

Attachment 3

Summary of Financial Capacity Outputs
& Forecasted Debt Availability

Scenario 1: 10% Redevelopment Acreage Reduction

Summary of Financial Capacity and Debt Availability

	Revised	2023	Difference	Percent
Net TIF	\$ 194,000,000	\$ 214,700,000	\$ (20,700,000)	-10%
Net TIF w/o Revenue Sharing	\$ 194,000,000	\$ 254,700,000	\$ (60,700,000)	-24%
Maximum Indebtedness (MI)	\$ 173,000,000	\$ 180,900,000	\$ (7,900,000)	-4%
MI (2026\$)	\$ 89,800,000	\$ 107,600,000	\$ (17,800,000)	-17%

Debt Availability	Revised	2023	Difference	Percent
Years 1-5	\$ 3,000,000	\$ 3,800,000	\$ (800,000)	-21%
Years 6-10	\$ 8,100,000	\$ 9,200,000	\$ (1,100,000)	-12%
Years 11-15	\$ 14,800,000	\$ 21,600,000	\$ (6,800,000)	-31%
Years 16-20	\$ 19,600,000	\$ 26,700,000	\$ (7,100,000)	-27%
Years 21-25	\$ 18,000,000	\$ 27,700,000	\$ (9,700,000)	-35%
Years 26-30	\$ 26,300,000	\$ 18,500,000	\$ 7,800,000	42%

Scenario 2: 25% Redevelopment Acreage Reduction

Summary of Financial Capacity and Debt Availability

	Revised	2023	Difference	Percent
Net TIF	\$ 169,500,000	\$ 214,700,000	\$ (45,200,000)	-21%
Net TIF w/o Revenue Sharing	\$ 169,500,000	\$ 254,700,000	\$ (85,200,000)	-33%
Maximum Indebtedness (MI)	\$ 151,000,000	\$ 180,900,000	\$ (29,900,000)	-17%
MI (2026\$)	\$ 78,500,000	\$ 107,600,000	\$ (29,100,000)	-27%

Debt Availability	Revised	2023	Difference	Percent
Years 1-5	\$ 2,900,000	\$ 3,800,000	\$ (900,000)	-24%
Years 6-10	\$ 7,300,000	\$ 9,200,000	\$ (1,900,000)	-21%
Years 11-15	\$ 12,700,000	\$ 21,600,000	\$ (8,900,000)	-41%
Years 16-20	\$ 17,100,000	\$ 26,700,000	\$ (9,600,000)	-36%
Years 21-25	\$ 15,600,000	\$ 27,700,000	\$ (12,100,000)	-44%
Years 26-30	\$ 22,900,000	\$ 18,500,000	\$ 4,400,000	24%

Scenario 3: 17.5% Redevelopment Acreage Reduction

Summary of Financial Capacity and Debt Availability

	Revised	2023	Difference	Percent
Net TIF	\$ 190,400,000	\$ 214,700,000	\$ (24,300,000)	-11%
Net TIF w/o Revenue Sharing	\$ 183,400,000	\$ 254,700,000	\$ (71,300,000)	-28%
Maximum Indebtedness (MI)	\$ 163,000,000	\$ 180,900,000	\$ (17,900,000)	-10%
MI (2026\$)	\$ 85,000,000	\$ 107,600,000	\$ (22,600,000)	-21%

Debt Availability	Revised	2023	Difference	Percent
Years 1-5	\$ 3,000,000	\$ 3,800,000	\$ (800,000)	-21%
Years 6-10	\$ 7,900,000	\$ 9,200,000	\$ (1,300,000)	-14%
Years 11-15	\$ 14,500,000	\$ 21,600,000	\$ (7,100,000)	-33%
Years 16-20	\$ 18,600,000	\$ 26,700,000	\$ (8,100,000)	-30%
Years 21-25	\$ 16,400,000	\$ 27,700,000	\$ (11,300,000)	-41%
Years 26-30	\$ 24,600,000	\$ 18,500,000	\$ 6,100,000	33%