

MEMORANDUM

Re: Cost/Benefit Analysis:
Chesterfield Regional TIF
Redevelopment Area
Chesterfield, Missouri

To: City of Chesterfield

Date: October 21, 2022

From: Jonathan Ferry, Adam Jones,
AICP, and Andy Struckhoff, AICP

PURPOSE OF THIS MEMORANDUM

This Memorandum and the accompanying tables comprise the Cost/Benefit Analysis for the Chesterfield Regional Tax Increment Funding Redevelopment Plan (the “Plan”). Section 99.810, R.S.Mo. requires the preparation of this analysis in connection with the Plan.

The projections of incremental tax revenues contained in this analysis are based on the Plan and related financial information presented by the City and additional research by Model City Solutions and PGAV.

These projections are for a large-scale mixed-use development, including private development and necessary public infrastructure (the “Project”) that is not yet constructed. They are based on the construction and operation of a mix of commercial and residential uses made possible by the construction of the Project.

The projected tax revenues generated within the Project Area are based on a series of assumptions. These assumptions must be considered when interpreting the results of this analysis. The user of this analysis is cautioned to study the assumptions noted on each of the attached tables and the assumptions stated in the following paragraphs.

GENERAL ASSUMPTIONS AND COMPONENT ABSORPTION

The projected tax revenues to be generated within the Project Area are based on a series of assumptions that must be considered when interpreting the results of this analysis. The user of this analysis is cautioned to study the assumptions noted on each of the attached tables and the assumptions stated in the following paragraphs.

The development program for the Project proposes the creation of approximately 3,366 housing units and 3,760,000 square feet of commercial and retail space. These Project components are estimated to be absorbed over a period of approximately ten years.

MEMORANDUM

COST/BENEFIT ANALYSIS TABLES

The tables in the Appendix address the estimated fiscal impact on each taxing district which is at least partially within the boundaries of the Redevelopment Area. The analysis shows the impact if the project is not built and is built pursuant to the Plan under consideration. These tables provide a fiscal impact study on every affected political subdivision.

Tables 1A, 1B, 1C– Development Program – These tables present the proposed scope of the private development, the anticipated development schedules, and the estimated absorption timeframe across all redevelopment project areas (“RPAs”) within the contemplated Redevelopment Area.

Table 2 – Estimated Assessed Values – This table shows the estimated assessed values of the Project. Assessed values are anticipated to increase between three and six percent, depending on typology, during each reassessment period (odd year) once each development component is fully absorbed into the market.

Table 3 – 2021 Property Tax Rates – This table displays 2021 Property Tax Rates and notes the property tax rates that are not subject to capture by TIF.

Table 4 – Projected Taxable Retail Sales – Taxable sales volume estimates are based on an anticipated mix of commercial retail uses such as restaurants, clothing stores, food stores, and taxable service-oriented businesses.

Table 5 - Property Tax Payments Build/No-Build Scenario – This table presents estimated real property taxes estimated to be paid during the life of the TIF as well as estimated taxes to be paid should the Plan not be implemented and the Project not be built. This analysis estimates a base equalized assessed value of \$27,056,920.

Table 6 - Sales Tax Receipts Build/No-Build Scenario – This table presents the sales taxes estimated to be paid to affected jurisdictions pursuant to the implementation of the Plan (the “Build Scenario”) and the absence of Plan implementation. This analysis estimates a base taxable sales volume of approximately \$19,350,000, which estimate is based on information provided by the City.

Table 7 - Estimated Utility Tax Receipts – Build/No-Build Scenario – This table presents the estimated utility tax payments pursuant to the implementation of the Project (the “Build” scenario) and the absence of TIF and the Project’s implementation (the “No-Build” scenario).

Table 8 – Total Tax Summary – Build/No-Build Scenarios – This table presents estimates of the total fiscal impact upon affected taxing jurisdictions pursuant to the implementation of the Project (the “Build” scenario) and the absence of TIF and the Project’s implementation (the “No-Build” scenario).

Table 9 – Total TIF Revenue Summary – This table presents the estimated total TIF revenues generated per RPA within the contemplated Redevelopment Area. These calculations incorporate the

MEMORANDUM

estimated base equalized assessed value of \$27,056,920, an estimated base taxable sales volume of \$19,350,000, an annual capital contribution to the Parkway School District and Rockwood School District of 10% of incremental property taxes attributable to their real property tax levy, and a pass-through to the fire protection district of 100% of incremental property taxes generated by its property tax levy pursuant to Section 99.848 RSMo.

GENERAL ASSUMPTIONS AND CONDITIONS

These projections are intended to be interpreted and applied based on the assumptions used for their preparation. Projections formulated in this document are based on currently available information and the assumptions as stated. PGAV Planners believes that the assumptions used in this analysis constitute a reasonable basis for its preparation.

In addition to the impact on these projections of actual implementation activities, external factors may influence these assumptions and projections as well. Changes in the national, regional, and local economic and real estate market conditions and trends may impact the real estate market and development activity. Changes or modifications may also be caused by economic, environmental, legislative, or physical events or conditions. PGAV Planners assumes no liability should market conditions change or the schedule is not met.

The tax revenue projections contained in this report represent prospective information, opinions, and estimates regarding a development project that is not yet constructed. These projections are not provided as predictions or assurances that a certain level of performance will be achieved or that certain events will occur. The actual results will vary from the projections described herein, and the variations may be material. Because the future is uncertain, there is risk associated with achieving the results projected. PGAV Planners assumes no responsibility for any degree of risk involved.

This report and the information included herein are intended for the purposes of providing a preliminary concept of the performance of this potential project for use by the City and taxing jurisdictions in the discussion and consideration of the Plan and should not be used for other purposes. Neither this document nor its contents may be referred to or quoted, in whole or in part, for any purpose including, but not limited to, any official statement for a bond issue and consummation of a bond sale, any registration statement, prospectus, loan, or other agreement or document, without prior review and written approval by PGAV Planners regarding any representation therein with respect to PGAV Planners' organization and work product, provided that a copy may be provided to taxing jurisdictions and the City's tax increment financing commission and included with the Plan and further provided that this document and the Plan shall be public documents for all purposes under Missouri law.

MEMORANDUM

FINANCIAL FEASIBILITY

The TIF Act requires the developer to provide sufficient information to the TIF Commission such that the TIF Commission can evaluate whether the Project as proposed is financially feasible. A statement regarding the Project's financial feasibility is attached to this document in the Appendix.

APPENDIX

Development Program

Table 1: Anticipated Development by RPA

RPA	Res Units	Res SF	Retail SF	Office SF	Hotel SF	Parking SF
RPA 1A	1,468	1,736,800	480,000	272,000	-	1,739,172
RPA 1B	895	1,053,000	31,500	464,000	314,800	1,239,880
RPA 1C	362	425,600	-	747,200	-	1,058,750
RPA 1D	-	-	5,000	688,000	-	717,120
RPA 2	641	1,410,000	147,500	610,000	-	1,080,000
Total	3,366	4,625,400	664,000	2,781,200	314,800	5,834,922

Table 1B: Estimated Development Timeline

Year	Res Units	Resident GSF	Retail GSF	Office GSF	Hotel GSF	Parking GSF
2023	250	275,000	-	-	-	150,000
2024	351	935,000	123,500	280,000	-	540,000
2025	40	200,000	24,000	330,000	-	390,000
2026	1,468	1,736,800	480,000	272,000	-	1,739,172
2027	-	-	-	-	-	-
2028	895	1,053,000	31,500	464,000	314,800	1,239,880
2029	-	-	-	-	-	-
2030	362	425,600	-	747,200	-	1,058,750
2031	-	-	-	-	-	-
2032	-	-	5,000	688,000	-	717,120

Table 1C: Anticipated Market Absorption

Year	Res Units	Retail LSF ¹	Office LSF
2023	58	-	-
2024	431	30,022	67,094
2025	99	57,893	158,166
2026	618	172,270	282,592
2027	651	212,622	206,946
2028	559	87,309	193,393
2029	334	36,976	222,140
2030	387	11,462	309,413
2031	9	3,416	328,259
2032	1	2,766	323,139

¹ "LSF" - Leasable Square Feet

Table 2: Estimated Assessed Value

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Residential (Rent)	\$ 4,221,184	\$ 16,006,564	\$ 17,320,726	\$ 43,990,246	\$ 73,020,733	\$ 87,326,955	\$ 101,729,989	\$ 103,242,844	\$ 105,245,215	\$ 105,715,899	\$ 109,558,545	\$ 109,558,545	\$ 114,019,275	\$ 114,019,275
Residential (Sale)	\$ 662,710	\$ 21,433,921	\$ 24,316,210	\$ 24,286,049	\$ 25,454,223	\$ 25,285,488	\$ 26,565,566	\$ 35,761,820	\$ 37,328,825	\$ 37,328,825	\$ 39,218,597	\$ 39,218,597	\$ 41,204,038	\$ 41,204,038
Retail/Entertainment	\$ -	\$ 5,144,405	\$ 14,723,590	\$ 33,410,323	\$ 65,646,159	\$ 68,500,739	\$ 71,326,932	\$ 72,484,607	\$ 74,501,651	\$ 74,726,208	\$ 78,669,490	\$ 78,682,396	\$ 82,642,141	\$ 82,651,186
Office	\$ -	\$ 8,096,796	\$ 27,330,286	\$ 61,414,081	\$ 79,787,588	\$ 96,076,587	\$ 125,718,453	\$ 150,413,177	\$ 194,557,103	\$ 218,688,102	\$ 264,042,292	\$ 267,068,190	\$ 275,516,260	\$ 276,695,686
Hotel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,789,320	\$ 13,894,369	\$ 19,144,883	\$ 20,753,352	\$ 21,379,621	\$ 21,981,056	\$ 22,594,555	\$ 23,224,127	\$ 23,870,757
Parking	\$ 2,872,498	\$ 2,870,588	\$ 3,015,586	\$ 5,849,114	\$ 11,671,053	\$ 14,227,623	\$ 19,259,470	\$ 20,257,445	\$ 22,657,333	\$ 22,301,050	\$ 23,125,213	\$ 23,125,213	\$ 23,982,818	\$ 23,982,818
Total	\$ 7,756,392	\$ 53,552,274	\$ 86,706,399	\$ 168,949,815	\$ 255,579,756	\$ 298,206,712	\$ 358,494,779	\$ 401,304,777	\$ 455,043,479	\$ 480,139,704	\$ 536,595,193	\$ 540,247,497	\$ 560,588,659	\$ 562,423,760

	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Residential (Rent)	\$ 118,623,781	\$ 118,623,781	\$ 123,426,419	\$ 123,426,419	\$ 128,436,800	\$ 128,436,800	\$ 133,665,090	\$ 133,665,090	\$ 139,122,041	\$ 139,122,041	\$ 144,819,035	\$ 144,819,035	\$ 150,768,121	\$ 150,768,121
Residential (Sale)	\$ 43,289,993	\$ 43,289,993	\$ 45,481,548	\$ 45,481,548	\$ 47,784,052	\$ 47,784,052	\$ 50,203,119	\$ 50,203,119	\$ 52,744,652	\$ 52,744,652	\$ 55,414,850	\$ 55,414,850	\$ 58,220,227	\$ 58,220,227
Retail/Entertainment	\$ 86,822,637	\$ 86,822,637	\$ 91,217,805	\$ 91,217,805	\$ 95,835,706	\$ 95,835,706	\$ 100,687,389	\$ 100,687,389	\$ 105,784,688	\$ 105,784,688	\$ 111,140,038	\$ 111,140,038	\$ 116,766,502	\$ 116,766,502
Office	\$ 288,901,960	\$ 288,901,960	\$ 303,490,895	\$ 303,490,895	\$ 318,855,122	\$ 318,855,122	\$ 334,997,163	\$ 334,997,163	\$ 351,956,394	\$ 351,956,394	\$ 369,774,186	\$ 369,774,186	\$ 388,494,005	\$ 388,494,005
Hotel	\$ 24,534,920	\$ 25,217,105	\$ 25,917,814	\$ 26,637,564	\$ 27,376,887	\$ 28,136,330	\$ 28,916,454	\$ 29,717,840	\$ 30,541,080	\$ 31,386,788	\$ 32,255,592	\$ 33,148,141	\$ 34,065,100	\$ 35,007,154
Parking	\$ 24,752,453	\$ 24,752,453	\$ 25,686,215	\$ 25,686,215	\$ 26,604,246	\$ 26,604,246	\$ 27,455,852	\$ 27,455,852	\$ 28,488,305	\$ 28,488,305	\$ 29,503,272	\$ 29,503,272	\$ 30,444,774	\$ 30,444,774
Total	\$ 586,925,744	\$ 587,607,929	\$ 615,220,696	\$ 615,940,446	\$ 644,892,813	\$ 645,652,256	\$ 675,925,067	\$ 676,726,452	\$ 708,637,160	\$ 709,482,868	\$ 742,906,973	\$ 743,799,522	\$ 778,758,728	\$ 779,700,782

Table 3
2021 Property Tax Rates

	Residential	Commercial	Agricultural	Personal
County General	0.1650	0.1860	0.1460	0.2090
County Health Fund	0.1110	0.1250	0.0970	0.1400
County Park Maintenance	0.0400	0.0440	0.0350	0.0500
County Bond Retire	0.0190	0.0190	0.0190	0.0190
Roads and Bridges	0.0830	0.0930	0.0730	0.1050
St. Louis Community College	0.2787	0.2787	0.2787	0.2787
Special School District	1.0158	1.0158	1.0158	1.0158
Metropolitan Zoo Museum District	0.2455	0.2455	0.2455	0.2455
County Library	0.2060	0.2340	0.1860	0.2600
Metro Sewer District Extension	0.1041	0.1041	0.1041	0.1041
Monarch Fire District	0.8960	0.9330	0.8210	1.0970
Total Tax Rate for TIF	3.1641	3.2781	3.0211	3.5241
School - Parkway	3.6390	4.8988	3.1397	4.2608
Total Tax Rate for TIF	6.8031	8.1769	6.1608	7.7849
School - Rockwood	4.1252	4.1252	4.1252	4.1252
Total Tax Rate for TIF	7.2893	7.4033	7.1463	7.6493
Tax Rates Not Applicable to TIF				
Commercial Surcharge		1.7000		
State of Missouri Blind Pension Fund	0.0300	0.0300	0.0300	0.0300
Developmental Disability Program (Sheltered Workshop)	0.0710	0.08400	0.06500	0.09000

Table 4: Projected Taxable Retail Sales

Year	Retail Sales
2024	\$ 17,132,948
2025	\$ 48,249,373
2026	\$ 138,806,726
2027	\$ 251,296,875
2028	\$ 299,437,512
2029	\$ 332,655,849
2030	\$ 345,726,909
2031	\$ 355,564,521
2032	\$ 365,219,786
2033	\$ 375,279,710
2034	\$ 384,914,915
2035	\$ 394,628,937
2036	\$ 404,545,422
2037	\$ 414,701,885
2038	\$ 425,108,955
2039	\$ 435,777,887
2040	\$ 446,715,290
2041	\$ 457,927,936
2042	\$ 469,422,773
2043	\$ 481,206,922
2044	\$ 493,287,684
2045	\$ 505,672,546
2046	\$ 518,369,185
2047	\$ 531,385,471
2048	\$ 544,729,474
2049	\$ 558,409,468
2050	\$ 572,433,937
2051	\$ 586,811,578
2052	\$ 601,551,313
2053	\$ 616,662,284

Table 5: Property Tax Payments Build/No-Build Scenarios

Real Estate Property Tax

Year	State of Missouri		County General		County Health Fund		County Park Maintenance	
	No-Build	Build	No-Build	Build	No-Build	Build	No-Build	Build
2022	\$ 3,644	\$ 3,644	\$ 22,599	\$ 22,585	\$ 15,195	\$ 15,178	\$ 5,364	\$ 5,343
2023	\$ 3,734	\$ 4,476	\$ 23,156	\$ 22,568	\$ 15,569	\$ 15,169	\$ 5,496	\$ 5,358
2024	\$ 3,782	\$ 17,636	\$ 23,459	\$ 21,662	\$ 15,773	\$ 14,566	\$ 5,568	\$ 5,195
2025	\$ 3,833	\$ 27,539	\$ 23,769	\$ 22,102	\$ 15,982	\$ 14,859	\$ 5,641	\$ 5,279
2026	\$ 3,854	\$ 51,842	\$ 23,904	\$ 21,038	\$ 16,072	\$ 14,143	\$ 5,673	\$ 5,020
2027	\$ 3,876	\$ 77,794	\$ 24,041	\$ 20,980	\$ 16,165	\$ 14,104	\$ 5,705	\$ 5,005
2028	\$ 3,885	\$ 90,232	\$ 24,098	\$ 20,484	\$ 16,202	\$ 13,771	\$ 5,719	\$ 4,887
2029	\$ 3,895	\$ 108,300	\$ 24,155	\$ 20,368	\$ 16,241	\$ 13,692	\$ 5,732	\$ 4,857
2030	\$ 3,895	\$ 121,025	\$ 24,155	\$ 19,743	\$ 16,241	\$ 13,272	\$ 5,732	\$ 4,707
2031	\$ 3,895	\$ 137,135	\$ 24,155	\$ 19,819	\$ 16,241	\$ 13,323	\$ 5,732	\$ 4,722
2032	\$ 3,895	\$ 144,715	\$ 24,155	\$ 20,217	\$ 16,241	\$ 13,591	\$ 5,732	\$ 4,815
2033	\$ 3,895	\$ 161,651	\$ 24,155	\$ 20,266	\$ 16,241	\$ 13,623	\$ 5,732	\$ 4,824
2034	\$ 3,895	\$ 162,747	\$ 24,155	\$ 20,271	\$ 16,241	\$ 13,626	\$ 5,732	\$ 4,825
2035	\$ 3,895	\$ 168,849	\$ 24,155	\$ 20,267	\$ 16,241	\$ 13,624	\$ 5,732	\$ 4,825
2036	\$ 3,895	\$ 169,400	\$ 24,155	\$ 20,269	\$ 16,241	\$ 13,625	\$ 5,732	\$ 4,825
2037	\$ 3,895	\$ 176,751	\$ 24,155	\$ 20,270	\$ 16,241	\$ 13,626	\$ 5,732	\$ 4,825
2038	\$ 3,895	\$ 176,955	\$ 24,155	\$ 20,270	\$ 16,241	\$ 13,626	\$ 5,732	\$ 4,825
2039	\$ 3,895	\$ 185,239	\$ 24,155	\$ 20,273	\$ 16,241	\$ 13,628	\$ 5,732	\$ 4,826
2040	\$ 3,895	\$ 185,455	\$ 24,155	\$ 20,273	\$ 16,241	\$ 13,628	\$ 5,732	\$ 4,826
2041	\$ 3,895	\$ 194,141	\$ 24,155	\$ 20,276	\$ 16,241	\$ 13,630	\$ 5,732	\$ 4,826
2042	\$ 3,895	\$ 194,369	\$ 24,155	\$ 20,277	\$ 16,241	\$ 13,630	\$ 5,732	\$ 4,826
2043	\$ 3,895	\$ 203,450	\$ 24,155	\$ 20,279	\$ 16,241	\$ 13,632	\$ 5,732	\$ 4,827
2044	\$ 3,895	\$ 203,691	\$ 24,155	\$ 20,279	\$ 16,241	\$ 13,632	\$ 5,732	\$ 4,827
2045	\$ 3,895	\$ 213,264	\$ 24,155	\$ 320,646	\$ 16,241	\$ 215,565	\$ 5,732	\$ 76,509
2046	\$ 3,895	\$ 213,518	\$ 24,155	\$ 681,011	\$ 16,241	\$ 457,830	\$ 5,732	\$ 162,483
2047	\$ 3,895	\$ 223,545	\$ 24,155	\$ 713,135	\$ 16,241	\$ 479,426	\$ 5,732	\$ 170,144
2048	\$ 3,895	\$ 223,813	\$ 24,155	\$ 986,876	\$ 16,241	\$ 663,433	\$ 5,732	\$ 235,251
2049	\$ 3,895	\$ 234,300	\$ 24,155	\$ 1,031,848	\$ 16,241	\$ 693,665	\$ 5,732	\$ 245,967
2050	\$ 3,895	\$ 234,583	\$ 24,155	\$ 1,244,950	\$ 16,241	\$ 836,896	\$ 5,732	\$ 296,523
2051	\$ 3,895	\$ 245,638	\$ 24,155	\$ 1,303,122	\$ 16,241	\$ 876,000	\$ 5,732	\$ 310,373
Total	\$ 116,193	\$ 4,555,697	\$ 720,591	\$ 6,756,424	\$ 484,501	\$ 4,542,013	\$ 171,002	\$ 1,610,345

Table 5: Property Tax Payments Build/No-Build Scenarios (cont)

Real Estate Property Tax

Year	County Bond Retire		Rockwood School District		Special School District		Parkway School District	
	No-Build	Build	No-Build	Build	No-Build	Build	No-Build	Build
2022	\$ 2,330	\$ 2,308	\$ 6,523	\$ 6,523	\$ 123,375	\$ 123,375	\$ 587,131	\$ 587,163
2023	\$ 2,387	\$ 2,349	\$ 6,523	\$ 6,523	\$ 126,418	\$ 125,584	\$ 601,804	\$ 581,922
2024	\$ 2,418	\$ 2,369	\$ 6,523	\$ 43,492	\$ 128,073	\$ 126,644	\$ 609,785	\$ 673,871
2025	\$ 2,450	\$ 2,369	\$ 6,523	\$ 44,432	\$ 129,769	\$ 126,666	\$ 617,964	\$ 854,169
2026	\$ 2,463	\$ 2,246	\$ 6,523	\$ 44,432	\$ 130,502	\$ 120,059	\$ 621,502	\$ 1,193,406
2027	\$ 2,477	\$ 2,236	\$ 6,523	\$ 46,384	\$ 131,254	\$ 119,555	\$ 625,129	\$ 1,575,814
2028	\$ 2,483	\$ 2,183	\$ 6,523	\$ 46,384	\$ 131,562	\$ 116,736	\$ 626,613	\$ 1,749,901
2029	\$ 2,489	\$ 2,167	\$ 6,523	\$ 48,435	\$ 131,878	\$ 115,854	\$ 628,135	\$ 2,021,968
2030	\$ 2,489	\$ 2,099	\$ 6,523	\$ 48,435	\$ 131,878	\$ 112,204	\$ 628,135	\$ 2,202,616
2031	\$ 2,489	\$ 2,099	\$ 6,523	\$ 50,590	\$ 131,878	\$ 112,204	\$ 628,135	\$ 2,463,737
2032	\$ 2,489	\$ 2,137	\$ 6,523	\$ 50,590	\$ 131,878	\$ 114,257	\$ 628,135	\$ 2,597,101
2033	\$ 2,489	\$ 2,137	\$ 6,523	\$ 52,854	\$ 131,878	\$ 114,257	\$ 628,135	\$ 2,867,257
2034	\$ 2,489	\$ 2,137	\$ 6,523	\$ 52,854	\$ 131,878	\$ 114,257	\$ 628,135	\$ 2,885,401
2035	\$ 2,489	\$ 2,137	\$ 6,523	\$ 55,233	\$ 131,878	\$ 114,257	\$ 628,135	\$ 2,974,642
2036	\$ 2,489	\$ 2,137	\$ 6,523	\$ 55,233	\$ 131,878	\$ 114,257	\$ 628,135	\$ 2,983,753
2037	\$ 2,489	\$ 2,137	\$ 6,523	\$ 57,732	\$ 131,878	\$ 114,257	\$ 628,135	\$ 3,093,183
2038	\$ 2,489	\$ 2,137	\$ 6,523	\$ 57,732	\$ 131,878	\$ 114,257	\$ 628,135	\$ 3,096,568
2039	\$ 2,489	\$ 2,137	\$ 6,523	\$ 60,357	\$ 131,878	\$ 114,257	\$ 628,135	\$ 3,220,861
2040	\$ 2,489	\$ 2,137	\$ 6,523	\$ 60,357	\$ 131,878	\$ 114,257	\$ 628,135	\$ 3,224,430
2041	\$ 2,489	\$ 2,137	\$ 6,523	\$ 63,116	\$ 131,878	\$ 114,257	\$ 628,135	\$ 3,354,762
2042	\$ 2,489	\$ 2,137	\$ 6,523	\$ 63,116	\$ 131,878	\$ 114,257	\$ 628,135	\$ 3,358,526
2043	\$ 2,489	\$ 2,137	\$ 6,523	\$ 66,014	\$ 131,878	\$ 114,257	\$ 628,135	\$ 3,494,774
2044	\$ 2,489	\$ 2,137	\$ 6,523	\$ 66,014	\$ 131,878	\$ 114,257	\$ 628,135	\$ 3,498,743
2045	\$ 2,489	\$ 34,212	\$ 6,523	\$ 631,879	\$ 131,878	\$ 1,829,063	\$ 628,135	\$ 9,853,001
2046	\$ 2,489	\$ 72,633	\$ 6,523	\$ 631,879	\$ 131,878	\$ 3,883,174	\$ 628,135	\$ 17,921,952
2047	\$ 2,489	\$ 76,050	\$ 6,523	\$ 663,868	\$ 131,878	\$ 4,065,870	\$ 628,135	\$ 18,768,159
2048	\$ 2,489	\$ 104,792	\$ 6,523	\$ 663,868	\$ 131,878	\$ 5,602,526	\$ 628,135	\$ 25,030,095
2049	\$ 2,489	\$ 109,558	\$ 6,523	\$ 697,477	\$ 131,878	\$ 5,857,325	\$ 628,135	\$ 26,175,760
2050	\$ 2,489	\$ 131,647	\$ 6,523	\$ 697,477	\$ 131,878	\$ 7,038,282	\$ 628,135	\$ 31,136,623
2051	\$ 2,489	\$ 137,786	\$ 6,523	\$ 732,786	\$ 131,878	\$ 7,366,472	\$ 628,135	\$ 32,595,167
Total	\$ 74,255	\$ 716,884	\$ 195,690	\$ 5,866,066	\$ 3,934,147	\$ 38,326,934	\$ 18,737,033	\$ 216,035,325

Table 5: Property Tax Payments Build/No-Build Scenarios (cont)

Real Estate Property Tax

Year	St. Louis Community College		County Library		Monarch Fire District		Special Roads & Bridges Fund	
	No-Build	Build	No-Build	Build	No-Build	Build	No-Build	Build
2022	\$ 33,850	\$ 33,850	\$ 28,412	\$ 28,414	\$ 113,304	\$ 113,309	\$ 11,311	\$ 11,293
2023	\$ 34,685	\$ 34,456	\$ 29,113	\$ 28,360	\$ 116,099	\$ 137,536	\$ 11,590	\$ 11,294
2024	\$ 35,139	\$ 34,747	\$ 29,494	\$ 27,138	\$ 117,619	\$ 532,819	\$ 11,741	\$ 10,868
2025	\$ 35,604	\$ 34,753	\$ 29,885	\$ 27,724	\$ 119,177	\$ 840,060	\$ 11,897	\$ 11,077
2026	\$ 35,805	\$ 32,940	\$ 30,054	\$ 26,396	\$ 119,850	\$ 1,586,514	\$ 11,964	\$ 10,541
2027	\$ 36,012	\$ 32,802	\$ 30,227	\$ 26,325	\$ 120,541	\$ 2,382,515	\$ 12,033	\$ 10,512
2028	\$ 36,096	\$ 32,028	\$ 30,298	\$ 25,702	\$ 120,824	\$ 2,764,246	\$ 12,061	\$ 10,263
2029	\$ 36,183	\$ 31,786	\$ 30,371	\$ 25,560	\$ 121,114	\$ 3,320,456	\$ 12,090	\$ 10,204
2030	\$ 36,183	\$ 30,785	\$ 30,371	\$ 24,777	\$ 121,114	\$ 3,712,291	\$ 12,090	\$ 9,891
2031	\$ 36,183	\$ 30,785	\$ 30,371	\$ 24,879	\$ 121,114	\$ 4,212,130	\$ 12,090	\$ 9,927
2032	\$ 36,183	\$ 31,348	\$ 30,371	\$ 25,382	\$ 121,114	\$ 4,447,718	\$ 12,090	\$ 10,125
2033	\$ 36,183	\$ 31,348	\$ 30,371	\$ 25,447	\$ 121,114	\$ 4,972,413	\$ 12,090	\$ 10,149
2034	\$ 36,183	\$ 31,348	\$ 30,371	\$ 25,453	\$ 121,114	\$ 5,006,497	\$ 12,090	\$ 10,151
2035	\$ 36,183	\$ 31,348	\$ 30,371	\$ 25,448	\$ 121,114	\$ 5,193,889	\$ 12,090	\$ 10,149
2036	\$ 36,183	\$ 31,348	\$ 30,371	\$ 25,451	\$ 121,114	\$ 5,211,014	\$ 12,090	\$ 10,150
2037	\$ 36,183	\$ 31,348	\$ 30,371	\$ 25,451	\$ 121,114	\$ 5,437,142	\$ 12,090	\$ 10,150
2038	\$ 36,183	\$ 31,348	\$ 30,371	\$ 25,452	\$ 121,114	\$ 5,443,509	\$ 12,090	\$ 10,151
2039	\$ 36,183	\$ 31,348	\$ 30,371	\$ 25,456	\$ 121,114	\$ 5,698,552	\$ 12,090	\$ 10,152
2040	\$ 36,183	\$ 31,348	\$ 30,371	\$ 25,457	\$ 121,114	\$ 5,705,269	\$ 12,090	\$ 10,152
2041	\$ 36,183	\$ 31,348	\$ 30,371	\$ 25,460	\$ 121,114	\$ 5,972,692	\$ 12,090	\$ 10,153
2042	\$ 36,183	\$ 31,348	\$ 30,371	\$ 25,461	\$ 121,114	\$ 5,979,779	\$ 12,090	\$ 10,154
2043	\$ 36,183	\$ 31,348	\$ 30,371	\$ 25,463	\$ 121,114	\$ 6,259,399	\$ 12,090	\$ 10,155
2044	\$ 36,183	\$ 31,348	\$ 30,371	\$ 25,465	\$ 121,114	\$ 6,266,877	\$ 12,090	\$ 10,155
2045	\$ 36,183	\$ 501,831	\$ 30,371	\$ 402,320	\$ 121,114	\$ 6,561,649	\$ 12,090	\$ 160,663
2046	\$ 36,183	\$ 1,065,407	\$ 30,371	\$ 854,496	\$ 121,114	\$ 6,569,540	\$ 12,090	\$ 341,221
2047	\$ 36,183	\$ 1,115,533	\$ 30,371	\$ 894,810	\$ 121,114	\$ 6,878,295	\$ 12,090	\$ 357,314
2048	\$ 36,183	\$ 1,537,137	\$ 30,371	\$ 1,238,619	\$ 121,114	\$ 6,886,624	\$ 12,090	\$ 494,366
2049	\$ 36,183	\$ 1,607,045	\$ 30,371	\$ 1,295,071	\$ 121,114	\$ 7,209,558	\$ 12,090	\$ 516,893
2050	\$ 36,183	\$ 1,931,058	\$ 30,371	\$ 1,562,930	\$ 121,114	\$ 7,218,349	\$ 12,090	\$ 623,518
2051	\$ 36,183	\$ 2,021,102	\$ 30,371	\$ 1,635,970	\$ 121,114	\$ 7,558,764	\$ 12,090	\$ 652,650
Total	\$ 1,079,400	\$ 10,515,569	\$ 906,016	\$ 8,480,337	\$ 3,613,036	\$ 140,079,405	\$ 360,667	\$ 3,384,441

Table 5: Property Tax Payments Build/No-Build Scenarios (cont)

Real Estate Property Tax

Year	Metropolitan Sewer District		Metro Zoo Museum District		Dev. Disab. - Prod. Living Bd		Commercial Surcharge	
	No-Build	Build	No-Build	Build	No-Build	Build	No-Build	Build
2022	\$ 165	\$ 165	\$ 29,818	\$ 29,818	\$ 10,199	\$ 10,199	\$ 206,059	\$ 206,036
2023	\$ 165	\$ 165	\$ 30,553	\$ 30,351	\$ 10,450	\$ 11,947	\$ 211,151	\$ 176,960
2024	\$ 165	\$ 165	\$ 30,953	\$ 30,608	\$ 10,587	\$ 43,880	\$ 213,921	\$ 280,131
2025	\$ 165	\$ 165	\$ 31,363	\$ 30,613	\$ 10,727	\$ 71,348	\$ 216,759	\$ 807,167
2026	\$ 165	\$ 165	\$ 31,540	\$ 29,016	\$ 10,788	\$ 136,098	\$ 217,987	\$ 1,752,897
2027	\$ 165	\$ 165	\$ 31,722	\$ 28,894	\$ 10,850	\$ 204,866	\$ 219,246	\$ 2,713,873
2028	\$ 165	\$ 165	\$ 31,796	\$ 28,213	\$ 10,876	\$ 237,906	\$ 219,761	\$ 3,185,191
2029	\$ 165	\$ 165	\$ 31,872	\$ 28,000	\$ 10,902	\$ 286,489	\$ 220,289	\$ 3,946,404
2030	\$ 165	\$ 165	\$ 31,872	\$ 27,118	\$ 10,902	\$ 320,744	\$ 220,289	\$ 4,487,756
2031	\$ 165	\$ 165	\$ 31,872	\$ 27,118	\$ 10,902	\$ 365,436	\$ 220,289	\$ 5,346,170
2032	\$ 165	\$ 165	\$ 31,872	\$ 27,614	\$ 10,902	\$ 386,611	\$ 220,289	\$ 5,769,482
2033	\$ 165	\$ 165	\$ 31,872	\$ 27,614	\$ 10,902	\$ 433,319	\$ 220,289	\$ 6,635,725
2034	\$ 165	\$ 165	\$ 31,872	\$ 27,614	\$ 10,902	\$ 436,389	\$ 220,289	\$ 6,698,172
2035	\$ 165	\$ 165	\$ 31,872	\$ 27,614	\$ 10,902	\$ 452,636	\$ 220,289	\$ 6,934,099
2036	\$ 165	\$ 165	\$ 31,872	\$ 27,614	\$ 10,902	\$ 454,179	\$ 220,289	\$ 6,965,469
2037	\$ 165	\$ 165	\$ 31,872	\$ 27,614	\$ 10,902	\$ 473,891	\$ 220,289	\$ 7,268,288
2038	\$ 165	\$ 165	\$ 31,872	\$ 27,614	\$ 10,902	\$ 474,464	\$ 220,289	\$ 7,279,946
2039	\$ 165	\$ 165	\$ 31,872	\$ 27,614	\$ 10,902	\$ 496,751	\$ 220,289	\$ 7,630,653
2040	\$ 165	\$ 165	\$ 31,872	\$ 27,614	\$ 10,902	\$ 497,356	\$ 220,289	\$ 7,642,950
2041	\$ 165	\$ 165	\$ 31,872	\$ 27,614	\$ 10,902	\$ 520,727	\$ 220,289	\$ 8,011,007
2042	\$ 165	\$ 165	\$ 31,872	\$ 27,614	\$ 10,902	\$ 521,365	\$ 220,289	\$ 8,023,979
2043	\$ 165	\$ 165	\$ 31,872	\$ 27,614	\$ 10,902	\$ 545,802	\$ 220,289	\$ 8,408,786
2044	\$ 165	\$ 165	\$ 31,872	\$ 27,614	\$ 10,902	\$ 546,475	\$ 220,289	\$ 8,422,471
2045	\$ 165	\$ 15,946	\$ 31,872	\$ 442,050	\$ 10,902	\$ 572,242	\$ 220,289	\$ 8,829,160
2046	\$ 165	\$ 15,946	\$ 31,872	\$ 938,491	\$ 10,902	\$ 572,953	\$ 220,289	\$ 8,843,599
2047	\$ 165	\$ 16,753	\$ 31,872	\$ 982,645	\$ 10,902	\$ 599,943	\$ 220,289	\$ 9,269,739
2048	\$ 165	\$ 16,753	\$ 31,872	\$ 1,354,026	\$ 10,902	\$ 600,693	\$ 220,289	\$ 9,284,974
2049	\$ 165	\$ 17,601	\$ 31,872	\$ 1,415,607	\$ 10,902	\$ 628,922	\$ 220,289	\$ 9,730,616
2050	\$ 165	\$ 17,601	\$ 31,872	\$ 1,701,022	\$ 10,902	\$ 629,713	\$ 220,289	\$ 9,746,693
2051	\$ 165	\$ 18,492	\$ 31,872	\$ 1,780,339	\$ 10,902	\$ 659,477	\$ 220,289	\$ 10,217,551
Total	\$ 4,950	\$ 122,887	\$ 950,801	\$ 9,262,911	\$ 325,223	\$ 12,192,821	\$ 6,571,531	\$ 184,515,944

Table 5: Property Tax Payments Build/No-Build Scenarios
Real Estate Property Tax

<u>Year</u>	SBD 0.85% Property Tax	
	<u>No-Build</u>	<u>Build</u>
2022	\$ -	\$ 103,238
2023	\$ -	\$ 126,821
2024	\$ -	\$ 499,681
2025	\$ -	\$ 780,266
2026	\$ -	\$ 1,468,871
2027	\$ -	\$ 2,204,164
2028	\$ -	\$ 2,556,566
2029	\$ -	\$ 3,068,503
2030	\$ -	\$ 3,429,044
2031	\$ -	\$ 3,885,498
2032	\$ -	\$ 4,100,251
2033	\$ -	\$ 4,580,123
2034	\$ -	\$ 4,611,168
2035	\$ -	\$ 4,784,068
2036	\$ -	\$ 4,799,666
2037	\$ -	\$ 5,007,933
2038	\$ -	\$ 5,013,731
2039	\$ -	\$ 5,248,440
2040	\$ -	\$ 5,254,558
2041	\$ -	\$ 5,500,653
2042	\$ -	\$ 5,507,108
2043	\$ -	\$ 5,764,427
2044	\$ -	\$ 5,771,239
2045	\$ -	\$ 6,042,480
2046	\$ -	\$ 6,049,668
2047	\$ -	\$ 6,333,773
2048	\$ -	\$ 6,341,360
2049	\$ -	\$ 6,638,513
2050	\$ -	\$ 6,646,521
2051	\$ -	\$ 6,959,737
Total	\$ -	\$ 129,078,069

Table 6: Sales Tax Receipts Build/No-Build Scenarios

Sales Tax								
Year	Sales Tax Pool		State of Missouri		City of Chesterfield		St. Louis County	
	No-Build	Build	No-Build	Build	No-Build	Build	No-Build	Build
2022	\$ 208,013	\$ 104,006	\$ 817,538	\$ 817,538	\$ 178,988	\$ 89,494	\$ 244,391	\$ 186,341
2023	\$ 208,013	\$ 213,213	\$ 817,538	\$ 837,976	\$ 178,988	\$ 183,462	\$ 244,391	\$ 250,500
2024	\$ 208,013	\$ 201,361	\$ 817,538	\$ 1,427,586	\$ 178,988	\$ 173,264	\$ 244,391	\$ 345,864
2025	\$ 208,013	\$ 259,340	\$ 817,538	\$ 1,645,952	\$ 178,988	\$ 223,153	\$ 244,391	\$ 426,953
2026	\$ 208,013	\$ 746,086	\$ 817,538	\$ 5,145,374	\$ 178,988	\$ 641,981	\$ 244,391	\$ 1,267,665
2027	\$ 208,013	\$ 1,350,721	\$ 817,538	\$ 9,521,522	\$ 178,988	\$ 1,162,248	\$ 244,391	\$ 2,314,795
2028	\$ 208,013	\$ 1,602,546	\$ 817,538	\$ 11,214,393	\$ 178,988	\$ 1,378,935	\$ 244,391	\$ 2,728,266
2029	\$ 208,013	\$ 1,771,952	\$ 817,538	\$ 12,271,021	\$ 178,988	\$ 1,524,703	\$ 244,391	\$ 2,991,933
2030	\$ 208,013	\$ 1,840,868	\$ 817,538	\$ 12,742,813	\$ 178,988	\$ 1,584,003	\$ 244,391	\$ 3,106,719
2031	\$ 208,013	\$ 1,893,194	\$ 817,538	\$ 13,106,177	\$ 178,988	\$ 1,629,027	\$ 244,391	\$ 3,195,054
2032	\$ 208,013	\$ 1,944,609	\$ 817,538	\$ 13,465,155	\$ 178,988	\$ 1,673,268	\$ 244,391	\$ 3,282,126
2033	\$ 208,013	\$ 1,998,195	\$ 817,538	\$ 13,840,248	\$ 178,988	\$ 1,719,377	\$ 244,391	\$ 3,372,989
2034	\$ 208,013	\$ 2,049,485	\$ 817,538	\$ 14,196,149	\$ 178,988	\$ 1,763,511	\$ 244,391	\$ 3,459,612
2035	\$ 208,013	\$ 2,101,186	\$ 817,538	\$ 14,554,066	\$ 178,988	\$ 1,807,997	\$ 244,391	\$ 3,546,834
2036	\$ 208,013	\$ 2,153,961	\$ 817,538	\$ 14,919,187	\$ 178,988	\$ 1,853,409	\$ 244,391	\$ 3,635,841
2037	\$ 208,013	\$ 2,208,012	\$ 817,538	\$ 15,293,064	\$ 178,988	\$ 1,899,917	\$ 244,391	\$ 3,726,991
2038	\$ 208,013	\$ 2,263,395	\$ 817,538	\$ 15,676,109	\$ 178,988	\$ 1,947,573	\$ 244,391	\$ 3,820,380
2039	\$ 208,013	\$ 2,320,170	\$ 817,538	\$ 16,068,760	\$ 178,988	\$ 1,996,426	\$ 244,391	\$ 3,916,113
2040	\$ 208,013	\$ 2,378,373	\$ 817,538	\$ 16,471,259	\$ 178,988	\$ 2,046,507	\$ 244,391	\$ 4,014,249
2041	\$ 208,013	\$ 2,438,040	\$ 817,538	\$ 16,883,854	\$ 178,988	\$ 2,097,848	\$ 244,391	\$ 4,114,849
2042	\$ 208,013	\$ 2,499,206	\$ 817,538	\$ 17,306,798	\$ 178,988	\$ 2,150,480	\$ 244,391	\$ 4,217,973
2043	\$ 208,013	\$ 2,561,911	\$ 817,538	\$ 17,740,350	\$ 178,988	\$ 2,204,435	\$ 244,391	\$ 4,323,686
2044	\$ 208,013	\$ 2,626,192	\$ 817,538	\$ 18,184,778	\$ 178,988	\$ 2,259,747	\$ 244,391	\$ 4,432,053
2045	\$ 208,013	\$ 3,280,456	\$ 817,538	\$ 18,640,354	\$ 178,988	\$ 2,822,718	\$ 244,391	\$ 4,871,531
2046	\$ 208,013	\$ 5,231,237	\$ 817,538	\$ 19,107,359	\$ 178,988	\$ 4,501,297	\$ 244,391	\$ 6,036,509
2047	\$ 208,013	\$ 5,362,281	\$ 817,538	\$ 19,586,080	\$ 178,988	\$ 4,614,056	\$ 244,391	\$ 6,187,732
2048	\$ 208,013	\$ 5,613,873	\$ 817,538	\$ 20,076,810	\$ 178,988	\$ 4,830,542	\$ 244,391	\$ 6,408,195
2049	\$ 208,013	\$ 5,754,505	\$ 817,538	\$ 20,579,853	\$ 178,988	\$ 4,951,551	\$ 244,391	\$ 6,568,735
2050	\$ 208,013	\$ 5,898,664	\$ 817,538	\$ 21,095,516	\$ 178,988	\$ 5,075,595	\$ 244,391	\$ 6,733,302
2051	\$ 208,013	\$ 6,046,440	\$ 817,538	\$ 21,624,117	\$ 178,988	\$ 5,202,751	\$ 244,391	\$ 6,901,998
Total	\$ 6,240,390	\$ 76,713,478	\$ 24,526,140	\$ 414,040,218	\$ 5,369,640	\$ 66,009,275	\$ 7,331,730	\$ 110,385,788

Table 6: Sales Tax Receipts Build/No-Build Scenarios
Sales Tax

<u>Year</u>	Metro Transit	
	<u>No-Build</u>	<u>Build</u>
2022	\$ 145,125	\$ 145,125
2023	\$ 145,125	\$ 148,753
2024	\$ 145,125	\$ 280,969
2025	\$ 145,125	\$ 361,870
2026	\$ 145,125	\$ 1,041,050
2027	\$ 145,125	\$ 1,884,727
2028	\$ 145,125	\$ 2,206,410
2029	\$ 145,125	\$ 2,403,608
2030	\$ 145,125	\$ 2,494,021
2031	\$ 145,125	\$ 2,564,669
2032	\$ 145,125	\$ 2,634,347
2033	\$ 145,125	\$ 2,707,033
2034	\$ 145,125	\$ 2,776,466
2035	\$ 145,125	\$ 2,846,412
2036	\$ 145,125	\$ 2,917,798
2037	\$ 145,125	\$ 2,990,902
2038	\$ 145,125	\$ 3,065,802
2039	\$ 145,125	\$ 3,142,580
2040	\$ 145,125	\$ 3,221,283
2041	\$ 145,125	\$ 3,301,959
2042	\$ 145,125	\$ 3,384,659
2043	\$ 145,125	\$ 3,469,432
2044	\$ 145,125	\$ 3,556,331
2045	\$ 145,125	\$ 3,645,409
2046	\$ 145,125	\$ 3,736,721
2047	\$ 145,125	\$ 3,830,323
2048	\$ 145,125	\$ 3,926,273
2049	\$ 145,125	\$ 4,024,629
2050	\$ 145,125	\$ 4,125,451
2051	\$ 145,125	\$ 4,228,803
Total	\$ 4,353,750	\$ 81,063,815

Table 7: Utility Tax Receipts Build/No-Build Scenarios

Utility Tax				
Year	State of Missouri		City of Chesterfield	
	No-Build	Build	No-Build	Build
2022	\$ 69,636	\$ 69,636	\$ 87,044	\$ 87,044
2023	\$ 71,376	\$ 71,376	\$ 89,221	\$ 92,613
2024	\$ 73,161	\$ 77,405	\$ 91,451	\$ 114,843
2025	\$ 74,990	\$ 54,292	\$ 93,737	\$ 88,786
2026	\$ 76,865	\$ 76,154	\$ 96,081	\$ 154,965
2027	\$ 78,786	\$ 71,203	\$ 98,483	\$ 183,061
2028	\$ 80,756	\$ 98,354	\$ 100,945	\$ 242,656
2029	\$ 82,775	\$ 123,241	\$ 103,469	\$ 293,199
2030	\$ 84,844	\$ 139,978	\$ 106,055	\$ 319,648
2031	\$ 86,965	\$ 145,404	\$ 108,707	\$ 329,892
2032	\$ 89,139	\$ 161,609	\$ 111,424	\$ 353,344
2033	\$ 91,368	\$ 179,976	\$ 114,210	\$ 379,522
2034	\$ 93,652	\$ 188,173	\$ 117,065	\$ 393,050
2035	\$ 95,993	\$ 193,887	\$ 119,992	\$ 403,546
2036	\$ 98,393	\$ 199,016	\$ 122,992	\$ 413,387
2037	\$ 100,853	\$ 204,129	\$ 126,066	\$ 423,284
2038	\$ 103,374	\$ 209,295	\$ 129,218	\$ 433,327
2039	\$ 105,959	\$ 214,594	\$ 132,448	\$ 443,615
2040	\$ 108,608	\$ 220,027	\$ 135,760	\$ 454,155
2041	\$ 111,323	\$ 225,599	\$ 139,154	\$ 464,953
2042	\$ 114,106	\$ 231,314	\$ 142,633	\$ 476,016
2043	\$ 116,959	\$ 237,175	\$ 146,198	\$ 487,349
2044	\$ 119,883	\$ 243,185	\$ 149,853	\$ 498,961
2045	\$ 122,880	\$ 249,349	\$ 153,600	\$ 510,858
2046	\$ 125,952	\$ 255,670	\$ 157,440	\$ 523,048
2047	\$ 129,101	\$ 262,153	\$ 161,376	\$ 535,537
2048	\$ 132,328	\$ 268,802	\$ 165,410	\$ 548,334
2049	\$ 135,636	\$ 275,621	\$ 169,545	\$ 561,447
2050	\$ 139,027	\$ 282,614	\$ 173,784	\$ 574,882
2051	\$ 142,503	\$ 289,787	\$ 178,128	\$ 588,650
Total	\$ 3,057,191	\$ 5,519,018	\$ 3,821,489	\$ 11,373,972

Table 8: Total Tax Summary Build/No-Build Scenarios

Total Tax Summary								
Year	Sales Tax Pool		State of Missouri		St. Louis County		City of Chesterfield	
	No-Build	Build	No-Build	Build	No-Build	Build	No-Build	Build
2022	\$ 208,013	\$ 104,006	\$ 890,817	\$ 890,817	\$ 507,249	\$ 449,084	\$ 266,032	\$ 176,538
2023	\$ 208,013	\$ 213,213	\$ 892,648	\$ 913,828	\$ 513,740	\$ 484,199	\$ 268,208	\$ 276,075
2024	\$ 208,013	\$ 201,361	\$ 894,481	\$ 1,522,627	\$ 517,270	\$ 680,655	\$ 270,439	\$ 288,108
2025	\$ 208,013	\$ 259,340	\$ 896,360	\$ 1,727,783	\$ 520,888	\$ 1,289,807	\$ 272,725	\$ 311,939
2026	\$ 208,013	\$ 746,086	\$ 898,256	\$ 5,273,370	\$ 522,453	\$ 3,073,550	\$ 275,068	\$ 796,946
2027	\$ 208,013	\$ 1,350,721	\$ 900,200	\$ 9,670,520	\$ 524,057	\$ 5,081,505	\$ 277,470	\$ 1,345,309
2028	\$ 208,013	\$ 1,602,546	\$ 902,179	\$ 11,402,979	\$ 524,714	\$ 5,965,044	\$ 279,932	\$ 1,621,591
2029	\$ 208,013	\$ 1,771,952	\$ 904,207	\$ 12,502,562	\$ 525,387	\$ 6,989,625	\$ 282,456	\$ 1,817,902
2030	\$ 208,013	\$ 1,840,868	\$ 906,277	\$ 13,003,816	\$ 525,387	\$ 7,644,187	\$ 285,043	\$ 1,903,651
2031	\$ 208,013	\$ 1,893,194	\$ 908,398	\$ 13,388,716	\$ 525,387	\$ 8,591,114	\$ 287,694	\$ 1,958,919
2032	\$ 208,013	\$ 1,944,609	\$ 910,572	\$ 13,771,479	\$ 525,387	\$ 9,102,493	\$ 290,412	\$ 2,026,612
2033	\$ 208,013	\$ 1,998,195	\$ 912,800	\$ 14,181,875	\$ 525,387	\$ 10,059,714	\$ 293,197	\$ 2,098,899
2034	\$ 208,013	\$ 2,049,485	\$ 915,084	\$ 14,547,070	\$ 525,387	\$ 10,208,795	\$ 296,053	\$ 2,156,561
2035	\$ 208,013	\$ 2,101,186	\$ 917,426	\$ 14,916,802	\$ 525,387	\$ 10,531,935	\$ 298,979	\$ 2,211,544
2036	\$ 208,013	\$ 2,153,961	\$ 919,826	\$ 15,287,604	\$ 525,387	\$ 10,652,317	\$ 301,979	\$ 2,266,796
2037	\$ 208,013	\$ 2,208,012	\$ 922,285	\$ 15,673,943	\$ 525,387	\$ 11,046,286	\$ 305,054	\$ 2,323,202
2038	\$ 208,013	\$ 2,263,395	\$ 924,807	\$ 16,062,359	\$ 525,387	\$ 11,151,335	\$ 308,206	\$ 2,380,900
2039	\$ 208,013	\$ 2,320,170	\$ 927,391	\$ 16,468,593	\$ 525,387	\$ 11,597,781	\$ 311,436	\$ 2,440,041
2040	\$ 208,013	\$ 2,378,373	\$ 930,040	\$ 16,876,742	\$ 525,387	\$ 11,708,216	\$ 314,747	\$ 2,500,663
2041	\$ 208,013	\$ 2,438,040	\$ 932,755	\$ 17,303,594	\$ 525,387	\$ 12,176,878	\$ 318,141	\$ 2,562,801
2042	\$ 208,013	\$ 2,499,206	\$ 935,538	\$ 17,732,480	\$ 525,387	\$ 12,292,976	\$ 321,620	\$ 2,626,495
2043	\$ 208,013	\$ 2,561,911	\$ 938,391	\$ 18,180,975	\$ 525,387	\$ 12,783,501	\$ 325,186	\$ 2,691,784
2044	\$ 208,013	\$ 2,626,192	\$ 941,315	\$ 18,631,654	\$ 525,387	\$ 12,905,555	\$ 328,841	\$ 2,758,708
2045	\$ 208,013	\$ 3,280,456	\$ 944,312	\$ 19,102,967	\$ 525,387	\$ 14,508,285	\$ 332,587	\$ 3,333,576
2046	\$ 208,013	\$ 5,231,237	\$ 947,384	\$ 19,576,547	\$ 525,387	\$ 16,595,286	\$ 336,427	\$ 5,024,344
2047	\$ 208,013	\$ 5,362,281	\$ 950,533	\$ 20,071,778	\$ 525,387	\$ 17,253,540	\$ 340,363	\$ 5,149,593
2048	\$ 208,013	\$ 5,613,873	\$ 953,760	\$ 20,569,425	\$ 525,387	\$ 18,177,887	\$ 344,398	\$ 5,378,876
2049	\$ 208,013	\$ 5,754,505	\$ 957,069	\$ 21,089,774	\$ 525,387	\$ 18,897,283	\$ 348,533	\$ 5,512,997
2050	\$ 208,013	\$ 5,898,664	\$ 960,459	\$ 21,612,713	\$ 525,387	\$ 19,613,530	\$ 352,771	\$ 5,650,477
2051	\$ 208,013	\$ 6,046,440	\$ 963,935	\$ 22,159,542	\$ 525,387	\$ 20,399,480	\$ 357,116	\$ 5,791,401
Total	\$ 6,240,390	\$ 76,713,478	\$ 27,699,505	\$ 424,114,934	\$ 15,714,272	\$ 311,911,843	\$ 9,191,113	\$ 77,383,248

Table 8: Total Tax Summary Build/No-Build Scenarios (cont)

Total Tax Summary								
Year	Parkway School District		Rockwood School District		Special School District		St. Louis Community College	
	No-Build	Build	No-Build	Build	No-Build	Build	No-Build	Build
2022	\$ 587,131	\$ 587,163	\$ 6,523	\$ 6,523	\$ 123,375	\$ 123,375	\$ 33,850	\$ 33,850
2023	\$ 601,804	\$ 581,922	\$ 6,523	\$ 6,523	\$ 126,418	\$ 125,584	\$ 34,685	\$ 34,456
2024	\$ 609,785	\$ 673,871	\$ 6,523	\$ 43,492	\$ 128,073	\$ 126,644	\$ 35,139	\$ 34,747
2025	\$ 617,964	\$ 854,169	\$ 6,523	\$ 44,432	\$ 129,769	\$ 126,666	\$ 35,604	\$ 34,753
2026	\$ 621,502	\$ 1,193,406	\$ 6,523	\$ 44,432	\$ 130,502	\$ 120,059	\$ 35,805	\$ 32,940
2027	\$ 625,129	\$ 1,575,814	\$ 6,523	\$ 46,384	\$ 131,254	\$ 119,555	\$ 36,012	\$ 32,802
2028	\$ 626,613	\$ 1,749,901	\$ 6,523	\$ 46,384	\$ 131,562	\$ 116,736	\$ 36,096	\$ 32,028
2029	\$ 628,135	\$ 2,021,968	\$ 6,523	\$ 48,435	\$ 131,878	\$ 115,854	\$ 36,183	\$ 31,786
2030	\$ 628,135	\$ 2,202,616	\$ 6,523	\$ 48,435	\$ 131,878	\$ 112,204	\$ 36,183	\$ 30,785
2031	\$ 628,135	\$ 2,463,737	\$ 6,523	\$ 50,590	\$ 131,878	\$ 112,204	\$ 36,183	\$ 30,785
2032	\$ 628,135	\$ 2,597,101	\$ 6,523	\$ 50,590	\$ 131,878	\$ 114,257	\$ 36,183	\$ 31,348
2033	\$ 628,135	\$ 2,867,257	\$ 6,523	\$ 52,854	\$ 131,878	\$ 114,257	\$ 36,183	\$ 31,348
2034	\$ 628,135	\$ 2,885,401	\$ 6,523	\$ 52,854	\$ 131,878	\$ 114,257	\$ 36,183	\$ 31,348
2035	\$ 628,135	\$ 2,974,642	\$ 6,523	\$ 55,233	\$ 131,878	\$ 114,257	\$ 36,183	\$ 31,348
2036	\$ 628,135	\$ 2,983,753	\$ 6,523	\$ 55,233	\$ 131,878	\$ 114,257	\$ 36,183	\$ 31,348
2037	\$ 628,135	\$ 3,093,183	\$ 6,523	\$ 57,732	\$ 131,878	\$ 114,257	\$ 36,183	\$ 31,348
2038	\$ 628,135	\$ 3,096,568	\$ 6,523	\$ 57,732	\$ 131,878	\$ 114,257	\$ 36,183	\$ 31,348
2039	\$ 628,135	\$ 3,220,861	\$ 6,523	\$ 60,357	\$ 131,878	\$ 114,257	\$ 36,183	\$ 31,348
2040	\$ 628,135	\$ 3,224,430	\$ 6,523	\$ 60,357	\$ 131,878	\$ 114,257	\$ 36,183	\$ 31,348
2041	\$ 628,135	\$ 3,354,762	\$ 6,523	\$ 63,116	\$ 131,878	\$ 114,257	\$ 36,183	\$ 31,348
2042	\$ 628,135	\$ 3,358,526	\$ 6,523	\$ 63,116	\$ 131,878	\$ 114,257	\$ 36,183	\$ 31,348
2043	\$ 628,135	\$ 3,494,774	\$ 6,523	\$ 66,014	\$ 131,878	\$ 114,257	\$ 36,183	\$ 31,348
2044	\$ 628,135	\$ 3,498,743	\$ 6,523	\$ 66,014	\$ 131,878	\$ 114,257	\$ 36,183	\$ 31,348
2045	\$ 628,135	\$ 9,853,001	\$ 6,523	\$ 631,879	\$ 131,878	\$ 1,829,063	\$ 36,183	\$ 501,831
2046	\$ 628,135	\$ 17,921,952	\$ 6,523	\$ 631,879	\$ 131,878	\$ 3,883,174	\$ 36,183	\$ 1,065,407
2047	\$ 628,135	\$ 18,768,159	\$ 6,523	\$ 663,868	\$ 131,878	\$ 4,065,870	\$ 36,183	\$ 1,115,533
2048	\$ 628,135	\$ 25,030,095	\$ 6,523	\$ 663,868	\$ 131,878	\$ 5,602,526	\$ 36,183	\$ 1,537,137
2049	\$ 628,135	\$ 26,175,760	\$ 6,523	\$ 697,477	\$ 131,878	\$ 5,857,325	\$ 36,183	\$ 1,607,045
2050	\$ 628,135	\$ 31,136,623	\$ 6,523	\$ 697,477	\$ 131,878	\$ 7,038,282	\$ 36,183	\$ 1,931,058
2051	\$ 628,135	\$ 32,595,167	\$ 6,523	\$ 732,786	\$ 131,878	\$ 7,366,472	\$ 36,183	\$ 2,021,102
Total	\$ 18,737,033	\$ 216,035,325	\$ 195,690	\$ 5,866,066	\$ 3,934,147	\$ 38,326,934	\$ 1,079,400	\$ 10,515,569

Table 8: Total Tax Summary Build/No-Build Scenarios (cont)

Total Tax Summary								
Year	County Library		Monarch Fire District		Metro Transit		Metropolitan Sewer District	
	No-Build	Build	No-Build	Build	No-Build	Build	No-Build	Build
2022	\$ 28,412	\$ 28,414	\$ 113,304	\$ 113,309	\$ 145,125	\$ 145,125	\$ 165	\$ 165
2023	\$ 29,113	\$ 28,360	\$ 116,099	\$ 137,536	\$ 145,125	\$ 148,753	\$ 165	\$ 165
2024	\$ 29,494	\$ 27,138	\$ 117,619	\$ 532,819	\$ 145,125	\$ 280,969	\$ 165	\$ 165
2025	\$ 29,885	\$ 27,724	\$ 119,177	\$ 840,060	\$ 145,125	\$ 361,870	\$ 165	\$ 165
2026	\$ 30,054	\$ 26,396	\$ 119,850	\$ 1,586,514	\$ 145,125	\$ 1,041,050	\$ 165	\$ 165
2027	\$ 30,227	\$ 26,325	\$ 120,541	\$ 2,382,515	\$ 145,125	\$ 1,884,727	\$ 165	\$ 165
2028	\$ 30,298	\$ 25,702	\$ 120,824	\$ 2,764,246	\$ 145,125	\$ 2,206,410	\$ 165	\$ 165
2029	\$ 30,371	\$ 25,560	\$ 121,114	\$ 3,320,456	\$ 145,125	\$ 2,403,608	\$ 165	\$ 165
2030	\$ 30,371	\$ 24,777	\$ 121,114	\$ 3,712,291	\$ 145,125	\$ 2,494,021	\$ 165	\$ 165
2031	\$ 30,371	\$ 24,879	\$ 121,114	\$ 4,212,130	\$ 145,125	\$ 2,564,669	\$ 165	\$ 165
2032	\$ 30,371	\$ 25,382	\$ 121,114	\$ 4,447,718	\$ 145,125	\$ 2,634,347	\$ 165	\$ 165
2033	\$ 30,371	\$ 25,447	\$ 121,114	\$ 4,972,413	\$ 145,125	\$ 2,707,033	\$ 165	\$ 165
2034	\$ 30,371	\$ 25,453	\$ 121,114	\$ 5,006,497	\$ 145,125	\$ 2,776,466	\$ 165	\$ 165
2035	\$ 30,371	\$ 25,448	\$ 121,114	\$ 5,193,889	\$ 145,125	\$ 2,846,412	\$ 165	\$ 165
2036	\$ 30,371	\$ 25,451	\$ 121,114	\$ 5,211,014	\$ 145,125	\$ 2,917,798	\$ 165	\$ 165
2037	\$ 30,371	\$ 25,451	\$ 121,114	\$ 5,437,142	\$ 145,125	\$ 2,990,902	\$ 165	\$ 165
2038	\$ 30,371	\$ 25,452	\$ 121,114	\$ 5,443,509	\$ 145,125	\$ 3,065,802	\$ 165	\$ 165
2039	\$ 30,371	\$ 25,456	\$ 121,114	\$ 5,698,552	\$ 145,125	\$ 3,142,580	\$ 165	\$ 165
2040	\$ 30,371	\$ 25,457	\$ 121,114	\$ 5,705,269	\$ 145,125	\$ 3,221,283	\$ 165	\$ 165
2041	\$ 30,371	\$ 25,460	\$ 121,114	\$ 5,972,692	\$ 145,125	\$ 3,301,959	\$ 165	\$ 165
2042	\$ 30,371	\$ 25,461	\$ 121,114	\$ 5,979,779	\$ 145,125	\$ 3,384,659	\$ 165	\$ 165
2043	\$ 30,371	\$ 25,463	\$ 121,114	\$ 6,259,399	\$ 145,125	\$ 3,469,432	\$ 165	\$ 165
2044	\$ 30,371	\$ 25,465	\$ 121,114	\$ 6,266,877	\$ 145,125	\$ 3,556,331	\$ 165	\$ 165
2045	\$ 30,371	\$ 402,320	\$ 121,114	\$ 6,561,649	\$ 145,125	\$ 3,645,409	\$ 165	\$ 15,946
2046	\$ 30,371	\$ 854,496	\$ 121,114	\$ 6,569,540	\$ 145,125	\$ 3,736,721	\$ 165	\$ 15,946
2047	\$ 30,371	\$ 894,810	\$ 121,114	\$ 6,878,295	\$ 145,125	\$ 3,830,323	\$ 165	\$ 16,753
2048	\$ 30,371	\$ 1,238,619	\$ 121,114	\$ 6,886,624	\$ 145,125	\$ 3,926,273	\$ 165	\$ 16,753
2049	\$ 30,371	\$ 1,295,071	\$ 121,114	\$ 7,209,558	\$ 145,125	\$ 4,024,629	\$ 165	\$ 17,601
2050	\$ 30,371	\$ 1,562,930	\$ 121,114	\$ 7,218,349	\$ 145,125	\$ 4,125,451	\$ 165	\$ 17,601
2051	\$ 30,371	\$ 1,635,970	\$ 121,114	\$ 7,558,764	\$ 145,125	\$ 4,228,803	\$ 165	\$ 18,492
Total	\$ 906,016	\$ 8,480,337	\$ 3,613,036	\$ 140,079,405	\$ 4,353,750	\$ 81,063,815	\$ 4,950	\$ 122,887

Table 8: Total Tax Summary Build/No-Build Scenarios (cont)

Total Tax Summary						
Year	Metro Zoo Museum District		Dev. Disab. - Prod. Living Bd		SBD 0.85% Property Tax	
	No-Build	Build	No-Build	Build	No-Build	Build
2022	\$ 29,818	\$ 29,818	\$ 10,199	\$ 10,199	\$ -	\$ 103,238
2023	\$ 30,553	\$ 30,351	\$ 10,450	\$ 11,947	\$ -	\$ 126,821
2024	\$ 30,953	\$ 30,608	\$ 10,587	\$ 43,880	\$ -	\$ 499,681
2025	\$ 31,363	\$ 30,613	\$ 10,727	\$ 71,348	\$ -	\$ 780,266
2026	\$ 31,540	\$ 29,016	\$ 10,788	\$ 136,098	\$ -	\$ 1,468,871
2027	\$ 31,722	\$ 28,894	\$ 10,850	\$ 204,866	\$ -	\$ 2,204,164
2028	\$ 31,796	\$ 28,213	\$ 10,876	\$ 237,906	\$ -	\$ 2,556,566
2029	\$ 31,872	\$ 28,000	\$ 10,902	\$ 286,489	\$ -	\$ 3,068,503
2030	\$ 31,872	\$ 27,118	\$ 10,902	\$ 320,744	\$ -	\$ 3,429,044
2031	\$ 31,872	\$ 27,118	\$ 10,902	\$ 365,436	\$ -	\$ 3,885,498
2032	\$ 31,872	\$ 27,614	\$ 10,902	\$ 386,611	\$ -	\$ 4,100,251
2033	\$ 31,872	\$ 27,614	\$ 10,902	\$ 433,319	\$ -	\$ 4,580,123
2034	\$ 31,872	\$ 27,614	\$ 10,902	\$ 436,389	\$ -	\$ 4,611,168
2035	\$ 31,872	\$ 27,614	\$ 10,902	\$ 452,636	\$ -	\$ 4,784,068
2036	\$ 31,872	\$ 27,614	\$ 10,902	\$ 454,179	\$ -	\$ 4,799,666
2037	\$ 31,872	\$ 27,614	\$ 10,902	\$ 473,891	\$ -	\$ 5,007,933
2038	\$ 31,872	\$ 27,614	\$ 10,902	\$ 474,464	\$ -	\$ 5,013,731
2039	\$ 31,872	\$ 27,614	\$ 10,902	\$ 496,751	\$ -	\$ 5,248,440
2040	\$ 31,872	\$ 27,614	\$ 10,902	\$ 497,356	\$ -	\$ 5,254,558
2041	\$ 31,872	\$ 27,614	\$ 10,902	\$ 520,727	\$ -	\$ 5,500,653
2042	\$ 31,872	\$ 27,614	\$ 10,902	\$ 521,365	\$ -	\$ 5,507,108
2043	\$ 31,872	\$ 27,614	\$ 10,902	\$ 545,802	\$ -	\$ 5,764,427
2044	\$ 31,872	\$ 27,614	\$ 10,902	\$ 546,475	\$ -	\$ 5,771,239
2045	\$ 31,872	\$ 442,050	\$ 10,902	\$ 572,242	\$ -	\$ 6,042,480
2046	\$ 31,872	\$ 938,491	\$ 10,902	\$ 572,953	\$ -	\$ 6,049,668
2047	\$ 31,872	\$ 982,645	\$ 10,902	\$ 599,943	\$ -	\$ 6,333,773
2048	\$ 31,872	\$ 1,354,026	\$ 10,902	\$ 600,693	\$ -	\$ 6,341,360
2049	\$ 31,872	\$ 1,415,607	\$ 10,902	\$ 628,922	\$ -	\$ 6,638,513
2050	\$ 31,872	\$ 1,701,022	\$ 10,902	\$ 629,713	\$ -	\$ 6,646,521
2051	\$ 31,872	\$ 1,780,339	\$ 10,902	\$ 659,477	\$ -	\$ 6,959,737
Total	\$ 950,801	\$ 9,262,911	\$ 325,223	\$ 12,192,821	\$ -	\$ 129,078,069

Table 8: Total Tax Summary Build/No-Build Scenarios (cont)

Total Tax Summary

Year	All Pre-Existing Taxing Districts		All PETD w/ Coverage		All PETD NPV w/ Coverage	
	No-Build	Build	No-Build	Build	No-Build	Build
2022	\$ 2,950,013	\$ 2,698,386	\$ 2,106,640	\$ 1,926,929	\$ 2,106,640	\$ 1,926,929
2023	\$ 2,983,544	\$ 2,992,912	\$ 2,130,581	\$ 2,160,847	\$ 2,000,546	\$ 2,028,964
2024	\$ 3,003,666	\$ 4,487,084	\$ 2,144,948	\$ 3,236,114	\$ 1,891,113	\$ 2,853,150
2025	\$ 3,024,288	\$ 5,980,669	\$ 2,159,673	\$ 4,004,100	\$ 1,787,883	\$ 3,314,790
2026	\$ 3,035,644	\$ 14,100,028	\$ 2,167,782	\$ 9,297,307	\$ 1,685,067	\$ 7,227,011
2027	\$ 3,047,288	\$ 23,750,102	\$ 2,176,095	\$ 15,689,626	\$ 1,588,290	\$ 11,451,557
2028	\$ 3,054,716	\$ 27,799,851	\$ 2,181,400	\$ 18,332,397	\$ 1,494,988	\$ 12,563,817
2029	\$ 3,062,331	\$ 31,364,362	\$ 2,186,839	\$ 20,465,223	\$ 1,407,244	\$ 13,169,498
2030	\$ 3,066,988	\$ 33,365,678	\$ 2,190,164	\$ 21,597,137	\$ 1,323,365	\$ 13,049,664
2031	\$ 3,071,760	\$ 35,683,656	\$ 2,193,573	\$ 22,759,579	\$ 1,244,531	\$ 12,912,720
2032	\$ 3,076,652	\$ 37,160,326	\$ 2,197,066	\$ 23,570,470	\$ 1,170,434	\$ 12,556,603
2033	\$ 3,081,665	\$ 39,570,390	\$ 2,200,649	\$ 24,798,430	\$ 1,100,791	\$ 12,404,478
2034	\$ 3,086,805	\$ 40,318,355	\$ 2,204,319	\$ 25,296,281	\$ 1,035,331	\$ 11,881,230
2035	\$ 3,092,073	\$ 41,483,111	\$ 2,208,082	\$ 26,003,667	\$ 973,801	\$ 11,468,053
2036	\$ 3,097,473	\$ 42,181,490	\$ 2,211,939	\$ 26,484,218	\$ 915,965	\$ 10,967,121
2037	\$ 3,103,007	\$ 43,503,128	\$ 2,215,892	\$ 27,265,156	\$ 861,598	\$ 10,601,416
2038	\$ 3,108,681	\$ 44,194,900	\$ 2,219,944	\$ 27,752,480	\$ 810,491	\$ 10,132,301
2039	\$ 3,114,495	\$ 45,644,526	\$ 2,224,098	\$ 28,597,527	\$ 762,449	\$ 9,803,590
2040	\$ 3,120,455	\$ 46,371,530	\$ 2,228,356	\$ 29,109,643	\$ 717,285	\$ 9,370,094
2041	\$ 3,126,564	\$ 47,893,413	\$ 2,232,719	\$ 29,996,828	\$ 674,826	\$ 9,066,356
2042	\$ 3,132,826	\$ 48,657,447	\$ 2,237,192	\$ 30,535,005	\$ 634,908	\$ 8,665,744
2043	\$ 3,139,245	\$ 50,252,439	\$ 2,241,776	\$ 31,465,314	\$ 597,380	\$ 8,384,754
2044	\$ 3,145,824	\$ 51,055,398	\$ 2,246,476	\$ 32,030,876	\$ 562,096	\$ 8,014,519
2045	\$ 3,152,567	\$ 64,680,674	\$ 2,251,293	\$ 43,064,063	\$ 528,921	\$ 10,117,519
2046	\$ 3,159,479	\$ 82,617,973	\$ 2,256,230	\$ 57,695,141	\$ 497,729	\$ 12,727,663
2047	\$ 3,166,564	\$ 85,653,391	\$ 2,261,291	\$ 59,795,031	\$ 468,399	\$ 12,385,824
2048	\$ 3,173,826	\$ 96,596,675	\$ 2,266,477	\$ 69,014,519	\$ 440,820	\$ 13,423,033
2049	\$ 3,181,270	\$ 100,183,554	\$ 2,271,794	\$ 71,564,012	\$ 414,887	\$ 13,069,389
2050	\$ 3,188,898	\$ 108,833,890	\$ 2,277,244	\$ 78,847,839	\$ 390,499	\$ 13,520,750
2051	\$ 3,196,719	\$ 112,994,235	\$ 2,282,829	\$ 81,861,852	\$ 367,566	\$ 13,180,836
Total	\$ 92,945,326	\$ 1,412,069,573	\$ 66,373,359	\$ 944,217,610	\$ 30,455,842	\$ 302,239,372

Table 9: TIF Revenue Summary (10% Pass-Through to School Districts - Fire Districts Excluded)

TOTAL TIF TAX INCREMENT													
Year	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	
RPA #1A	\$ 8,640	\$ 10,338	\$ -	\$ 4,260,436	\$ 10,890,079	\$ 11,518,132	\$ 11,712,498	\$ 11,964,591	\$ 12,257,700	\$ 12,336,315	\$ 12,841,705	\$ 12,924,292	
RPA #1B	\$ 344	\$ 697	\$ 39,320	\$ 20,218	\$ 5,014	\$ 2,403,900	\$ 6,099,912	\$ 6,610,385	\$ 6,749,285	\$ 6,887,111	\$ 7,064,772	\$ 7,111,784	
RPA #1C	\$ 88	\$ 178	\$ 270	\$ 364	\$ 45,907	\$ 14,643	\$ 10,572	\$ 2,034,888	\$ 4,932,921	\$ 5,062,816	\$ 5,095,405	\$ 5,177,143	
RPA #1D	\$ 157	\$ 318	\$ 482	\$ 651	\$ 824	\$ 1,002	\$ 59,523	\$ 14,811	\$ 7,167	\$ 1,423,460	\$ 4,121,265	\$ 4,247,957	
RPA #2	\$ 134,951	\$ 2,687,158	\$ 5,448,731	\$ 7,468,488	\$ 7,684,257	\$ 7,782,190	\$ 7,999,342	\$ 8,073,232	\$ 8,401,757	\$ 8,427,475	\$ 8,832,801	\$ 8,859,825	
TOTAL TIF TAX INCREMENT													
Year	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	RPA Total	NPV	
RPA #1A	\$ 13,450,353	\$ 13,537,112	\$ 14,078,536	\$ 14,169,678	\$ 14,745,333	\$ 14,841,079	\$ 15,443,470	\$ 15,544,054	\$ 16,164,456	\$ 16,270,121	\$ 265,898,334	\$ 113,409,765	
RPA #1B	\$ 7,413,790	\$ 7,463,318	\$ 7,777,925	\$ 7,830,147	\$ 8,159,658	\$ 8,214,725	\$ 8,559,861	\$ 8,617,931	\$ 8,979,447	\$ 9,040,688	\$ 153,293,079	\$ 57,600,818	
RPA #1C	\$ 5,316,321	\$ 5,316,791	\$ 5,583,481	\$ 5,583,975	\$ 5,866,585	\$ 5,867,104	\$ 6,160,564	\$ 6,161,109	\$ 6,472,663	\$ 6,473,235	\$ 116,563,357	\$ 38,703,791	
RPA #1D	\$ 4,249,756	\$ 4,330,137	\$ 4,432,680	\$ 4,433,767	\$ 4,657,050	\$ 4,658,192	\$ 4,895,236	\$ 4,896,436	\$ 5,145,481	\$ 5,146,741	\$ 96,941,984	\$ 28,339,227	
RPA #2	\$ 9,286,446	\$ 9,314,841	\$ 9,763,911	\$ 9,793,749	\$ 10,266,489	\$ 10,297,842	\$ 10,795,543	\$ 10,828,489	\$ 11,352,513	\$ 11,387,132	\$ 184,887,162	\$ 85,985,106	
Total	\$ 39,716,665	\$ 39,962,199	\$ 41,636,534	\$ 41,811,316	\$ 43,695,116	\$ 43,878,943	\$ 45,854,675	\$ 46,048,019	\$ 48,114,559	\$ 48,317,918	\$ 817,583,916	\$ 324,038,706	
TOTAL TIF TAX INCREMENT AFTER COVERAGE													
Year	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	
RPA #1A	\$ 7,855	\$ 9,206	\$ -	\$ 3,683,671	\$ 9,436,549	\$ 9,927,187	\$ 10,072,684	\$ 10,282,938	\$ 10,532,964	\$ 10,589,118	\$ 11,032,867	\$ 11,091,857	
RPA #1B	\$ 246	\$ 498	\$ 35,746	\$ 18,101	\$ 3,306	\$ 2,171,949	\$ 5,510,064	\$ 5,968,197	\$ 6,092,165	\$ 6,216,014	\$ 6,376,242	\$ 6,417,770	
RPA #1C	\$ 63	\$ 127	\$ 193	\$ 260	\$ 41,733	\$ 13,202	\$ 9,291	\$ 1,849,489	\$ 4,482,389	\$ 4,599,985	\$ 4,629,421	\$ 4,703,614	
RPA #1D	\$ 112	\$ 227	\$ 345	\$ 465	\$ 589	\$ 716	\$ 54,112	\$ 13,197	\$ 5,945	\$ 1,292,677	\$ 3,741,405	\$ 3,855,456	
RPA #2	\$ 122,355	\$ 2,440,615	\$ 4,828,804	\$ 6,624,906	\$ 6,807,483	\$ 6,889,631	\$ 7,081,683	\$ 7,143,988	\$ 7,437,760	\$ 7,456,130	\$ 7,819,473	\$ 7,838,775	
TOTAL TIF TAX INCREMENT AFTER COVERAGE													
Year	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	RPA Total	NPV	
RPA #1A	\$ 11,553,605	\$ 11,615,576	\$ 12,090,457	\$ 12,155,558	\$ 12,660,682	\$ 12,729,073	\$ 13,257,584	\$ 13,329,429	\$ 13,873,348	\$ 13,948,823	\$ 228,408,111	\$ 97,482,375	
RPA #1B	\$ 6,691,079	\$ 6,734,834	\$ 7,019,536	\$ 7,065,675	\$ 7,363,861	\$ 7,412,518	\$ 7,724,840	\$ 7,776,157	\$ 8,103,297	\$ 8,157,422	\$ 138,446,417	\$ 52,009,109	
RPA #1C	\$ 4,830,042	\$ 4,830,377	\$ 5,072,729	\$ 5,073,082	\$ 5,329,902	\$ 5,330,272	\$ 5,596,951	\$ 5,597,340	\$ 5,880,462	\$ 5,880,871	\$ 105,899,973	\$ 35,163,540	
RPA #1D	\$ 3,856,656	\$ 3,929,467	\$ 4,022,461	\$ 4,023,237	\$ 4,226,004	\$ 4,226,820	\$ 4,442,087	\$ 4,442,944	\$ 4,669,108	\$ 4,670,009	\$ 88,006,414	\$ 25,723,570	
RPA #2	\$ 8,221,216	\$ 8,241,499	\$ 8,644,074	\$ 8,665,387	\$ 9,089,192	\$ 9,111,587	\$ 9,557,781	\$ 9,581,314	\$ 10,051,121	\$ 10,075,849	\$ 163,730,625	\$ 76,182,483	
Total	\$ 35,152,597	\$ 35,351,752	\$ 36,849,256	\$ 36,982,938	\$ 38,669,642	\$ 38,810,271	\$ 40,579,243	\$ 40,727,184	\$ 42,577,335	\$ 42,732,974	\$ 724,491,539	\$ 286,561,077	