



BCS Capital Development

City of Montgomery

April 2, 2025

| Development Costs | | | |
|--|------------------------|---|------------------------|
| Projects | Total ⁽¹⁾ | Potential Reimbursble | Reimbursed Amount |
| Linear Utilities | \$ 1,012,000.00 | 100% | \$ 1,012,000.00 |
| Buffalo Springs Roadway Improvements | \$ 1,489,100.00 | 100% | \$ 1,489,100.00 |
| CB Stewart Roadway Improvements ⁽²⁾ | \$ 723,400.00 | 0% | \$ - |
| Impact Fee (Est.) | \$ 582,567.00 | 0% | \$ - |
| Total | \$ 3,807,067.00 | | \$ 2,501,100.00 |
| | | Total Reimbursement Amount⁽²⁾ | \$ 4,000,000.00 |
| | | Remaining Delta | \$ 1,498,900.00 |

Notes

(1) Costs shown are the Engineer's best estimate and are subject to change based on final scope and timing of construction.

(2) The inclusion of CB Stewart Roadway Improvements will be determined based on the results of the required Traffic Impact Analysis. Should the TIA be included the desired reimbursement is subject to change

| | |
|--|-------------------------|
| Projected Annual Sales Revenue* | \$ 55,290,000.00 |
| Estimated AV | \$ 71,687,910.00 |
| Current AV | \$ 1,573,130.00 |
| Estimated Additional AV | \$ 70,114,780.00 |

*Estimated Sales Revenue in based on full build out with a 1-3 year build out period.

| Sales Tax Breakdown | | |
|---------------------|-------------------|------------------------|
| | City Split | Annual Revenue |
| City | \$ 0.01000 | \$ 552,900.00 |
| Tax Reduction* | \$ 0.00500 | \$ 276,450.00 |
| MEDC | \$ 0.00250 | \$ 138,225.00 |
| CCPD* | \$ 0.00250 | \$ 138,225.00 |
| | \$ 0.02000 | \$ 1,105,800.00 |

*Not Eligible for Reimbursement

| Additional Ad Valourm Tax Breakdown | | |
|-------------------------------------|--------------|----------------|
| | City Split | Annual Revenue |
| Debt Service* | \$ 0.00141 | \$ 99,002.07 |
| Maintenance & Operations | \$ 0.0025880 | \$ 181,457.05 |

*Not Eligible for Reimbursement

| Payback Period Timing ⁽¹⁾ | | | | |
|---|--------------------------------------|-------------------------------------|--------------------------------------|--------------------------------------|
| | City (100%) MEDC (0%) AV (10%) | City (95%) MEDC (50%) AV (0%) | City (80%) MEDC (100%) AV (0%) | City (80%) MEDC (80%) AV (25%) |
| CITY | \$ 552,900.00 | \$ 525,255.00 | \$ 442,320.00 | \$ 442,320.00 |
| MEDC | \$ - | \$ 69,112.50 | \$ 138,225.00 | \$ 110,580.00 |
| AV (M&O ONLY) | \$ 18,145.71 | \$ - | \$ - | \$ 45,364.26 |
| TOTAL ANNUAL CITY REIMBURSEMENT | \$ 571,045.71 | \$ 594,367.50 | \$ 580,545.00 | \$ 598,264.26 |
| Pay Back Period of \$4 million (Years)⁽²⁾ | 10.00 | 9.73 | 9.89 | 9.69 |

Notes

(1) Timing is based on Reimbursement Amount and assumes full build.

(2) The payback period assumes an initial 3 year build out period of which \$0 reimbursement is made during the first 3 years.