

Assumptions / Inputs:

Real estate annual appreciation	5%		
Assessed value	85%	Total all millages	19.3946
City Hall land value	\$ 16,750,000	City millage	5.8850
Harborview land value	\$ 8,600,000	County millage	5.2090
City Hall construction value	\$ 196,750,000	DDB millage	0.9700
Harborview construction value	\$ 73,741,903		

Calendar			City Hall	Harborview	(assessed @ 85%)		City, County	City,County,DDB	All Taxing Authorities
Year	City Hall Land	Harborview Land	Construction	Construction	Total Value	Taxable Value	TIF Only	Estimated TIF	Estimated Prop Tax
2024	\$ 16,750,000	\$ 8,600,000	\$ -	\$ -	\$ 25,350,000	\$ 21,547,500	\$ 227,096	\$ 246,952	\$ 397,010
2025	17,587,500	9,030,000	-	-	26,617,500	22,624,875	\$ 238,450	259,299	\$ 416,860
2026	18,466,875	9,481,500	196,750,000	73,741,903	298,440,278	253,674,236	\$ 2,673,549	2,907,310	\$ 4,673,915
2027	19,390,219	9,955,575	206,587,500	77,428,998	313,362,292	266,357,948	\$ 2,807,226	3,052,675	\$ 4,907,611
2028	20,359,730	10,453,354	216,916,875	81,300,448	329,030,406	279,675,846	\$ 2,947,588	3,205,309	\$ 5,152,991
2029	21,377,716	10,976,021	227,762,719	85,365,470	345,481,927	293,659,638	\$ 3,094,967	3,365,574	\$ 5,410,641
2030	22,446,602	11,524,823	239,150,855	89,633,744	362,756,023	308,342,620	\$ 3,249,715	3,533,853	\$ 5,681,173
2031	23,568,932	12,101,064	251,108,397	94,115,431	380,893,824	323,759,751	\$ 3,412,201	3,710,546	\$ 5,965,231
2032	24,747,379	12,706,117	263,663,817	98,821,203	399,938,516	339,947,738	\$ 3,582,811	3,896,073	\$ 6,263,493
2033	25,984,748	13,341,423	276,847,008	103,762,263	419,935,441	356,945,125	\$ 3,761,952	4,090,877	\$ 6,576,668
2034	27,283,985	14,008,494	290,689,359	108,950,376	440,932,213	374,792,381	\$ 3,950,049	4,295,421	\$ 6,905,501
CRA expiration 1/15/2035							\$ 29,945,605	\$ 32,563,888	\$ 52,351,093
2035	28,648,184	14,708,918	305,223,826	114,397,895	462,978,824	393,532,000	\$ 4,147,552	4,510,192	\$ 7,250,776
2036	30,080,593	15,444,364	320,485,018	120,117,790	486,127,765	413,208,600	\$ 4,354,929	4,735,701	\$ 7,613,315
2037	31,584,623	16,216,583	336,509,269	126,123,679	510,434,154	433,869,030	\$ 4,572,676	4,972,486	\$ 7,993,980
2038	33,163,854	17,027,412	353,334,732	132,429,863	535,955,861	455,562,482	\$ 4,801,310	5,221,110	\$ 8,393,680
2039	34,822,047	17,878,782	371,001,469	139,051,356	562,753,654	478,340,606	\$ 5,041,375	5,482,166	\$ 8,813,363
2040	36,563,149	18,772,721	389,551,542	146,003,924	590,891,337	502,257,636	\$ 5,293,444	5,756,274	\$ 9,254,032
2041	38,391,307	19,711,358	409,029,119	153,304,120	620,435,904	527,370,518	\$ 5,558,116	6,044,088	\$ 9,716,733
2042	40,310,872	20,696,925	429,480,575	160,969,326	651,457,699	553,739,044	\$ 5,836,022	6,346,292	\$ 10,202,570
2043	42,326,416	21,731,772	450,954,604	169,017,792	684,030,584	581,425,996	\$ 6,127,823	6,663,607	\$ 10,712,698
20 year projection							\$ 75,678,851	\$ 82,295,805	\$ 132,302,240

Assumptions / Inputs:

Real estate annual appreciation	5%		
Assessed value	85%		
City Hall land value	\$ 16,750,000	Total all millages	19.3946
Harborview land value	\$ 8,600,000	City millage	5.8850
City Hall construction value	\$ 335,026,126	County millage	5.2090
Harborview construction value	\$ 73,741,903	DDB millage	0.9700

<u>Year</u>	<u>City Hall Land</u>	<u>Harborview Land</u>	<u>City Hall Construction</u>	<u>Harborview Construction</u>	<u>Total Value</u>	(assessed @ 85%) <u>Taxable Value</u>	<u>City, County TIF Only</u>	<u>City,County,DDB Estimated TIF</u>	<u>All Taxing Authorities Estimated Prop Tax</u>
2024	\$ 16,750,000	\$ 8,600,000	\$ -	\$ -	\$ 25,350,000	\$ 21,547,500	\$ 227,096	\$ 246,952	\$ 397,010
2025	17,587,500	9,030,000	-	-	26,617,500	22,624,875	\$ 238,450	259,299	\$ 416,860
2026	18,466,875	9,481,500	167,513,063	73,741,903	269,203,341	228,822,840	\$ 2,411,633	2,622,493	\$ 4,216,031
2027	19,390,219	9,955,575	335,026,126	77,428,998	441,800,918	375,530,780	\$ 3,957,832	4,303,883	\$ 6,919,106
2028	20,359,730	10,453,354	351,777,432	81,300,448	463,890,964	394,307,319	\$ 4,155,723	4,519,077	\$ 7,265,061
2029	21,377,716	10,976,021	369,366,304	85,365,470	487,085,512	414,022,685	\$ 4,363,509	4,745,031	\$ 7,628,314
2030	22,446,602	11,524,823	387,834,619	89,633,744	511,439,788	434,723,819	\$ 4,581,685	4,982,283	\$ 8,009,730
2031	23,568,932	12,101,064	407,226,350	94,115,431	537,011,777	456,460,010	\$ 4,810,769	5,231,397	\$ 8,410,216
2032	24,747,379	12,706,117	427,587,668	98,821,203	563,862,366	479,283,011	\$ 5,051,307	5,492,967	\$ 8,830,727
2033	25,984,748	13,341,423	448,967,051	103,762,263	592,055,484	503,247,161	\$ 5,303,873	5,767,615	\$ 9,272,264
2034	27,283,985	14,008,494	471,415,403	108,950,376	621,658,258	528,409,520	\$ 5,569,066	6,055,996	\$ 9,735,877
CRA expiration 1/15/2035							\$ 40,670,943	\$ 44,226,992	\$ 71,101,196
2035	28,648,184	14,708,918	494,986,174	114,397,895	652,741,171	554,829,996	\$ 5,847,520	6,358,796	\$ 10,222,671
2036	30,080,593	15,444,364	519,735,482	120,117,790	685,378,230	582,571,495	\$ 6,139,896	6,676,735	\$ 10,733,804
2037	31,584,623	16,216,583	545,722,256	126,123,679	719,647,141	611,700,070	\$ 6,446,891	7,010,572	\$ 11,270,494
2038	33,163,854	17,027,412	573,008,369	132,429,863	755,629,498	642,285,074	\$ 6,769,235	7,361,101	\$ 11,834,019
2039	34,822,047	17,878,782	601,658,788	139,051,356	793,410,973	674,399,327	\$ 7,107,697	7,729,156	\$ 12,425,720
2040	36,563,149	18,772,721	631,741,727	146,003,924	833,081,522	708,119,294	\$ 7,463,082	8,115,614	\$ 13,047,006
2041	38,391,307	19,711,358	663,328,814	153,304,120	874,735,598	743,525,258	\$ 7,836,236	8,521,394	\$ 13,699,356
2042	40,310,872	20,696,925	696,495,254	160,969,326	918,472,378	780,701,521	\$ 8,228,048	8,947,464	\$ 14,384,324
2043	42,326,416	21,731,772	731,320,017	169,017,792	964,395,997	819,736,597	\$ 8,639,450	9,394,837	\$ 15,103,540
20 year projection							\$ 105,148,996	\$ 114,342,661	\$ 183,822,130