$3,012	\$3,012	\$50,930	\$179,473	\$233,415	\$233,415	\$267,457
11	2027	\$1,223	\$36,623	\$37,846	\$0	\$34,791	\$37,846	\$3,054	\$51,948	\$183,063	\$272,857	\$238,065	\$272,857
12	2028	\$1,225	\$37,429	\$38,655	\$0	\$35,558	\$38,655	\$3,097	\$52,987	\$186,724	\$278,366	\$242,808	\$278,366
13	2029	\$1,228	\$38,254	\$39,481	\$0	\$36,341	\$39,481	\$3,140	\$54,047	\$190,459	\$283,987	\$247,646	\$283,987
14	2030	\$1,230	\$39,096	\$40,326	\$0	\$37,141	\$40,326	\$3,185	\$55,128	\$194,268	\$289,722	\$252,581	\$289,722
15	2031	\$1,233	\$39,957	\$41,190	\$0	\$37,959	\$41,190	\$3,231	\$56,230	\$198,153	\$295,573	\$257,614	\$295,573
--	2032	\$1,235	\$40,837	\$42,072	\$0	\$0	\$42,072	\$42,072	\$57,355	\$202,116	\$301,543	\$301,543	\$301,543
--	2033	\$1,238	\$41,737	\$42,974	\$0	\$0	\$42,974	\$42,974	\$58,502	\$206,158	\$307,635	\$307,635	\$307,635
--	2034	\$1,240	\$42,656	\$43,896	\$0	\$0	\$43,896	\$43,896	\$59,672	\$210,282	\$313,850	\$313,850	\$313,850
--	2035	\$1,243	\$43,595	\$44,838	\$0	\$0	\$44,838	\$44,838	\$60,866	\$214,487	\$320,191	\$320,191	\$320,191
--	2036	\$1,245	\$44,555	\$45,800	\$0	\$0	\$45,800	\$45,800	\$62,083	\$218,777	\$326,660	\$326,660	\$326,660
Total		\$26,827	\$744,656	\$771,483	\$309,233	\$491,024	\$462,250	\$280,460	\$1,035,433	\$3,648,811	\$5,146,495	\$4,964,705	\$5,455,728

Tax revenues if property left undeveloped

Rebated 5% property tax to Owner

Property tax revenues after rebate

Includes Revenues from Property Tax, Sales Tax, Guest Tax

Difference of +\$181,790 to Owner

-\$181,790 to City

Total Net New Tax Revenues Over Time (property tax, sales tax, guest tax)			
	Pre + 10 Years of Operations	Pre + 15 Years of Operations	Pre + 20 Years of Operations
10Y, 95% NRA	\$2,156,112	\$3,576,616	\$5,146,495
15Y, 95% NRA	\$2,156,112	\$3,394,826	\$4,964,705
No NRA	\$2,465,345	\$3,885,849	\$5,455,728

Note Includes tax revenues realized during construction years 2015-2016 (pre-operations)

Total Tax Revenues Collected Over 20 Year Period (property tax, sales tax, guest tax)	
10Y, 95% NRA	\$5,146,495
15Y, 95% NRA	\$4,964,705
Difference:	-\$181,790

Note Includes tax revenues realized during construction years 2015-2016)

County Summary													
NRA Year	Tax Year	Estimated Property Tax			Rebated Property Tax		Estimated Tax Revenues				Total Net New Tax Revenues (property tax, sales tax, guest tax)		
		Base Property Tax	Incremental Property Tax	Total Estimated Property Taxes	Rebated Taxes: 10Y, 95% NRA	Rebated Taxes: 15Y, 95% NRA	10Y NRA: Net Property Tax Revenues after 5% Rebate	15Y NRA: Net Property Tax Revenues after 5% Rebate	Estimated Sale Tax Revenues (80% of total)	Guest Tax	10Y, 95% NRA	15Y, 95% NRA	No NRA
--	2015	\$1,556	\$0	\$1,556	\$0	\$0	\$1,556	\$1,556	\$0	\$0	\$1,556	\$1,556	\$1,556
--	2016	\$1,559	\$18,775	\$20,334	\$0	\$0	\$20,334	\$20,334	\$3,602	\$0	\$23,936	\$23,936	\$23,936
1	2017	\$1,562	\$38,377	\$39,940	\$36,458	\$36,458	\$3,481	\$3,481	\$6,124	\$0	\$9,606	\$9,606	\$46,064
2	2018	\$1,565	\$39,223	\$40,788	\$37,261	\$37,261	\$3,526	\$3,526	\$6,416	\$0	\$9,943	\$9,943	\$47,204
3	2019	\$1,568	\$40,086	\$41,655	\$38,082	\$38,082	\$3,573	\$3,573	\$6,717	\$0	\$10,290	\$10,290	\$48,372
4	2020	\$1,572	\$40,969	\$42,541	\$38,921	\$38,921	\$3,620	\$3,620	\$7,028	\$0	\$10,648	\$10,648	\$49,569
5	2021	\$1,575	\$41,872	\$43,446	\$39,778	\$39,778	\$3,668	\$3,668	\$7,348	\$0	\$11,016	\$11,016	\$50,794
6	2022	\$1,578	\$42,794	\$44,372	\$40,654	\$40,654	\$3,717	\$3,717	\$7,678	\$0	\$11,396	\$11,396	\$52,050
7	2023	\$1,581	\$43,736	\$45,317	\$41,549	\$41,549	\$3,768	\$3,768	\$8,019	\$0	\$11,786	\$11,786	\$53,336
8	2024	\$1,584	\$44,700	\$46,284	\$42,465	\$42,465	\$3,819	\$3,819	\$8,179	\$0	\$11,998	\$11,998	\$54,463
9	2025	\$1,587	\$45,684	\$47,271	\$43,400	\$43,400	\$3,871	\$3,871	\$8,343	\$0	\$12,214	\$12,214	\$55,614
10	2026	\$1,590	\$46,690	\$48,281	\$44,356	\$44,356	\$3,925	\$3,925	\$8,510	\$0	\$12,434	\$12,434	\$56,790
11	2027	\$1,593	\$47,719	\$49,312	\$0	\$45,333	\$49,312	\$3,979	\$8,680	\$0	\$57,992	\$12,659	\$57,992
12	2028	\$1,597	\$48,769	\$50,366	\$0	\$46,331	\$50,366	\$4,035	\$8,853	\$0	\$59,219	\$12,888	\$59,219
13	2029	\$1,600	\$49,844	\$51,443	\$0	\$47,351	\$51,443	\$4,092	\$9,030	\$0	\$60,474	\$13,122	\$60,474
14	2030	\$1,603	\$50,941	\$52,544	\$0	\$48,394	\$52,544	\$4,150	\$9,211	\$0	\$61,755	\$13,361	\$61,755
15	2031	\$1,606	\$52,063	\$53,669	\$0	\$49,460	\$53,669	\$4,209	\$9,395	\$0	\$63,065	\$13,605	\$63,065
--	2032	\$1,609	\$53,210	\$54,819	\$0	\$0	\$54,819	\$54,819	\$9,583	\$0	\$64,402	\$64,402	\$64,402
--	2033	\$1,613	\$54,382	\$55,994	\$0	\$0	\$55,994	\$55,994	\$9,775	\$0	\$65,769	\$65,769	\$65,769
--	2034	\$1,616	\$55,580	\$57,195	\$0	\$0	\$57,195	\$57,195	\$9,970	\$0	\$67,166	\$67,166	\$67,166
--	2035	\$1,619	\$56,804	\$58,423	\$0	\$0	\$58,423	\$58,423	\$10,170	\$0	\$68,592	\$68,592	\$68,592
--	2036	\$1,622	\$58,055	\$59,677	\$0	\$0	\$59,677	\$59,677	\$10,373	\$0	\$70,050	\$70,050	\$70,050
Total		\$34,955	\$970,272	\$1,005,227	\$402,925	\$639,794	\$602,303	\$365,434	\$173,004	\$0	\$775,307	\$538,438	\$1,178,232

Tax revenues if property left undeveloped

Rebated 5% property tax to Owner

Property tax revenues after rebate

Includes Revenues from Property Tax, Sales Tax, Guest Tax

Difference of +\$236,869 to Owner

Difference of \$236,869 to County

Total Net New Tax Revenues Over Time (property tax, sales tax, guest tax)			
	Pre + 10 Years of Operations	Pre + 15 Years of Operations	Pre + 20 Years of Operations
10Y, 95% NRA	\$136,823	\$439,328	\$775,307
15Y, 95% NRA	\$136,823	\$202,458	\$538,438
No NRA	\$539,747	\$842,252	\$1,178,232

Note includes tax revenues realized during construction years 2015-2016 (pre-operations)

Total Tax Revenues Collected Over 20 Year Period (property tax, sales tax, guest tax)	
10Y, 95% NRA	\$775,307
15Y, 95% NRA	\$538,438
Difference:	-\$236,869

Note includes tax revenues realized during construction years 2015-2016

USD Summary

NRA Year	Tax Year	Estimated Property Tax			Rebated Property Tax		Estimated Tax Revenues				Total Net New Tax Revenues (property tax, sales tax, guest tax)		
		Base Property Tax	Incremental Property Tax	Total Estimated Property Taxes	Rebated Taxes: 10Y, 95% NRA	Rebated Taxes: 15Y, 95% NRA	10Y NRA: Net Property Tax Revenues after 5% Rebate	15Y NRA: Net Property Tax Revenues after 5% Rebate	Estimated Sale Tax Revenues (80% of total)	Guest Tax	10Y, 95% NRA	15Y, 95% NRA	No NRA
--	2015	\$2,115	\$0	\$2,115	\$0	\$0	\$2,115	\$2,115	\$0	\$0	\$2,115	\$2,115	\$2,115
--	2016	\$2,120	\$25,524	\$27,644	\$0	\$0	\$27,644	\$27,644	\$0	\$0	\$27,644	\$27,644	\$27,644
1	2017	\$2,124	\$52,173	\$54,297	\$49,564	\$49,564	\$4,732	\$4,732	\$0	\$0	\$4,732	\$4,732	\$54,297
2	2018	\$2,128	\$53,322	\$55,450	\$50,656	\$50,656	\$4,794	\$4,794	\$0	\$0	\$4,794	\$4,794	\$55,450
3	2019	\$2,132	\$54,496	\$56,629	\$51,772	\$51,772	\$4,857	\$4,857	\$0	\$0	\$4,857	\$4,857	\$56,629
4	2020	\$2,136	\$55,697	\$57,833	\$52,912	\$52,912	\$4,921	\$4,921	\$0	\$0	\$4,921	\$4,921	\$57,833
5	2021	\$2,141	\$56,923	\$59,064	\$54,077	\$54,077	\$4,987	\$4,987	\$0	\$0	\$4,987	\$4,987	\$59,064
6	2022	\$2,145	\$58,177	\$60,322	\$55,268	\$55,268	\$5,054	\$5,054	\$0	\$0	\$5,054	\$5,054	\$60,322
7	2023	\$2,149	\$59,458	\$61,608	\$56,485	\$56,485	\$5,122	\$5,122	\$0	\$0	\$5,122	\$5,122	\$61,608
8	2024	\$2,153	\$60,768	\$62,921	\$57,729	\$57,729	\$5,192	\$5,192	\$0	\$0	\$5,192	\$5,192	\$62,921
9	2025	\$2,158	\$62,106	\$64,264	\$59,001	\$59,001	\$5,263	\$5,263	\$0	\$0	\$5,263	\$5,263	\$64,264
10	2026	\$2,162	\$63,474	\$65,636	\$60,300	\$60,300	\$5,336	\$5,336	\$0	\$0	\$5,336	\$5,336	\$65,636
11	2027	\$2,166	\$64,872	\$67,038	\$0	\$61,628	\$67,038	\$5,410	\$0	\$0	\$67,038	\$5,410	\$67,038
12	2028	\$2,171	\$66,301	\$68,471	\$0	\$62,986	\$68,471	\$5,486	\$0	\$0	\$68,471	\$5,486	\$68,471
13	2029	\$2,175	\$67,761	\$69,936	\$0	\$64,373	\$69,936	\$5,563	\$0	\$0	\$69,936	\$5,563	\$69,936
14	2030	\$2,179	\$69,253	\$71,433	\$0	\$65,791	\$71,433	\$5,642	\$0	\$0	\$71,433	\$5,642	\$71,433
15	2031	\$2,184	\$70,779	\$72,962	\$0	\$67,240	\$72,962	\$5,722	\$0	\$0	\$72,962	\$5,722	\$72,962
--	2032	\$2,188	\$72,338	\$74,525	\$0	\$0	\$74,525	\$74,525	\$0	\$0	\$74,525	\$74,525	\$74,525
--	2033	\$2,192	\$73,931	\$76,123	\$0	\$0	\$76,123	\$76,123	\$0	\$0	\$76,123	\$76,123	\$76,123
--	2034	\$2,197	\$75,559	\$77,756	\$0	\$0	\$77,756	\$77,756	\$0	\$0	\$77,756	\$77,756	\$77,756
--	2035	\$2,201	\$77,223	\$79,424	\$0	\$0	\$79,424	\$79,424	\$0	\$0	\$79,424	\$79,424	\$79,424
--	2036	\$2,205	\$78,924	\$81,129	\$0	\$0	\$81,129	\$81,129	\$0	\$0	\$81,129	\$81,129	\$81,129
Total		\$47,521	\$1,319,059	\$1,366,580	\$547,765	\$869,783	\$818,815	\$496,797	\$0	\$0	\$818,815	\$496,797	\$1,366,580

Tax revenues if property left undeveloped

Rebated 5% property tax to Owner

Property tax revenues after rebate

Includes Revenues from Property Tax, Sales Tax, Guest Tax

Difference of +\$322,018 to Owner

Difference of -\$322,018 to USD

Total Net New Tax Revenues Over Time (property tax, sales tax, guest tax)			
	Pre + 10 Years of Operations	Pre + 15 Years of Operations	Pre + 20 Years of Operations
10Y, 95% NRA	\$80,017	\$429,858	\$818,815
15Y, 95% NRA	\$80,017	\$107,840	\$496,797
No NRA	\$627,782	\$977,623	\$1,366,580

Note Includes tax revenues realized during construction years 2015-2016 (pre-operations)

Total Tax Revenues Collected Over 20 Year Period (property tax, sales tax, guest tax)	
10Y, 95% NRA	\$818,815
15Y, 95% NRA	\$496,797

Difference: **-\$322,018**

Note Includes tax revenues realized during construction years 2015-2016)

USD Summary (Capital Outlay & Adult Ed Mill Levy only)													
NRA Year	Tax Year	Estimated Property Tax			Rebated Property Tax		Estimated Tax Revenues				Total Net New Tax Revenues (property tax, sales tax, guest tax)		
		Base Property Tax	Incremental Property Tax	Total Estimated Property Taxes	Rebated Taxes: 10Y, 95% NRA	Rebated Taxes: 15Y, 95% NRA	10Y NRA: Net Property Tax Revenues after 5% Rebate	15Y NRA: Net Property Tax Revenues after 5% Rebate	Estimated Sale Tax Revenues (80% of total)	Guest Tax	10Y, 95% NRA	15Y, 95% NRA	No NRA
--	2015	\$319	\$0	\$319	\$0	\$0	\$319	\$319	\$0	\$0	\$319	\$319	\$319
--	2016	\$319	\$3,844	\$4,163	\$3,652	\$3,652	\$511	\$511	\$0	\$0	\$511	\$511	\$4,163
1	2017	\$320	\$7,857	\$8,177	\$7,464	\$7,464	\$713	\$713	\$0	\$0	\$713	\$713	\$8,177
2	2018	\$320	\$8,030	\$8,351	\$7,629	\$7,629	\$722	\$722	\$0	\$0	\$722	\$722	\$8,351
3	2019	\$321	\$8,207	\$8,528	\$7,797	\$7,797	\$731	\$731	\$0	\$0	\$731	\$731	\$8,528
4	2020	\$322	\$8,388	\$8,709	\$7,968	\$7,968	\$741	\$741	\$0	\$0	\$741	\$741	\$8,709
5	2021	\$322	\$8,572	\$8,895	\$8,144	\$8,144	\$751	\$751	\$0	\$0	\$751	\$751	\$8,895
6	2022	\$323	\$8,761	\$9,084	\$8,323	\$8,323	\$761	\$761	\$0	\$0	\$761	\$761	\$9,084
7	2023	\$324	\$8,954	\$9,278	\$8,506	\$8,506	\$771	\$771	\$0	\$0	\$771	\$771	\$9,278
8	2024	\$324	\$9,151	\$9,476	\$8,694	\$8,694	\$782	\$782	\$0	\$0	\$782	\$782	\$9,476
9	2025	\$325	\$9,353	\$9,678	\$8,885	\$8,885	\$793	\$793	\$0	\$0	\$793	\$793	\$9,678
10	2026	\$326	\$9,559	\$9,884	\$9,081	\$9,081	\$804	\$804	\$0	\$0	\$804	\$804	\$9,884
11	2027	\$326	\$9,769	\$10,096	\$0	\$9,281	\$10,096	\$815	\$0	\$0	\$10,096	\$815	\$10,096
12	2028	\$327	\$9,985	\$10,311	\$0	\$9,485	\$10,311	\$826	\$0	\$0	\$10,311	\$826	\$10,311
13	2029	\$328	\$10,205	\$10,532	\$0	\$9,694	\$10,532	\$838	\$0	\$0	\$10,532	\$838	\$10,532
14	2030	\$328	\$10,429	\$10,757	\$0	\$9,908	\$10,757	\$850	\$0	\$0	\$10,757	\$850	\$10,757
15	2031	\$329	\$10,659	\$10,988	\$0	\$10,126	\$10,988	\$862	\$0	\$0	\$10,988	\$862	\$10,988
--	2032	\$329	\$10,894	\$11,223	\$0	\$0	\$11,223	\$11,223	\$0	\$0	\$11,223	\$11,223	\$11,223
--	2033	\$330	\$11,134	\$11,464	\$0	\$0	\$11,464	\$11,464	\$0	\$0	\$11,464	\$11,464	\$11,464
--	2034	\$331	\$11,379	\$11,710	\$0	\$0	\$11,710	\$11,710	\$0	\$0	\$11,710	\$11,710	\$11,710
--	2035	\$331	\$11,629	\$11,961	\$0	\$0	\$11,961	\$11,961	\$0	\$0	\$11,961	\$11,961	\$11,961
--	2036	\$332	\$11,886	\$12,218	\$0	\$0	\$12,218	\$12,218	\$0	\$0	\$12,218	\$12,218	\$12,218
Total		\$7,156	\$198,644	\$205,801	\$86,143	\$134,637	\$119,658	\$71,164	\$0	\$0	\$119,658	\$71,164	\$205,801

Tax revenues if property left undeveloped

Rebated 5% property tax to Owner (Difference of \$48,494 between 10 & 15 Year NRA)

Difference of +\$48,494

Property tax revenues after rebate

Difference of +\$48,494 to USD

Includes Revenues from Property Tax, Sales Tax, Guest Tax

Total Net New Tax Revenues Over Time (property tax, sales tax, guest tax)			
	Pre + 10 Years of Operations	Pre + 15 Years of Operations	Pre + 20 Years of Operations
10Y, 95% NRA	\$8,399	\$61,083	\$119,658
15Y, 95% NRA	\$8,399	\$12,589	\$71,164
No NRA	\$94,541	\$147,226	\$205,801

Note Includes tax revenues realized during construction years 2015-2016 (pre-operations)

Total Tax Revenues Collected Over 20 Year Period (property tax, sales tax, guest tax)	
10Y, 95% NRA	\$119,658
15Y, 95% NRA	\$71,164

Difference: -\$48,494

Note Includes tax revenues realized during construction years 2015-2016)

2014 Mill Levy Breakdown

Jurisdiction	Mill Levy	% of Total
City	0.031474	24.3%
County	0.04101	31.6%
USD Total	0.055752	43.0%
USD-Capital Outlay & Adult ED	0.008396	6.5%
State	0.0015	1.2%
Total Mill Levy	0.129736	100.0%

School District Mill Levy

School District Mill Levies	Mill Levy	% of Total
Capital Outlay	7.902	14.2%
Adult Ed	0.494	0.9%
All Other USD	47.356	84.9%
Total Mill Levy	55.752	100.0%

Based on 2014 Mill Levy data from Douglas County: Of the total 55.752 USD 497 mill levy, 7.902 goes to School District Capital Outlay and 0.494 goes to Adult Education. The remaining % goes to the State to be redistributed to all school districts based on weighted /equalized school district funding formulas.

USD Summary (Capital Outlay & Adult Ed Mill Levy only)													
NRA Year	Tax Year	Estimated Property Tax			Rebated Property Tax		Estimated Tax Revenues				Total Net New Tax Revenues (property tax, sales tax, guest tax)		
		Base Property Tax	Incremental Property Tax	Total Estimated Property Taxes	Rebated Taxes: 15Y, 85% NRA	Rebated Taxes: 15Y, 95% NRA	15Y NRA: Net Property Tax Revenues after 85% Rebate	15Y NRA: Net Property Tax Revenues after 95% Rebate	Estimated Sale Tax Revenues (80% of total)	Guest Tax	15Y, 85% NRA	15Y, 95% NRA	No NRA
--	2015	\$319	\$0	\$319	\$0	\$0	\$319	\$319	\$0	\$0	\$319	\$319	\$319
--	2016	\$319	\$3,844	\$4,163	\$0	\$0	\$4,163	\$4,163	\$0	\$0	\$4,163	\$4,163	\$4,163
1	2017	\$320	\$7,857	\$8,177	\$6,678	\$7,464	\$1,498	\$713	\$0	\$0	\$1,498	\$713	\$8,177
2	2018	\$320	\$8,030	\$8,351	\$6,826	\$7,629	\$1,525	\$722	\$0	\$0	\$1,525	\$722	\$8,351
3	2019	\$321	\$8,207	\$8,528	\$6,976	\$7,797	\$1,552	\$731	\$0	\$0	\$1,552	\$731	\$8,528
4	2020	\$322	\$8,388	\$8,709	\$7,130	\$7,968	\$1,580	\$741	\$0	\$0	\$1,580	\$741	\$8,709
5	2021	\$322	\$8,572	\$8,895	\$7,287	\$8,144	\$1,608	\$751	\$0	\$0	\$1,608	\$751	\$8,895
6	2022	\$323	\$8,761	\$9,084	\$7,447	\$8,323	\$1,637	\$761	\$0	\$0	\$1,637	\$761	\$9,084
7	2023	\$324	\$8,954	\$9,278	\$7,611	\$8,506	\$1,667	\$771	\$0	\$0	\$1,667	\$771	\$9,278
8	2024	\$324	\$9,151	\$9,476	\$7,779	\$8,694	\$1,697	\$782	\$0	\$0	\$1,697	\$782	\$9,476
9	2025	\$325	\$9,353	\$9,678	\$7,950	\$8,885	\$1,728	\$793	\$0	\$0	\$1,728	\$793	\$9,678
10	2026	\$326	\$9,559	\$9,884	\$8,125	\$9,081	\$1,759	\$804	\$0	\$0	\$1,759	\$804	\$9,884
11	2027	\$326	\$9,769	\$10,096	\$8,304	\$9,281	\$1,792	\$815	\$0	\$0	\$1,792	\$815	\$10,096
12	2028	\$327	\$9,985	\$10,311	\$8,487	\$9,485	\$1,825	\$826	\$0	\$0	\$1,825	\$826	\$10,311
13	2029	\$328	\$10,205	\$10,532	\$8,674	\$9,694	\$1,858	\$838	\$0	\$0	\$1,858	\$838	\$10,532
14	2030	\$328	\$10,429	\$10,757	\$8,865	\$9,908	\$1,893	\$850	\$0	\$0	\$1,893	\$850	\$10,757
15	2031	\$329	\$10,659	\$10,988	\$9,060	\$10,126	\$1,928	\$862	\$0	\$0	\$1,928	\$862	\$10,988
--	2032	\$329	\$10,894	\$11,223	\$0	\$0	\$11,223	\$11,223	\$0	\$0	\$11,223	\$11,223	\$11,223
--	2033	\$330	\$11,134	\$11,464	\$0	\$0	\$11,464	\$11,464	\$0	\$0	\$11,464	\$11,464	\$11,464
--	2034	\$331	\$11,379	\$11,710	\$0	\$0	\$11,710	\$11,710	\$0	\$0	\$11,710	\$11,710	\$11,710
--	2035	\$331	\$11,629	\$11,961	\$0	\$0	\$11,961	\$11,961	\$0	\$0	\$11,961	\$11,961	\$11,961
--	2036	\$332	\$11,886	\$12,218	\$0	\$0	\$12,218	\$12,218	\$0	\$0	\$12,218	\$12,218	\$12,218
Total		\$7,156	\$198,644	\$205,801	\$117,197	\$130,985	\$88,603	\$74,815	\$0	\$0	\$88,603	\$74,815	\$205,801

Tax revenues if property left undeveloped

Rebated Impact on USD (Difference of \$13,788 between 85% & 95% NRA rebate)

Property tax revenues to USD after rebate

Difference of \$13,788 to Developer

Difference of \$13,788 to USD

Total Net New Tax Revenues Over Time (property tax, sales tax, guest tax)			
	Pre + 10 Years of Operations	Pre + 15 Years of Operations	Pre + 20 Years of Operations
15Y, 85% NRA	\$20,734	\$30,028	\$88,603
15Y, 95% NRA	\$12,050	\$16,240	\$74,815
No NRA	\$94,541	\$147,226	\$205,801

Note Includes tax revenues realized during construction years 2015-2016 (pre-operations)

Total Tax Revenues Collected Over 20 Year Period (property tax, sales tax, guest tax)	
15Y, 85% NRA	\$88,603
15Y, 95% NRA	\$74,815
Difference:	-\$13,788

Note Includes tax revenues realized during construction years 2015-2016)

2014 Mill Levy Breakdown

Jurisdiction	Mill Levy	% of Total
City	0.031474	24.3%
County	0.04101	31.6%
USD Total	0.055752	43.0%
USD-Capital Outlay & Adult ED	0.008396	6.5%
State	0.0015	1.2%
Total Mill Levy	0.129736	100.0%

School District Mill Levy

School District Mill Levies	Mill Levy	% of Total
Capital Outlay	7.902	14.2%
Adult Ed	0.494	0.9%
All Other USD	47.356	84.9%
Total Mill Levy	55.752	100.0%

Based on 2014 Mill Levy data from Douglas County: Of the total 55.752 USD 497 mill levy, 7.902 goes to School District Capital Outlay and 0.494 goes to Adult Education. The remaining % goes to the State to be redistributed to all school districts based on weighted /equalized school district funding formulas.

USD Total Mill Levy Summary													
NRA Year	Tax Year	Estimated Property Tax			Rebated Property Tax		Estimated Tax Revenues				Total Net New Tax Revenues (property tax, sales tax, guest tax)		
		Base Property Tax	Incremental Property Tax	Total Estimated Property Taxes	Rebated Taxes: 15Y, 85% NRA	Rebated Taxes: 15Y, 95% NRA	15Y NRA: Net Property Tax Revenues after 85% Rebate	15Y NRA: Net Property Tax Revenues after 95% Rebate	Estimated Sale Tax Revenues (80% of total)	Guest Tax	15Y, 85% NRA	15Y, 95% NRA	No NRA
--	2015	\$2,115	\$0	\$2,115	\$0	\$0	\$2,115	\$2,115	\$0	\$0	\$2,115	\$2,115	\$2,115
--	2016	\$2,120	\$25,524	\$27,644	\$0	\$0	\$27,644	\$27,644	\$0	\$0	\$27,644	\$27,644	\$27,644
1	2017	\$2,124	\$52,173	\$54,297	\$44,347	\$49,564	\$9,950	\$4,732	\$0	\$0	\$9,950	\$4,732	\$54,297
2	2018	\$2,128	\$53,322	\$55,450	\$45,324	\$50,656	\$10,126	\$4,794	\$0	\$0	\$10,126	\$4,794	\$55,450
3	2019	\$2,132	\$54,496	\$56,629	\$46,322	\$51,772	\$10,307	\$4,857	\$0	\$0	\$10,307	\$4,857	\$56,629
4	2020	\$2,136	\$55,697	\$57,833	\$47,342	\$52,912	\$10,491	\$4,921	\$0	\$0	\$10,491	\$4,921	\$57,833
5	2021	\$2,141	\$56,923	\$59,064	\$48,385	\$54,077	\$10,679	\$4,987	\$0	\$0	\$10,679	\$4,987	\$59,064
6	2022	\$2,145	\$58,177	\$60,322	\$49,450	\$55,268	\$10,871	\$5,054	\$0	\$0	\$10,871	\$5,054	\$60,322
7	2023	\$2,149	\$59,458	\$61,608	\$50,540	\$56,485	\$11,068	\$5,122	\$0	\$0	\$11,068	\$5,122	\$61,608
8	2024	\$2,153	\$60,768	\$62,921	\$51,653	\$57,729	\$11,269	\$5,192	\$0	\$0	\$11,269	\$5,192	\$62,921
9	2025	\$2,158	\$62,106	\$64,264	\$52,790	\$59,001	\$11,474	\$5,263	\$0	\$0	\$11,474	\$5,263	\$64,264
10	2026	\$2,162	\$63,474	\$65,636	\$53,953	\$60,300	\$11,683	\$5,336	\$0	\$0	\$11,683	\$5,336	\$65,636
11	2027	\$2,166	\$64,872	\$67,038	\$55,141	\$61,628	\$11,897	\$5,410	\$0	\$0	\$11,897	\$5,410	\$67,038
12	2028	\$2,171	\$66,301	\$68,471	\$56,356	\$62,986	\$12,116	\$5,486	\$0	\$0	\$12,116	\$5,486	\$68,471
13	2029	\$2,175	\$67,761	\$69,936	\$57,597	\$64,373	\$12,339	\$5,563	\$0	\$0	\$12,339	\$5,563	\$69,936
14	2030	\$2,179	\$69,253	\$71,433	\$58,865	\$65,791	\$12,567	\$5,642	\$0	\$0	\$12,567	\$5,642	\$71,433
15	2031	\$2,184	\$70,779	\$72,962	\$60,162	\$67,240	\$12,800	\$5,722	\$0	\$0	\$12,800	\$5,722	\$72,962
--	2032	\$2,188	\$72,338	\$74,525	\$0	\$0	\$74,525	\$74,525	\$0	\$0	\$74,525	\$74,525	\$74,525
--	2033	\$2,192	\$73,931	\$76,123	\$0	\$0	\$76,123	\$76,123	\$0	\$0	\$76,123	\$76,123	\$76,123
--	2034	\$2,197	\$75,559	\$77,756	\$0	\$0	\$77,756	\$77,756	\$0	\$0	\$77,756	\$77,756	\$77,756
--	2035	\$2,201	\$77,223	\$79,424	\$0	\$0	\$79,424	\$79,424	\$0	\$0	\$79,424	\$79,424	\$79,424
--	2036	\$2,205	\$78,924	\$81,129	\$0	\$0	\$81,129	\$81,129	\$0	\$0	\$81,129	\$81,129	\$81,129
Total		\$47,521	\$1,319,059	\$1,366,580	\$778,227	\$869,783	\$588,353	\$496,797	\$0	\$0	\$588,353	\$496,797	\$1,366,580

Tax revenues if property left undeveloped

Rebated Impact on USD
(Difference of \$91,566 between 85% & 95% NRA rebate)

Property tax revenues to USD after rebate

Difference of \$91,556 to Developer

Difference of \$91,556 to USD

Total Net New Tax Revenues Over Time (property tax, sales tax, guest tax)

	Pre + 10 Years of Operations	Pre + 15 Years of Operations	Pre + 20 Years of Operations
15Y, 85% NRA	\$137,677	\$199,396	\$588,353
15Y, 95% NRA	\$80,017	\$107,840	\$496,797
No NRA	\$627,782	\$977,623	\$1,366,580

Note Includes tax revenues realized during construction years 2015-2016 (pre-operations)

Total Tax Revenues Collected Over 20 Year Period (property tax, sales tax, guest tax)

15Y, 85% NRA	\$588,353
15Y, 95% NRA	\$496,797
Difference:	-\$91,556

Note Includes tax revenues realized during construction years 2015-2016)

2014 Mill Levy Breakdown

Jurisdiction	Mill Levy	% of Total
City	0.031474	24.3%
County	0.04101	31.6%
USD Total	0.055752	43.0%
USD-Capital Outlay & Adult ED	0.008396	6.5%
State	0.0015	1.2%
Total Mill Levy	0.129736	100.0%

School District Mill Levy

School District Mill Levies	Mill Levy	% of Total
Capital Outlay	7.902	14.2%
Adult Ed	0.494	0.9%
All Other USD	47.356	84.9%
Total Mill Levy	55.752	100.0%

Based on 2014 Mill Levy data from Douglas County: Of the total 55.752 USD 497 mill levy, 7.902 goes to School District Capital Outlay and 0.494 goes to Adult Education. The remaining % goes to the State to be redistributed to all school districts based on weighted /equalized school district funding formulas.

2014 Mill Levy Breakdown

Jurisdiction	Mill Levy	% of Total
City	0.031474	24.3%
County	0.04101	31.6%
USD Total	0.055752	43.0%
USD-Capital Outlay & SA	0.008396	6.5%
State	0.0015	1.2%
Total Mill Levy	0.129736	100.0%

School District Mill Levy

School District Mill Levies	Mill Levy	% of Total
Capital Outlay	7.902	14.2%
Adult Ed	0.494	0.9%
All Other USD	47.356	84.9%
Total Mill Levy	55.752	100.0%

6.6% of USD 497 mill levy total (55.752) goes to School District capital outlay(7.902)and Adult Education (0.494). The remaining % goes to the State to be redistributed to all school districts based on weighted school district funding formulas.

Property Tax Estimates by Jurisdiction																						
	BASE Year	Under Construction	NRA Full Tax Year															No NRA Rebates				
			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Base Assessed	\$37,867	\$37,867	\$37,867	\$37,867	\$37,867	\$37,867	\$37,867	\$37,867	\$37,867	\$37,867	\$37,867	\$37,867	\$37,867	\$37,867	\$37,867	\$37,867	\$37,867	\$37,867	\$37,867	\$37,867	\$37,867	
Incremental Assessed	\$0	\$456,007	\$930,255	\$948,860	\$967,837	\$987,194	\$1,006,938	\$1,027,076	\$1,047,618	\$1,068,570	\$1,089,942	\$1,111,741	\$1,133,975	\$1,156,655	\$1,179,788	\$1,203,384	\$1,227,451	\$1,252,000	\$1,277,040	\$1,302,581	\$1,328,633	\$1,355,206
Total Assessed	\$37,867	\$493,874	\$968,122	\$986,727	\$1,005,704	\$1,025,061	\$1,044,805	\$1,064,944	\$1,085,485	\$1,106,438	\$1,127,809	\$1,149,608	\$1,171,843	\$1,194,522	\$1,217,655	\$1,241,251	\$1,265,319	\$1,289,868	\$1,314,908	\$1,340,448	\$1,366,500	\$1,393,073
<i>Est. Mill Levy</i>	<i>0.129993</i>	<i>0.130251</i>	<i>0.130510</i>	<i>0.130769</i>	<i>0.131028</i>	<i>0.131289</i>	<i>0.131549</i>	<i>0.131810</i>	<i>0.132072</i>	<i>0.132334</i>	<i>0.132596</i>	<i>0.132860</i>	<i>0.133123</i>	<i>0.133387</i>	<i>0.133652</i>	<i>0.133917</i>	<i>0.134183</i>	<i>0.134449</i>	<i>0.134716</i>	<i>0.134984</i>	<i>0.135252</i>	<i>0.135520</i>
Base Tax	\$4,922	\$4,932	\$4,942	\$4,952	\$4,962	\$4,972	\$4,981	\$4,991	\$5,001	\$5,011	\$5,021	\$5,031	\$5,041	\$5,051	\$5,061	\$5,071	\$5,081	\$5,091	\$5,101	\$5,111	\$5,122	\$5,132
Incremental Tax	\$0	\$59,396	\$121,408	\$124,081	\$126,814	\$129,607	\$132,462	\$135,379	\$138,361	\$141,408	\$144,522	\$147,705	\$150,959	\$154,283	\$157,681	\$161,154	\$164,703	\$168,331	\$172,038	\$175,827	\$179,700	\$183,657
Total Tax	\$4,922	\$64,328	\$126,350	\$129,033	\$131,776	\$134,579	\$137,443	\$140,370	\$143,362	\$146,419	\$149,543	\$152,736	\$156,000	\$159,334	\$162,742	\$166,225	\$169,784	\$173,422	\$177,140	\$180,939	\$184,821	\$188,789
City Base	\$1,194	\$1,197	\$1,199	\$1,201	\$1,204	\$1,206	\$1,208	\$1,211	\$1,213	\$1,216	\$1,218	\$1,221	\$1,223	\$1,225	\$1,228	\$1,230	\$1,233	\$1,235	\$1,238	\$1,240	\$1,243	\$1,245
City Increment	\$0	\$14,409	\$29,454	\$30,102	\$30,765	\$31,443	\$32,135	\$32,843	\$33,566	\$34,306	\$35,061	\$35,833	\$36,623	\$37,429	\$38,254	\$39,096	\$39,957	\$40,837	\$41,737	\$42,656	\$43,595	\$44,555
Total City Property Tax	\$1,194	\$15,606	\$30,652	\$31,304	\$31,969	\$32,649	\$33,344	\$34,054	\$34,780	\$35,521	\$36,279	\$37,054	\$37,846	\$38,655	\$39,481	\$40,326	\$41,190	\$42,072	\$42,974	\$43,896	\$44,838	\$45,800
County Base	\$1,556	\$1,559	\$1,562	\$1,565	\$1,568	\$1,572	\$1,575	\$1,578	\$1,581	\$1,584	\$1,587	\$1,590	\$1,593	\$1,597	\$1,600	\$1,603	\$1,606	\$1,609	\$1,613	\$1,616	\$1,619	\$1,622
County Increment	\$0	\$18,775	\$38,377	\$39,223	\$40,086	\$40,969	\$41,872	\$42,794	\$43,736	\$44,700	\$45,684	\$46,690	\$47,719	\$48,769	\$49,844	\$50,941	\$52,063	\$53,210	\$54,382	\$55,580	\$56,804	\$58,055
Total County Property Tax	\$1,556	\$20,334	\$39,940	\$40,788	\$41,655	\$42,541	\$43,446	\$44,372	\$45,317	\$46,284	\$47,271	\$48,281	\$49,312	\$50,366	\$51,443	\$52,544	\$53,669	\$54,819	\$55,994	\$57,195	\$58,423	\$59,677
USD Base	\$2,115	\$2,120	\$2,124	\$2,128	\$2,132	\$2,136	\$2,141	\$2,145	\$2,149	\$2,153	\$2,158	\$2,162	\$2,166	\$2,171	\$2,175	\$2,179	\$2,184	\$2,188	\$2,192	\$2,197	\$2,201	\$2,205
USD Increment	\$0	\$25,524	\$52,173	\$53,322	\$54,496	\$55,697	\$56,923	\$58,177	\$59,458	\$60,768	\$62,106	\$63,474	\$64,872	\$66,301	\$67,761	\$69,253	\$70,779	\$72,338	\$73,931	\$75,559	\$77,223	\$78,924
Total USD Property Tax	\$2,115	\$27,644	\$54,297	\$55,450	\$56,629	\$57,833	\$59,064	\$60,322	\$61,608	\$62,921	\$64,264	\$65,636	\$67,038	\$68,471	\$69,936	\$71,433	\$72,962	\$74,525	\$76,123	\$77,756	\$79,424	\$81,129
State Base	\$56.91	\$57.03	\$57.14	\$57.25	\$57.37	\$57.48	\$57.59	\$57.71	\$57.82	\$57.94	\$58.05	\$58.17	\$58.28	\$58.40	\$58.52	\$58.63	\$58.75	\$58.86	\$58.98	\$59.10	\$59.22	\$59.33
State Increment	\$0.0	\$686.7	\$1,403.7	\$1,434.6	\$1,466.2	\$1,498.5	\$1,531.5	\$1,565.2	\$1,599.7	\$1,635.0	\$1,671.0	\$1,707.8	\$1,745.4	\$1,783.8	\$1,823.1	\$1,863.3	\$1,904.3	\$1,946.2	\$1,989.1	\$2,032.9	\$2,077.7	\$2,123.4
Total State Property Tax	\$57	\$744	\$1,461	\$1,492	\$1,524	\$1,556	\$1,589	\$1,623	\$1,658	\$1,693	\$1,729	\$1,766	\$1,804	\$1,842	\$1,882	\$1,922	\$1,963	\$2,005	\$2,048	\$2,092	\$2,137	\$2,183
<i>Math Check</i>	<i>\$4,922</i>	<i>\$64,328</i>	<i>\$126,350</i>	<i>\$129,033</i>	<i>\$131,776</i>	<i>\$134,579</i>	<i>\$137,443</i>	<i>\$140,370</i>	<i>\$143,362</i>	<i>\$146,419</i>	<i>\$149,543</i>	<i>\$152,736</i>	<i>\$156,000</i>	<i>\$159,334</i>	<i>\$162,742</i>	<i>\$166,225</i>	<i>\$169,784</i>	<i>\$173,422</i>	<i>\$177,140</i>	<i>\$180,939</i>	<i>\$184,821</i>	<i>\$188,789</i>

Math Check
\$3,180,058
\$26,827
\$744,656
\$771,483
\$34,955
\$970,272
\$1,005,227
\$47,521
\$1,319,059
\$1,366,580
\$1,279
\$35,489
\$36,768
\$3,180,058

85% Rebate % Comparison: 15 Y duration

Property Tax Rebates by Jurisdiction: 15Y, 85% NRA																							
	BASE Year	Under Construction	NRA Full Tax Year															No NRA Rebates					Total during NRA
			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
			2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	
City Increment	--	--	\$25,035	\$25,587	\$26,150	\$26,726	\$27,315	\$27,917	\$28,531	\$29,160	\$29,802	\$30,458	\$31,129	\$31,815	\$32,515	\$33,232	\$33,964	--	--	--	--	--	\$439,337
County Increment	--	--	\$32,621	\$33,339	\$34,073	\$34,824	\$35,591	\$36,375	\$37,176	\$37,995	\$38,831	\$39,687	\$40,561	\$41,454	\$42,367	\$43,300	\$44,254	--	--	--	--	--	\$572,447
USD Increment	--	--	\$44,347	\$45,324	\$46,322	\$47,342	\$48,385	\$49,450	\$50,540	\$51,653	\$52,790	\$53,953	\$55,141	\$56,356	\$57,597	\$58,865	\$60,162	--	--	--	--	--	\$778,227
State Increment	--	--	\$1,193	\$1,219	\$1,246	\$1,274	\$1,302	\$1,330	\$1,360	\$1,390	\$1,420	\$1,452	\$1,484	\$1,516	\$1,550	\$1,584	\$1,619	--	--	--	--	--	\$20,938
Total Increment			\$103,196	\$105,469	\$107,792	\$110,166	\$112,592	\$115,072	\$117,607	\$120,197	\$122,844	\$125,550	\$128,315	\$131,141	\$134,029	\$136,981	\$139,998	--	--	--	--	--	\$1,810,949
<i>Math Check</i>			<i>\$103,196</i>	<i>\$105,469</i>	<i>\$107,792</i>	<i>\$110,166</i>	<i>\$112,592</i>	<i>\$115,072</i>	<i>\$117,607</i>	<i>\$120,197</i>	<i>\$122,844</i>	<i>\$125,550</i>	<i>\$128,315</i>	<i>\$131,141</i>	<i>\$134,029</i>	<i>\$136,981</i>	<i>\$139,998</i>						

95% Rebate % Comparison: 15 Y duration

Property Tax Rebates by Jurisdiction: 15Y, 95% NRA																							
	BASE Year	Under Construction	NRA Full Tax Year															No NRA Rebates					Total during NRA
			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
			2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	
City Increment	--	--	\$27,981	\$28,597	\$29,227	\$29,871	\$30,528	\$31,201	\$31,888	\$32,590	\$33,308	\$34,042	\$34,791	\$35,558	\$36,341	\$37,141	\$37,959	--	--	--	--	--	\$491,024
County Increment	--	--	\$36,458	\$37,261	\$38,082	\$38,921	\$39,778	\$40,654	\$41,549	\$42,465	\$43,400	\$44,356	\$45,333	\$46,331	\$47,351	\$48,394	\$49,460	--	--	--	--	--	\$639,794
USD Increment	--	--	\$49,564	\$50,656	\$51,772	\$52,912	\$54,077	\$55,268	\$56,485	\$57,729	\$59,001	\$60,300	\$61,628	\$62,986	\$64,373	\$65,791	\$67,240	--	--	--	--	--	\$869,783
State Increment	--	--	\$1,334	\$1,363	\$1,393	\$1,424	\$1,455	\$1,487	\$1,520	\$1,553	\$1,587	\$1,622	\$1,658	\$1,695	\$1,732	\$1,770	\$1,809	--	--	--	--	--	\$23,401
Total Increment			\$115,337	\$117,877	\$120,474	\$123,127	\$125,839	\$128,610	\$131,443	\$134,338	\$137,296	\$140,320	\$143,411	\$146,569	\$149,797	\$153,096	\$156,468	--	--	--	--	--	\$2,024,002
<i>Math Check</i>			<i>\$115,337</i>	<i>\$117,877</i>	<i>\$120,474</i>	<i>\$123,127</i>	<i>\$125,839</i>	<i>\$128,610</i>	<i>\$131,443</i>	<i>\$134,338</i>	<i>\$137,296</i>	<i>\$140,320</i>	<i>\$143,411</i>	<i>\$146,569</i>	<i>\$149,797</i>	<i>\$153,096</i>	<i>\$156,468</i>						

Split Scenario: County at 85% and all others at 95%

NRA Rebate Estimates by Jurisdiction: County at 85% and all others at 95%																							
	BASE Year	Under Construction	NRA Full Tax Year															No NRA Rebates					Total during NRA
			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
			2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	
City Increment	--	--	\$27,981	\$28,597	\$29,227	\$29,871	\$30,528	\$31,201	\$31,888	\$32,590	\$33,308	\$34,042	\$34,791	\$35,558	\$36,341	\$37,141	\$37,959	--	--	--	--	--	\$491,024
County Increment	--	--	\$32,621	\$33,339	\$34,073	\$34,824	\$35,591	\$36,375	\$37,176	\$37,995	\$38,831	\$39,687	\$40,561	\$41,454	\$42,367	\$43,300	\$44,254	--	--	--	--	--	\$572,447
USD Increment	--	--	\$49,564	\$50,656	\$51,772	\$52,912	\$54,077	\$55,268	\$56,485	\$57,729	\$59,001	\$60,300	\$61,628	\$62,986	\$64,373	\$65,791	\$67,240	--	--	--	--	--	\$869,783
State Increment	--	--	\$1,334	\$1,363	\$1,393	\$1,424	\$1,455	\$1,487	\$1,520	\$1,553	\$1,587	\$1,622	\$1,658	\$1,695	\$1,732	\$1,770	\$1,809	--	--	--	--	--	\$23,401
Total Increment			\$111,499	\$113,955	\$116,465	\$119,030	\$121,651	\$124,331	\$127,069	\$129,868	\$132,728	\$135,651	\$138,639	\$141,692	\$144,813	\$148,002	\$151,262	--	--	--	--	--	\$1,956,655

NRA Rebate Amounts: Summary Chart

Jurisdiction	2014 Mill Levy	% of Total	Original Request: All Taxing Jurisdictions at 95%	Scenario 1: All Taxing Jurisdictions at 85%	Scenario 2: County at 85%, all others at 95%	Difference S1 vs S2
City	0.031474	24.3%	\$491,024	\$439,337	\$491,024	\$51,687
County	0.04101	31.6%	\$639,794	\$572,447	\$572,447	\$0
USD	0.055752	43.0%	\$869,783	\$778,227	\$869,783	\$91,556
State	0.0015	1.2%	\$23,401	\$20,938	\$23,401	\$2,463
Total	0.129736	100.0%	\$2,024,002	\$1,810,949	\$1,956,655	\$145,706



 Represents ~ 12% Reduction in Rebate Amounts



 Represents ~ 3% Reduction in Rebate Amounts

Change in Developer Revenues

Scenario	Total Revenues	Comparison	% Difference	Actual Difference
Original: 95%	\$2,024,002	--	--	--
S1: 85% All	\$1,810,949	Original Request vs S1	12%	\$213,053
S2: Split	\$1,956,655	Original Request vs S2	3%	\$67,347
				Difference: \$145,706