

TIRZ 1 Economic Feasibility - City

TIRZ #1 Increment	Year	Tax Year	Projected Incremental Tax				City TIRZ #1				Projected Net TIRZ #1 Revenue	TIRZ #1 Revenue Discounted at 5%	City Retained Taxes (General Fund)
			TIRZ #1 Base	Base Subject to Capture	Total Projected Assessed Valuation	Tax Collection Delinquencies at 2%	Total Net Tax Collections	Tax Collections on Incremental Value	Participation at \$0.0889 Tax Rate	TIRZ Admin Expense			
Base [a]	2022	\$	70,382,980	\$ 99,250,614	\$ 169,633,594	\$ 6,032	\$ 295,576	\$ 172,938	\$ 86,469	\$ 27,602	\$ 58,867	\$ 58,867	\$ 86,469
1	2023	\$	70,382,980	\$ 102,643,286	\$ 173,026,266	\$ 6,153	\$ 301,488	\$ 178,850	\$ 89,425	\$ 28,154	\$ 61,271	\$ 58,353	\$ 89,425
2	2024	\$	70,382,980	\$ 310,103,811	\$ 380,486,791	\$ 13,530	\$ 662,975	\$ 540,337	\$ 270,169	\$ 28,717	\$ 241,452	\$ 219,004	\$ 270,169
3	2025	\$	70,382,980	\$ 525,203,832	\$ 595,586,812	\$ 21,179	\$ 1,037,774	\$ 915,136	\$ 457,568	\$ 29,291	\$ 428,277	\$ 369,961	\$ 457,568
4	2026	\$	70,382,980	\$ 697,493,946	\$ 767,876,926	\$ 27,306	\$ 1,337,979	\$ 1,215,341	\$ 607,671	\$ 29,877	\$ 577,793	\$ 475,352	\$ 607,671
5	2027	\$	70,382,980	\$ 848,375,324	\$ 918,758,304	\$ 32,671	\$ 1,600,881	\$ 1,478,243	\$ 739,122	\$ 30,475	\$ 708,647	\$ 555,243	\$ 739,122
6	2028	\$	70,382,980	\$ 941,802,976	\$ 1,012,185,956	\$ 35,993	\$ 1,763,673	\$ 1,641,035	\$ 820,518	\$ 31,084	\$ 789,433	\$ 589,087	\$ 820,518
7	2029	\$	70,382,980	\$ 1,012,430,668	\$ 1,082,813,648	\$ 38,505	\$ 1,886,738	\$ 1,764,100	\$ 882,050	\$ 31,706	\$ 850,344	\$ 604,323	\$ 882,050
8	2030	\$	70,382,980	\$ 1,085,816,822	\$ 1,156,199,802	\$ 41,114	\$ 2,014,609	\$ 1,891,971	\$ 945,985	\$ 32,340	\$ 913,645	\$ 618,391	\$ 945,985
9	2031	\$	70,382,980	\$ 1,133,879,093	\$ 1,204,262,073	\$ 42,824	\$ 2,098,354	\$ 1,975,716	\$ 987,858	\$ 32,987	\$ 954,871	\$ 615,518	\$ 987,858
10	2032	\$	70,382,980	\$ 1,157,964,335	\$ 1,228,347,315	\$ 43,680	\$ 2,140,321	\$ 2,017,683	\$ 1,008,842	\$ 33,647	\$ 975,195	\$ 598,685	\$ 1,008,842
11	2033	\$	70,382,980	\$ 1,182,531,281	\$ 1,252,914,261	\$ 44,554	\$ 2,183,128	\$ 2,060,490	\$ 1,030,245	\$ 34,320	\$ 995,925	\$ 582,297	\$ 1,030,245
12	2034	\$	70,382,980	\$ 1,207,589,566	\$ 1,277,972,546	\$ 45,445	\$ 2,226,790	\$ 2,104,152	\$ 1,052,076	\$ 35,006	\$ 1,017,070	\$ 566,343	\$ 1,052,076
13	2035	\$	70,382,980	\$ 1,233,149,017	\$ 1,303,531,997	\$ 46,354	\$ 2,271,326	\$ 2,148,688	\$ 1,074,344	\$ 35,706	\$ 1,038,638	\$ 550,812	\$ 1,074,344
14	2036	\$	70,382,980	\$ 1,259,219,657	\$ 1,329,602,637	\$ 47,281	\$ 2,316,753	\$ 2,194,115	\$ 1,097,057	\$ 36,420	\$ 1,060,637	\$ 535,694	\$ 1,097,057
15	2037	\$	70,382,980	\$ 1,285,811,710	\$ 1,356,194,690	\$ 48,226	\$ 2,363,088	\$ 2,240,450	\$ 1,120,225	\$ 37,149	\$ 1,083,076	\$ 520,978	\$ 1,120,225
16	2038	\$	70,382,980	\$ 1,312,935,604	\$ 1,383,318,584	\$ 49,191	\$ 2,410,350	\$ 2,287,712	\$ 1,143,856	\$ 37,892	\$ 1,105,964	\$ 506,655	\$ 1,143,856
17	2039	\$	70,382,980	\$ 1,340,601,975	\$ 1,410,984,955	\$ 50,175	\$ 2,458,557	\$ 2,335,919	\$ 1,167,959	\$ 38,649	\$ 1,129,310	\$ 492,714	\$ 1,167,959
18	2040	\$	70,382,980	\$ 1,368,821,674	\$ 1,439,204,654	\$ 51,178	\$ 2,507,728	\$ 2,385,090	\$ 1,192,545	\$ 39,422	\$ 1,153,122	\$ 479,146	\$ 1,192,545
19	2041	\$	70,382,980	\$ 1,397,605,767	\$ 1,467,988,747	\$ 52,202	\$ 2,557,882	\$ 2,435,244	\$ 1,217,622	\$ 40,211	\$ 1,177,411	\$ 465,942	\$ 1,217,622
20	2042	\$	70,382,980	\$ 1,426,965,542	\$ 1,497,348,522	\$ 53,246	\$ 2,609,040	\$ 2,486,402	\$ 1,243,201	\$ 41,015	\$ 1,202,186	\$ 453,091	\$ 1,243,201
21	2043	\$	70,382,980	\$ 1,456,912,513	\$ 1,527,295,493	\$ 54,311	\$ 2,661,221	\$ 2,538,583	\$ 1,269,291	\$ 41,835	\$ 1,227,456	\$ 440,586	\$ 1,269,291
22	2044	\$	70,382,980	\$ 1,487,458,423	\$ 1,557,841,403	\$ 55,397	\$ 2,714,445	\$ 2,591,807	\$ 1,295,904	\$ 42,672	\$ 1,253,231	\$ 428,417	\$ 1,295,904
23	2045	\$	70,382,980	\$ 1,518,615,251	\$ 1,588,998,231	\$ 56,505	\$ 2,768,734	\$ 2,646,096	\$ 1,323,048	\$ 43,526	\$ 1,279,522	\$ 416,576	\$ 1,323,048
24	2046	\$	70,382,980	\$ 1,550,395,215	\$ 1,620,778,195	\$ 57,635	\$ 2,824,109	\$ 2,701,471	\$ 1,350,735	\$ 44,396	\$ 1,306,339	\$ 405,054	\$ 1,350,735
						\$ 1,020,684	\$ 50,013,521	\$ 46,947,568	\$ 23,473,784	\$ 884,100	\$ 22,589,684	\$ 11,607,090	\$ 23,473,784

[a] The Base Year for the original properties in TIRZ 1 is Tax Year 2016. The Base Year for the new properties being added to TIRZ 1 is Tax Year 2022. The base value shown above is the sum of these figures.

TIRZ 1 Economic Feasibility - County

TIRZ #1 Increment	Year	Tax Year	Projected				County TIRZ #1				Projected Net TIRZ #1 Revenue	TIRZ #1 Revenue Discounted at 5%	County Retained Taxes (General Fund)										
			TIRZ #1 Base	Incremental Tax Base Subject to Capture	Total Projected Assessed Valuation	Tax Collection Delinquencies at 2%	Total Net Tax Collections	Tax Collections on Incremental Value	Participation at \$0.15625 Tax Rate	TIRZ Admin Expense													
Base [a]	2022	\$	71,961,330	\$	99,250,614	\$	171,211,944	\$	10,701	\$	524,337	\$	303,955	\$	151,978	\$	27,602	\$	124,376	\$	124,376	\$	151,978
1	2023	\$	71,961,330	\$	102,674,853	\$	174,636,183	\$	10,915	\$	534,823	\$	314,442	\$	157,221	\$	28,154	\$	129,067	\$	122,921	\$	157,221
2	2024	\$	71,961,330	\$	691,614,573	\$	763,575,903	\$	47,723	\$	2,338,451	\$	2,118,070	\$	1,059,035	\$	28,717	\$	1,030,318	\$	934,529	\$	1,059,035
3	2025	\$	71,961,330	\$	1,293,762,312	\$	1,365,723,642	\$	85,358	\$	4,182,529	\$	3,962,147	\$	1,981,074	\$	29,291	\$	1,951,782	\$	1,686,023	\$	1,981,074
4	2026	\$	71,961,330	\$	1,825,772,417	\$	1,897,733,747	\$	118,608	\$	5,811,810	\$	5,591,428	\$	2,795,714	\$	29,877	\$	2,765,837	\$	2,275,461	\$	2,795,714
5	2027	\$	71,961,330	\$	2,307,157,244	\$	2,379,118,574	\$	148,695	\$	7,286,051	\$	7,065,669	\$	3,532,835	\$	30,475	\$	3,502,360	\$	2,744,190	\$	3,532,835
6	2028	\$	71,961,330	\$	2,661,375,211	\$	2,733,336,541	\$	170,834	\$	8,370,843	\$	8,150,462	\$	4,075,231	\$	31,084	\$	4,044,146	\$	3,017,804	\$	4,075,231
7	2029	\$	71,961,330	\$	2,957,373,373	\$	3,029,334,703	\$	189,333	\$	9,277,338	\$	9,056,956	\$	4,528,478	\$	31,706	\$	4,496,772	\$	3,195,772	\$	4,528,478
8	2030	\$	71,961,330	\$	3,154,880,752	\$	3,226,842,082	\$	201,678	\$	9,882,204	\$	9,661,822	\$	4,830,911	\$	32,340	\$	4,798,571	\$	3,247,862	\$	4,830,911
9	2031	\$	71,961,330	\$	3,317,810,867	\$	3,389,772,197	\$	211,861	\$	10,381,177	\$	10,160,796	\$	5,080,398	\$	32,987	\$	5,047,411	\$	3,253,606	\$	5,080,398
10	2032	\$	71,961,330	\$	3,441,198,028	\$	3,513,159,358	\$	219,572	\$	10,759,051	\$	10,538,669	\$	5,269,334	\$	33,647	\$	5,235,688	\$	3,214,258	\$	5,269,334
11	2033	\$	71,961,330	\$	3,558,006,481	\$	3,629,967,811	\$	226,873	\$	11,116,776	\$	10,896,395	\$	5,448,197	\$	34,320	\$	5,413,878	\$	3,165,382	\$	5,448,197
12	2034	\$	71,961,330	\$	3,678,082,008	\$	3,750,043,338	\$	234,378	\$	11,484,508	\$	11,264,126	\$	5,632,063	\$	35,006	\$	5,597,057	\$	3,116,651	\$	5,632,063
13	2035	\$	71,961,330	\$	3,753,082,875	\$	3,825,044,205	\$	239,065	\$	11,714,198	\$	11,493,816	\$	5,746,908	\$	35,706	\$	5,711,202	\$	3,028,772	\$	5,746,908
14	2036	\$	71,961,330	\$	3,829,583,759	\$	3,901,545,089	\$	243,847	\$	11,948,482	\$	11,728,100	\$	5,864,050	\$	36,420	\$	5,827,630	\$	2,943,349	\$	5,864,050
15	2037	\$	71,961,330	\$	3,907,614,661	\$	3,979,575,991	\$	248,723	\$	12,187,451	\$	11,967,070	\$	5,983,535	\$	37,149	\$	5,946,386	\$	2,860,313	\$	5,983,535
16	2038	\$	71,961,330	\$	3,987,206,181	\$	4,059,167,511	\$	253,698	\$	12,431,201	\$	12,210,819	\$	6,105,409	\$	37,892	\$	6,067,518	\$	2,779,600	\$	6,105,409
17	2039	\$	71,961,330	\$	4,068,389,531	\$	4,140,350,861	\$	258,772	\$	12,679,825	\$	12,459,443	\$	6,229,721	\$	38,649	\$	6,191,072	\$	2,701,144	\$	6,229,721
18	2040	\$	71,961,330	\$	4,151,196,548	\$	4,223,157,878	\$	263,947	\$	12,933,421	\$	12,713,039	\$	6,356,520	\$	39,422	\$	6,317,097	\$	2,624,884	\$	6,356,520
19	2041	\$	71,961,330	\$	4,235,659,706	\$	4,307,621,036	\$	269,226	\$	13,192,089	\$	12,971,708	\$	6,485,854	\$	40,211	\$	6,445,643	\$	2,550,760	\$	6,485,854
20	2042	\$	71,961,330	\$	4,321,812,126	\$	4,393,773,456	\$	274,611	\$	13,455,931	\$	13,235,550	\$	6,617,775	\$	41,015	\$	6,576,760	\$	2,478,712	\$	6,617,775
21	2043	\$	71,961,330	\$	4,409,687,595	\$	4,481,648,925	\$	280,103	\$	13,725,050	\$	13,504,668	\$	6,752,334	\$	41,835	\$	6,710,499	\$	2,408,682	\$	6,752,334
22	2044	\$	71,961,330	\$	4,499,320,574	\$	4,571,281,904	\$	285,705	\$	13,999,551	\$	13,779,169	\$	6,889,585	\$	42,672	\$	6,846,912	\$	2,340,616	\$	6,889,585
23	2045	\$	71,961,330	\$	4,590,746,212	\$	4,662,707,542	\$	291,419	\$	14,279,542	\$	14,059,160	\$	7,029,580	\$	43,526	\$	6,986,055	\$	2,274,459	\$	7,029,580
24	2046	\$	71,961,330	\$	4,684,000,363	\$	4,755,961,693	\$	297,248	\$	14,565,133	\$	14,344,751	\$	7,172,376	\$	44,396	\$	7,127,979	\$	2,210,158	\$	7,172,376
								\$	5,082,893	\$	249,061,770	\$	243,552,230	\$	121,776,115	\$	884,100	\$	120,892,015	\$	61,300,284	\$	121,776,115

[a] The Base Year for the original properties in TIRZ 1 is Tax Year 2016. The Base Year for the new properties being added to TIRZ 1 is Tax Year 2022. The base value shown above is the sum of these figures.

Estimated TIRZ Revenue - TIRZ 1

Year No.	Tax Year	Projected Incremental		Projected Net	Projected Net	Annual Total	TIRZ #1	TIRZ #1	Annual Total
		Tax Base Subject to Capture - City	Tax Base Subject to Capture - County	TIRZ #1 Revenue - City [b]	TIRZ #1 Revenue - County [b]		Revenue Discounted at 5% - City [b]	Revenue Discounted at 5% - County [b]	
Base [a]	2022	\$ 99,250,614	\$ 99,250,614	\$ 58,867	\$ 124,376	\$ 183,243	\$ 58,867	\$ 124,376	\$ 183,243
1	2023	\$ 102,643,286	\$ 102,674,853	\$ 61,271	\$ 129,067	\$ 190,338	\$ 58,353	\$ 122,921	\$ 181,274
2	2024	\$ 310,103,811	\$ 691,614,573	\$ 241,452	\$ 1,030,318	\$ 1,271,769	\$ 219,004	\$ 934,529	\$ 1,153,532
3	2025	\$ 525,203,832	\$ 1,293,762,312	\$ 428,277	\$ 1,951,782	\$ 2,380,059	\$ 369,961	\$ 1,686,023	\$ 2,055,984
4	2026	\$ 697,493,946	\$ 1,825,772,417	\$ 577,793	\$ 2,765,837	\$ 3,343,630	\$ 475,352	\$ 2,275,461	\$ 2,750,813
5	2027	\$ 848,375,324	\$ 2,307,157,244	\$ 708,647	\$ 3,502,360	\$ 4,211,006	\$ 555,243	\$ 2,744,190	\$ 3,299,434
6	2028	\$ 941,802,976	\$ 2,661,375,211	\$ 789,433	\$ 4,044,146	\$ 4,833,580	\$ 589,087	\$ 3,017,804	\$ 3,606,892
7	2029	\$ 1,012,430,668	\$ 2,957,373,373	\$ 850,344	\$ 4,496,772	\$ 5,347,116	\$ 604,323	\$ 3,195,772	\$ 3,800,095
8	2030	\$ 1,085,816,822	\$ 3,154,880,752	\$ 913,645	\$ 4,798,571	\$ 5,712,216	\$ 618,391	\$ 3,247,862	\$ 3,866,253
9	2031	\$ 1,133,879,093	\$ 3,317,810,867	\$ 954,871	\$ 5,047,411	\$ 6,002,282	\$ 615,518	\$ 3,253,606	\$ 3,869,125
10	2032	\$ 1,157,964,335	\$ 3,441,198,028	\$ 975,195	\$ 5,235,688	\$ 6,210,883	\$ 598,685	\$ 3,214,258	\$ 3,812,943
11	2033	\$ 1,182,531,281	\$ 3,558,006,481	\$ 995,925	\$ 5,413,878	\$ 6,409,803	\$ 582,297	\$ 3,165,382	\$ 3,747,679
12	2034	\$ 1,207,589,566	\$ 3,678,082,008	\$ 1,017,070	\$ 5,597,057	\$ 6,614,127	\$ 566,343	\$ 3,116,651	\$ 3,682,994
13	2035	\$ 1,233,149,017	\$ 3,753,082,875	\$ 1,038,638	\$ 5,711,202	\$ 6,749,840	\$ 550,812	\$ 3,028,772	\$ 3,579,584
14	2036	\$ 1,259,219,657	\$ 3,829,583,759	\$ 1,060,637	\$ 5,827,630	\$ 6,888,267	\$ 535,694	\$ 2,943,349	\$ 3,479,043
15	2037	\$ 1,285,811,710	\$ 3,907,614,661	\$ 1,083,076	\$ 5,946,386	\$ 7,029,463	\$ 520,978	\$ 2,860,313	\$ 3,381,292
16	2038	\$ 1,312,935,604	\$ 3,987,206,181	\$ 1,105,964	\$ 6,067,518	\$ 7,173,482	\$ 506,655	\$ 2,779,600	\$ 3,286,255
17	2039	\$ 1,340,601,975	\$ 4,068,389,531	\$ 1,129,310	\$ 6,191,072	\$ 7,320,382	\$ 492,714	\$ 2,701,144	\$ 3,193,858
18	2040	\$ 1,368,821,674	\$ 4,151,196,548	\$ 1,153,122	\$ 6,317,097	\$ 7,470,220	\$ 479,146	\$ 2,624,884	\$ 3,104,031
19	2041	\$ 1,397,605,767	\$ 4,235,659,706	\$ 1,177,411	\$ 6,445,643	\$ 7,623,054	\$ 465,942	\$ 2,550,760	\$ 3,016,701
20	2042	\$ 1,426,965,542	\$ 4,321,812,126	\$ 1,202,186	\$ 6,576,760	\$ 7,778,945	\$ 453,091	\$ 2,478,712	\$ 2,931,803
21	2043	\$ 1,456,912,513	\$ 4,409,687,595	\$ 1,227,456	\$ 6,710,499	\$ 7,937,955	\$ 440,586	\$ 2,408,682	\$ 2,849,268
22	2044	\$ 1,487,458,423	\$ 4,499,320,574	\$ 1,253,231	\$ 6,846,912	\$ 8,100,144	\$ 428,417	\$ 2,340,616	\$ 2,769,033
23	2045	\$ 1,518,615,251	\$ 4,590,746,212	\$ 1,279,522	\$ 6,986,055	\$ 8,265,577	\$ 416,576	\$ 2,274,459	\$ 2,691,035
24	2046	\$ 1,550,395,215	\$ 4,684,000,363	\$ 1,306,339	\$ 7,127,979	\$ 8,434,319	\$ 405,054	\$ 2,210,158	\$ 2,615,212
				\$ 22,589,684	\$ 120,892,015	\$ 143,481,698	\$ 11,607,090	\$ 61,300,284	\$ 72,907,374

[a] The Base Year for the original properties in TIRZ 1 is Tax Year 2016. The Base Year for the new properties being added to TIRZ 1 is Tax Year 2022. The base value shown above is the sum of these figures.

[b] TIRZ Revenue is an estimated amount that is net of TIRZ Administration costs and assumes a 2% delinquency rate.

TIRZ 1 Captured Appraised Value - City

TIRZ #1 Increment	Year	Tax Year	TIRZ #1 Base	Projected			
				Incremental Tax Base Subject to Capture	Total Projected Assessed Valuation		
Base [a]	2022	\$	70,382,980	\$	99,250,614	\$	169,633,594
1	2023	\$	70,382,980	\$	102,643,286	\$	173,026,266
2	2024	\$	70,382,980	\$	310,103,811	\$	380,486,791
3	2025	\$	70,382,980	\$	525,203,832	\$	595,586,812
4	2026	\$	70,382,980	\$	697,493,946	\$	767,876,926
5	2027	\$	70,382,980	\$	848,375,324	\$	918,758,304
6	2028	\$	70,382,980	\$	941,802,976	\$	1,012,185,956
7	2029	\$	70,382,980	\$	1,012,430,668	\$	1,082,813,648
8	2030	\$	70,382,980	\$	1,085,816,822	\$	1,156,199,802
9	2031	\$	70,382,980	\$	1,133,879,093	\$	1,204,262,073
10	2032	\$	70,382,980	\$	1,157,964,335	\$	1,228,347,315
11	2033	\$	70,382,980	\$	1,182,531,281	\$	1,252,914,261
12	2034	\$	70,382,980	\$	1,207,589,566	\$	1,277,972,546
13	2035	\$	70,382,980	\$	1,233,149,017	\$	1,303,531,997
14	2036	\$	70,382,980	\$	1,259,219,657	\$	1,329,602,637
15	2037	\$	70,382,980	\$	1,285,811,710	\$	1,356,194,690
16	2038	\$	70,382,980	\$	1,312,935,604	\$	1,383,318,584
17	2039	\$	70,382,980	\$	1,340,601,975	\$	1,410,984,955
18	2040	\$	70,382,980	\$	1,368,821,674	\$	1,439,204,654
19	2041	\$	70,382,980	\$	1,397,605,767	\$	1,467,988,747
20	2042	\$	70,382,980	\$	1,426,965,542	\$	1,497,348,522
21	2043	\$	70,382,980	\$	1,456,912,513	\$	1,527,295,493
22	2044	\$	70,382,980	\$	1,487,458,423	\$	1,557,841,403
23	2045	\$	70,382,980	\$	1,518,615,251	\$	1,588,998,231
24	2046	\$	70,382,980	\$	1,550,395,215	\$	1,620,778,195

[a] The Base Year for the original properties in TIRZ 1 is Tax Year 2016. The Base Year for the new properties being added to TIRZ 1 is Tax Year 2022. The base value shown above is the sum of these figures.

TIRZ 1 Captured Appraised Value - County

TIRZ #1 Increment	Year	Tax Year	TIRZ #1 Base	Projected			
				Incremental Tax Base Subject to Capture	Total Projected Assessed Valuation		
Base [a]	2022	\$	71,961,330	\$	99,250,614	\$	171,211,944
1	2023	\$	71,961,330	\$	102,674,853	\$	174,636,183
2	2024	\$	71,961,330	\$	691,614,573	\$	763,575,903
3	2025	\$	71,961,330	\$	1,293,762,312	\$	1,365,723,642
4	2026	\$	71,961,330	\$	1,825,772,417	\$	1,897,733,747
5	2027	\$	71,961,330	\$	2,307,157,244	\$	2,379,118,574
6	2028	\$	71,961,330	\$	2,661,375,211	\$	2,733,336,541
7	2029	\$	71,961,330	\$	2,957,373,373	\$	3,029,334,703
8	2030	\$	71,961,330	\$	3,154,880,752	\$	3,226,842,082
9	2031	\$	71,961,330	\$	3,317,810,867	\$	3,389,772,197
10	2032	\$	71,961,330	\$	3,441,198,028	\$	3,513,159,358
11	2033	\$	71,961,330	\$	3,558,006,481	\$	3,629,967,811
12	2034	\$	71,961,330	\$	3,678,082,008	\$	3,750,043,338
13	2035	\$	71,961,330	\$	3,753,082,875	\$	3,825,044,205
14	2036	\$	71,961,330	\$	3,829,583,759	\$	3,901,545,089
15	2037	\$	71,961,330	\$	3,907,614,661	\$	3,979,575,991
16	2038	\$	71,961,330	\$	3,987,206,181	\$	4,059,167,511
17	2039	\$	71,961,330	\$	4,068,389,531	\$	4,140,350,861
18	2040	\$	71,961,330	\$	4,151,196,548	\$	4,223,157,878
19	2041	\$	71,961,330	\$	4,235,659,706	\$	4,307,621,036
20	2042	\$	71,961,330	\$	4,321,812,126	\$	4,393,773,456
21	2043	\$	71,961,330	\$	4,409,687,595	\$	4,481,648,925
22	2044	\$	71,961,330	\$	4,499,320,574	\$	4,571,281,904
23	2045	\$	71,961,330	\$	4,590,746,212	\$	4,662,707,542
24	2046	\$	71,961,330	\$	4,684,000,363	\$	4,755,961,693

[a] The Base Year for the original properties in TIRZ 1 is Tax Year 2016. The Base Year for the new properties being added to TIRZ 1 is Tax Year 2022. The base value shown above is the sum of these figures.

TIRZ 2 Economic Feasibility - City

TIRZ #2 Increment	Year	Tax Year	Projected Incremental Tax		Total Projected Assessed Valuation	Tax Collection Delinquencies at 2%	Total Net Tax Collections	Tax Collections on Incremental Value	City TIRZ #2		Projected Net TIRZ #2 Revenue	TIRZ #2 Revenue Discounted at 5%	City Retained Taxes (General Fund)								
			TIRZ #2 Base	Base Subject to Capture					Participation at \$0.0889 Tax Rate	TIRZ Admin Expense											
6	2022	\$	5,836,710	\$	120,284,140	\$	4,485	\$	219,758	\$	209,588	\$	104,794	\$	27,602	\$	77,192	\$	77,192	\$	104,794
7	2023	\$	5,836,710	\$	162,140,390	\$	5,973	\$	292,690	\$	282,520	\$	141,260	\$	28,154	\$	113,106	\$	107,720	\$	141,260
8	2024	\$	5,836,710	\$	206,394,506	\$	7,547	\$	369,800	\$	359,630	\$	179,815	\$	28,717	\$	151,098	\$	137,050	\$	179,815
9	2025	\$	5,836,710	\$	247,304,771	\$	9,002	\$	441,084	\$	430,914	\$	215,457	\$	29,291	\$	186,165	\$	160,817	\$	215,457
10	2026	\$	5,836,710	\$	273,954,639	\$	9,949	\$	487,520	\$	477,350	\$	238,675	\$	29,877	\$	208,797	\$	171,778	\$	238,675
11	2027	\$	5,836,710	\$	282,348,379	\$	10,248	\$	502,145	\$	491,975	\$	245,988	\$	30,475	\$	215,513	\$	168,860	\$	245,988
12	2028	\$	5,836,710	\$	290,993,932	\$	10,555	\$	517,210	\$	507,039	\$	253,520	\$	31,084	\$	222,435	\$	165,985	\$	253,520
13	2029	\$	5,836,710	\$	299,898,851	\$	10,872	\$	532,726	\$	522,556	\$	261,278	\$	31,706	\$	229,572	\$	163,152	\$	261,278
14	2030	\$	5,836,710	\$	309,070,918	\$	11,198	\$	548,708	\$	538,538	\$	269,269	\$	32,340	\$	236,929	\$	160,363	\$	269,269
15	2031	\$	5,836,710	\$	318,518,147	\$	11,534	\$	565,169	\$	554,999	\$	277,499	\$	32,987	\$	244,512	\$	157,615	\$	277,499
16	2032	\$	5,836,710	\$	328,248,792	\$	11,880	\$	582,124	\$	571,954	\$	285,977	\$	33,647	\$	252,330	\$	154,909	\$	285,977
17	2033	\$	5,836,710	\$	338,271,358	\$	12,236	\$	599,588	\$	589,418	\$	294,709	\$	34,320	\$	260,389	\$	152,244	\$	294,709
18	2034	\$	5,836,710	\$	348,594,600	\$	12,604	\$	617,575	\$	607,405	\$	303,703	\$	35,006	\$	268,697	\$	149,620	\$	303,703
19	2035	\$	5,836,710	\$	359,227,539	\$	12,982	\$	636,103	\$	625,932	\$	312,966	\$	35,706	\$	277,260	\$	147,037	\$	312,966
20	2036	\$	5,836,710	\$	370,179,466	\$	13,371	\$	655,186	\$	645,016	\$	322,508	\$	36,420	\$	286,088	\$	144,494	\$	322,508
21	2037	\$	5,836,710	\$	381,459,952	\$	13,772	\$	674,841	\$	664,671	\$	332,336	\$	37,149	\$	295,187	\$	141,990	\$	332,336
22	2038	\$	5,836,710	\$	393,078,851	\$	14,185	\$	695,086	\$	684,916	\$	342,458	\$	37,892	\$	304,567	\$	139,525	\$	342,458
23	2039	\$	5,836,710	\$	405,046,318	\$	14,611	\$	715,939	\$	705,769	\$	352,884	\$	38,649	\$	314,235	\$	137,100	\$	352,884
24	2040	\$	5,836,710	\$	417,372,809	\$	15,049	\$	737,417	\$	727,247	\$	363,624	\$	39,422	\$	324,201	\$	134,712	\$	363,624
25	2041	\$	5,836,710	\$	430,069,095	\$	15,501	\$	759,540	\$	749,370	\$	374,685	\$	40,211	\$	334,474	\$	132,363	\$	374,685
26	2042	\$	5,836,710	\$	443,146,269	\$	15,966	\$	782,326	\$	772,156	\$	386,078	\$	41,015	\$	345,063	\$	130,051	\$	386,078
27	2043	\$	5,836,710	\$	456,615,758	\$	16,445	\$	805,796	\$	795,626	\$	397,813	\$	41,835	\$	355,977	\$	127,775	\$	397,813
28	2044	\$	5,836,710	\$	470,489,332	\$	16,938	\$	829,970	\$	819,799	\$	409,900	\$	42,672	\$	367,228	\$	125,537	\$	409,900
29	2045	\$	5,836,710	\$	484,779,114	\$	17,446	\$	854,869	\$	844,699	\$	422,349	\$	43,526	\$	378,824	\$	123,334	\$	422,349
30	2046	\$	5,836,710	\$	499,497,588	\$	17,970	\$	880,515	\$	870,345	\$	435,172	\$	44,396	\$	390,776	\$	121,167	\$	435,172
						\$	312,320	\$	15,303,682	\$	15,049,429	\$	7,524,715	\$	884,100	\$	6,640,614	\$	3,532,389	\$	7,524,715

TIRZ 2 Economic Feasibility - County

TIRZ #2 Increment	Year	Tax Year	Projected Incremental Tax			Total Projected Assessed Valuation	Tax Collection Delinquencies at 2%	Total Net Tax Collections	Tax Collections on Incremental Value	City TIRZ #2		Projected Net TIRZ #2 Revenue	TIRZ #2 Revenue Discounted at 5%	Retained Taxes (General Fund)							
			TIRZ #2 Base	Base Subject to Capture	Total Projected Assessed Valuation					Participation at \$0.15625 Tax Rate	TIRZ Admin Expense										
6	2022	\$	5,836,710	\$	120,284,140	\$	4,485	\$	386,245	\$	368,370	\$	184,185	\$	27,602	\$	156,583	\$	156,583	\$	184,185
7	2023	\$	5,836,710	\$	162,140,390	\$	5,973	\$	514,430	\$	496,555	\$	248,277	\$	28,154	\$	220,123	\$	209,641	\$	248,277
8	2024	\$	5,836,710	\$	206,394,506	\$	7,547	\$	649,958	\$	632,083	\$	316,042	\$	28,717	\$	287,324	\$	260,612	\$	316,042
9	2025	\$	5,836,710	\$	247,304,771	\$	9,002	\$	775,246	\$	757,371	\$	378,685	\$	29,291	\$	349,394	\$	301,820	\$	378,685
10	2026	\$	5,836,710	\$	273,954,639	\$	9,949	\$	856,861	\$	838,986	\$	419,493	\$	29,877	\$	389,616	\$	320,538	\$	419,493
11	2027	\$	5,836,710	\$	282,348,379	\$	10,248	\$	882,567	\$	864,692	\$	432,346	\$	30,475	\$	401,871	\$	314,877	\$	432,346
12	2028	\$	5,836,710	\$	290,993,932	\$	10,555	\$	909,044	\$	891,169	\$	445,584	\$	31,084	\$	414,500	\$	309,306	\$	445,584
13	2029	\$	5,836,710	\$	299,898,851	\$	10,872	\$	936,315	\$	918,440	\$	459,220	\$	31,706	\$	427,514	\$	303,826	\$	459,220
14	2030	\$	5,836,710	\$	309,070,918	\$	11,198	\$	964,405	\$	946,530	\$	473,265	\$	32,340	\$	440,925	\$	298,435	\$	473,265
15	2031	\$	5,836,710	\$	318,518,147	\$	11,534	\$	993,337	\$	975,462	\$	487,731	\$	32,987	\$	454,744	\$	293,132	\$	487,731
16	2032	\$	5,836,710	\$	328,248,792	\$	11,880	\$	1,023,137	\$	1,005,262	\$	502,631	\$	33,647	\$	468,984	\$	287,916	\$	502,631
17	2033	\$	5,836,710	\$	338,271,358	\$	12,236	\$	1,053,831	\$	1,035,956	\$	517,978	\$	34,320	\$	483,658	\$	282,785	\$	517,978
18	2034	\$	5,836,710	\$	348,594,600	\$	12,604	\$	1,085,446	\$	1,067,571	\$	533,785	\$	35,006	\$	498,779	\$	277,739	\$	533,785
19	2035	\$	5,836,710	\$	359,227,539	\$	12,982	\$	1,118,009	\$	1,100,134	\$	550,067	\$	35,706	\$	514,361	\$	272,777	\$	550,067
20	2036	\$	5,836,710	\$	370,179,466	\$	13,371	\$	1,151,550	\$	1,133,675	\$	566,837	\$	36,420	\$	530,417	\$	267,897	\$	566,837
21	2037	\$	5,836,710	\$	381,459,952	\$	13,772	\$	1,186,096	\$	1,168,221	\$	584,111	\$	37,149	\$	546,962	\$	263,098	\$	584,111
22	2038	\$	5,836,710	\$	393,078,851	\$	14,185	\$	1,221,679	\$	1,203,804	\$	601,902	\$	37,892	\$	564,010	\$	258,380	\$	601,902
23	2039	\$	5,836,710	\$	405,046,318	\$	14,611	\$	1,258,329	\$	1,240,454	\$	620,227	\$	38,649	\$	581,578	\$	253,740	\$	620,227
24	2040	\$	5,836,710	\$	417,372,809	\$	15,049	\$	1,296,079	\$	1,278,204	\$	639,102	\$	39,422	\$	599,680	\$	249,179	\$	639,102
25	2041	\$	5,836,710	\$	430,069,095	\$	15,501	\$	1,334,962	\$	1,317,087	\$	658,543	\$	40,211	\$	618,332	\$	244,695	\$	658,543
26	2042	\$	5,836,710	\$	443,146,269	\$	15,966	\$	1,375,010	\$	1,357,135	\$	678,568	\$	41,015	\$	637,553	\$	240,287	\$	678,568
27	2043	\$	5,836,710	\$	456,615,758	\$	16,445	\$	1,416,261	\$	1,398,386	\$	699,193	\$	41,835	\$	657,357	\$	235,953	\$	699,193
28	2044	\$	5,836,710	\$	470,489,332	\$	16,938	\$	1,458,749	\$	1,440,874	\$	720,437	\$	42,672	\$	677,765	\$	231,694	\$	720,437
29	2045	\$	5,836,710	\$	484,779,114	\$	17,446	\$	1,502,511	\$	1,484,636	\$	742,318	\$	43,526	\$	698,792	\$	227,507	\$	742,318
30	2046	\$	5,836,710	\$	499,497,588	\$	17,970	\$	1,547,586	\$	1,529,711	\$	764,856	\$	44,396	\$	720,460	\$	223,391	\$	764,856
						\$	312,320	\$	26,897,641	\$	26,450,768	\$	13,225,384	\$	884,100	\$	12,341,284	\$	6,585,808	\$	13,225,384