

TIF Impact Analysis Spreadsheet

TIF EXEMPTED PROJECT																
25 yr. 80% bond																
Year of Valuation	Collection Year	Assessed Value	Tax Revenues	City	County/State	School	Parks	City	County/State	School	Parks	80% of Incr. Avail.	\$6.5M Bond	Estimated		
				Share of Tax	Share of Tax	Share of Tax	Share of Tax	Share of Increment	Share of Increment	Share of Increment	Share of Increment	for Debt Service	Est Annual Pmt?	Gap?		
2021	2022	\$2,282,800.00	\$34,470.28	\$10,685.79	\$8,617.57	\$11,030.49	\$4,136.43									
2022	2023	\$4,282,800.00	\$40,510.28	\$12,558.19	\$10,127.57	\$12,963.29	\$4,861.23	\$7,489.60	\$6,040.00	\$7,731.20	\$2,899.20	\$24,160.00	\$0.00	\$24,160.00	Assumptions:	Sell Bond in 2022
2023	2024	\$19,500,000.00	\$86,466.22	\$26,804.53	\$21,616.56	\$27,669.19	\$10,375.95	\$64,474.97	\$51,995.94	\$66,554.81	\$24,958.05	\$207,983.78	\$462,500.00	-\$254,516.22	Post-proj. value	\$39,000,000.00
2024	2025	\$35,750,000.00	\$135,541.22	\$42,017.78	\$33,885.31	\$43,373.19	\$16,264.95	\$125,327.97	\$101,070.94	\$129,370.81	\$48,514.05	\$404,283.78	\$462,500.00	-\$58,216.22	2021 Value	\$2,282,800.00
2025	2026	\$39,000,000.00	\$145,356.22	\$45,060.43	\$36,339.06	\$46,513.99	\$17,442.75	\$137,498.57	\$110,885.94	\$141,934.01	\$53,225.25	\$443,543.78	\$462,500.00	-\$18,956.22	Initial Increment Value	\$36,717,200.00
2026	2027	\$39,390,000.00	\$146,534.02	\$45,425.55	\$36,633.51	\$46,890.89	\$17,584.08	\$138,959.04	\$112,063.74	\$143,441.59	\$53,790.60	\$448,254.98	\$462,500.00	-\$14,245.02	Effective tax rate	1.51%
2027	2028	\$39,783,900.00	\$147,723.60	\$45,794.32	\$36,930.90	\$47,271.55	\$17,726.83	\$140,434.12	\$113,253.32	\$144,964.25	\$54,361.59	\$453,013.29	\$462,500.00	-\$9,486.71	Ann. Value Incr.	1%
2028	2029	\$40,181,739.00	\$148,925.08	\$46,166.77	\$37,231.27	\$47,656.02	\$17,871.01	\$141,923.95	\$114,454.80	\$146,502.14	\$54,938.30	\$457,819.18	\$462,500.00	-\$4,680.82	% taxable during TIF	20%
2029	2030	\$40,583,556.39	\$150,138.56	\$46,542.95	\$37,534.64	\$48,044.34	\$18,016.63	\$143,428.67	\$115,668.28	\$148,055.40	\$55,520.78	\$462,673.14	\$462,500.00	\$173.14	Entity Revenue Splits:	
2030	2031	\$40,989,391.95	\$151,364.19	\$46,922.90	\$37,841.05	\$48,436.54	\$18,163.70	\$144,948.45	\$116,893.91	\$149,624.20	\$56,109.08	\$467,575.63	\$462,500.00	\$5,075.63	City	31%
2031	2032	\$41,399,285.87	\$152,602.07	\$47,306.64	\$38,150.52	\$48,832.66	\$18,312.25	\$146,483.42	\$118,131.79	\$151,208.69	\$56,703.26	\$472,527.15	\$462,500.00	\$10,027.15	County/State	25%
2032	2033	\$41,813,278.73	\$153,852.33	\$47,694.22	\$38,463.08	\$49,232.74	\$18,462.28	\$148,033.74	\$119,382.05	\$152,809.02	\$57,303.38	\$477,528.18	\$462,500.00	\$15,028.18	School	32%
2033	2034	\$42,231,411.52	\$155,115.09	\$48,085.68	\$38,778.77	\$49,636.83	\$18,613.81	\$149,599.56	\$120,644.81	\$154,425.35	\$57,909.51	\$482,579.23	\$462,500.00	\$20,079.23	Parks	12%
2034	2035	\$42,653,725.63	\$156,390.48	\$48,481.05	\$39,097.62	\$50,044.95	\$18,766.86	\$151,181.04	\$121,920.20	\$156,057.85	\$58,521.69	\$487,680.78	\$462,500.00	\$25,180.78		
2035	2036	\$43,080,262.89	\$157,678.62	\$48,880.37	\$39,419.65	\$50,457.16	\$18,921.43	\$152,778.34	\$123,208.34	\$157,706.67	\$59,140.00	\$492,833.35	\$462,500.00	\$30,333.35	TOTAL Outcomes:	
2036	2037	\$43,511,065.52	\$158,979.64	\$49,283.69	\$39,744.91	\$50,873.49	\$19,077.56	\$154,391.61	\$124,509.36	\$159,371.98	\$59,764.49	\$498,037.45	\$462,500.00	\$35,537.45	25-yr. revenue total:	\$3,751,458.05
2037	2038	\$43,946,176.18	\$160,293.68	\$49,691.04	\$40,073.42	\$51,293.98	\$19,235.24	\$156,021.01	\$125,823.40	\$161,053.95	\$60,395.23	\$503,293.58	\$462,500.00	\$40,793.58	30-yr. revenue total:	\$3,751,458.05
2038	2039	\$44,385,637.94	\$161,620.85	\$50,102.46	\$40,405.21	\$51,718.67	\$19,394.50	\$157,666.71	\$127,150.57	\$162,752.73	\$61,032.27	\$508,602.28	\$462,500.00	\$46,102.28	1-year net:	\$40,510.28
2039	2040	\$44,829,494.32	\$162,961.30	\$50,518.00	\$40,740.32	\$52,147.61	\$19,555.36	\$159,328.86	\$128,491.02	\$164,468.50	\$61,675.69	\$513,964.07	\$462,500.00	\$51,464.07	5-year net:	\$376,816.57
2040	2041	\$45,277,789.26	\$164,315.15	\$50,937.70	\$41,078.79	\$52,580.85	\$19,717.82	\$161,007.64	\$129,844.87	\$166,201.43	\$62,325.54	\$519,379.47	\$462,500.00	\$56,879.47	25-yr. net (compared to no proj.):	\$2,768,171.55
2041	2042	\$45,730,567.15	\$165,682.54	\$51,361.59	\$41,420.63	\$53,018.41	\$19,881.90	\$162,703.20	\$131,212.26	\$167,951.69	\$62,981.88	\$524,849.03	\$462,500.00	\$62,349.03	30-yr. net (compared to no proj.):	\$2,540,422.65
2042	2043	\$46,187,872.82	\$167,063.60	\$51,789.72	\$41,765.90	\$53,460.35	\$20,047.63	\$164,415.72	\$132,593.32	\$169,719.45	\$63,644.79	\$530,373.28	\$462,500.00	\$67,873.28		
2043	2044	\$46,649,751.55	\$168,458.47	\$52,222.13	\$42,114.62	\$53,906.71	\$20,215.02	\$166,145.36	\$133,988.19	\$171,504.89	\$64,314.33	\$535,952.77	\$462,500.00	\$73,452.77		
2044	2045	\$47,116,249.07	\$169,867.30	\$52,658.86	\$42,466.82	\$54,357.53	\$20,384.08	\$167,892.30	\$135,397.02	\$173,308.18	\$64,990.57	\$541,588.06	\$462,500.00	\$79,088.06	Avg. Increment Avail. For Debt Service	
2045	2046	\$47,587,411.56	\$171,290.21	\$53,099.96	\$42,822.55	\$54,812.87	\$20,554.82	\$169,656.71	\$136,819.93	\$175,129.51	\$65,673.56	\$547,279.71	\$462,500.00	\$84,779.71	20 year bond term:	\$442,529.11
2046	2047	\$48,063,285.67	\$172,727.35	\$53,545.48	\$43,181.84	\$55,272.75	\$20,727.28	\$171,438.76	\$138,257.07	\$176,969.05	\$66,363.39	\$553,028.27	\$462,500.00	\$90,528.27	25 year bond term:	\$462,352.17
2047	2048	\$48,543,918.53	\$733,013.17	\$227,234.08	\$183,253.29	\$234,564.21	\$87,961.58	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$462,500.00	-\$462,500.00		
2048	2049	\$49,029,357.72	\$740,343.30	\$229,506.42	\$185,085.83	\$236,909.86	\$88,841.20								Assumes Bond Sale Fall 2023;1st pmt due 2024	
2049	2050	\$49,519,651.29	\$747,746.73	\$231,801.49	\$186,936.68	\$239,278.96	\$89,729.61								Assumes Base Value year 2021	
2050	2051	\$50,014,847.81	\$755,224.20	\$234,119.50	\$188,806.05	\$241,671.74	\$90,626.90									
2051	2052	\$50,514,996.28	\$762,776.44	\$236,460.70	\$190,694.11	\$244,088.46	\$91,533.17									
				\$2,322,074.19	\$1,872,640.48	\$2,396,979.81	\$898,867.43	\$3,583,229.30	\$2,889,701.05	\$3,698,817.35	\$1,387,056.51	\$11,558,804.21	\$11,562,500.00	-\$3,695.79		