

MEMORANDUM

TO: City of Olivette TIF Commission

FROM: Larry Marks & Brian Licari

DATE: November 21, 2018

SUBJECT: DRAFT: Amended Cost-Benefit Analysis of the Impact of the Gateway I-170 TIF Redevelopment Plan on Taxing Districts

This memo serves as an update to a previous Development Strategies Cost-Benefit Analysis conducted in December 2016.

OVERVIEW OF ANALYSIS

The purpose of this cost-benefit analysis is to fulfill the requirement of Sections 99.800, RSMo *et seq.* (the “Real Property Tax Increment Allocation Redevelopment Act” or “TIF Act”) to provide a cost-benefit analysis of any redevelopment plan proposed pursuant to the TIF Act. The TIF Act requires that a cost-benefit analysis be performed:

... showing the economic impact of the plan on each taxing district which is at least partially within the boundaries of the redevelopment area. The analysis shall show the impact on the economy if the project is not built, and is built pursuant to the redevelopment plan under consideration. The cost-benefit analysis shall include a fiscal impact study on every affected political subdivision, and sufficient information from the developer for the commission established in section 99.820 to evaluate whether the project as proposed is financially feasible[.] (RSMo Chapter 99.810(5))

The accompanying tables and narrative describe the impacts of “build” and “no build” scenarios on each taxing district in the Redevelopment Area that are anticipated to result from the Redevelopment Project for the Redevelopment Area described in the Gateway I-170 Tax Increment Financing (TIF) Redevelopment Plan, as amended by Amendment #1 to the Gateway I-170 Tax Increment Financing (TIF) Redevelopment Plan (as amended, the “Redevelopment Plan”). The boomerang-shaped Redevelopment Area contains approximately 14.8 acres of land (including rights-of-way). It is generally bounded by North Price Road to the west, Olive Boulevard to the north, I-170 to the east, and the rear lot lines of homes fronting on Stoneleigh Towers Street to the south and southwest. It will be

redeveloped as a commercial district. Site redevelopment is expected to begin in early 2019 and be completed by early 2021.

The Redevelopment Plan, as amended, envisions two phases. Phase 1 is within the scope of the redevelopment project described in the original version of the Redevelopment Plan. Phase 2 involves the construction of additional office and commercial uses and structured parking.

DISCLAIMER OF LIABILITY FOR ANY INACCURACIES CONTAINED HEREIN

These projections are for a project that is not yet redeveloped and portions of which are not yet leased. In order to project the performance of the Project, assumptions must be made regarding future events, including but not limited to assessment values, tax rates, project build-out, and/or absorption rates. These projections are based on currently available information and assumptions, including a pro forma provided by the proposed Developer, in order to build a cost benefit model. Development Strategies (“DS”) believes they constitute a reasonable basis for its preparation. **These projections are not provided as predictions or assurances that a certain level of performance will be achieved.** The actual results will vary from these projections and those variations may be material. Because the future is uncertain, there is risk associated with achieving the results as described herein. **DS assumes no responsibility for any degree of risk involved.** Neither this document nor its contents may be relied upon for the following purposes: any official statement for a bond issue and/or consummation of a bond sale, any registration statement, prospectus, loan, or other agreement or document related to bond issuance, without prior review and written approval by DS. The above list is provided as an example and is not meant to be exhaustive.

The financial projections contained herein are based on assumptions, projections, and information provided by sources considered reliable. DS neither verified nor audited the information that was provided by other sources. **Information provided by others is assumed to be reliable, but DS assumes no responsibility for its accuracy or certainty.**

External factors may influence these projections. Changes in national, regional, and local economic and real estate market conditions and trends may impact the proposed Redevelopment Project. Changes may also be caused by legislative, environmental, or physical events or conditions. DS assumes no liability should market conditions change. 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 those variations may be material.**

LOCAL REVENUE SOURCES

Local jurisdictions have four major sources of revenue, which are included in this analysis: real property taxes, personal property taxes, sales taxes, and utility taxes.

Real Property Taxes

Commercial property in Missouri is assessed at 32 percent of appraised market value, while residential property is assessed at 19 percent of appraised market value.

Based on conversations with the St. Louis County Assessor’s Office and a review of tax records for comparable properties near the Redevelopment Area, this analysis assumes the following assessed values across both phases, upon redevelopment:

Summary of Projected Market and Assessed Valuations Upon Redevelopment

Phase	Bldg	Building SF	Market Value of Building Per SF	Total Market Value	Assessment Rate	Projected Assessed Value
Phase 1						
	A	5,000	\$350.00	\$1,750,000	32%	\$560,000
	B	3,000	\$225.00	\$675,000	32%	\$216,000
	C	2,000	\$225.00	\$450,000	32%	\$144,000
	D	3,800	\$225.00	\$855,000	32%	\$273,600
	E	2,500	\$225.00	\$562,500	32%	\$180,000
	F	2,800	\$225.00	\$630,000	32%	\$201,600
	G	3,800	\$225.00	\$855,000	32%	\$273,600
	H	25,000	\$150.00	\$3,750,000	32%	\$1,200,000
	I	4,477	\$275.00	\$1,231,175	32%	\$393,976
	L	60,000	\$312.50	\$18,750,000	32%	\$6,000,000
	Subtotal	112,377		\$29,508,675		\$9,442,776
Phase 2						
	J	15,000	\$225.00	\$3,375,000	32%	\$1,080,000
	J	45,000	\$175.00	\$7,875,000	32%	\$2,520,000
	Garage	N/A	N/A	\$5,000,000	32%	\$1,600,000
	Subtotal	60,000		\$16,250,000		\$5,200,000
	Total	172,377		45,758,675		14,642,776

Source: Development Strategies, St. Louis County Assessor

The property will be fully reassessed in 2021 when redevelopment is complete. Following redevelopment, property will be reassessed in odd years, beginning in 2023. Our models and projections show revenues flowing to taxing jurisdictions each year based on the revenues attributable to and received in that year.

The table below presents the tax rates that were in effect for real property in Olivette in 2018. *Note that the State of Missouri's share of the property tax levy (\$0.0300) and the Sheltered Workshop (\$.0890) is not eligible for capture by the TIF.*

Real Commercial Property Tax Rate (per \$100 AV)	
State of Missouri	\$0.0300
County General	\$0.1980
County Health Fund	\$0.1330
County Park Maintenance	\$0.0470
County Bond Retire	\$0.0190
Roads and Bridges	\$0.0990
St. Louis Community College	\$0.2129
Special School District	\$1.1980
Metropolitan Zoo Museum District	\$0.2724
County Library	\$0.2590
School - Ladue	\$3.8753
Metropolitan Sewer District	\$0.1170
City of Olivette	\$1.4350
Sheltered Workshop	\$0.0890
Total	\$7.9846
Total TIF Eligible	\$7.8656

In addition to general real property taxes, a Commercial Surcharge is collected on commercial real estate—the total amount is \$1.70 per \$100 of assessed value. This Surcharge is not eligible for capture under the TIF Act. The Surcharge tax revenue is distributed to a large number of taxing jurisdictions, each of which receives a small percentage of the total, regardless of the location of the property being taxed. Because the Surcharge will not be allocated to the TIF district anyway, we have calculated only the amount of Surcharge tax revenue that will be paid to Project-relevant taxing jurisdictions.

The funds collected through the Commercial Surcharge Tax are distributed to Project-relevant jurisdictions according to the following formula:

2018 Commercial Surcharge Tax Rate (per \$100 AV)	
State of Missouri	\$0.00661
County General	\$0.07705
County Health Fund	\$0.06605
County Park Maintenance	\$0.01101
County Bond Retire	\$0.05690
Roads and Bridges	\$0.03963
St. Louis Community College	\$0.04844
Special School District	\$0.11779
Metropolitan Zoo Museum District	\$0.05221
County Library	\$0.03983
School - Ladue	\$0.02761
Metropolitan Sewer District	\$0.01104
City of Olivette	\$0.00000
Sheltered Workshop	\$0.01101
Total to Project-Relevant Jurisdictions	\$0.56517
Total to Other County Jurisdictions	\$1.13483
Total	\$1.70000

The total 2018 real property commercial tax rate for the Project Area is \$9.6846 (\$9.6846 + \$1.7000) per \$100 of assessed value.

Personal Property Taxes

Personal property, which in Missouri consists primarily of business equipment and personal vehicles, is assessed at the rate of 33.33 percent of appraised value. The actual value of personal property is very difficult to project as the operations of individual businesses vary considerably. Based on our understanding of assessed values of personal property in St. Louis County and the type of development proposed, we have estimated the assessed value of personal property in the Redevelopment Area below:

Projected Personal Property Assessed Value

Phase	Building		Tentant Type	Rate Per	
	Bldg	SF		SF	Total
Phase 1					
	A	5,000	restaurant	\$12.00	\$60,000
	B	3,000	retail/service	\$1.00	\$3,000
	C	2,000	quick bite	\$12.00	\$24,000
	D	3,800	retail/service	\$1.00	\$3,800
	E	2,500	retail/service	\$1.00	\$2,500
	F	2,800	restaurant	\$12.00	\$33,600
	G	3,800	restaurant	\$12.00	\$45,600
	H	25,000	Grocery	\$12.00	\$300,000
	I	4,477	restaurant	\$12.00	\$53,724
	L	60,000	Hotel*	\$5.50	\$330,000
	Subtotal	112,377			\$856,224
Phase 2					
	J	15,000	retail/service	\$1.00	\$15,000
	J	45,000	office	\$5.00	\$225,000
	Garage	70,000	garage	N/A	N/A
	Subtotal	338,454			\$240,000
	Total	284,754			\$1,096,224

*Assumes 120 room hotel with an average personal property rate of \$2,750 per room

Source: Development Strategies

The applicable tax rate for personal property is \$8.1293 per \$100 of total assessed value. Personal Property taxes are not captured under the TIF Act and instead flow directly to taxing jurisdictions. The table to the right presents the personal property tax rates that are in effect for Olivette in 2018.

2018 Personal Property Tax Rate (per \$100 AV)

State of Missouri	\$0.0300
County General	\$0.2090
County Health Fund	\$0.1400
County Park Maintenance	\$0.0500
County Bond Retire	\$0.0190
Roads and Bridges	\$0.1050
St. Louis Community College	\$0.2129
Special School District	\$1.1980
Metropolitan Zoo Museum District	\$0.2724
County Library	\$0.2250
School - Ladue	\$4.0200
Metropolitan Sewer District	\$0.1170
City of Olivette	\$1.4410
Sheltered Workshop	\$0.0900
Total	\$8.1293

Sales Taxes

Development Strategies has estimated average sales per square foot for each element of the proposed development, based on an analysis of similar properties in the area. The development is expected to house a variety of retailers, service providers, restaurants, and grocery store. The estimated average sales per square foot for each building is highlighted below.

Projected Retail Sales				
Phase	Bldg	Building SF	Average Sales Per SF	Projected Annual Retail Sales
Phase 1				
	A	5,000	\$620	\$3,100,000
	B	3,000	\$0	\$0
	C	2,000	\$416	\$832,000
	D	3,800	\$570	\$2,166,000
	E	2,500	\$416	\$1,040,000
	F	2,800	\$393	\$1,100,400
	G	3,800	\$325	\$1,235,000
	H	25,000	\$481	\$12,025,000
	I	4,477	\$535	\$2,395,195
	L	60,000	\$55.08	\$3,305,040
	Subtotal	112,377		27,198,635
Phase 2				
	J	15,000	\$160	\$2,400,000
	J	45,000	\$0	\$0
	Garage	70,000	\$0	\$0
	Subtotal	130,000		\$2,400,000
	Total	242,377		\$29,598,635

Source: Development Strategies, Keat Properties LLC

Retail sales in Olivette are subject to the following sales taxes:

2018 Sales Tax Rate	
Countywide Sales Tax	1.000%
County Transportation Sales Tax	0.500%
Regional Parks/Trails (Metro Parks)	0.100%
County Prop P Public Safety	0.500%
Olivette Local Option	0.250%
Olivette Capital Improvements	0.500%
Olivette Parks & Sewer	0.500%
Olivette Fire & Emergency	0.250%
Total TIF-eligible sales tax	3.600%
Parks Arch Tax	0.188%
Emergency Services	0.100%
Children's Service Fund	0.250%
MetroLink (Mass Transit)	0.250%
Prop A Transportation	0.500%
County Zoo Tax*	0.125%
Total Local Sales Tax	5.013%
Missouri State Sales Tax	4.225%
Total Sales Tax	9.238%

* Approved November 6, 2018

Total local sales taxes are 5.013 percent. However, the Proposition A, MetroLink, Emergency Communications, Children’s Service Fund, and Parks/Arch sales taxes are not eligible for capture under the TIF Act or other applicable statutes. Voters in St. Louis County approved the Zoo sales tax in November 2018. Because this tax was approved after the adoption of the Redevelopment Plan, it is excluded from TIF capture for this Redevelopment Area. The Regional Parks/Trails tax also does not apply to grocery sales. A 4.225 percent sales tax is charged by the State of Missouri and this sales tax is ineligible for capture by the TIF. Therefore, the total local TIF-eligible sales tax rate is 3.60 percent.

In addition to the taxes listed above, a 1.0 percent Community Improvement District (“CID”) sales tax will be imposed on all sales within the Redevelopment Area. All revenue derived from the CID sales tax will be contributed to the TIF district for redevelopment.

Thus, the total sales tax rate in the Redevelopment Area will be 9.113 percent, the total TIF-eligible sales tax rate will be 3.60 percent, and the total CID sales tax rate will be 1.0 percent (projected to start in 2021).

All calculations of sales tax payments include the one percent collection fee imposed by the State of Missouri. We have assumed a lag of three months for sales tax receipts.

Hotel/Motel Tax

Sales activity at the proposed 120-room hotel in Phase I will also be subject to the St. Louis County hotel/motel tax, which includes a 3.5 percent tax for the Convention and Sports Tax and 3.75 percent tax for the Convention and Tourism Tax. These taxes are remitted by St. Louis County and distributed to pay for The Dome at America's Center and for operations of the Convention and Visitors Commission. These taxes, as well as sales and other taxes derived from hotel room sales activity, are not TIF eligible, although they are paid to taxing jurisdictions.

Utility Taxes

While utility tax revenues are also eligible for tax increment financing, the amount of utility tax revenues generated from the Redevelopment Area will be relatively small compared to the property and sales taxes generated within the Redevelopment Area. Moreover, the administration, calculation and collection of utility tax revenues from various utility providers (i.e., electric, gas etc.) is extremely difficult and sometimes dependent on parties outside of the City's control (including utility providers and customers). To the extent that the developer can provide monthly utility invoices, the utility tax will be subject to the TIF.

State Revenue Sources

The State of Missouri will receive project-related revenue from four sources: real property, personal property, sales taxes, and commercial surcharge.

Notable Assumptions

A 3.0 percent biennial inflation rate is applied to projected post-redevelopment real property values (following the 2021 reassessment).

Sales forecasts are based on current market trends in the area and are projected to grow 2.0 percent each year during the lifetime of the TIF district. A 5.0 percent vacancy rate was also applied to retail sales during the life of the TIF.

Even if the project area is not redeveloped, there could be expected to be some growth in property values and taxable sales simply by virtue of rising costs and inflation. Our “No-Build” scenario assumes growth rates of 2.0 percent per biennial reassessment for real property and 2.0 percent annually for taxable sales. It is assumed that the value of personal property is subject to depreciation with full replacement over a five-year cycle. The value is assumed to be 86 percent of the original in the second year, 61 percent in the third year, 44 percent in the fourth year, and 33 percent in the fifth year.

We assume that the 2018 tax rates will be consistent over the 23-year TIF period. They are subject to change either up or down over the years, but we assume that the overall average will remain constant.

We assume that Phase 1 will be completed in late 2020 and Phase 2 completed in early 2021; therefore, the total assessed value in 2020 will be 50 percent of the projected value upon redevelopment (due to partial construction) and the full assessed value starting in 2021. Incremental sales tax capture will begin in the first full year of operations in 2021 due to the assumed three-month lag in receipt of taxes.

We assume a 1.5 percent collection fee for all property tax calculations.

Gateway I-170 TIF Redevelopment Area “BUILD” Scenario

Appendix A provides details of the fiscal impact projected to result from implementing the Redevelopment Plan in the Redevelopment Area and capturing 100 percent of the payments in lieu of real property taxes (“PILOTs”) and 50 percent of the sales taxes (“EATs”) at levels set forth in the TIF Act. The impacts resulting from redevelopment of this Project are summarized below:

1. The Redevelopment Area’s certified total assessed valuation is \$973,980 (based on 2016 assessment) and it is assumed that the total assessed valuation is attributable to in Phase 1. The Phase 1 assessed valuation is projected to increase to \$9,442,776 and Phase 2 assessed valuation is projected to increase to \$5,200,000 after redevelopment—for incremental increases of \$8,468,796 and \$5,200,000, respectively. The total incremental value upon completion starting in 2021 is projected to be \$13,688,796. In 2040, after the TIF district has been dissolved, the Area’s total assessed value is projected to be \$18,131,521.
2. Given the development schedule, there will be no TIF revenue from PILOTs until 2020, which is estimated at \$491,773 across both phases (not including the 1.5 percent collection fee). TIF revenue from PILOTs is estimated to increase to \$1,494,761 in 2039 (the last full year of the TIF). The TIF is estimated to end in early 2040.
3. Total local sales taxes captured by the TIF, which does not include State of Missouri, MetroLink, Proposition A, Parks/Arch, Emergency Communications, Children’s Service Fund, and County Zoo sales taxes will occur starting in 2021 when redevelopment is complete. There will be no increment in the first four years during the development phase (2017 through 2020) with revenues increasing from \$375,633 in 2021 to \$555,550 in 2039 across both phases. It is assumed that the TIF will capture the first two months of local sales tax in 2040.
4. Collectively the PILOTS and EATS for the Redevelopment Area are projected to increase from \$1,434,639 in 2021 to \$1,960,311 in 2039.
5. The “commercial surcharge tax” is levied on all commercial real property at a rate of \$1.70 per \$100 assessed valuation. This tax is not captured by TIF and flows directly to each relevant taxing jurisdictions. The taxes that will flow through to the taxing jurisdictions associated with the Redevelopment Area are projected to increase from approximately \$41,379 in 2020 to \$107,979 in 2039 (the last full year of the TIF).

The table on the following page provides a summary of the projected revenues flowing to each taxing jurisdiction over the duration of the TIF. The figures represent the 50 percent of EATS that are not captured by TIF, as well as the commercial surcharge, personal property taxes, taxes currently received on the base assessed valuation of real property, and EATS. Appendix A provides details regarding the impact on each taxing jurisdiction of a “Build” scenario for the Redevelopment Area.

Tax Revenue to Relevant Jurisdictions (BUILD)			
	Phase 1	Phase 2	Total
Local Taxing Jurisdictions			
City of Olivette General	\$863,369	\$210,216	\$1,073,586
Olivette - Local Option	\$948,242	\$68,555	\$1,016,797
Olivette - Capital Improvements	\$1,896,484	\$137,110	\$2,033,594
Olivette - Parks & Sewer	\$1,896,484	\$137,110	\$2,033,594
Olivette - Fire & Emergency	\$948,242	\$68,555	\$1,016,797
Subtotal	\$6,552,820	\$621,547	\$7,174,367
St. Louis County and Associated Taxing Jurisdictions			
County General*	\$4,022,923	\$369,322	\$4,392,245
County Health Fund	\$184,697	\$80,312	\$265,009
County Park Maintenance	\$39,203	\$14,209	\$53,412
County Bond Retire	\$126,824	\$66,049	\$192,873
Roads and Bridges	\$117,365	\$48,833	\$166,199
St. Louis Community College	\$173,055	\$62,302	\$235,357
Special School District	\$645,971	\$172,538	\$818,509
County Library	\$166,340	\$52,779	\$219,119
School - Ladue	\$1,356,917	\$156,026	\$1,512,943
Sheltered Workshop	\$218,939	\$116,295	\$335,234
Prop A Transportation	\$3,109,164	\$274,220	\$3,383,384
Children's Service Fund	\$1,554,582	\$137,110	\$1,691,692
County Transportation Sales Tax	\$1,896,484	\$137,110	\$2,033,594
Emergency Services	\$621,833	\$54,844	\$676,677
Prop P Public Safety	\$1,896,484	\$137,110	\$2,033,594
County Zoo Tax	\$777,291	\$34,278	\$811,569
Subtotal	\$16,908,072	\$1,913,337	\$18,821,409
St. Louis Metro Taxing Jurisdictions			
Metropolitan Zoo Museum District	\$200,750	\$68,488	\$269,237
Metropolitan Sewer District	\$62,098	\$16,313	\$78,411
Parks Arch Tax	\$1,165,937	\$102,833	\$1,268,769
Bi-State	\$1,554,582	\$137,110	\$1,691,692
Metropolitan Parks District	\$379,297	\$27,422	\$406,719
St. Lous CVB (Hotel/Motel Tax)	\$5,763,804	\$0	\$5,763,804
Subtotal	\$9,126,467	\$352,165	\$9,478,632
State of Missouri			
Subtotal	\$18,108,631	\$2,359,680	\$20,468,312
GRAND TOTAL			\$55,942,720

*This includes Countywide Sales Tax

Gateway I-170 TIF Redevelopment Area “NO BUILD” Scenario

Appendix B provides details regarding the impact on each taxing jurisdiction of a “No Build” scenario for the Redevelopment Area.

Tax Revenue to Relevant Jurisdictions (NO BUILD)	
Local Taxing Jurisdictions	
City of Olivette General	\$532,264
Olivette - Local Option	\$178,242
Olivette - Capital Improvements	\$356,483
Olivette - Parks & Sewer	\$356,483
Olivette - Fire & Emergency	\$178,242
Subtotal	\$1,601,714
St. Louis County and Associated Taxing Jurisdictions	
County General*	\$780,757
County Health Fund	\$49,957
County Park Maintenance	\$14,585
County Bond Retire	\$18,957
Roads and Bridges	\$34,815
St. Louis Community College	\$65,660
Special School District	\$330,983
County Library	\$74,870
School - Ladue	\$982,648
Sheltered Workshop	\$25,138
Prop A Transportation	\$356,483
Children's Service Fund	\$178,242
County Transportation Sales Tax	\$356,483
Emergency Services	\$71,297
Prop P Public Safety	\$356,483
County Zoo Tax	\$89,121
Subtotal	\$3,786,479
St. Louis Metro Taxing Jurisdictions	
Metropolitan Zoo Museum District	\$81,579
Metropolitan Sewer District	\$32,199
Parks Arch Tax	\$133,681
Bi-State	\$178,242
Metropolitan Parks District	\$71,297
St. Lous CVB (Hotel/Motel Tax)	\$0
Subtotal	\$496,997
State of Missouri	
Subtotal	\$3,021,477
GRAND TOTAL	\$8,906,667

*This includes Countywide Sales Tax

NET IMPACT OF TIF REDEVELOPMENT ON TAXING JURISDICTIONS

The “Build” scenario is projected to generate \$55,942,720 in total tax revenue, compared to total tax revenue of \$8,906,667 under the “No Build” scenario. Thus, the impact on taxing jurisdictions of the proposed redevelopment increment is estimated to be a **net gain of \$47,036,053**.

Difference in Revenue (BUILD vs. NO BUILD)	
Local Taxing Jurisdictions	
City of Olivette General	\$541,322
Olivette - Local Option	\$838,555
Olivette - Capital Improvements	\$1,677,110
Olivette - Parks & Sewer	\$1,677,110
Olivette - Fire & Emergency	\$838,555
Subtotal	\$5,572,653
St. Louis County and Associated Taxing Jurisdictions	
County General*	\$3,611,488
County Health Fund	\$215,052
County Park Maintenance	\$38,827
County Bond Retire	\$173,915
Roads and Bridges	\$131,384
St. Louis Community College	\$169,697
Special School District	\$487,526
County Library	\$144,249
School - Ladue	\$530,296
Sheltered Workshop	\$310,096
Prop A Transportation	\$3,026,901
Children's Service Fund	\$1,513,451
County Transportation Sales Tax	\$1,677,110
Emergency Services	\$605,380
Prop P Public Safety	\$1,677,110
County Zoo Tax	\$722,448
Subtotal	\$15,034,930
St. Louis Metro Taxing Jurisdictions	
Metropolitan Zoo Museum District	\$187,659
Metropolitan Sewer District	\$46,212
Parks Arch Tax	\$1,135,088
Bi-State	\$1,513,451
Metropolitan Parks District	\$335,422
St. Louis CVB (Hotel/Motel Tax)	\$5,763,804
Subtotal	\$8,981,635
State of Missouri	
Subtotal	\$17,446,834
Total Projected Increase	\$47,036,053

*This includes Countywide Sales Tax

DEVELOPMENT FEASIBILITY

Appendix C contains a pro forma provided by the Developer for the Area, which provides the anticipated costs, revenues and financial return. The purpose of the pro forma is to satisfy the TIF Act's requirement that the Developer provide sufficient information to evaluate whether the project, as proposed, is financially feasible. The pro forma also supports the Developer's Affidavit (included in the original Redevelopment Plan) in demonstrating that, without TIF assistance, the project is *not* financially feasible.

APPENDICES

Appendix A: Build Projections

Appendix B: No Build Projections

Appendix C: Developer's Pro Forma

APPENDIX A

Build Projection

Equalized Assessed Valuation (EAV) and Taxpayer Data*

Parcel #	Assessor Class	Property Address	Owner	2016 Total Assessed Valuation
17L620689	Commercial	1020 Collingwood Dr	Boland Robert L Etal	\$77,470
17L630996	Commercial	9142 Olive Blvd	Jordan I LLC	\$154,620
17L631007	Commercial	9142 Olive Blvd, Unit A	Jordan I LLC	\$37,630
17L631041	Commercial	9120 Olive Blvd	D E Green Family Limited Partnership Roberts Realty Co	\$65,220
17L640027	Commercial	9090 Olive Blvd	Osage Properties LLC	\$90,240
17L630903	Residential	1016 N Price Rd	Bullock Ronald J Etal J/T	\$26,390
17L630912	Residential	1010 N Price Rd	Kalliongis Marjorie H	\$33,610
17L630105	Residential	9141 Locust Ln	Vatterott Christopher J & Nancy M H/W	\$33,250
17L630116	Residential	9117 Locust Ln	Tabaka Eugene Etal	\$50,390
17L630721	Residential	9111 Locust Ln	Tabaka Francis Trustee	\$1,810
17L630710	Residential	9109 Locust Ln	Vatterott Christopher J & Nancy M H/W	\$24,700
17L620645	Commercial	1010 Collingwood Dr	Draper Douglas G Living Trust	\$378,650
Total Base EAV				\$973,980

* The total base [assessed value/taxable sales] for the Redevelopment Area is \$973,980. For the purposes of this analysis, it is assumed that the total value is attributed to Phase 1.

Summary of Projected Market and Assessed Valuations Upon Redevelopment

Phase	Bldg	Building SF	Market Value of Building Per SF	Total Market Value	Assessment Rate	Projected Assessed Value
Phase 1						
	A	5,000	\$350.00	\$1,750,000	32%	\$560,000
	B	3,000	\$225.00	\$675,000	32%	\$216,000
	C	2,000	\$225.00	\$450,000	32%	\$144,000
	D	3,800	\$225.00	\$855,000	32%	\$273,600
	E	2,500	\$225.00	\$562,500	32%	\$180,000
	F	2,800	\$225.00	\$630,000	32%	\$201,600
	G	3,800	\$225.00	\$855,000	32%	\$273,600
	H	25,000	\$150.00	\$3,750,000	32%	\$1,200,000
	I	4,477	\$275.00	\$1,231,175	32%	\$393,976
	L	60,000	\$312.50	\$18,750,000	32%	\$6,000,000
	Subtotal	112,377		\$29,508,675		\$9,442,776
Phase 2						
	J	15,000	\$225.00	\$3,375,000	32%	\$1,080,000
	J	45,000	\$175.00	\$7,875,000	32%	\$2,520,000
	Garage	N/A	N/A	\$5,000,000	32%	\$1,600,000
	Subtotal	60,000		\$16,250,000		\$5,200,000
Total		172,377		45,758,675		14,642,776

Source: Development Strategies, St. Louis County Assessor

Projected Retail Sales

Phase	Bldg	Building SF	Average Sales Per SF	Projected Annual Retail Sales
Phase 1				
	A	5,000	\$620	\$3,100,000
	B	3,000	\$0	\$0
	C	2,000	\$416	\$832,000
	D	3,800	\$570	\$2,166,000
	E	2,500	\$416	\$1,040,000
	F	2,800	\$393	\$1,100,400
	G	3,800	\$325	\$1,235,000
	H	25,000	\$481	\$12,025,000
	I	4,477	\$535	\$2,395,195
	L*	60,000	\$55	\$3,305,040
	Subtotal	112,377		27,198,635
Phase 2				
	J	15,000	\$160	\$2,400,000
	J	45,000	N/A	N/A
	Garage	N/A	N/A	N/A
	Subtotal	60,000		\$2,400,000
	Total	172,377		\$29,598,635

Source: Development Strategies, Keat Properties LLC

* Sales tax by hotel rooms is not captured by the TIF

Existing Personal Property Assessed Value

Parcel #	Property Address	Existing Personal Property AV
17L620689	1020 Collingwood Dr	\$0
17L630996	9142 Olive Blvd	\$3,500
17L631007	9142 Olive Blvd, Unit A	\$0
17L631041	9120 Olive Blvd	\$200
17L640027	9090 Olive Blvd	\$0
17L630903	1016 N Price Rd	\$100
17L630912	1010 N Price Rd	\$8,980
17L630105	9141 Locust Ln	\$1,640
17L630116	9117 Locust Ln	\$3,100
17L630721	9111 Locust Ln	\$0
17L630710	9109 Locust Ln	\$1,560
17L620645	1010 Collingwood Dr	\$20,970
Total		\$40,050

Source: St. Louis County Department of Revenue

Projected Personal Property Assessed Value

Phase	Bldg	Building SF	Tenant Type	Rate Per SF	Total
Phase 1					
	A	5,000	restaurant	\$12.00	\$60,000
	B	3,000	retail/service	\$1.00	\$3,000
	C	2,000	quick bite	\$12.00	\$24,000
	D	3,800	retail/service	\$1.00	\$3,800
	E	2,500	retail/service	\$1.00	\$2,500
	F	2,800	restaurant	\$12.00	\$33,600
	G	3,800	restaurant	\$12.00	\$45,600
	H	25,000	Grocery	\$12.00	\$300,000
	I	4,477	restaurant	\$12.00	\$53,724
	L	60,000	hotel*	\$5.50	\$330,000
	Subtotal	112,377			\$856,224
Phase 2					
	J	15,000	retail/service	\$1.00	\$15,000
	J	45,000	office	\$5.00	\$225,000
	Garage	N/A	garage	N/A	N/A
	Subtotal	268,454			\$240,000
	Total	284,754			\$1,096,224

*Assumes 120 room hotel with an average personal property rate of \$2,750 per

Source: Development Strategies

Calculation of Incremental Assessed Value and Taxes (Phase 1)

\$ 9,442,776	Projected Assessed Valuation at 100% Completion		
\$ 973,980	Base Valuation (2016)	Biennial increase in Assessed Value	3.00%
\$8,468,796	Incremental Assessed Value		
7.8656	Tax Rate (TIF Eligible)		
\$666,122	PILOTS		

Calendar Year	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Year	1	2	3	4	5	6	7	8	9	10	11	12
Projected Assessed Valuation	\$ -	\$ -	\$ -	\$ 9,442,776	\$ 9,442,776	\$ 9,442,776	\$ 9,726,059	\$ 9,726,059	\$ 10,017,841	\$ 10,017,841	\$ 10,318,376	\$ 10,318,376
% of new SF complete	0%	0%	0%	50%	100%	100%	100%	100%	100%	100%	100%	100%
Adjusted Assessed Value	\$0	\$0	\$0	\$4,721,388	\$9,442,776	\$9,442,776	\$9,726,059	\$9,726,059	\$10,017,841	\$10,017,841	\$10,318,376	\$10,318,376
Base Valuation	\$973,980	\$ 973,980	\$973,980	\$973,980	\$973,980	\$ 973,980	\$973,980	\$973,980	\$973,980	\$973,980	\$973,980	\$973,980
Incremental Value	\$0	\$0	\$0	\$3,747,408	\$8,468,796	\$8,468,796	\$8,752,079	\$8,752,079	\$9,043,861	\$9,043,861	\$9,344,396	\$9,344,396
TIF Tax Rate	7.8656	7.8656	7.8656	7.8656	7.8656	7.8656	7.8656	7.8656	7.8656	7.8656	7.8656	7.8656
Collection Fee	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
PILOTS	\$0	\$0	\$0	\$294,756	\$666,122	\$666,122	\$688,404	\$688,404	\$711,354	\$711,354	\$734,993	\$734,993

Calendar Year	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Year	13	14	15	16	17	18	19	20	21	22	23	-
Projected Assessed Valuation	\$10,627,928	\$10,627,928	\$10,946,765	\$10,946,765	\$11,275,168	\$11,275,168	\$11,613,423	\$11,613,423	\$11,961,826	\$11,961,826	\$12,320,681	\$12,320,681
% of new SF complete	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Adjusted Assessed Value	\$10,627,928	\$10,627,928	\$10,946,765	\$10,946,765	\$11,275,168	\$11,275,168	\$11,613,423	\$11,613,423	\$11,961,826	\$11,961,826	\$12,320,681	\$12,320,681
Base Valuation	\$973,980	\$973,980	\$973,980	\$973,980	\$973,980	\$973,980	\$973,980	\$973,980	\$973,980	\$973,980	\$973,980	\$973,980
Incremental Value	\$9,653,948	\$9,653,948	\$9,972,785	\$9,972,785	\$10,301,188	\$10,301,188	\$10,639,443	\$10,639,443	\$10,987,846	\$10,987,846	\$11,346,701	\$11,346,701
TIF Tax Rate	7.8656	7.8656	7.8656	7.8656	7.8656	7.8656	7.8656	7.8656	7.8656	7.8656	7.8656	7.8656
Collection Fee	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
PILOTS	\$759,341	\$759,341	\$784,419	\$784,419	\$810,250	\$810,250	\$836,856	\$836,856	\$864,260	\$864,260	\$892,486	\$969,095

Calculation of Incremental Assessed Value and Taxes (Phase 2)

\$	5,200,000	Projected Assessed Valuation at 100% Completion
\$	-	Base Valuation (2016)
\$5,200,000 Incremental Assessed Value		
7.8656 Tax Rate (TIF Eligible)		
\$409,011 PILOTs		

<i>Calendar Year</i>	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
<i>Year</i>	1	2	3	4	5	6	7	8	9	10	11	12
Projected Assessed Valuation	\$ -	\$ -	\$ -	\$ 5,200,000	\$ 5,200,000	\$ 5,200,000	\$ 5,356,000	\$ 5,356,000	\$ 5,516,680	\$ 5,516,680	\$ 5,682,180	\$ 5,682,180
% of new SF complete	0%	0%	0%	50%	100%	100%	100%	100%	100%	100%	100%	100%
Adjusted Assessed Value	\$0	\$0	\$0	\$2,600,000	\$5,200,000	\$5,200,000	\$5,356,000	\$5,356,000	\$5,516,680	\$5,516,680	\$5,682,180	\$5,682,180
Base Valuation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Incremental Value	\$0	\$0	\$0	\$2,600,000	\$5,200,000	\$5,200,000	\$5,356,000	\$5,356,000	\$5,516,680	\$5,516,680	\$5,682,180	\$5,682,180
TIF Tax Rate	7.8656	7.8656	7.8656	7.8656	7.8656	7.8656	7.8656	7.8656	7.8656	7.8656	7.8656	7.8656
Collection Fee	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
PILOTs	\$0	\$0	\$0	\$204,506	\$409,011	\$409,011	\$421,282	\$421,282	\$433,920	\$433,920	\$446,938	\$446,938

<i>Calendar Year</i>	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
<i>Year</i>	13	14	15	16	17	18	19	20	21	22	23	-
Projected Assessed Valuation	\$5,852,646	\$5,852,646	\$6,028,225	\$6,028,225	\$6,209,072	\$6,209,072	\$6,395,344	\$6,395,344	\$6,587,204	\$6,587,204	\$6,784,821	\$6,784,821
% of new SF complete	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Adjusted Assessed Value	\$5,852,646	\$5,852,646	\$6,028,225	\$6,028,225	\$6,209,072	\$6,209,072	\$6,395,344	\$6,395,344	\$6,587,204	\$6,587,204	\$6,784,821	\$6,784,821
Base Valuation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Incremental Value	\$5,852,646	\$5,852,646	\$6,028,225	\$6,028,225	\$6,209,072	\$6,209,072	\$6,395,344	\$6,395,344	\$6,587,204	\$6,587,204	\$6,784,821	\$6,784,821
TIF Tax Rate	7.8656	7.8656	7.8656	7.8656	7.8656	7.8656	7.8656	7.8656	7.8656	7.8656	7.8656	7.8656
Collection Fee	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
PILOTs	\$460,346	\$460,346	\$474,156	\$474,156	\$488,381	\$488,381	\$503,032	\$503,032	\$518,123	\$518,123	\$533,667	\$533,667

Calculation of Incremental Assessed Value and Taxes (TOTAL)

\$	14,642,776	Projected Assessed Valuation at 100% Completion
\$	973,980	Base Valuation (2016)
\$13,668,796	Incremental Assessed Value	
	7.8656	Tax Rate (TIF Eligible)
\$1,075,133	PILOTS	

Calendar Year	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Year	1	2	3	4	5	6	7	8	9	10	11	12
Projected Assessed Valuation	\$ -	\$ -	\$ -	\$ 14,642,776	\$ 14,642,776	\$ 14,642,776	\$ 15,082,059	\$ 15,082,059	\$ 15,534,521	\$ 15,534,521	\$ 16,000,557	\$ 16,000,557
% of new SF complete	0%	0%	0%	50%	100%	100%	100%	100%	100%	100%	100%	100%
Adjusted Assessed Value	\$0	\$0	\$0	\$7,321,388	\$14,642,776	\$14,642,776	\$15,082,059	\$15,082,059	\$15,534,521	\$15,534,521	\$16,000,557	\$16,000,557
Base Valuation	\$ 973,980	\$ 973,980	\$ 973,980	\$ 973,980	\$ 973,980	\$ 973,980	\$ 973,980	\$ 973,980	\$ 973,980	\$ 973,980	\$ 973,980	\$ 973,980
Incremental Value	\$ -	\$ -	\$ -	\$ 6,347,408	\$ 13,668,796	\$ 13,668,796	\$ 14,108,079	\$ 14,108,079	\$ 14,560,541	\$ 14,560,541	\$ 15,026,577	\$ 15,026,577
TIF Tax Rate	7.8656	7.8656	7.8656	7.8656	7.8656	7.8656	7.8656	7.8656	7.8656	7.8656	7.8656	7.8656
Collection Fee	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
PILOTS	\$0	\$0	\$0	\$499,262	\$1,075,133	\$1,075,133	\$1,109,685	\$1,109,685	\$1,145,274	\$1,145,274	\$1,181,930	\$1,181,930

Calendar Year	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Year	13	14	15	16	17	18	19	20	21	22	23	-
Projected Assessed Valuation	\$ 16,480,573	\$ 16,480,573	\$ 16,974,991	\$ 16,974,991	\$ 17,484,240	\$ 17,484,240	\$ 18,008,768	\$ 18,008,768	\$ 18,549,031	\$ 18,549,031	\$ 19,105,501	\$ 19,105,501
% of new SF complete	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Adjusted Assessed Value	\$16,480,573	\$16,480,573	\$16,974,991	\$16,974,991	\$17,484,240	\$17,484,240	\$18,008,768	\$18,008,768	\$18,549,031	\$18,549,031	\$19,105,501	\$19,105,501
Base Valuation	\$ 973,980	\$ 973,980	\$ 973,980	\$ 973,980	\$ 973,980	\$ 973,980	\$ 973,980	\$ 973,980	\$ 973,980	\$ 973,980	\$ 973,980	\$ 973,980
Incremental Value	\$ 15,506,593	\$ 15,506,593	\$ 16,001,011	\$ 16,001,011	\$ 16,510,260	\$ 16,510,260	\$ 17,034,788	\$ 17,034,788	\$ 17,575,051	\$ 17,575,051	\$ 18,131,521	\$ 18,131,521
TIF Tax Rate	7.8656	7.8656	7.8656	7.8656	7.8656	7.8656	7.8656	7.8656	7.8656	7.8656	7.8656	7.8656
Collection Fee	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
PILOTS	\$1,219,687	\$1,219,687	\$1,258,575	\$1,258,575	\$1,298,631	\$1,298,631	\$1,339,888	\$1,339,888	\$1,382,383	\$1,382,383	\$1,426,153	\$1,502,762

Phase 1 Retail Sales (exclude grocery and hotel)

<i>Year</i>	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
<i>TIF Year</i>	1	2	3	4	5	6	7	8	9	10	11	12
Taxable Sales w/ Inflation	\$0	\$0	\$0	\$0	\$11,868,595	\$12,105,967	\$12,348,086	\$12,595,048	\$12,846,949	\$13,103,888	\$13,365,966	\$13,633,285
% SF completed	0%	0%	0%	0.0%	100%	100%	100%	100%	100%	100%	100%	100%
Taxable Sales	\$0	\$0	\$0	\$0	\$11,868,595	\$12,105,967	\$12,348,086	\$12,595,048	\$12,846,949	\$13,103,888	\$13,365,966	\$13,633,285
Taxable Sales w/ Vacancy	\$0	\$0	\$0	\$0	\$11,275,165	\$11,500,669	\$11,730,682	\$11,965,296	\$12,204,601	\$12,448,694	\$12,697,667	\$12,951,621
Base Sales	\$2,496,687	\$2,496,687	\$2,496,687	\$2,496,687	\$2,496,687	\$2,496,687	\$2,496,687	\$2,496,687	\$2,496,687	\$2,496,687	\$2,496,687	\$2,496,687
Increment	\$0	\$0	\$0	\$0	\$8,778,478	\$9,003,982	\$9,233,995	\$9,468,609	\$9,707,914	\$9,952,007	\$10,200,980	\$10,454,934
50% of Increment	\$0	\$0	\$0	\$0	\$4,389,239	\$4,501,991	\$4,616,997	\$4,734,304	\$4,853,957	\$4,976,003	\$5,100,490	\$5,227,467
TIF Tax Rate	3.60%	3.60%	3.60%	3.60%	3.60%	3.60%	3.60%	3.60%	3.60%	3.60%	3.60%	3.60%
Collection Fee	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
TIF Revenue	\$0	\$0	\$0	\$0	\$156,432	\$160,451	\$164,550	\$168,731	\$172,995	\$177,345	\$181,781	\$186,307

<i>Year</i>	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
<i>TIF Year</i>	13	14	15	16	17	18	19	20	21	22	23	24
Taxable Sales w/ Inflation	\$13,905,951	\$14,184,070	\$14,467,751	\$14,757,106	\$15,052,248	\$15,353,293	\$15,660,359	\$15,973,566	\$16,293,038	\$16,618,898	\$16,951,276	\$17,290,302
% SF completed	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Taxable Sales	\$13,905,951	\$14,184,070	\$14,467,751	\$14,757,106	\$15,052,248	\$15,353,293	\$15,660,359	\$15,973,566	\$16,293,038	\$16,618,898	\$16,951,276	\$17,290,302
Taxable Sales w/ Vacancy	\$13,210,653	\$13,474,866	\$13,744,364	\$14,019,251	\$14,299,636	\$14,585,629	\$14,877,341	\$15,174,888	\$15,478,386	\$15,787,953	\$16,103,712	\$16,425,787
Base Sales	\$2,496,687	\$2,496,687	\$2,496,687	\$2,496,687	\$2,496,687	\$2,496,687	\$2,496,687	\$2,496,687	\$2,496,687	\$2,496,687	\$2,496,687	\$2,496,687
Increment	\$10,713,966	\$10,978,179	\$11,247,677	\$11,522,564	\$11,802,949	\$12,088,942	\$12,380,654	\$12,678,201	\$12,981,699	\$13,291,266	\$13,607,025	\$2,312,231
50% of Increment	\$5,356,983	\$5,489,090	\$5,623,838	\$5,761,282	\$5,901,474	\$6,044,471	\$6,190,327	\$6,339,100	\$6,490,849	\$6,645,633	\$6,803,513	\$1,156,115
TIF Tax Rate	3.60%	3.60%	3.60%	3.60%	3.60%	3.60%	3.60%	3.60%	3.60%	3.60%	3.60%	3.60%
Collection Fee	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
TIF Revenue	\$190,923	\$195,631	\$200,434	\$205,332	\$210,329	\$215,425	\$220,623	\$225,926	\$231,334	\$236,850	\$242,477	\$41,204

Phase 2 Retail Sales Taxes

<i>Year</i>	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
<i>TIF Year</i>	1	2	3	4	5	6	7	8	9	10	11	12
Taxable Sales w/ Inflation	\$0	\$0	\$0	\$0	\$2,400,000	\$2,448,000	\$2,496,960	\$2,546,899	\$2,597,837	\$2,649,794	\$2,702,790	\$2,756,846
% SF completed	0%	0%	0%	0.0%	100%	100%	100%	100%	100%	100%	100%	100%
Taxable Sales	\$0	\$0	\$0	\$0	\$2,400,000	\$2,448,000	\$2,496,960	\$2,546,899	\$2,597,837	\$2,649,794	\$2,702,790	\$2,756,846
Taxable Sales w/ Vacancy	\$0	\$0	\$0	\$0	\$2,280,000	\$2,325,600	\$2,372,112	\$2,419,554	\$2,467,945	\$2,517,304	\$2,567,650	\$2,619,003
Base Sales	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Increment	\$0	\$0	\$0	\$0	\$2,280,000	\$2,325,600	\$2,372,112	\$2,419,554	\$2,467,945	\$2,517,304	\$2,567,650	\$2,619,003
50% of Increment	\$0	\$0	\$0	\$0	\$1,140,000	\$1,162,800	\$1,186,056	\$1,209,777	\$1,233,973	\$1,258,652	\$1,283,825	\$1,309,502
Tax Rate	3.60%	3.60%	3.60%	3.60%	3.60%	3.60%	3.60%	3.60%	3.60%	3.60%	3.60%	3.60%
Collection Fee	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
TIF Revenue	\$0	\$0	\$0	\$0	\$40,630	\$41,442	\$42,271	\$43,116	\$43,979	\$44,858	\$45,756	\$46,671

<i>Year</i>	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
<i>TIF Year</i>	13	14	15	16	17	18	19	20	21	22	23	24
Taxable Sales w/ Inflation	\$2,811,983	\$2,868,222	\$2,925,587	\$2,984,098	\$3,043,780	\$3,104,656	\$3,166,749	\$3,230,084	\$3,294,686	\$3,360,579	\$3,427,791	\$3,496,347
% SF completed	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Taxable Sales	\$2,811,983	\$2,868,222	\$2,925,587	\$2,984,098	\$3,043,780	\$3,104,656	\$3,166,749	\$3,230,084	\$3,294,686	\$3,360,579	\$3,427,791	\$3,496,347
Taxable Sales w/ Vacancy	\$2,671,383	\$2,724,811	\$2,779,307	\$2,834,893	\$2,891,591	\$2,949,423	\$3,008,412	\$3,068,580	\$3,129,951	\$3,192,550	\$3,256,401	\$3,321,529
Base Sales	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Increment	\$2,671,383	\$2,724,811	\$2,779,307	\$2,834,893	\$2,891,591	\$2,949,423	\$3,008,412	\$3,068,580	\$3,129,951	\$3,192,550	\$3,256,401	\$3,321,529
50% of Increment	\$1,335,692	\$1,362,406	\$1,389,654	\$1,417,447	\$1,445,796	\$1,474,712	\$1,504,206	\$1,534,290	\$1,564,976	\$1,596,275	\$1,628,201	\$1,660,765
Tax Rate	3.60%	3.60%	3.60%	3.60%	3.60%	3.60%	3.60%	3.60%	3.60%	3.60%	3.60%	3.60%
Collection Fee	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
TIF Revenue	\$47,604	\$48,556	\$49,527	\$50,518	\$51,528	\$52,559	\$53,610	\$54,682	\$55,776	\$56,891	\$58,029	\$59,190

Grocery Sales Taxes (Phase 1 only)

<i>Year</i>	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
<i>TIF Year</i>	1	2	3	4	5	6	7	8	9	10	11	12
Taxable Sales w/ Inflation	\$0	\$0	\$0	\$0	\$12,025,000	\$12,265,500	\$12,510,810	\$12,761,026	\$13,016,247	\$13,276,572	\$13,542,103	\$13,812,945
% SF completed	0%	0%	0%	0.0%	100%	100%	100%	100%	100%	100%	100%	100%
Taxable Sales	\$0	\$0	\$0	\$0	\$12,025,000	\$12,265,500	\$12,510,810	\$12,761,026	\$13,016,247	\$13,276,572	\$13,542,103	\$13,812,945
Base Sales	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Increment	\$0	\$0	\$0	\$0	\$12,025,000	\$12,265,500	\$12,510,810	\$12,761,026	\$13,016,247	\$13,276,572	\$13,542,103	\$13,812,945
50% of Increment	\$0	\$0	\$0	\$0	\$6,012,500	\$6,132,750	\$6,255,405	\$6,380,513	\$6,508,123	\$6,638,286	\$6,771,052	\$6,906,473
Tax Rate	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Collection Fee	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
TIF Revenue	\$0	\$0	\$0	\$0	\$178,571	\$182,143	\$185,786	\$189,501	\$193,291	\$197,157	\$201,100	\$205,122

<i>Year</i>	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
<i>TIF Year</i>	13	14	15	16	17	18	19	20	21	22	23	24
Taxable Sales w/ Inflation	\$14,089,204	\$14,370,988	\$14,658,408	\$14,951,576	\$15,250,608	\$15,555,620	\$15,866,732	\$16,184,067	\$16,507,748	\$16,837,903	\$17,174,661	\$17,518,154
% SF completed	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Taxable Sales	\$14,089,204	\$14,370,988	\$14,658,408	\$14,951,576	\$15,250,608	\$15,555,620	\$15,866,732	\$16,184,067	\$16,507,748	\$16,837,903	\$17,174,661	\$17,518,154
Base Sales	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Increment	\$14,089,204	\$14,370,988	\$14,658,408	\$14,951,576	\$15,250,608	\$15,555,620	\$15,866,732	\$16,184,067	\$16,507,748	\$16,837,903	\$17,174,661	\$2,908,014
50% of Increment	\$7,044,602	\$7,185,494	\$7,329,204	\$7,475,788	\$7,625,304	\$7,777,810	\$7,933,366	\$8,092,033	\$8,253,874	\$8,418,952	\$8,587,331	\$1,454,007
Tax Rate	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Collection Fee	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
TIF Revenue	\$209,225	\$213,409	\$217,677	\$222,031	\$226,472	\$231,001	\$235,621	\$240,333	\$245,140	\$250,043	\$255,044	\$43,184

Utility Taxes (Phase 1)

Year	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
TIF Year	1	2	3	4	5	6	7	8	9	10	11	12
Total Utility Cost	\$59,364	\$59,364	\$59,364	\$252,848	\$257,905	\$263,063	\$268,325	\$273,691	\$279,165	\$284,748	\$290,443	\$296,252
Base Utility Cost	\$59,364	\$59,364	\$59,364	\$59,364	\$59,364	\$59,364	\$59,364	\$59,364	\$59,364	\$59,364	\$59,364	\$59,364
Increment	\$0	\$0	\$0	\$193,484	\$198,541	\$203,699	\$208,961	\$214,327	\$219,801	\$225,384	\$231,079	\$236,888
50% of Increment	\$0	\$0	\$0	\$96,742	\$99,271	\$101,850	\$104,480	\$107,164	\$109,900	\$112,692	\$115,540	\$118,444
Tax Rate	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%
TIF Revenue	\$0	\$0	\$0	\$9,674	\$9,927	\$10,185	\$10,448	\$10,716	\$10,990	\$11,269	\$11,554	\$11,844

Year	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
TIF Year	13	14	15	16	17	18	19	20	21	22	23	24
Total Utility Cost	\$302,177	\$308,221	\$314,385	\$320,673	\$327,086	\$333,628	\$340,300	\$347,106	\$354,049	\$361,130	\$368,352	\$62,369
Base Utility Cost	\$59,364	\$59,364	\$59,364	\$59,364	\$59,364	\$59,364	\$59,364	\$59,364	\$59,364	\$59,364	\$59,364	\$6,886
Increment	\$242,813	\$248,857	\$255,021	\$261,309	\$267,722	\$274,264	\$280,936	\$287,742	\$294,685	\$301,766	\$308,988	\$55,483
50% of Increment	\$121,407	\$124,428	\$127,511	\$130,654	\$133,861	\$137,132	\$140,468	\$143,871	\$147,342	\$150,883	\$154,494	\$27,742
Tax Rate	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%
TIF Revenue	\$12,141	\$12,443	\$12,751	\$13,065	\$13,386	\$13,713	\$14,047	\$14,387	\$14,734	\$15,088	\$15,449	\$2,774

Utility Taxes (Phase 2)

Year	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
TIF Year	1	2	3	4	5	6	7	8	9	10	11	12
Total Utility Cost	\$0	\$0	\$0	\$135,000	\$137,700	\$140,454	\$143,263	\$146,128	\$149,051	\$152,032	\$155,073	\$158,174
Base Utility Cost	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Increment	\$0	\$0	\$0	\$135,000	\$137,700	\$140,454	\$143,263	\$146,128	\$149,051	\$152,032	\$155,073	\$158,174
50% of Increment	\$0	\$0	\$0	\$67,500	\$68,850	\$70,227	\$71,632	\$73,064	\$74,525	\$76,016	\$77,536	\$79,087
Tax Rate	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%
TIF Revenue	\$0	\$0	\$0	\$6,750	\$6,885	\$7,023	\$7,163	\$7,306	\$7,453	\$7,602	\$7,754	\$7,909

Year	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
TIF Year	13	14	15	16	17	18	19	20	21	22	23	24
Total Utility Cost	\$161,337	\$164,564	\$167,856	\$171,213	\$174,637	\$178,130	\$181,692	\$185,326	\$189,033	\$192,813	\$196,670	\$33,300
Base Utility Cost	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Increment	\$161,337	\$164,564	\$167,856	\$171,213	\$174,637	\$178,130	\$181,692	\$185,326	\$189,033	\$192,813	\$196,670	\$33,300
50% of Increment	\$80,669	\$82,282	\$83,928	\$85,606	\$87,318	\$89,065	\$90,846	\$92,663	\$94,516	\$96,407	\$98,335	\$16,650
Tax Rate	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%
TIF Revenue	\$8,067	\$8,228	\$8,393	\$8,561	\$8,732	\$8,906	\$9,085	\$9,266	\$9,452	\$9,641	\$9,833	\$1,665

Redevelopment Area - Build Scenario - Phase 1

Year	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
TIF Year	1	2	3	4	5	6	7	8	9	10	11	12	13
Real Property Assessed Value and Tax Revenue*													
Redeveloped Commercial Assessed Value	\$973,980	\$973,980	\$973,980	\$4,721,388	\$9,442,776	\$9,442,776	\$9,726,059	\$9,726,059	\$10,017,841	\$10,017,841	\$10,318,376	\$10,318,376	\$10,627,928
Base Assessed Value	\$973,980	\$973,980	\$973,980	\$973,980	\$973,980	\$973,980	\$973,980	\$973,980	\$973,980	\$973,980	\$973,980	\$973,980	\$973,980
Incremental Assessed Value	\$0	\$0	\$0	\$3,747,408	\$8,468,796	\$8,468,796	\$8,752,079	\$8,752,079	\$9,043,861	\$9,043,861	\$9,344,396	\$9,344,396	\$9,653,948
Real Property Taxes	Rate												
State of Missouri	\$0.0300	\$288	\$288	\$288	\$1,395	\$2,790	\$2,790	\$2,874	\$2,874	\$2,960	\$2,960	\$3,049	\$3,141
Sheltered Workshop	\$0.0890	\$854	\$854	\$854	\$4,139	\$8,278	\$8,278	\$8,526	\$8,526	\$8,782	\$8,782	\$9,046	\$9,317
<i>Taxes Subject to TIF</i>													
County General	\$0.1980	\$1,900	\$1,900	\$1,900	\$1,900	\$1,900	\$1,900	\$1,900	\$1,900	\$1,900	\$1,900	\$1,900	\$1,900
County Health Fund	\$0.1330	\$1,276	\$1,276	\$1,276	\$1,276	\$1,276	\$1,276	\$1,276	\$1,276	\$1,276	\$1,276	\$1,276	\$1,276
County Park Maintenance	\$0.0470	\$451	\$451	\$451	\$451	\$451	\$451	\$451	\$451	\$451	\$451	\$451	\$451
County Bond Retire	\$0.0190	\$182	\$182	\$182	\$182	\$182	\$182	\$182	\$182	\$182	\$182	\$182	\$182
Roads and Bridges	\$0.0990	\$950	\$950	\$950	\$950	\$950	\$950	\$950	\$950	\$950	\$950	\$950	\$950
St. Louis Community College	\$0.2129	\$2,042	\$2,042	\$2,042	\$2,042	\$2,042	\$2,042	\$2,042	\$2,042	\$2,042	\$2,042	\$2,042	\$2,042
Special School District	\$1.1980	\$11,493	\$11,493	\$11,493	\$11,493	\$11,493	\$11,493	\$11,493	\$11,493	\$11,493	\$11,493	\$11,493	\$11,493
Metropolitan Zoo Museum District	\$0.2724	\$2,613	\$2,613	\$2,613	\$2,613	\$2,613	\$2,613	\$2,613	\$2,613	\$2,613	\$2,613	\$2,613	\$2,613
County Library	\$0.2590	\$2,485	\$2,485	\$2,485	\$2,485	\$2,485	\$2,485	\$2,485	\$2,485	\$2,485	\$2,485	\$2,485	\$2,485
School - Ladue	\$3.8753	\$37,178	\$37,178	\$37,178	\$37,178	\$37,178	\$37,178	\$37,178	\$37,178	\$37,178	\$37,178	\$37,178	\$37,178
Metropolitan Sewer District	\$0.1170	\$1,122	\$1,122	\$1,122	\$1,122	\$1,122	\$1,122	\$1,122	\$1,122	\$1,122	\$1,122	\$1,122	\$1,122
City of Olivette	\$1.4350	\$13,767	\$13,767	\$13,767	\$13,767	\$13,767	\$13,767	\$13,767	\$13,767	\$13,767	\$13,767	\$13,767	\$13,767
Total Property Tax Revenue	\$76,602	\$76,602	\$76,602	\$80,994	\$86,529	\$86,529	\$86,861	\$86,861	\$87,203	\$87,203	\$87,555	\$87,555	\$87,918

Year	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
TIF Year	14	15	16	17	18	19	20	21	22	23	
Real Property Assessed Value and Tax Revenue*											
Redeveloped Commercial Assessed Value	\$10,627,928	\$10,946,765	\$10,946,765	\$11,275,168	\$11,275,168	\$11,613,423	\$11,613,423	\$11,961,826	\$11,961,826	\$12,320,681	\$0
Base Assessed Value	\$973,980	\$973,980	\$973,980	\$973,980	\$973,980	\$973,980	\$973,980	\$973,980	\$973,980	\$973,980	\$0
Incremental Assessed Value	\$9,653,948	\$9,972,785	\$9,972,785	\$10,301,188	\$10,301,188	\$10,639,443	\$10,639,443	\$10,987,846	\$10,987,846	\$11,346,701	\$0
Real Property Taxes	Rate										
State of Missouri	\$0.0300	\$3,141	\$3,235	\$3,235	\$3,332	\$3,332	\$3,432	\$3,432	\$3,535	\$3,535	\$3,641
Sheltered Workshop	\$0.0890	\$9,317	\$9,596	\$9,596	\$9,884	\$9,884	\$10,181	\$10,181	\$10,486	\$10,486	\$10,801
<i>Taxes Subject to TIF</i>											
County General	\$0.1980	\$1,900	\$1,900	\$1,900	\$1,900	\$1,900	\$1,900	\$1,900	\$1,900	\$1,900	\$0
County Health Fund	\$0.1330	\$1,276	\$1,276	\$1,276	\$1,276	\$1,276	\$1,276	\$1,276	\$1,276	\$1,276	\$0
County Park Maintenance	\$0.0470	\$451	\$451	\$451	\$451	\$451	\$451	\$451	\$451	\$451	\$0
County Bond Retire	\$0.0190	\$182	\$182	\$182	\$182	\$182	\$182	\$182	\$182	\$182	\$0
Roads and Bridges	\$0.0990	\$950	\$950	\$950	\$950	\$950	\$950	\$950	\$950	\$950	\$0
St. Louis Community College	\$0.2129	\$2,042	\$2,042	\$2,042	\$2,042	\$2,042	\$2,042	\$2,042	\$2,042	\$2,042	\$0
Special School District	\$1.1980	\$11,493	\$11,493	\$11,493	\$11,493	\$11,493	\$11,493	\$11,493	\$11,493	\$11,493	\$0
Metropolitan Zoo Museum District	\$0.2724	\$2,613	\$2,613	\$2,613	\$2,613	\$2,613	\$2,613	\$2,613	\$2,613	\$2,613	\$0
County Library	\$0.2590	\$2,485	\$2,485	\$2,485	\$2,485	\$2,485	\$2,485	\$2,485	\$2,485	\$2,485	\$0
School - Ladue	\$3.8753	\$37,178	\$37,178	\$37,178	\$37,178	\$37,178	\$37,178	\$37,178	\$37,178	\$37,178	\$0
Metropolitan Sewer District	\$0.1170	\$1,122	\$1,122	\$1,122	\$1,122	\$1,122	\$1,122	\$1,122	\$1,122	\$1,122	\$0
City of Olivette	\$1.4350	\$13,767	\$13,767	\$13,767	\$13,767	\$13,767	\$13,767	\$13,767	\$13,767	\$13,767	\$0
Total Property Tax Revenue	\$87,918	\$88,291	\$88,291	\$88,676	\$88,676	\$89,073	\$89,073	\$89,481	\$89,481	\$89,902	\$1,983,875 TOTAL

REAL PROPERTY	
\$62,594	State of Missouri
\$185,696	Sheltered Workshop
\$43,690	County General
\$29,347	County Health Fund
\$10,371	County Park Maintenance
\$4,192	County Bond Retire
\$21,845	Roads and Bridges
\$46,977	St. Louis Community College
\$264,345	Special School District
\$60,106	Metropolitan Zoo Museum District
\$57,150	County Library
\$855,105	School - Ladue
\$25,817	Metropolitan Sewer District
\$316,640	City of Olivette

Year	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
TIF Year	1	2	3	4	5	6	7	8	9	10	11	12	13

Commercial Real Property Tax Surcharge														
Total County Commercial Surcharge	\$1.70	\$16,558	\$16,558	\$16,558	\$80,264	\$160,527	\$160,527	\$165,343	\$165,343	\$170,303	\$170,303	\$175,412	\$175,412	\$180,675
Amount to Project-Relevant Jurisdictions:														
State of Missouri	\$0.00661	\$64	\$64	\$64	\$312	\$624	\$624	\$642	\$642	\$662	\$662	\$682	\$682	\$702
County General	\$0.07705	\$750	\$750	\$750	\$3,638	\$7,276	\$7,276	\$7,494	\$7,494	\$7,719	\$7,719	\$7,951	\$7,951	\$8,189
County Health Fund	\$0.06605	\$643	\$643	\$643	\$3,118	\$6,237	\$6,237	\$6,424	\$6,424	\$6,617	\$6,617	\$6,815	\$6,815	\$7,020
County Park Maintenance	\$0.01101	\$107	\$107	\$107	\$520	\$1,039	\$1,039	\$1,071	\$1,071	\$1,103	\$1,103	\$1,136	\$1,136	\$1,170
County Bond Retire	\$0.05690	\$554	\$554	\$554	\$2,687	\$5,373	\$5,373	\$5,534	\$5,534	\$5,701	\$5,701	\$5,872	\$5,872	\$6,048
Roads and Bridges	\$0.03963	\$386	\$386	\$386	\$1,871	\$3,742	\$3,742	\$3,854	\$3,854	\$3,970	\$3,970	\$4,089	\$4,089	\$4,212
St. Louis Community College	\$0.04844	\$472	\$472	\$472	\$2,287	\$4,574	\$4,574	\$4,711	\$4,711	\$4,852	\$4,852	\$4,998	\$4,998	\$5,148
Special School District	\$0.11779	\$1,147	\$1,147	\$1,147	\$5,561	\$11,123	\$11,123	\$11,456	\$11,456	\$11,800	\$11,800	\$12,154	\$12,154	\$12,519
Metropolitan Zoo Museum District	\$0.05221	\$509	\$509	\$509	\$2,465	\$4,930	\$4,930	\$5,078	\$5,078	\$5,231	\$5,231	\$5,388	\$5,388	\$5,549
County Library	\$0.03983	\$388	\$388	\$388	\$1,881	\$3,761	\$3,761	\$3,874	\$3,874	\$3,990	\$3,990	\$4,110	\$4,110	\$4,233
School - Ladue	\$0.02761	\$269	\$269	\$269	\$1,303	\$2,607	\$2,607	\$2,685	\$2,685	\$2,766	\$2,766	\$2,849	\$2,849	\$2,934
Metropolitan Sewer District	\$0.01104	\$107	\$107	\$107	\$521	\$1,042	\$1,042	\$1,073	\$1,073	\$1,106	\$1,106	\$1,139	\$1,139	\$1,173
City of Olivette	\$0.00000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sheltered Workshop	\$0.01101	\$107	\$107	\$107	\$520	\$1,039	\$1,039	\$1,071	\$1,071	\$1,103	\$1,103	\$1,136	\$1,136	\$1,170
Total Commercial Surcharge Revenue to Project-Relevant Jurisdictions	\$5,505	\$5,505	\$5,505	\$26,684	\$53,368	\$53,368	\$54,969	\$54,969	\$56,618	\$56,618	\$58,317	\$58,317	\$60,066	

Year	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
TIF Year	14	15	16	17	18	19	20	21	22	23	0

Commercial Real Property Tax Surcharge													
Total County Commercial Surcharge	\$1.70	\$180,675	\$186,095	\$186,095	\$191,678	\$191,678	\$197,428	\$197,428	\$203,351	\$203,351	\$209,452	\$0	\$3,601,014
Amount to Project-Relevant Jurisdictions:													
State of Missouri	\$0.00661	\$702	\$723	\$723	\$745	\$745	\$767	\$767	\$790	\$790	\$814	\$0	\$13,992 State of Missouri
County General	\$0.07705	\$8,189	\$8,435	\$8,435	\$8,688	\$8,688	\$8,948	\$8,948	\$9,217	\$9,217	\$9,493	\$0	\$163,217 County General
County Health Fund	\$0.06605	\$7,020	\$7,230	\$7,230	\$7,447	\$7,447	\$7,671	\$7,671	\$7,901	\$7,901	\$8,138	\$0	\$139,911 County Health Fund
County Park Maintenance	\$0.01101	\$1,170	\$1,205	\$1,205	\$1,241	\$1,241	\$1,278	\$1,278	\$1,317	\$1,317	\$1,356	\$0	\$23,318 County Park Maintenance
County Bond Retire	\$0.05690	\$6,048	\$6,229	\$6,229	\$6,416	\$6,416	\$6,608	\$6,608	\$6,807	\$6,807	\$7,011	\$0	\$120,536 County Bond Retire
Roads and Bridges	\$0.03963	\$4,212	\$4,338	\$4,338	\$4,468	\$4,468	\$4,602	\$4,602	\$4,740	\$4,740	\$4,882	\$0	\$83,941 Roads and Bridges
St. Louis Community College	\$0.04844	\$5,148	\$5,302	\$5,302	\$5,461	\$5,461	\$5,625	\$5,625	\$5,794	\$5,794	\$5,968	\$0	\$102,599 St. Louis Community College
Special School District	\$0.11779	\$12,519	\$12,894	\$12,894	\$13,281	\$13,281	\$13,679	\$13,679	\$14,090	\$14,090	\$14,513	\$0	\$249,509 Special School District
Metropolitan Zoo Museum District	\$0.05221	\$5,549	\$5,716	\$5,716	\$5,887	\$5,887	\$6,064	\$6,064	\$6,246	\$6,246	\$6,433	\$0	\$110,603 Metropolitan Zoo Museum District
County Library	\$0.03983	\$4,233	\$4,360	\$4,360	\$4,491	\$4,491	\$4,626	\$4,626	\$4,765	\$4,765	\$4,908	\$0	\$84,377 County Library
School - Ladue	\$0.02761	\$2,934	\$3,022	\$3,022	\$3,113	\$3,113	\$3,206	\$3,206	\$3,302	\$3,302	\$3,401	\$0	\$58,480 School - Ladue
Metropolitan Sewer District	\$0.01104	\$1,173	\$1,208	\$1,208	\$1,244	\$1,244	\$1,282	\$1,282	\$1,320	\$1,320	\$1,360	\$0	\$23,378 Metropolitan Sewer District
City of Olivette	\$0.00000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0 City of Olivette
Sheltered Workshop	\$0.01101	\$1,170	\$1,205	\$1,205	\$1,241	\$1,241	\$1,278	\$1,278	\$1,317	\$1,317	\$1,356	\$0	\$23,318 Sheltered Workshop
Total Commercial Surcharge Revenue to Project-Relevant Jurisdictions	\$60,066	\$61,868	\$61,868	\$63,724	\$63,724	\$65,636	\$65,636	\$67,605	\$67,605	\$69,633	\$0	\$1,197,177	TOTAL

Year	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
TIF Year	1	2	3	4	5	6	7	8	9	10	11	12	13

Personal Property Assessed Value														
Total Assessed Value:	\$0	\$0	\$0	\$856,224	\$856,224	\$856,224	\$856,224	\$856,224	\$856,224	\$856,224	\$856,224	\$856,224	\$856,224	
Depreciation	100%	86%	61%	100%	86%	61%	44%	31%	100%	86%	61%	44%	31%	
Assumed Value (replacement every 5 years)	\$0	\$0	\$0	\$856,224	\$736,353	\$522,297	\$376,739	\$265,429	\$856,224	\$736,353	\$522,297	\$376,739	\$265,429	
Personal Property Tax Revenue														
State of Missouri	\$0.0300	\$0	\$0	\$0	\$257	\$221	\$157	\$113	\$80	\$257	\$221	\$157	\$113	\$80
County General	\$0.2090	\$0	\$0	\$0	\$1,790	\$1,539	\$1,092	\$787	\$555	\$1,790	\$1,539	\$1,092	\$787	\$555
County Health Fund	\$0.1400	\$0	\$0	\$0	\$1,199	\$1,031	\$731	\$527	\$372	\$1,199	\$1,031	\$731	\$527	\$372
County Park Maintenance	\$0.0500	\$0	\$0	\$0	\$428	\$368	\$261	\$188	\$133	\$428	\$368	\$261	\$188	\$133
County Bond Retire	\$0.0190	\$0	\$0	\$0	\$163	\$140	\$99	\$72	\$50	\$163	\$140	\$99	\$72	\$50
Roads and Bridges	\$0.1050	\$0	\$0	\$0	\$899	\$773	\$548	\$396	\$279	\$899	\$773	\$548	\$396	\$279
St. Louis Community College	\$0.2129	\$0	\$0	\$0	\$1,823	\$1,568	\$1,112	\$802	\$565	\$1,823	\$1,568	\$1,112	\$802	\$565
Special School District	\$1.1980	\$0	\$0	\$0	\$10,258	\$8,822	\$6,257	\$4,513	\$3,180	\$10,258	\$8,822	\$6,257	\$4,513	\$3,180
Metropolitan Zoo Museum District	\$0.2724	\$0	\$0	\$0	\$2,332	\$2,006	\$1,423	\$1,026	\$723	\$2,332	\$2,006	\$1,423	\$1,026	\$723
County Library	\$0.2250	\$0	\$0	\$0	\$1,927	\$1,657	\$1,175	\$848	\$597	\$1,927	\$1,657	\$1,175	\$848	\$597
School - Ladue	\$4.0200	\$0	\$0	\$0	\$34,420	\$29,601	\$20,996	\$15,145	\$10,670	\$34,420	\$29,601	\$20,996	\$15,145	\$10,670
Metropolitan Sewer District	\$0.1170	\$0	\$0	\$0	\$1,002	\$862	\$611	\$441	\$311	\$1,002	\$862	\$611	\$441	\$311
City of Olivette	\$1.4410	\$0	\$0	\$0	\$12,338	\$10,611	\$7,526	\$5,429	\$3,825	\$12,338	\$10,611	\$7,526	\$5,429	\$3,825
Sheltered Workshop	\$0.0900	\$0	\$0	\$0	\$771	\$663	\$470	\$339	\$239	\$771	\$663	\$470	\$339	\$239
Total Personal Property Tax Revenue	\$0	\$0	\$0	\$69,605	\$59,860	\$42,459	\$30,626	\$21,578	\$69,605	\$59,860	\$42,459	\$30,626	\$21,578	

Year	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
TIF Year	14	15	16	17	18	19	20	21	22	23	24

Personal Property Assessed Value												
Total Assessed Value:	\$856,224	\$856,224	\$856,224	\$856,224	\$856,224	\$856,224	\$856,224	\$856,224	\$856,224	\$856,224	\$856,224	
Depreciation	100%	86%	61%	44%	31%	100%	86%	61%	44%	31%	100%	
Assumed Value (replacement every 5 years)	\$856,224	\$736,353	\$522,297	\$376,739	\$265,429	\$856,224	\$736,353	\$522,297	\$376,739	\$265,429	\$856,224	
Personal Property Tax Revenue												
State of Missouri	\$0.0300	\$257	\$221	\$157	\$113	\$80	\$257	\$221	\$157	\$113	\$80	\$257
County General	\$0.2090	\$1,790	\$1,539	\$1,092	\$787	\$555	\$1,790	\$1,539	\$1,092	\$787	\$555	\$1,790
County Health Fund	\$0.1400	\$1,199	\$1,031	\$731	\$527	\$372	\$1,199	\$1,031	\$731	\$527	\$372	\$1,199
County Park Maintenance	\$0.0500	\$428	\$368	\$261	\$188	\$133	\$428	\$368	\$261	\$188	\$133	\$428
County Bond Retire	\$0.0190	\$163	\$140	\$99	\$72	\$50	\$163	\$140	\$99	\$72	\$50	\$163
Roads and Bridges	\$0.1050	\$899	\$773	\$548	\$396	\$279	\$899	\$773	\$548	\$396	\$279	\$899
St. Louis Community College	\$0.2129	\$1,823	\$1,568	\$1,112	\$802	\$565	\$1,823	\$1,568	\$1,112	\$802	\$565	\$1,823
Special School District	\$1.1980	\$10,258	\$8,822	\$6,257	\$4,513	\$3,180	\$10,258	\$8,822	\$6,257	\$4,513	\$3,180	\$10,258
Metropolitan Zoo Museum District	\$0.2724	\$2,332	\$2,006	\$1,423	\$1,026	\$723	\$2,332	\$2,006	\$1,423	\$1,026	\$723	\$2,332
County Library	\$0.2250	\$1,927	\$1,657	\$1,175	\$848	\$597	\$1,927	\$1,657	\$1,175	\$848	\$597	\$1,927
School - Ladue	\$4.0200	\$34,420	\$29,601	\$20,996	\$15,145	\$10,670	\$34,420	\$29,601	\$20,996	\$15,145	\$10,670	\$34,420
Metropolitan Sewer District	\$0.1170	\$1,002	\$862	\$611	\$441	\$311	\$1,002	\$862	\$611	\$441	\$311	\$1,002
City of Olivette	\$1.4410	\$12,338	\$10,611	\$7,526	\$5,429	\$3,825	\$12,338	\$10,611	\$7,526	\$5,429	\$3,825	\$12,338
Sheltered Workshop	\$0.0900	\$771	\$663	\$470	\$339	\$239	\$771	\$663	\$470	\$339	\$239	\$771
Total Personal Property Tax Revenue	\$69,605	\$59,860	\$42,459	\$30,626	\$21,578	\$69,605	\$59,860	\$42,459	\$30,626	\$21,578	\$69,605	

PERSONAL PROPERTY	
\$3,308	State of Missouri
\$23,049	County General
\$15,439	County Health Fund
\$5,514	County Park Maintenance
\$2,095	County Bond Retire
\$11,580	Roads and Bridges
\$23,479	St. Louis Community College
\$132,117	Special School District
\$30,041	Metropolitan Zoo Museum District
\$24,813	County Library
\$443,332	School - Ladue
\$12,903	Metropolitan Sewer District
\$158,916	City of Olivette
\$9,925	Sheltered Workshop
\$896,513	Total

Year	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
TIF Year	1	2	3	4	5	6	7	8	9	10	11	12	13
Sales Estimates and Sales Tax Revenues*													
Base Retail Sales	\$2,496,687	\$2,496,687	\$2,496,687	\$2,496,687	\$2,496,687	\$2,496,687	\$2,496,687	\$2,496,687	\$2,496,687	\$2,496,687	\$2,496,687	\$2,496,687	\$2,496,687
Incremental Grocery Sales	\$0	\$0	\$0	\$0	\$12,025,000	\$12,265,500	\$12,510,810	\$12,761,026	\$13,016,247	\$13,276,572	\$13,542,103	\$13,812,945	\$14,089,204
Incremental Retail Sales w/ 2% Vacancy	\$0	\$0	\$0	\$0	\$8,778,478	\$9,003,982	\$9,233,995	\$9,468,609	\$9,707,914	\$9,952,007	\$10,200,980	\$10,454,934	\$10,713,966
Total Incremental Sales	\$0	\$0	\$0	\$0	\$20,803,478	\$21,269,482	\$21,744,805	\$22,229,635	\$22,724,161	\$23,228,578	\$23,743,083	\$24,267,879	\$24,803,170
Total Hotel Sales	\$0	\$0	\$0	\$0	\$3,305,040	\$3,371,141	\$3,438,564	\$3,507,335	\$3,577,482	\$3,649,031	\$3,722,012	\$3,796,452	\$3,872,381
Total Sales	\$2,496,687	\$2,496,687	\$2,496,687	\$2,496,687	\$26,605,205	\$27,137,309	\$27,680,056	\$28,233,657	\$28,798,330	\$29,374,296	\$29,961,782	\$30,561,018	\$31,172,238

Retail Sales Taxes														
<i>Taxes Not Subject to TIF</i>														
Missouri State Sales Tax**	4.225%	\$104,430	\$104,430	\$104,430	\$104,430	\$755,687	\$770,800	\$786,216	\$801,941	\$817,980	\$834,339	\$851,026	\$868,047	\$885,407
Prop A Transportation	0.500%	\$12,359	\$12,359	\$12,359	\$12,359	\$131,696	\$134,330	\$137,016	\$139,757	\$142,552	\$145,403	\$148,311	\$151,277	\$154,303
Children's Service Fund	0.250%	\$6,179	\$6,179	\$6,179	\$6,179	\$65,848	\$67,165	\$68,508	\$69,878	\$71,276	\$72,701	\$74,155	\$75,639	\$77,151
Parks Arch Tax	0.188%	\$4,634	\$4,634	\$4,634	\$4,634	\$49,386	\$50,374	\$51,381	\$52,409	\$53,457	\$54,526	\$55,617	\$56,729	\$57,863
Metrolink (Mass Transit)	0.250%	\$6,179	\$6,179	\$6,179	\$6,179	\$65,848	\$67,165	\$68,508	\$69,878	\$71,276	\$72,701	\$74,155	\$75,639	\$77,151
Emergency Services	0.100%	\$2,472	\$2,472	\$2,472	\$2,472	\$26,339	\$26,866	\$27,403	\$27,951	\$28,510	\$29,081	\$29,662	\$30,255	\$30,861
Convention and Sports Tax	3.500%	\$0	\$0	\$0	\$0	\$114,520	\$116,810	\$119,146	\$121,529	\$123,960	\$126,439	\$128,968	\$131,547	\$134,178
Convention and Tourism Tax	3.750%	\$0	\$0	\$0	\$0	\$122,700	\$125,154	\$127,657	\$130,210	\$132,814	\$135,470	\$138,180	\$140,943	\$143,762
County Zoo Tax	0.125%	\$3,090	\$3,090	\$3,090	\$3,090	\$32,924	\$33,582	\$34,254	\$34,939	\$35,638	\$36,351	\$37,078	\$37,819	\$38,576
<i>Taxes Subject to TIF</i>														
Countywide Sales Tax	1.000%	\$24,717	\$24,717	\$24,717	\$24,717	\$160,414	\$163,375	\$166,396	\$169,477	\$172,619	\$175,824	\$179,093	\$182,428	\$185,829
County Transportation Sales Tax	0.500%	\$12,359	\$12,359	\$12,359	\$12,359	\$80,207	\$81,688	\$83,198	\$84,738	\$86,309	\$87,912	\$89,547	\$91,214	\$92,915
Regional Parks/Trails (Metro Parks)	0.100%	\$2,472	\$2,472	\$2,472	\$2,472	\$16,041	\$16,338	\$16,640	\$16,948	\$17,262	\$17,582	\$17,909	\$18,243	\$18,583
Public Safety Prop P	0.500%	\$12,359	\$12,359	\$12,359	\$12,359	\$80,207	\$81,688	\$83,198	\$84,738	\$86,309	\$87,912	\$89,547	\$91,214	\$92,915
Olivette Local Option	0.250%	\$6,179	\$6,179	\$6,179	\$6,179	\$40,104	\$40,844	\$41,599	\$42,369	\$43,155	\$43,956	\$44,773	\$45,607	\$46,457
Olivette Capital Improvements	0.500%	\$12,359	\$12,359	\$12,359	\$12,359	\$80,207	\$81,688	\$83,198	\$84,738	\$86,309	\$87,912	\$89,547	\$91,214	\$92,915
Olivette Parks & Sewer	0.500%	\$12,359	\$12,359	\$12,359	\$12,359	\$80,207	\$81,688	\$83,198	\$84,738	\$86,309	\$87,912	\$89,547	\$91,214	\$92,915
Olivette Fire & Emergency	0.250%	\$6,179	\$6,179	\$6,179	\$6,179	\$40,104	\$40,844	\$41,599	\$42,369	\$43,155	\$43,956	\$44,773	\$45,607	\$46,457
Total Retail Sales Tax Revenue		\$228,325	\$228,325	\$228,325	\$228,325	\$1,942,438	\$1,980,397	\$2,019,115	\$2,058,608	\$2,098,890	\$2,139,978	\$2,181,888	\$2,224,636	\$2,268,238

Year	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
TIF Year	14	15	16	17	18	19	20	21	22	23	24
Sales Estimates and Sales Tax Revenues*											
Base Retail Sales	\$2,496,687	\$2,496,687	\$2,496,687	\$2,496,687	\$2,496,687	\$2,496,687	\$2,496,687	\$2,496,687	\$2,496,687	\$2,496,687	\$414,450
Incremental Grocery Sales	\$14,370,988	\$14,658,408	\$14,951,576	\$15,250,608	\$15,555,620	\$15,866,732	\$16,184,067	\$16,507,748	\$16,837,903	\$17,174,661	\$2,908,014
Incremental Retail Sales w/ 2% Vacancy	\$10,978,179	\$11,247,677	\$11,522,564	\$11,802,949	\$12,088,942	\$12,380,654	\$12,678,201	\$12,981,699	\$13,291,266	\$13,607,025	\$2,312,231
Total Incremental Sales	\$25,349,167	\$25,906,084	\$26,474,140	\$27,053,556	\$27,644,561	\$28,247,386	\$28,862,268	\$29,489,447	\$30,129,169	\$30,781,687	\$5,220,244
Total Hotel Sales	\$3,949,829	\$4,028,825	\$4,109,402	\$4,191,590	\$4,275,422	\$4,360,930	\$4,448,149	\$4,537,112	\$4,627,854	\$4,720,411	\$4,814,819
Total Sales	\$31,795,683	\$32,431,597	\$33,080,229	\$33,741,833	\$34,416,670	\$35,105,003	\$35,807,103	\$36,523,245	\$37,253,710	\$37,998,785	\$10,449,513

Retail Sales Taxes												SALES TAXES		
<i>Taxes Not Subject to TIF</i>														
Missouri State Sales Tax**	4.225%	\$903,116	\$921,178	\$939,601	\$958,393	\$977,561	\$997,113	\$1,017,055	\$1,037,396	\$1,058,144	\$1,079,307	\$350,709	\$18,028,737	Missouri State Sales Tax
Prop A Transportation	0.500%	\$157,389	\$160,536	\$163,747	\$167,022	\$170,363	\$173,770	\$177,245	\$180,790	\$184,406	\$188,094	\$51,725	\$3,109,164	Prop A Transportation
Children's Service Fund	0.250%	\$78,694	\$80,268	\$81,874	\$83,511	\$85,181	\$86,885	\$88,623	\$90,395	\$92,203	\$94,047	\$25,863	\$1,554,582	Children's Service Fund
Parks Arch Tax	0.188%	\$59,021	\$60,201	\$61,405	\$62,633	\$63,886	\$65,164	\$66,467	\$67,796	\$69,152	\$70,535	\$19,397	\$1,165,937	Parks Arch Tax
Metrolink (Mass Transit)	0.250%	\$78,694	\$80,268	\$81,874	\$83,511	\$85,181	\$86,885	\$88,623	\$90,395	\$92,203	\$94,047	\$25,863	\$1,554,582	Metrolink (Mass Transit)
Emergency Services	0.100%	\$31,478	\$32,107	\$32,749	\$33,404	\$34,073	\$34,754	\$35,449	\$36,158	\$36,881	\$37,619	\$10,345	\$621,833	Emergency Services
Convention and Sports Tax	3.500%	\$136,862	\$139,599	\$142,391	\$145,239	\$148,143	\$151,106	\$154,128	\$157,211	\$160,355	\$163,562	\$166,833	\$2,782,526	Convention and Sports Tax
Convention and Tourism Tax	3.750%	\$146,637	\$149,570	\$152,562	\$155,613	\$158,725	\$161,900	\$165,138	\$168,440	\$171,809	\$175,245	\$178,750	\$2,981,278	Convention and Tourism Tax
County Zoo Tax	0.125%	\$39,347	\$40,134	\$40,937	\$41,756	\$42,591	\$43,442	\$44,311	\$45,198	\$46,101	\$47,023	\$12,931	\$777,291	County Zoo Tax
<i>Taxes Subject to TIF</i>														
Countywide Sales Tax	1.000%	\$189,299	\$192,838	\$196,447	\$200,129	\$203,884	\$207,715	\$211,622	\$215,607	\$219,672	\$223,819	\$77,610	\$3,792,967	Countywide Sales Tax
County Transportation Sales Tax	0.500%	\$94,649	\$96,419	\$98,224	\$100,065	\$101,942	\$103,857	\$105,811	\$107,804	\$109,836	\$111,909	\$38,805	\$1,896,484	County Transportation Sales Tax
Regional Parks/Trails (Metro Parks)	0.100%	\$18,930	\$19,284	\$19,645	\$20,013	\$20,388	\$20,771	\$21,162	\$21,561	\$21,967	\$22,382	\$7,761	\$379,297	Regional Parks/Trails (Metro Parks)
Public Safety Prop P	0.500%	\$94,649	\$96,419	\$98,224	\$100,065	\$101,942	\$103,857	\$105,811	\$107,804	\$109,836	\$111,909	\$38,805	\$1,896,484	Public Safety Prop P
Olivette Local Option	0.250%	\$47,325	\$48,209	\$49,112	\$50,032	\$50,971	\$51,929	\$52,906	\$53,902	\$54,918	\$55,955	\$19,402	\$948,242	Olivette Local Option
Olivette Capital Improvements	0.500%	\$94,649	\$96,419	\$98,224	\$100,065	\$101,942	\$103,857	\$105,811	\$107,804	\$109,836	\$111,909	\$38,805	\$1,896,484	Olivette Capital Improvements
Olivette Parks & Sewer	0.500%	\$94,649	\$96,419	\$98,224	\$100,065	\$101,942	\$103,857	\$105,811	\$107,804	\$109,836	\$111,909	\$38,805	\$1,896,484	Olivette Parks & Sewer
Olivette Fire & Emergency	0.250%	\$47,325	\$48,209	\$49,112	\$50,032	\$50,971	\$51,929	\$52,906	\$53,902	\$54,918	\$55,955	\$19,402	\$948,242	Olivette Fire & Emergency
Total Retail Sales Tax Revenue		\$2,312,713	\$2,358,078	\$2,404,350	\$2,451,547	\$2,499,688	\$2,548,792	\$2,598,878	\$2,649,966	\$2,702,075	\$2,755,227	\$1,121,812	\$46,230,612	Total

* Net of 1.0% collection fee
**Missouri sales tax rate is 1.225% for grocery sales

Redevelopment Area - Build Scenario - Phase 2

Year	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
TIF Year	1	2	3	4	5	6	7	8	9	10	11	12	13
Real Property Assessed Value and Tax Revenue*													
Redeveloped Commercial Assessed Value	\$0	\$0	\$0	\$2,600,000	\$5,200,000	\$5,200,000	\$5,356,000	\$5,356,000	\$5,516,680	\$5,516,680	\$5,682,180	\$5,682,180	\$5,852,646
Base Assessed Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Incremental Assessed Value	\$0	\$0	\$0	\$2,600,000	\$5,200,000	\$5,200,000	\$5,356,000	\$5,356,000	\$5,516,680	\$5,516,680	\$5,682,180	\$5,682,180	\$5,852,646
Real Property Taxes	Rate												
State of Missouri	\$0.0300	\$0	\$0	\$0	\$768	\$1,537	\$1,537	\$1,583	\$1,583	\$1,630	\$1,630	\$1,679	\$1,729
Sheltered Workshop	\$0.0890	\$0	\$0	\$0	\$2,279	\$4,559	\$4,559	\$4,695	\$4,695	\$4,836	\$4,836	\$4,981	\$5,131
<i>Taxes Subject to TIF</i>													
County General	\$0.1980	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
County Health Fund	\$0.1330	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
County Park Maintenance	\$0.0470	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
County Bond Retire	\$0.0190	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roads and Bridges	\$0.0990	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
St. Louis Community College	\$0.2129	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Special School District	\$1.1980	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Metropolitan Zoo Museum District	\$0.2724	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
County Library	\$0.2590	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
School - Ladue	\$3.8753	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Metropolitan Sewer District	\$0.1170	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
City of Olivette	\$1.4350	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Property Tax Revenue	\$0	\$0	\$0	\$3,048	\$6,095	\$6,095	\$6,278	\$6,278	\$6,466	\$6,466	\$6,660	\$6,660	\$6,860

Year	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
TIF Year	14	15	16	17	18	19	20	21	22	23	
Real Property Assessed Value and Tax Revenue*											
Redeveloped Commercial Assessed Value	\$5,852,646	\$6,028,225	\$6,028,225	\$6,209,072	\$6,209,072	\$6,395,344	\$6,395,344	\$6,587,204	\$6,587,204	\$6,784,821	\$0
Base Assessed Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Incremental Assessed Value	\$5,852,646	\$6,028,225	\$6,028,225	\$6,209,072	\$6,209,072	\$6,395,344	\$6,395,344	\$6,587,204	\$6,587,204	\$6,784,821	\$0
Real Property Taxes	Rate										
State of Missouri	\$0.0300	\$1,729	\$1,781	\$1,781	\$1,835	\$1,835	\$1,890	\$1,890	\$1,947	\$1,947	\$2,005
Sheltered Workshop	\$0.0890	\$5,131	\$5,285	\$5,285	\$5,443	\$5,443	\$5,606	\$5,606	\$5,775	\$5,775	\$5,948
<i>Taxes Subject to TIF</i>											
County General	\$0.1980	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
County Health Fund	\$0.1330	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
County Park Maintenance	\$0.0470	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
County Bond Retire	\$0.0190	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roads and Bridges	\$0.0990	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
St. Louis Community College	\$0.2129	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Special School District	\$1.1980	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Metropolitan Zoo Museum District	\$0.2724	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
County Library	\$0.2590	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
School - Ladue	\$3.8753	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Metropolitan Sewer District	\$0.1170	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
City of Olivette	\$1.4350	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Property Tax Revenue	\$6,860	\$7,066	\$7,066	\$7,278	\$7,278	\$7,496	\$7,496	\$7,721	\$7,721	\$7,953	

REAL PROPERTY	
\$33,994	State of Missouri
\$100,849	Sheltered Workshop
\$0	County General
\$0	County Health Fund
\$0	County Park Maintenance
\$0	County Bond Retire
\$0	Roads and Bridges
\$0	St. Louis Community College
\$0	Special School District
\$0	Metropolitan Zoo Museum District
\$0	County Library
\$0	School - Ladue
\$0	Metropolitan Sewer District
\$0	City of Olivette
\$134,844	TOTAL

* Net of 1.5% collection fee

Year	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
TIF Year	1	2	3	4	5	6	7	8	9	10	11	12	13

Commercial Real Property Tax Surcharge														
Total County Commercial Surcharge	\$1.70	\$0	\$0	\$0	\$44,200	\$88,400	\$88,400	\$91,052	\$91,052	\$93,784	\$93,784	\$96,597	\$96,597	\$99,495
Amount to Project-Relevant Jurisdictions:														
State of Missouri	\$0.00661	\$0	\$0	\$0	\$172	\$343	\$343	\$354	\$354	\$364	\$364	\$375	\$375	\$387
County General	\$0.07705	\$0	\$0	\$0	\$2,003	\$4,007	\$4,007	\$4,127	\$4,127	\$4,251	\$4,251	\$4,378	\$4,378	\$4,510
County Health Fund	\$0.06605	\$0	\$0	\$0	\$1,717	\$3,435	\$3,435	\$3,538	\$3,538	\$3,644	\$3,644	\$3,753	\$3,753	\$3,866
County Park Maintenance	\$0.01101	\$0	\$0	\$0	\$286	\$572	\$572	\$590	\$590	\$607	\$607	\$626	\$626	\$644
County Bond Retire	\$0.05690	\$0	\$0	\$0	\$1,479	\$2,959	\$2,959	\$3,048	\$3,048	\$3,139	\$3,139	\$3,233	\$3,233	\$3,330
Roads and Bridges	\$0.03963	\$0	\$0	\$0	\$1,030	\$2,061	\$2,061	\$2,122	\$2,122	\$2,186	\$2,186	\$2,252	\$2,252	\$2,319
St. Louis Community College	\$0.04844	\$0	\$0	\$0	\$1,259	\$2,519	\$2,519	\$2,594	\$2,594	\$2,672	\$2,672	\$2,752	\$2,752	\$2,835
Special School District	\$0.11779	\$0	\$0	\$0	\$3,063	\$6,125	\$6,125	\$6,309	\$6,309	\$6,498	\$6,498	\$6,693	\$6,693	\$6,894
Metropolitan Zoo Museum District	\$0.05221	\$0	\$0	\$0	\$1,358	\$2,715	\$2,715	\$2,797	\$2,797	\$2,880	\$2,880	\$2,967	\$2,967	\$3,056
County Library	\$0.03983	\$0	\$0	\$0	\$1,036	\$2,071	\$2,071	\$2,133	\$2,133	\$2,197	\$2,197	\$2,263	\$2,263	\$2,331
School - Ladue	\$0.02761	\$0	\$0	\$0	\$718	\$1,436	\$1,436	\$1,479	\$1,479	\$1,523	\$1,523	\$1,569	\$1,569	\$1,616
Metropolitan Sewer District	\$0.01104	\$0	\$0	\$0	\$287	\$574	\$574	\$591	\$591	\$609	\$609	\$627	\$627	\$646
City of Olivette	\$0.00000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sheltered Workshop	\$0.01101	\$0	\$0	\$0	\$286	\$572	\$572	\$590	\$590	\$607	\$607	\$626	\$626	\$644
Total Commercial Surcharge Revenue to Project-Relevant Jurisdictions	\$0	\$0	\$0	\$14,695	\$29,389	\$29,389	\$30,271	\$30,271	\$31,179	\$31,179	\$32,114	\$32,114	\$33,078	

Year	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
TIF Year	14	15	16	17	18	19	20	21	22	23	0

Commercial Real Property Tax Surcharge													
Total County Commercial Surcharge	\$1.70	\$99,495	\$102,480	\$102,480	\$105,554	\$105,554	\$108,721	\$108,721	\$111,982	\$111,982	\$115,342	\$0	\$1,955,672
Amount to Project-Relevant Jurisdictions:													
State of Missouri	\$0.00661	\$387	\$398	\$398	\$410	\$410	\$422	\$422	\$435	\$435	\$448	\$0	\$7,599
County General	\$0.07705	\$4,510	\$4,645	\$4,645	\$4,784	\$4,784	\$4,928	\$4,928	\$5,076	\$5,076	\$5,228	\$0	\$88,641
County Health Fund	\$0.06605	\$3,866	\$3,982	\$3,982	\$4,101	\$4,101	\$4,224	\$4,224	\$4,351	\$4,351	\$4,481	\$0	\$75,984
County Park Maintenance	\$0.01101	\$644	\$664	\$664	\$684	\$684	\$704	\$704	\$725	\$725	\$747	\$0	\$12,664
County Bond Retire	\$0.05690	\$3,330	\$3,430	\$3,430	\$3,533	\$3,533	\$3,639	\$3,639	\$3,748	\$3,748	\$3,861	\$0	\$65,462
Roads and Bridges	\$0.03963	\$2,319	\$2,389	\$2,389	\$2,461	\$2,461	\$2,534	\$2,534	\$2,610	\$2,610	\$2,689	\$0	\$45,587
St. Louis Community College	\$0.04844	\$2,835	\$2,920	\$2,920	\$3,007	\$3,007	\$3,098	\$3,098	\$3,191	\$3,191	\$3,286	\$0	\$55,720
Special School District	\$0.11779	\$6,894	\$7,101	\$7,101	\$7,314	\$7,314	\$7,533	\$7,533	\$7,759	\$7,759	\$7,992	\$0	\$135,505
Metropolitan Zoo Museum District	\$0.05221	\$3,056	\$3,148	\$3,148	\$3,242	\$3,242	\$3,339	\$3,339	\$3,439	\$3,439	\$3,543	\$0	\$60,067
County Library	\$0.03983	\$2,331	\$2,401	\$2,401	\$2,473	\$2,473	\$2,547	\$2,547	\$2,624	\$2,624	\$2,703	\$0	\$45,824
School - Ladue	\$0.02761	\$1,616	\$1,664	\$1,664	\$1,714	\$1,714	\$1,766	\$1,766	\$1,819	\$1,819	\$1,873	\$0	\$31,760
Metropolitan Sewer District	\$0.01104	\$646	\$665	\$665	\$685	\$685	\$706	\$706	\$727	\$727	\$749	\$0	\$12,696
City of Olivette	\$0.00000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sheltered Workshop	\$0.01101	\$644	\$664	\$664	\$684	\$684	\$704	\$704	\$725	\$725	\$747	\$0	\$12,664
Total Commercial Surcharge Revenue to Project-Relevant Jurisdictions	\$6,860	\$7,066	\$7,066	\$7,278	\$7,278	\$7,496	\$7,496	\$7,721	\$7,721	\$7,953	\$0	\$650,174	TOTAL

COMMERCIAL SURCHARGE	
\$7,599	State of Missouri
\$88,641	County General
\$75,984	County Health Fund
\$12,664	County Park Maintenance
\$65,462	County Bond Retire
\$45,587	Roads and Bridges
\$55,720	St. Louis Community College
\$135,505	Special School District
\$60,067	Metropolitan Zoo Museum District
\$45,824	County Library
\$31,760	School - Ladue
\$12,696	Metropolitan Sewer District
\$0	City of Olivette
\$12,664	Sheltered Workshop

Year	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
TIF Year	1	2	3	4	5	6	7	8	9	10	11	12	13
Personal Property Assessed Value													
Total Assessed Value:	\$0	\$0	\$0	\$240,000	\$240,000	\$240,000	\$240,000	\$240,000	\$240,000	\$240,000	\$240,000	\$240,000	\$240,000
Depreciation	100%	86%	61%	100%	86%	61%	44%	31%	100%	86%	61%	44%	31%
Assumed Value (replacement every 5 years)	\$0	\$0	\$0	\$240,000	\$206,400	\$146,400	\$105,600	\$74,400	\$240,000	\$206,400	\$146,400	\$105,600	\$74,400
Personal Property Tax Revenue													
State of Missouri	\$0.0300	\$0	\$0	\$72	\$62	\$44	\$32	\$22	\$72	\$62	\$44	\$32	\$22
County General	\$0.2090	\$0	\$0	\$502	\$431	\$306	\$221	\$155	\$502	\$431	\$306	\$221	\$155
County Health Fund	\$0.1400	\$0	\$0	\$336	\$289	\$205	\$148	\$104	\$336	\$289	\$205	\$148	\$104
County Park Maintenance	\$0.0500	\$0	\$0	\$120	\$103	\$73	\$53	\$37	\$120	\$103	\$73	\$53	\$37
County Bond Retire	\$0.0190	\$0	\$0	\$46	\$39	\$28	\$20	\$14	\$46	\$39	\$28	\$20	\$14
Roads and Bridges	\$0.1050	\$0	\$0	\$252	\$217	\$154	\$111	\$78	\$252	\$217	\$154	\$111	\$78
St. Louis Community College	\$0.2129	\$0	\$0	\$511	\$439	\$312	\$225	\$158	\$511	\$439	\$312	\$225	\$158
Special School District	\$1.1980	\$0	\$0	\$2,875	\$2,473	\$1,754	\$1,265	\$891	\$2,875	\$2,473	\$1,754	\$1,265	\$891
Metropolitan Zoo Museum District	\$0.2724	\$0	\$0	\$654	\$562	\$399	\$288	\$203	\$654	\$562	\$399	\$288	\$203
County Library	\$0.2250	\$0	\$0	\$540	\$464	\$329	\$238	\$167	\$540	\$464	\$329	\$238	\$167
School - Ladue	\$4.0200	\$0	\$0	\$9,648	\$8,297	\$5,885	\$4,245	\$2,991	\$9,648	\$8,297	\$5,885	\$4,245	\$2,991
Metropolitan Sewer District	\$0.1170	\$0	\$0	\$281	\$241	\$171	\$124	\$87	\$281	\$241	\$171	\$124	\$87
City of Olivette	\$1.4410	\$0	\$0	\$3,458	\$2,974	\$2,110	\$1,522	\$1,072	\$3,458	\$2,974	\$2,110	\$1,522	\$1,072
Sheltered Workshop	\$0.0900	\$0	\$0	\$216	\$186	\$132	\$95	\$67	\$216	\$186	\$132	\$95	\$67
Total Personal Property Tax Revenue	\$0	\$0	\$0	\$19,510	\$16,779	\$11,901	\$8,585	\$6,048	\$19,510	\$16,779	\$11,901	\$8,585	\$6,048

Year	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	
TIF Year	14	15	16	17	18	19	20	21	22	23	24	
Personal Property Assessed Value												
Total Assessed Value:	\$240,000	\$240,000	\$240,000	\$240,000	\$240,000	\$240,000	\$240,000	\$240,000	\$240,000	\$240,000	\$240,000	
Depreciation	100%	86%	61%	44%	31%	100%	86%	61%	44%	31%	100%	
Assumed Value (replacement every 5 years)	\$240,000	\$206,400	\$146,400	\$105,600	\$74,400	\$240,000	\$206,400	\$146,400	\$105,600	\$74,400	\$240,000	
Personal Property Tax Revenue												
State of Missouri	\$0.0300	\$72	\$62	\$44	\$32	\$22	\$72	\$62	\$44	\$32	\$22	\$72
County General	\$0.2090	\$502	\$431	\$306	\$221	\$155	\$502	\$431	\$306	\$221	\$155	\$502
County Health Fund	\$0.1400	\$336	\$289	\$205	\$148	\$104	\$336	\$289	\$205	\$148	\$104	\$336
County Park Maintenance	\$0.0500	\$120	\$103	\$73	\$53	\$37	\$120	\$103	\$73	\$53	\$37	\$120
County Bond Retire	\$0.0190	\$46	\$39	\$28	\$20	\$14	\$46	\$39	\$28	\$20	\$14	\$46
Roads and Bridges	\$0.1050	\$252	\$217	\$154	\$111	\$78	\$252	\$217	\$154	\$111	\$78	\$252
St. Louis Community College	\$0.2129	\$511	\$439	\$312	\$225	\$158	\$511	\$439	\$312	\$225	\$158	\$511
Special School District	\$1.1980	\$2,875	\$2,473	\$1,754	\$1,265	\$891	\$2,875	\$2,473	\$1,754	\$1,265	\$891	\$2,875
Metropolitan Zoo Museum District	\$0.2724	\$654	\$562	\$399	\$288	\$203	\$654	\$562	\$399	\$288	\$203	\$654
County Library	\$0.2250	\$540	\$464	\$329	\$238	\$167	\$540	\$464	\$329	\$238	\$167	\$540
School - Ladue	\$4.0200	\$9,648	\$8,297	\$5,885	\$4,245	\$2,991	\$9,648	\$8,297	\$5,885	\$4,245	\$2,991	\$9,648
Metropolitan Sewer District	\$0.1170	\$281	\$241	\$171	\$124	\$87	\$281	\$241	\$171	\$124	\$87	\$281
City of Olivette	\$1.4410	\$3,458	\$2,974	\$2,110	\$1,522	\$1,072	\$3,458	\$2,974	\$2,110	\$1,522	\$1,072	\$3,458
Sheltered Workshop	\$0.0900	\$216	\$186	\$132	\$95	\$67	\$216	\$186	\$132	\$95	\$67	\$216

PERSONAL PROPERTY	
\$927	State of Missouri
\$6,461	County General
\$4,328	County Health Fund
\$1,546	County Park Maintenance
\$587	County Bond Retire
\$3,246	Roads and Bridges
\$6,581	St. Louis Community College
\$37,033	Special School District
\$8,420	Metropolitan Zoo Museum District
\$6,955	County Library
\$124,266	School - Ladue
\$3,617	Metropolitan Sewer District
\$44,544	City of Olivette
\$2,782	Sheltered Workshop

Year	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
TIF Year	1	2	3	4	5	6	7	8	9	10	11	12	13
Sales Estimates and Sales Tax Revenues*													
Base Retail Sales	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Incremental Grocery Sales	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Incremental Retail Sales w/ 2% Vacancy	\$0	\$0	\$0	\$0	\$2,280,000	\$2,325,600	\$2,372,112	\$2,419,554	\$2,467,945	\$2,517,304	\$2,567,650	\$2,619,003	\$2,671,383
Total Hotel Sales	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Incremental Sales	\$0	\$0	\$0	\$0	\$2,280,000	\$2,325,600	\$2,372,112	\$2,419,554	\$2,467,945	\$2,517,304	\$2,567,650	\$2,619,003	\$2,671,383
Total Sales	\$0	\$0	\$0	\$0	\$2,280,000	\$2,325,600	\$2,372,112	\$2,419,554	\$2,467,945	\$2,517,304	\$2,567,650	\$2,619,003	\$2,671,383

Retail Sales Taxes														
<i>Taxes Not Subject to TIF</i>														
Missouri State Sales Tax	4.225%	\$0	\$0	\$0	\$0	\$95,367	\$97,274	\$99,220	\$101,204	\$103,228	\$105,293	\$107,398	\$109,546	\$111,737
Prop A Transportation	0.500%	\$0	\$0	\$0	\$0	\$11,286	\$11,512	\$11,742	\$11,977	\$12,216	\$12,461	\$12,710	\$12,964	\$13,223
Children's Service Fund	0.250%	\$0	\$0	\$0	\$0	\$5,643	\$5,756	\$5,871	\$5,988	\$6,108	\$6,230	\$6,355	\$6,482	\$6,612
Parks Arch Tax	0.188%	\$0	\$0	\$0	\$0	\$4,232	\$4,317	\$4,403	\$4,491	\$4,581	\$4,673	\$4,766	\$4,862	\$4,959
Metrolink (Mass Transit)	0.250%	\$0	\$0	\$0	\$0	\$5,643	\$5,756	\$5,871	\$5,988	\$6,108	\$6,230	\$6,355	\$6,482	\$6,612
Emergency Services	0.100%	\$0	\$0	\$0	\$0	\$2,257	\$2,302	\$2,348	\$2,395	\$2,443	\$2,492	\$2,542	\$2,593	\$2,645
Convention and Sports Tax	3.500%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Convention and Tourism Tax	3.750%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
County Zoo Tax	0.125%	\$0	\$0	\$0	\$0	\$1,411	\$1,439	\$1,468	\$1,497	\$1,527	\$1,558	\$1,589	\$1,621	\$1,653
<i>Taxes Subject to TIF</i>														
Countywide Sales Tax	1.000%	\$0	\$0	\$0	\$0	\$11,286	\$11,512	\$11,742	\$11,977	\$12,216	\$12,461	\$12,710	\$12,964	\$13,223
County Transportation Sales Tax	0.500%	\$0	\$0	\$0	\$0	\$5,643	\$5,756	\$5,871	\$5,988	\$6,108	\$6,230	\$6,355	\$6,482	\$6,612
Regional Parks/Trails (Metro Parks)	0.100%	\$0	\$0	\$0	\$0	\$1,129	\$1,151	\$1,174	\$1,198	\$1,222	\$1,246	\$1,271	\$1,296	\$1,322
Public Safety Prop P	0.500%	\$0	\$0	\$0	\$0	\$5,643	\$5,756	\$5,871	\$5,988	\$6,108	\$6,230	\$6,355	\$6,482	\$6,612
Olivette Local Option	0.250%	\$0	\$0	\$0	\$0	\$2,822	\$2,878	\$2,935	\$2,994	\$3,054	\$3,115	\$3,177	\$3,241	\$3,306
Olivette Capital Improvements	0.500%	\$0	\$0	\$0	\$0	\$5,643	\$5,756	\$5,871	\$5,988	\$6,108	\$6,230	\$6,355	\$6,482	\$6,612
Olivette Parks & Sewer	0.500%	\$0	\$0	\$0	\$0	\$5,643	\$5,756	\$5,871	\$5,988	\$6,108	\$6,230	\$6,355	\$6,482	\$6,612
Olivette Fire & Emergency	0.250%	\$0	\$0	\$0	\$0	\$2,822	\$2,878	\$2,935	\$2,994	\$3,054	\$3,115	\$3,177	\$3,241	\$3,306
Total Retail Sales Tax Revenue		\$0	\$0	\$0	\$0	\$166,469	\$169,798	\$173,194	\$176,658	\$180,191	\$183,795	\$187,471	\$191,220	\$195,044

Year	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
TIF Year	14	15	16	17	18	19	20	21	22	23	24
Sales Estimates and Sales Tax Revenues*											
Base Retail Sales	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Incremental Grocery Sales	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Incremental Retail Sales w/ 2% Vacancy	\$2,724,811	\$2,779,307	\$2,834,893	\$2,891,591	\$2,949,423	\$3,008,412	\$3,068,580	\$3,129,951	\$3,192,550	\$3,256,401	\$3,321,529
Total Hotel Sales	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Incremental Sales	\$2,724,811	\$2,779,307	\$2,834,893	\$2,891,591	\$2,949,423	\$3,008,412	\$3,068,580	\$3,129,951	\$3,192,550	\$3,256,401	\$3,321,529
Total Sales	\$2,724,811	\$2,779,307	\$2,834,893	\$2,891,591	\$2,949,423	\$3,008,412	\$3,068,580	\$3,129,951	\$3,192,550	\$3,256,401	\$3,321,529

Retail Sales Taxes												SALES TAXES		
<i>Taxes Not Subject to TIF</i>														
Missouri State Sales Tax	4.225%	\$113,972	\$116,251	\$118,577	\$120,948	\$123,367	\$125,834	\$128,351	\$130,918	\$133,536	\$136,207	\$138,931	\$2,317,160	Missouri State Sales Tax
Prop A Transportation	0.500%	\$13,488	\$13,758	\$14,033	\$14,313	\$14,600	\$14,892	\$15,189	\$15,493	\$15,803	\$16,119	\$16,442	\$274,220	Prop A Transportation
Children's Service Fund	0.250%	\$6,744	\$6,879	\$7,016	\$7,157	\$7,300	\$7,446	\$7,595	\$7,747	\$7,902	\$8,060	\$8,221	\$137,110	Children's Service Fund
Parks Arch Tax	0.188%	\$5,058	\$5,159	\$5,262	\$5,368	\$5,475	\$5,584	\$5,696	\$5,810	\$5,926	\$6,045	\$6,166	\$102,833	Parks Arch Tax
Metrolink (Mass Transit)	0.250%	\$6,744	\$6,879	\$7,016	\$7,157	\$7,300	\$7,446	\$7,595	\$7,747	\$7,902	\$8,060	\$8,221	\$137,110	Metrolink (Mass Transit)
Emergency Services	0.100%	\$2,698	\$2,752	\$2,807	\$2,863	\$2,920	\$2,978	\$3,038	\$3,099	\$3,161	\$3,224	\$3,288	\$54,844	Emergency Services
Convention and Sports Tax	3.500%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Convention and Sports Tax
Convention and Tourism Tax	3.750%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Convention and Tourism Tax
County Zoo Tax	0.125%	\$1,686	\$1,720	\$1,754	\$1,789	\$1,825	\$1,861	\$1,899	\$1,937	\$1,975	\$2,015	\$2,055	\$34,278	County Zoo Tax
<i>Taxes Subject to TIF</i>														
Countywide Sales Tax	1.000%	\$13,488	\$13,758	\$14,033	\$14,313	\$14,600	\$14,892	\$15,189	\$15,493	\$15,803	\$16,119	\$16,442	\$274,220	Countywide Sales Tax
County Transportation Sales Tax	0.500%	\$6,744	\$6,879	\$7,016	\$7,157	\$7,300	\$7,446	\$7,595	\$7,747	\$7,902	\$8,060	\$8,221	\$137,110	County Transportation Sales Tax
Regional Parks/Trails (Metro Parks)	0.100%	\$1,349	\$1,376	\$1,403	\$1,431	\$1,460	\$1,489	\$1,519	\$1,549	\$1,580	\$1,612	\$1,644	\$27,422	Regional Parks/Trails (Metro Parks)
Public Safety Prop P	0.500%	\$6,744	\$6,879	\$7,016	\$7,157	\$7,300	\$7,446	\$7,595	\$7,747	\$7,902	\$8,060	\$8,221	\$137,110	Public Safety Prop P
Olivette Local Option	0.250%	\$3,372	\$3,439	\$3,508	\$3,578	\$3,650	\$3,723	\$3,797	\$3,873	\$3,951	\$4,030	\$4,110	\$68,555	Olivette Local Option
Olivette Capital Improvements	0.500%	\$6,744	\$6,879	\$7,016	\$7,157	\$7,300	\$7,446	\$7,595	\$7,747	\$7,902	\$8,060	\$8,221	\$137,110	Olivette Capital Improvements
Olivette Parks & Sewer	0.500%	\$6,744	\$6,879	\$7,016	\$7,157	\$7,300	\$7,446	\$7,595	\$7,747	\$7,902	\$8,060	\$8,221	\$137,110	Olivette Parks & Sewer
Olivette Fire & Emergency	0.250%	\$3,372	\$3,439	\$3,508	\$3,578	\$3,650	\$3,723	\$3,797	\$3,873	\$3,951	\$4,030	\$4,110	\$68,555	Olivette Fire & Emergency
Total Retail Sales Tax Revenue		\$198,945	\$202,924	\$206,983	\$211,122	\$215,345	\$219,652	\$224,045	\$228,526	\$233,096	\$237,758	\$242,513	\$4,044,747	Total

* Net of 1% collection fee

Phase 1 Utility Tax

Year	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
TIF Year	1	2	3	4	5	6	7	8	9	10	11	12	13
Total Utility Revenues	\$59,364	\$59,364	\$59,364	\$252,848	\$257,905	\$263,063	\$268,325	\$273,691	\$279,165	\$284,748	\$290,443	\$296,252	\$302,177
Base Utilities	\$59,364	\$59,364	\$59,364	\$59,364	\$59,364	\$59,364	\$59,364	\$59,364	\$59,364	\$59,364	\$59,364	\$59,364	\$59,364
Incremental Utility Charges	\$0	\$0	\$0	\$193,484	\$198,541	\$203,699	\$208,961	\$214,327	\$219,801	\$225,384	\$231,079	\$236,888	\$242,813
Utility Taxes Revenue	\$5,936	\$5,936	\$5,936	\$15,611	\$15,863	\$16,121	\$16,384	\$16,653	\$16,926	\$17,206	\$17,490	\$17,781	\$18,077

Year	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	City of Olivette \$ 387,813 Total	
TIF Year	14	15	16	17	18	19	20	21	22	23	24		
Total Utility Revenues	\$308,221	\$314,385	\$320,673	\$327,086	\$333,628	\$340,300	\$347,106	\$354,049	\$361,130	\$368,352	\$62,369		
Base Utilities	\$59,364	\$59,364	\$59,364	\$59,364	\$59,364	\$59,364	\$59,364	\$59,364	\$59,364	\$59,364	\$6,886		
Incremental Utility Charges	\$248,857	\$255,021	\$261,309	\$267,722	\$274,264	\$280,936	\$287,742	\$294,685	\$301,766	\$308,988	\$55,483		
Utility Taxes Revenue	\$18,379	\$18,687	\$19,002	\$19,323	\$19,650	\$19,983	\$20,324	\$20,671	\$21,025	\$21,386	\$3,463		

Phase 2 Utility Tax

Year	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
TIF Year	1	2	3	4	5	6	7	8	9	10	11	12	13
Total Utility Revenues	\$0	\$0	\$0	\$135,000	\$137,700	\$140,454	\$143,263	\$146,128	\$149,051	\$152,032	\$155,073	\$158,174	\$161,337
Base Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Incremental Utility Charges	\$0	\$0	\$0	\$135,000	\$137,700	\$140,454	\$143,263	\$146,128	\$149,051	\$152,032	\$155,073	\$158,174	\$161,337
Utility Taxes Revenue	\$0	\$0	\$0	\$6,750	\$6,885	\$7,023	\$7,163	\$7,306	\$7,453	\$7,602	\$7,754	\$7,909	\$8,067

0

Year	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	City of Olivette \$ 165,672 Total	
TIF Year	14	15	16	17	18	19	20	21	22	23	24		
Total Utility Revenues	\$164,564	\$167,856	\$171,213	\$174,637	\$178,130	\$181,692	\$185,326	\$189,033	\$192,813	\$196,670	\$33,300		
Base Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Incremental Utility Charges	\$164,564	\$167,856	\$171,213	\$174,637	\$178,130	\$181,692	\$185,326	\$189,033	\$192,813	\$196,670	\$33,300		
Utility Taxes Revenue	\$8,228	\$8,393	\$8,561	\$8,732	\$8,906	\$9,085	\$9,266	\$9,452	\$9,641	\$9,833	\$1,665		

Payment in Lieu of Tax (PILOT) Revenue Projection Phase 1 Gateway I-170 TIF					
Year	Projected Assessed Value	Base Assessed Value	Increment	Commercial TIF Tax Rate (per \$100 AV)	TIF Revenue from PILOTs (net of 1.5% collection fee)
2017	\$ 973,980	\$ 973,980	\$ -	7.8656	\$ -
2018	\$ 973,980	\$ 973,980	\$ -	7.8656	\$ -
2019	\$ 973,980	\$ 973,980	\$ -	7.8656	\$ -
2020	\$ 4,721,388	\$ 973,980	\$ 3,747,408	7.8656	\$ 290,335
2021	\$ 9,442,776	\$ 973,980	\$ 8,468,796	7.8656	\$ 656,130
2022	\$ 9,442,776	\$ 973,980	\$ 8,468,796	7.8656	\$ 656,130
2023	\$ 9,726,059	\$ 973,980	\$ 8,752,079	7.8656	\$ 678,077
2024	\$ 9,726,059	\$ 973,980	\$ 8,752,079	7.8656	\$ 678,077
2025	\$ 10,017,841	\$ 973,980	\$ 9,043,861	7.8656	\$ 700,684
2026	\$ 10,017,841	\$ 973,980	\$ 9,043,861	7.8656	\$ 700,684
2027	\$ 10,318,376	\$ 973,980	\$ 9,344,396	7.8656	\$ 723,968
2028	\$ 10,318,376	\$ 973,980	\$ 9,344,396	7.8656	\$ 723,968
2029	\$ 10,627,928	\$ 973,980	\$ 9,653,948	7.8656	\$ 747,951
2030	\$ 10,627,928	\$ 973,980	\$ 9,653,948	7.8656	\$ 747,951
2031	\$ 10,946,765	\$ 973,980	\$ 9,972,785	7.8656	\$ 772,653
2032	\$ 10,946,765	\$ 973,980	\$ 9,972,785	7.8656	\$ 772,653
2033	\$ 11,275,168	\$ 973,980	\$ 10,301,188	7.8656	\$ 798,097
2034	\$ 11,275,168	\$ 973,980	\$ 10,301,188	7.8656	\$ 798,097
2035	\$ 11,613,423	\$ 973,980	\$ 10,639,443	7.8656	\$ 824,303
2036	\$ 11,613,423	\$ 973,980	\$ 10,639,443	7.8656	\$ 824,303
2037	\$ 11,961,826	\$ 973,980	\$ 10,987,846	7.8656	\$ 851,296
2038	\$ 11,961,826	\$ 973,980	\$ 10,987,846	7.8656	\$ 851,296
2039	\$ 12,320,681	\$ 973,980	\$ 11,346,701	7.8656	\$ 879,099
2040	\$ -	\$ -	\$ -	7.8656	\$ -
Total PILOT Revenues					\$ 14,675,751

Economic Activity Tax (EAT) Revenue Projection Phase 1 Gateway I-170 TIF							
Year	50% of Incremental Taxable Retail Sales	TIF Sales Tax Rate	Retail Sales Tax EATs (net of 1% collection fee)	50% of Incremental Taxable Grocery Sales	TIF Grocery Sales Tax Rate	Grocery Sales Tax EATs (net of 1% collection fee)	Total Revenue from EATs
2017	\$ -	3.60%	\$ -	\$ -	3.00%	\$ -	\$ -
2018	\$ -	3.60%	\$ -	\$ -	3.00%	\$ -	\$ -
2019	\$ -	3.60%	\$ -	\$ -	3.00%	\$ -	\$ -
2020	\$ -	3.60%	\$ -	\$ -	3.00%	\$ -	\$ -
2021	\$ 4,389,239	3.60%	\$ 156,432	\$ 6,012,500	3.00%	\$ 178,571	\$ 335,004
2022	\$ 4,501,991	3.60%	\$ 160,451	\$ 6,132,750	3.00%	\$ 182,143	\$ 342,594
2023	\$ 4,616,997	3.60%	\$ 164,550	\$ 6,255,405	3.00%	\$ 185,786	\$ 350,335
2024	\$ 4,734,304	3.60%	\$ 168,731	\$ 6,380,513	3.00%	\$ 189,501	\$ 358,232
2025	\$ 4,853,957	3.60%	\$ 172,995	\$ 6,508,123	3.00%	\$ 193,291	\$ 366,286
2026	\$ 4,976,003	3.60%	\$ 177,345	\$ 6,638,286	3.00%	\$ 197,157	\$ 374,502
2027	\$ 5,100,490	3.60%	\$ 181,781	\$ 6,771,052	3.00%	\$ 201,100	\$ 382,882
2028	\$ 5,227,467	3.60%	\$ 186,307	\$ 6,906,473	3.00%	\$ 205,122	\$ 391,429
2029	\$ 5,356,983	3.60%	\$ 190,923	\$ 7,044,602	3.00%	\$ 209,225	\$ 400,148
2030	\$ 5,489,090	3.60%	\$ 195,631	\$ 7,185,494	3.00%	\$ 213,409	\$ 409,040
2031	\$ 5,623,838	3.60%	\$ 200,434	\$ 7,329,204	3.00%	\$ 217,677	\$ 418,111
2032	\$ 5,761,282	3.60%	\$ 205,332	\$ 7,475,788	3.00%	\$ 222,031	\$ 427,363
2033	\$ 5,901,474	3.60%	\$ 210,329	\$ 7,625,304	3.00%	\$ 226,472	\$ 436,800
2034	\$ 6,044,471	3.60%	\$ 215,425	\$ 7,777,810	3.00%	\$ 231,001	\$ 446,426
2035	\$ 6,190,327	3.60%	\$ 220,623	\$ 7,933,366	3.00%	\$ 235,621	\$ 456,244
2036	\$ 6,339,100	3.60%	\$ 225,926	\$ 8,092,033	3.00%	\$ 240,333	\$ 466,259
2037	\$ 6,490,849	3.60%	\$ 231,334	\$ 8,253,874	3.00%	\$ 245,140	\$ 476,474
2038	\$ 6,645,633	3.60%	\$ 236,850	\$ 8,418,952	3.00%	\$ 250,043	\$ 486,893
2039	\$ 6,803,513	3.60%	\$ 242,477	\$ 8,587,331	3.00%	\$ 255,044	\$ 497,521
2040	\$ 1,156,115	3.60%	\$ 41,204	\$ 1,454,007	3.00%	\$ 43,184	\$ 84,388
Total EAT Revenues							\$ 7,906,930

1% Community Improvement District (CID) Phase 1 Sales Tax Revenue Projection -- Gateway I-170 TIF		
Year	Taxable Sales	Annual CID Tax Revenue (net of 1% collection fees)
2017	\$ 2,496,687	N/A
2018	\$ 2,496,687	N/A
2019	\$ 2,496,687	N/A
2020	\$ 2,496,687	N/A
2021	\$ 26,605,205	\$ 263,392
2022	\$ 27,137,309	\$ 268,659
2023	\$ 27,680,056	\$ 274,033
2024	\$ 28,233,657	\$ 279,513
2025	\$ 28,798,330	\$ 285,103
2026	\$ 29,374,296	\$ 290,806
2027	\$ 29,961,782	\$ 296,622
2028	\$ 30,561,018	\$ 302,554
2029	\$ 31,172,238	\$ 308,605
2030	\$ 31,795,683	\$ 314,777
2031	\$ 32,431,597	\$ 321,073
2032	\$ 33,080,229	\$ 327,494
2033	\$ 33,741,833	\$ 334,044
2034	\$ 34,416,670	\$ 340,725
2035	\$ 35,105,003	\$ 347,540
2036	\$ 35,807,103	\$ 354,490
2037	\$ 36,523,245	\$ 361,580
2038	\$ 37,253,710	\$ 368,812
2039	\$ 37,998,785	\$ 379,988
2040	\$ 10,449,513	\$ 103,450
Total CID Revenues		\$ 6,123,260

Payment in Lieu of Tax (PILOT) Revenue Projection Phase 2 Gateway I-170 TIF					
Year	Projected Assessed Value	Base Assessed Value	Increment	Commercial TIF Tax Rate (per \$100 AV)	TIF Revenue from PILOTs (net of 1.5% collection fee)
2017	\$ -	\$ -	\$ -	7.8656	\$ -
2018	\$ -	\$ -	\$ -	7.8656	\$ -
2019	\$ -	\$ -	\$ -	7.8656	\$ -
2020	\$ 2,600,000	\$ -	\$ 2,600,000	7.8656	\$ 201,438
2021	\$ 5,200,000	\$ -	\$ 5,200,000	7.8656	\$ 402,876
2022	\$ 5,200,000	\$ -	\$ 5,200,000	7.8656	\$ 402,876
2023	\$ 5,356,000	\$ -	\$ 5,356,000	7.8656	\$ 414,962
2024	\$ 5,356,000	\$ -	\$ 5,356,000	7.8656	\$ 414,962
2025	\$ 5,516,680	\$ -	\$ 5,516,680	7.8656	\$ 427,411
2026	\$ 5,516,680	\$ -	\$ 5,516,680	7.8656	\$ 427,411
2027	\$ 5,682,180	\$ -	\$ 5,682,180	7.8656	\$ 440,234
2028	\$ 5,682,180	\$ -	\$ 5,682,180	7.8656	\$ 440,234
2029	\$ 5,852,646	\$ -	\$ 5,852,646	7.8656	\$ 453,441
2030	\$ 5,852,646	\$ -	\$ 5,852,646	7.8656	\$ 453,441
2031	\$ 6,028,225	\$ -	\$ 6,028,225	7.8656	\$ 467,044
2032	\$ 6,028,225	\$ -	\$ 6,028,225	7.8656	\$ 467,044
2033	\$ 6,209,072	\$ -	\$ 6,209,072	7.8656	\$ 481,055
2034	\$ 6,209,072	\$ -	\$ 6,209,072	7.8656	\$ 481,055
2035	\$ 6,395,344	\$ -	\$ 6,395,344	7.8656	\$ 495,487
2036	\$ 6,395,344	\$ -	\$ 6,395,344	7.8656	\$ 495,487
2037	\$ 6,587,204	\$ -	\$ 6,587,204	7.8656	\$ 510,351
2038	\$ 6,587,204	\$ -	\$ 6,587,204	7.8656	\$ 510,351
2039	\$ 6,784,821	\$ -	\$ 6,784,821	7.8656	\$ 525,662
2040	\$ -	\$ -	\$ -	7.8656	\$ -
Total PILOT Revenues					\$ 8,912,821

Economic Activity Tax (EAT) Revenue Projection Phase 2 Gateway I-170 TIF							
Year	50% of Incremental Taxable Retail Sales	TIF Sales Tax Rate	Retail Sales Tax EATs (net of 1% collection fee)	50% of Incremental Taxable Grocery Sales	TIF Grocery Sales Tax Rate	Grocery Sales Tax EATs (net of 1% collection fee)	Total Revenue from EATs
2017	\$ -	3.60%	\$ -	\$ -	0.00%	\$ -	\$ -
2018	\$ -	3.60%	\$ -	\$ -	0.00%	\$ -	\$ -
2019	\$ -	3.60%	\$ -	\$ -	0.00%	\$ -	\$ -
2020	\$ -	3.60%	\$ -	\$ -	0.00%	\$ -	\$ -
2021	\$ 1,140,000	3.60%	\$ 40,630	\$ -	0.00%	\$ -	\$ 40,630
2022	\$ 1,162,800	3.60%	\$ 41,442	\$ -	0.00%	\$ -	\$ 41,442
2023	\$ 1,186,056	3.60%	\$ 42,271	\$ -	0.00%	\$ -	\$ 42,271
2024	\$ 1,209,777	3.60%	\$ 43,116	\$ -	0.00%	\$ -	\$ 43,116
2025	\$ 1,233,973	3.60%	\$ 43,979	\$ -	0.00%	\$ -	\$ 43,979
2026	\$ 1,258,652	3.60%	\$ 44,858	\$ -	0.00%	\$ -	\$ 44,858
2027	\$ 1,283,825	3.60%	\$ 45,756	\$ -	0.00%	\$ -	\$ 45,756
2028	\$ 1,309,502	3.60%	\$ 46,671	\$ -	0.00%	\$ -	\$ 46,671
2029	\$ 1,335,692	3.60%	\$ 47,604	\$ -	0.00%	\$ -	\$ 47,604
2030	\$ 1,362,406	3.60%	\$ 48,556	\$ -	0.00%	\$ -	\$ 48,556
2031	\$ 1,389,654	3.60%	\$ 49,527	\$ -	0.00%	\$ -	\$ 49,527
2032	\$ 1,417,447	3.60%	\$ 50,518	\$ -	0.00%	\$ -	\$ 50,518
2033	\$ 1,445,796	3.60%	\$ 51,528	\$ -	0.00%	\$ -	\$ 51,528
2034	\$ 1,474,712	3.60%	\$ 52,559	\$ -	0.00%	\$ -	\$ 52,559
2035	\$ 1,504,206	3.60%	\$ 53,610	\$ -	0.00%	\$ -	\$ 53,610
2036	\$ 1,534,290	3.60%	\$ 54,682	\$ -	0.00%	\$ -	\$ 54,682
2037	\$ 1,564,976	3.60%	\$ 55,776	\$ -	0.00%	\$ -	\$ 55,776
2038	\$ 1,596,275	3.60%	\$ 56,891	\$ -	0.00%	\$ -	\$ 56,891
2039	\$ 1,628,201	3.60%	\$ 58,029	\$ -	0.00%	\$ -	\$ 58,029
2040	\$ 1,660,765	3.60%	\$ 59,190	\$ -	0.00%	\$ -	\$ 59,190
Total EAT Revenues							\$ 987,192

1% Community Improvement District (CID) Phase 2 Sales Tax Revenue Projection – Gateway I-170 TIF		
Year	Taxable Sales	Annual CID Tax Revenue (net of 1% collection fees)
2017	\$ -	N/A
2018	\$ -	N/A
2019	\$ -	N/A
2020	\$ -	N/A
2021	\$ 2,280,000	\$ 22,572
2022	\$ 2,325,600	\$ 23,023
2023	\$ 2,372,112	\$ 23,484
2024	\$ 2,419,554	\$ 23,954
2025	\$ 2,467,945	\$ 24,433
2026	\$ 2,517,304	\$ 24,921
2027	\$ 2,567,650	\$ 25,420
2028	\$ 2,619,003	\$ 25,928
2029	\$ 2,671,383	\$ 26,447
2030	\$ 2,724,811	\$ 26,976
2031	\$ 2,779,307	\$ 27,515
2032	\$ 2,834,893	\$ 28,065
2033	\$ 2,891,591	\$ 28,627
2034	\$ 2,949,423	\$ 29,199
2035	\$ 3,008,412	\$ 29,783
2036	\$ 3,068,580	\$ 30,379
2037	\$ 3,129,951	\$ 30,987
2038	\$ 3,192,550	\$ 31,606
2039	\$ 3,256,401	\$ 32,564
2040	\$ 3,321,529	\$ 32,883
Total CID Revenues		\$ 548,766

Payment in Lieu of Tax (PILOT) Revenue Projection Total Development Gateway I-170 TIF					
Year	Projected Assessed Value	Base Assessed Value	Increment	Commercial TIF Tax Rate (per \$100 AV)	TIF Revenue from PILOTs (net of 1.5% collection fee)
2017	\$ 973,980	\$ 973,980	\$ -	7.8656	\$ -
2018	\$ 973,980	\$ 973,980	\$ -	7.8656	\$ -
2019	\$ 973,980	\$ 973,980	\$ -	7.8656	\$ -
2020	\$ 7,321,388	\$ 973,980	\$ 6,347,408	7.8656	\$ 491,773
2021	\$ 14,642,776	\$ 973,980	\$ 13,668,796	7.8656	\$ 1,059,006
2022	\$ 14,642,776	\$ 973,980	\$ 13,668,796	7.8656	\$ 1,059,006
2023	\$ 15,082,059	\$ 973,980	\$ 14,108,079	7.8656	\$ 1,093,040
2024	\$ 15,082,059	\$ 973,980	\$ 14,108,079	7.8656	\$ 1,093,040
2025	\$ 15,534,521	\$ 973,980	\$ 14,560,541	7.8656	\$ 1,128,095
2026	\$ 15,534,521	\$ 973,980	\$ 14,560,541	7.8656	\$ 1,128,095
2027	\$ 16,000,557	\$ 973,980	\$ 15,026,577	7.8656	\$ 1,164,201
2028	\$ 16,000,557	\$ 973,980	\$ 15,026,577	7.8656	\$ 1,164,201
2029	\$ 16,480,573	\$ 973,980	\$ 15,506,593	7.8656	\$ 1,201,391
2030	\$ 16,480,573	\$ 973,980	\$ 15,506,593	7.8656	\$ 1,201,391
2031	\$ 16,974,991	\$ 973,980	\$ 16,001,011	7.8656	\$ 1,239,697
2032	\$ 16,974,991	\$ 973,980	\$ 16,001,011	7.8656	\$ 1,239,697
2033	\$ 17,484,240	\$ 973,980	\$ 16,510,260	7.8656	\$ 1,279,152
2034	\$ 17,484,240	\$ 973,980	\$ 16,510,260	7.8656	\$ 1,279,152
2035	\$ 18,008,768	\$ 973,980	\$ 17,034,788	7.8656	\$ 1,319,790
2036	\$ 18,008,768	\$ 973,980	\$ 17,034,788	7.8656	\$ 1,319,790
2037	\$ 18,549,031	\$ 973,980	\$ 17,575,051	7.8656	\$ 1,361,647
2038	\$ 18,549,031	\$ 973,980	\$ 17,575,051	7.8656	\$ 1,361,647
2039	\$ 19,105,501	\$ 973,980	\$ 18,131,521	7.8656	\$ 1,404,761
2040	\$ -	\$ -	\$ -	7.8656	\$ -
Total PILOT Revenues					\$ 23,588,571

Economic Activity Tax (EAT) Revenue Projection Total Development Gateway I-170 TIF							
Year	50% of Incremental Taxable Retail Sales	TIF Sales Tax Rate	Retail Sales Tax EATs (net of 1% collection fee)	50% of Incremental Taxable Grocery Sales	TIF Grocery Sales Tax Rate	Grocery Sales Tax EATs (net of 1% collection fee)	Total Revenue from EATs
2017	\$ -	3.60%	\$ -	\$ -	3.00%	\$ -	\$ -
2018	\$ -	3.60%	\$ -	\$ -	3.00%	\$ -	\$ -
2019	\$ -	3.60%	\$ -	\$ -	3.00%	\$ -	\$ -
2020	\$ -	3.60%	\$ -	\$ -	3.00%	\$ -	\$ -
2021	\$ 5,529,239	3.60%	\$ 197,062	\$ 6,012,500	3.00%	\$ 178,571	\$ 375,633
2022	\$ 5,664,791	3.60%	\$ 201,893	\$ 6,132,750	3.00%	\$ 182,143	\$ 384,036
2023	\$ 5,803,053	3.60%	\$ 206,821	\$ 6,255,405	3.00%	\$ 185,786	\$ 392,606
2024	\$ 5,944,081	3.60%	\$ 211,847	\$ 6,380,513	3.00%	\$ 189,501	\$ 401,348
2025	\$ 6,087,930	3.60%	\$ 216,974	\$ 6,508,123	3.00%	\$ 193,291	\$ 410,265
2026	\$ 6,234,655	3.60%	\$ 222,203	\$ 6,638,286	3.00%	\$ 197,157	\$ 419,360
2027	\$ 6,384,315	3.60%	\$ 227,537	\$ 6,771,052	3.00%	\$ 201,100	\$ 428,637
2028	\$ 6,536,969	3.60%	\$ 232,978	\$ 6,906,473	3.00%	\$ 205,122	\$ 438,100
2029	\$ 6,692,675	3.60%	\$ 238,527	\$ 7,044,602	3.00%	\$ 209,225	\$ 447,752
2030	\$ 6,851,495	3.60%	\$ 244,187	\$ 7,185,494	3.00%	\$ 213,409	\$ 457,596
2031	\$ 7,013,492	3.60%	\$ 249,961	\$ 7,329,204	3.00%	\$ 217,677	\$ 467,638
2032	\$ 7,178,729	3.60%	\$ 255,850	\$ 7,475,788	3.00%	\$ 222,031	\$ 477,881
2033	\$ 7,347,270	3.60%	\$ 261,857	\$ 7,625,304	3.00%	\$ 226,472	\$ 488,328
2034	\$ 7,519,182	3.60%	\$ 267,984	\$ 7,777,810	3.00%	\$ 231,001	\$ 498,985
2035	\$ 7,694,533	3.60%	\$ 274,233	\$ 7,933,366	3.00%	\$ 235,621	\$ 509,854
2036	\$ 7,873,390	3.60%	\$ 280,608	\$ 8,092,033	3.00%	\$ 240,333	\$ 520,941
2037	\$ 8,055,825	3.60%	\$ 287,110	\$ 8,253,874	3.00%	\$ 245,140	\$ 532,250
2038	\$ 8,241,908	3.60%	\$ 293,742	\$ 8,418,952	3.00%	\$ 250,043	\$ 543,784
2039	\$ 8,431,713	3.60%	\$ 300,506	\$ 8,587,331	3.00%	\$ 255,044	\$ 555,550
2040	\$ 2,816,880	3.60%	\$ 100,394	\$ 1,454,007	3.00%	\$ 43,184	\$ 143,578
Total EAT Revenues							\$ 8,894,123

1% Community Improvement District (CID) Total Development Sales Tax Revenue Projection -- Gateway I-170 TIF		
Year	Taxable Sales	Annual CID Tax Revenue (net of 1% collection fees)
2017	\$ 2,496,687	N/A
2018	\$ 2,496,687	N/A
2019	\$ 2,496,687	N/A
2020	\$ 2,496,687	N/A
2021	\$ 28,885,205	\$ 285,964
2022	\$ 29,462,909	\$ 291,683
2023	\$ 30,052,168	\$ 297,516
2024	\$ 30,653,211	\$ 303,467
2025	\$ 31,266,275	\$ 309,536
2026	\$ 31,891,601	\$ 315,727
2027	\$ 32,529,433	\$ 322,041
2028	\$ 33,180,021	\$ 328,482
2029	\$ 33,843,622	\$ 335,052
2030	\$ 34,520,494	\$ 341,753
2031	\$ 35,210,904	\$ 348,588
2032	\$ 35,915,122	\$ 355,560
2033	\$ 36,633,425	\$ 362,671
2034	\$ 37,366,093	\$ 369,924
2035	\$ 38,113,415	\$ 377,323
2036	\$ 38,875,683	\$ 384,869
2037	\$ 39,653,197	\$ 392,567
2038	\$ 40,446,261	\$ 400,418
2039	\$ 41,255,186	\$ 412,552
2040	\$ 13,771,043	\$ 136,333
Total CID Revenues		\$ 6,672,026

APPENDIX B

No Build Projections

Redevelopment Area - No Build Scenario

Year	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
TIF Year	1	2	3	4	5	6	7	8	9	10	11	12	13
Real Property Assessed Value and Tax Revenue													
Assessed Value	\$973,980	\$973,980	\$993,460	\$993,460	\$1,013,329	\$1,013,329	\$1,033,595	\$1,033,595	\$1,054,267	\$1,054,267	\$1,075,353	\$1,075,353	\$1,096,860
Real Property Taxes	Rate												
State of Missouri	\$0.0300	\$288	\$288	\$294	\$294	\$299	\$299	\$305	\$305	\$312	\$312	\$318	\$324
County General	\$0.0890	\$1,900	\$1,900	\$1,938	\$1,938	\$1,976	\$1,976	\$2,016	\$2,016	\$2,056	\$2,056	\$2,097	\$2,139
County Health Fund	\$0.1980	\$1,276	\$1,276	\$1,301	\$1,301	\$1,328	\$1,328	\$1,354	\$1,354	\$1,381	\$1,381	\$1,409	\$1,437
County Park Maintenance	\$0.1330	\$451	\$451	\$460	\$460	\$469	\$469	\$479	\$479	\$488	\$488	\$498	\$508
County Bond Retire	\$0.0470	\$182	\$182	\$186	\$186	\$190	\$190	\$193	\$193	\$197	\$197	\$201	\$205
Roads and Bridges	\$0.0190	\$950	\$950	\$969	\$969	\$988	\$988	\$1,008	\$1,008	\$1,028	\$1,028	\$1,049	\$1,070
St. Louis Community College	\$0.0990	\$2,042	\$2,042	\$2,083	\$2,083	\$2,125	\$2,125	\$2,168	\$2,168	\$2,211	\$2,211	\$2,255	\$2,300
Special School District	\$0.2129	\$11,493	\$11,493	\$11,723	\$11,723	\$11,958	\$11,958	\$12,197	\$12,197	\$12,441	\$12,441	\$12,689	\$12,943
Metropolitan Zoo Museum District	\$1.1980	\$2,613	\$2,613	\$2,666	\$2,666	\$2,719	\$2,719	\$2,773	\$2,773	\$2,829	\$2,829	\$2,885	\$2,943
County Library	\$0.2724	\$2,485	\$2,485	\$2,534	\$2,534	\$2,585	\$2,585	\$2,637	\$2,637	\$2,690	\$2,690	\$2,743	\$2,798
School - Ladue	\$0.2590	\$37,178	\$37,178	\$37,922	\$37,922	\$38,680	\$38,680	\$39,454	\$39,454	\$40,243	\$40,243	\$41,048	\$41,869
Metropolitan Sewer District	\$3.8753	\$1,122	\$1,122	\$1,145	\$1,145	\$1,168	\$1,168	\$1,191	\$1,191	\$1,215	\$1,215	\$1,239	\$1,264
City of Olivette	\$0.1170	\$13,767	\$13,767	\$14,042	\$14,042	\$14,323	\$14,323	\$14,610	\$14,610	\$14,902	\$14,902	\$15,200	\$15,504
Sheltered Workshop	\$1.4350	\$854	\$854	\$871	\$871	\$888	\$888	\$906	\$906	\$924	\$924	\$943	\$962
Total Property Tax Revenue (minus 1.5% collection fee)	\$76,602	\$76,602	\$78,134	\$78,134	\$79,697	\$79,697	\$81,291	\$81,291	\$82,916	\$82,916	\$84,575	\$84,575	\$86,266

Year	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
TIF Year	14	15	16	17	18	19	20	21	22	23	
Real Property Assessed Value and Tax Revenue											
Assessed Value	\$1,096,860	\$1,118,797	\$1,118,797	\$1,141,173	\$1,141,173	\$1,163,996	\$1,163,996	\$1,187,276	\$1,187,276	\$1,211,022	\$0
Real Property Taxes	Rate										
State of Missouri	\$0.0300	\$324	\$331	\$331	\$337	\$337	\$344	\$344	\$351	\$351	\$358
County General	\$0.0890	\$2,139	\$2,182	\$2,182	\$2,226	\$2,226	\$2,270	\$2,270	\$2,316	\$2,316	\$2,362
County Health Fund	\$0.1980	\$1,437	\$1,466	\$1,466	\$1,495	\$1,495	\$1,525	\$1,525	\$1,555	\$1,555	\$1,586
County Park Maintenance	\$0.1330	\$508	\$518	\$518	\$528	\$528	\$539	\$539	\$550	\$550	\$561
County Bond Retire	\$0.0470	\$205	\$209	\$209	\$214	\$214	\$218	\$218	\$222	\$222	\$227
Roads and Bridges	\$0.0190	\$1,070	\$1,091	\$1,091	\$1,113	\$1,113	\$1,135	\$1,135	\$1,158	\$1,158	\$1,181
St. Louis Community College	\$0.0990	\$2,300	\$2,346	\$2,346	\$2,393	\$2,393	\$2,441	\$2,441	\$2,490	\$2,490	\$2,540
Special School District	\$0.2129	\$12,943	\$13,202	\$13,202	\$13,466	\$13,466	\$13,736	\$13,736	\$14,010	\$14,010	\$14,290
Metropolitan Zoo Museum District	\$1.1980	\$2,943	\$3,002	\$3,002	\$3,062	\$3,062	\$3,123	\$3,123	\$3,186	\$3,186	\$3,249
County Library	\$0.2724	\$2,798	\$2,854	\$2,854	\$2,911	\$2,911	\$2,970	\$2,970	\$3,029	\$3,029	\$3,089
School - Ladue	\$0.2590	\$41,869	\$42,706	\$42,706	\$43,561	\$43,561	\$44,432	\$44,432	\$45,320	\$45,320	\$46,227
Metropolitan Sewer District	\$3.8753	\$1,264	\$1,289	\$1,289	\$1,315	\$1,315	\$1,341	\$1,341	\$1,368	\$1,368	\$1,396
City of Olivette	\$0.1170	\$15,504	\$15,814	\$15,814	\$16,130	\$16,130	\$16,453	\$16,453	\$16,782	\$16,782	\$17,117
Sheltered Workshop	\$1.4350	\$962	\$981	\$981	\$1,000	\$1,000	\$1,020	\$1,020	\$1,041	\$1,041	\$1,062
Total Property Tax Revenue (minus 1.5% collection fee)	\$86,266	\$87,991	\$87,991	\$89,751	\$89,751	\$91,546	\$91,546	\$93,377	\$93,377	\$95,245	

REAL PROPERTY	
\$7,362	State of Missouri
\$48,592	Sheltered Workshop
\$32,640	County General
\$11,534	County Health Fund
\$4,663	County Park Maintenance
\$24,296	County Bond Retire
\$52,249	Roads and Bridges
\$294,007	St. Louis Community College
\$66,851	Special School District
\$63,562	Metropolitan Zoo Museum District
\$951,055	County Library
\$28,714	School - Ladue
\$352,170	Metropolitan Sewer District
\$21,842	City of Olivette
\$1,959,538	TOTAL

Year	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
TIF Year	1	2	3	4	5	6	7	8	9	10	11	12	13

Commercial Real Property Tax Surcharge														
Total County Commercial Surcharge	\$1.70	\$16,558	\$16,558	\$16,889	\$16,889	\$17,227	\$17,227	\$17,571	\$17,571	\$17,923	\$17,923	\$18,281	\$18,281	\$18,647
Amount to Project-Relevant Jurisdictions:														
State of Missouri	\$0.00661	\$64	\$64	\$66	\$66	\$67	\$67	\$68	\$68	\$70	\$70	\$71	\$71	\$72
County General	\$0.07705	\$750	\$750	\$765	\$765	\$781	\$781	\$796	\$796	\$812	\$812	\$829	\$829	\$845
County Health Fund	\$0.06605	\$643	\$643	\$656	\$656	\$669	\$669	\$683	\$683	\$696	\$696	\$710	\$710	\$724
County Park Maintenance	\$0.01101	\$107	\$107	\$109	\$109	\$112	\$112	\$114	\$114	\$116	\$116	\$118	\$118	\$121
County Bond Retire	\$0.05690	\$554	\$554	\$565	\$565	\$577	\$577	\$588	\$588	\$600	\$600	\$612	\$612	\$624
Roads and Bridges	\$0.03963	\$386	\$386	\$394	\$394	\$402	\$402	\$410	\$410	\$418	\$418	\$426	\$426	\$435
St. Louis Community College	\$0.04844	\$472	\$472	\$481	\$481	\$491	\$491	\$501	\$501	\$511	\$511	\$521	\$521	\$531
Special School District	\$0.11779	\$1,147	\$1,147	\$1,170	\$1,170	\$1,194	\$1,194	\$1,217	\$1,217	\$1,242	\$1,242	\$1,267	\$1,267	\$1,292
Metropolitan Zoo Museum District	\$0.05221	\$509	\$509	\$519	\$519	\$529	\$529	\$540	\$540	\$550	\$550	\$561	\$561	\$573
County Library	\$0.03983	\$388	\$388	\$396	\$396	\$404	\$404	\$412	\$412	\$420	\$420	\$428	\$428	\$437
School - Ladue	\$0.02761	\$269	\$269	\$274	\$274	\$280	\$280	\$285	\$285	\$291	\$291	\$297	\$297	\$303
Metropolitan Sewer District	\$0.01104	\$107	\$107	\$110	\$110	\$112	\$112	\$114	\$114	\$116	\$116	\$119	\$119	\$121
City of Olivette	\$0.00000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sheltered Workshop	\$0.01101	\$107	\$107	\$109	\$109	\$112	\$112	\$114	\$114	\$116	\$116	\$118	\$118	\$121
Total Commercial Surcharge Revenue to Project-Relevant	\$5,505	\$5,505	\$5,615	\$5,615	\$5,727	\$5,727	\$5,842	\$5,842	\$5,958	\$5,958	\$6,078	\$6,078	\$6,199	

Year	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
TIF Year	14	15	16	17	18	19	20	21	22	23	0

Commercial Real Property Tax Surcharge												
Total County Commercial Surcharge	\$1.70	\$18,647	\$19,020	\$19,020	\$19,400	\$19,400	\$19,788	\$19,788	\$20,184	\$20,184	\$20,587	\$0
Amount to Project-Relevant Jurisdictions:												
State of Missouri	\$0.00661	\$72	\$74	\$74	\$75	\$75	\$77	\$77	\$78	\$78	\$80	\$0
County General	\$0.07705	\$845	\$862	\$862	\$879	\$879	\$897	\$897	\$915	\$915	\$933	\$0
County Health Fund	\$0.06605	\$724	\$739	\$739	\$754	\$754	\$769	\$769	\$784	\$784	\$800	\$0
County Park Maintenance	\$0.01101	\$121	\$123	\$123	\$126	\$126	\$128	\$128	\$131	\$131	\$133	\$0
County Bond Retire	\$0.05690	\$624	\$637	\$637	\$649	\$649	\$662	\$662	\$676	\$676	\$689	\$0
Roads and Bridges	\$0.03963	\$435	\$443	\$443	\$452	\$452	\$461	\$461	\$470	\$470	\$480	\$0
St. Louis Community College	\$0.04844	\$531	\$542	\$542	\$553	\$553	\$564	\$564	\$575	\$575	\$587	\$0
Special School District	\$0.11779	\$1,292	\$1,318	\$1,318	\$1,344	\$1,344	\$1,371	\$1,371	\$1,398	\$1,398	\$1,426	\$0
Metropolitan Zoo Museum District	\$0.05221	\$573	\$584	\$584	\$596	\$596	\$608	\$608	\$620	\$620	\$632	\$0
County Library	\$0.03983	\$437	\$446	\$446	\$455	\$455	\$464	\$464	\$473	\$473	\$482	\$0
School - Ladue	\$0.02761	\$303	\$309	\$309	\$315	\$315	\$321	\$321	\$328	\$328	\$334	\$0
Metropolitan Sewer District	\$0.01104	\$121	\$123	\$123	\$126	\$126	\$128	\$128	\$131	\$131	\$134	\$0
City of Olivette	\$0.00000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sheltered Workshop	\$0.01101	\$121	\$123	\$123	\$126	\$126	\$128	\$128	\$131	\$131	\$133	\$0
Total Commercial Surcharge Revenue to Project-Relevant	\$6,199	\$6,323	\$6,323	\$6,450	\$6,450	\$6,579	\$6,579	\$6,710	\$6,710	\$6,844	\$0	\$0

COMMERCIAL SURCHARGE	
\$1,646	State of Missouri
\$19,198	County General
\$16,457	County Health Fund
\$2,743	County Park Maintenance
\$14,178	County Bond Retire
\$9,873	Roads and Bridges
\$12,068	St. Louis Community College
\$29,348	Special School District
\$13,009	Metropolitan Zoo Museum District
\$9,925	County Library
\$6,879	School - Ladue
\$2,750	Metropolitan Sewer District
\$0	City of Olivette
\$2,743	Sheltered Workshop
\$140,814	TOTAL

Year	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	
TIF Year	1	2	3	4	5	6	7	8	9	10	11	12	13	
Personal Property Assessed Value														
Total Assessed Value:	\$40,050	\$40,050	\$40,050	\$40,050	\$40,050	\$40,050	\$40,050	\$40,050	\$40,050	\$40,050	\$40,050	\$40,050	\$40,050	
Depreciation	100%	86%	61%	44%	31%	100%	86%	61%	44%	31%	100%	86%	61%	
Assumed Value (replacement every 5 years)	\$40,050	\$34,443	\$24,431	\$17,622	\$12,416	\$40,050	\$34,443	\$24,431	\$17,622	\$12,416	\$40,050	\$34,443	\$24,431	
Personal Property Tax Revenue														
State of Missouri	\$0.0300	\$12	\$10	\$7	\$5	\$4	\$12	\$10	\$7	\$5	\$4	\$12	\$10	\$7
County General	\$0.2090	\$84	\$72	\$51	\$37	\$26	\$84	\$72	\$51	\$37	\$26	\$84	\$72	\$51
County Health Fund	\$0.1400	\$56	\$48	\$34	\$25	\$17	\$56	\$48	\$34	\$25	\$17	\$56	\$48	\$34
County Park Maintenance	\$0.0500	\$20	\$17	\$12	\$9	\$6	\$20	\$17	\$12	\$9	\$6	\$20	\$17	\$12
County Bond Retire	\$0.0190	\$8	\$7	\$5	\$3	\$2	\$8	\$7	\$5	\$3	\$2	\$8	\$7	\$5
Roads and Bridges	\$0.1050	\$42	\$36	\$26	\$19	\$13	\$42	\$36	\$26	\$19	\$13	\$42	\$36	\$26
St. Louis Community College	\$0.2129	\$88	\$75	\$53	\$39	\$27	\$88	\$75	\$53	\$39	\$27	\$88	\$75	\$53
Special School District	\$1.1980	\$497	\$427	\$303	\$219	\$154	\$497	\$427	\$303	\$219	\$154	\$497	\$427	\$303
Metropolitan Zoo Museum District	\$0.2724	\$112	\$96	\$68	\$49	\$35	\$112	\$96	\$68	\$49	\$35	\$112	\$96	\$68
County Library	\$0.2250	\$90	\$77	\$55	\$40	\$28	\$90	\$77	\$55	\$40	\$28	\$90	\$77	\$55
School - Ladue	\$4.0200	\$1,610	\$1,385	\$982	\$708	\$499	\$1,610	\$1,385	\$982	\$708	\$499	\$1,610	\$1,385	\$982
Metropolitan Sewer District	\$0.1170	\$48	\$41	\$29	\$21	\$15	\$48	\$41	\$29	\$21	\$15	\$48	\$41	\$29
City of Olivette	\$1.4410	\$577	\$496	\$352	\$254	\$179	\$577	\$496	\$352	\$254	\$179	\$577	\$496	\$352
Sheltered Workshop	\$0.0900	\$36	\$31	\$22	\$16	\$11	\$36	\$31	\$22	\$16	\$11	\$36	\$31	\$22
Total Personal Property Tax Revenue	\$3,279	\$2,820	\$2,000	\$1,443	\$1,017	\$3,279	\$2,820	\$2,000	\$1,443	\$1,017	\$3,279	\$2,820	\$2,000	

Year	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	
TIF Year	14	15	16	17	18	19	20	21	22	23	24	
Personal Property Assessed Value												
Total Assessed Value:	\$40,050	\$40,050	\$40,050	\$40,050	\$40,050	\$40,050	\$40,050	\$40,050	\$40,050	\$40,050	\$40,050	
Depreciation	44%	31%	100%	86%	61%	44%	31%	100%	86%	61%	44%	
Assumed Value (replacement every 5 years)	\$17,622	\$12,416	\$40,050	\$34,443	\$24,431	\$17,622	\$12,416	\$40,050	\$34,443	\$24,431	\$17,622	
Personal Property Tax Revenue												
State of Missouri	\$0.0300	\$5	\$4	\$12	\$10	\$7	\$5	\$4	\$12	\$10	\$7	\$5
County General	\$0.2090	\$37	\$26	\$84	\$72	\$51	\$37	\$26	\$84	\$72	\$51	\$37
County Health Fund	\$0.1400	\$25	\$17	\$56	\$48	\$34	\$25	\$17	\$56	\$48	\$34	\$25
County Park Maintenance	\$0.0500	\$9	\$6	\$20	\$17	\$12	\$9	\$6	\$20	\$17	\$12	\$9
County Bond Retire	\$0.0190	\$3	\$2	\$8	\$7	\$5	\$3	\$2	\$8	\$7	\$5	\$3
Roads and Bridges	\$0.1050	\$19	\$13	\$42	\$36	\$26	\$19	\$13	\$42	\$36	\$26	\$19
St. Louis Community College	\$0.2129	\$39	\$27	\$88	\$75	\$53	\$39	\$27	\$88	\$75	\$53	\$39
Special School District	\$1.1980	\$219	\$154	\$497	\$427	\$303	\$219	\$154	\$497	\$427	\$303	\$219
Metropolitan Zoo Museum District	\$0.2724	\$49	\$35	\$112	\$96	\$68	\$49	\$35	\$112	\$96	\$68	\$49
County Library	\$0.2250	\$40	\$28	\$90	\$77	\$55	\$40	\$28	\$90	\$77	\$55	\$40
School - Ladue	\$4.0200	\$708	\$499	\$1,610	\$1,385	\$982	\$708	\$499	\$1,610	\$1,385	\$982	\$708
Metropolitan Sewer District	\$0.1170	\$21	\$15	\$48	\$41	\$29	\$21	\$15	\$48	\$41	\$29	\$21
City of Olivette	\$1.4410	\$254	\$179	\$577	\$496	\$352	\$254	\$179	\$577	\$496	\$352	\$254
Sheltered Workshop	\$0.0900	\$16	\$11	\$36	\$31	\$22	\$16	\$11	\$36	\$31	\$22	\$16
Total Personal Property Tax Revenue	\$1,443	\$1,017	\$3,279	\$2,820	\$2,000	\$1,443	\$1,017	\$3,279	\$2,820	\$2,000	\$1,443	

PERSONAL PROPERTY	
\$184	State of Missouri
\$1,285	County General
\$861	County Health Fund
\$307	County Park Maintenance
\$117	County Bond Retire
\$646	Roads and Bridges
\$1,343	St. Louis Community College
\$7,629	Special School District
\$1,718	Metropolitan Zoo Museum District
\$1,383	County Library
\$24,714	School - Ladue
\$735	Metropolitan Sewer District
\$8,859	City of Olivette
\$553	Sheltered Workshop
\$50,334	Total

Year	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
TIF Year	1	2	3	4	5	6	7	8	9	10	11	12	13

Sales Estimates and Sales Tax Revenues*

Base Retail Sales		\$2,496,687	\$2,546,621	\$2,597,553	\$2,649,504	\$2,702,494	\$2,756,544	\$2,811,675	\$2,867,909	\$2,925,267	\$2,983,772	\$3,043,448	\$3,104,316	\$3,166,403
Retail Sales Taxes														
<i>Taxes Not Subject to TIF</i>														
Missouri State Sales Tax	4.225%	\$104,430	\$106,519	\$108,649	\$110,822	\$113,039	\$115,299	\$117,605	\$119,957	\$122,357	\$124,804	\$127,300	\$129,846	\$132,443
Prop A Transportation	0.500%	\$12,359	\$12,606	\$12,858	\$13,115	\$13,377	\$13,645	\$13,918	\$14,196	\$14,480	\$14,770	\$15,065	\$15,366	\$15,674
Children's Service Fund	0.250%	\$6,179	\$6,303	\$6,429	\$6,558	\$6,689	\$6,822	\$6,959	\$7,098	\$7,240	\$7,385	\$7,533	\$7,683	\$7,837
Parks Arch Tax	0.188%	\$4,634	\$4,727	\$4,822	\$4,918	\$5,017	\$5,117	\$5,219	\$5,324	\$5,430	\$5,539	\$5,649	\$5,762	\$5,878
Metrolink (Mass Transit)	0.250%	\$6,179	\$6,303	\$6,429	\$6,558	\$6,689	\$6,822	\$6,959	\$7,098	\$7,240	\$7,385	\$7,533	\$7,683	\$7,837
Emergency Services	0.100%	\$2,472	\$2,521	\$2,572	\$2,623	\$2,675	\$2,729	\$2,784	\$2,839	\$2,896	\$2,954	\$3,013	\$3,073	\$3,135
County Zoo Tax	0.125%	\$0	\$3,090	\$3,151	\$3,214	\$3,279	\$3,344	\$3,411	\$3,479	\$3,549	\$3,620	\$3,692	\$3,766	\$3,842
<i>Taxes Subject to TIF</i>														
Countywide Sales Tax	1.000%	\$24,717	\$25,212	\$25,716	\$26,230	\$26,755	\$27,290	\$27,836	\$28,392	\$28,960	\$29,539	\$30,130	\$30,733	\$31,347
County Transportation Sales Tax	0.500%	\$12,359	\$12,606	\$12,858	\$13,115	\$13,377	\$13,645	\$13,918	\$14,196	\$14,480	\$14,770	\$15,065	\$15,366	\$15,674
Regional Parks/Trails (Metro Parks)	0.100%	\$2,472	\$2,521	\$2,572	\$2,623	\$2,675	\$2,729	\$2,784	\$2,839	\$2,896	\$2,954	\$3,013	\$3,073	\$3,135
County Prop P Public Safety	0.500%	\$12,359	\$12,606	\$12,858	\$13,115	\$13,377	\$13,645	\$13,918	\$14,196	\$14,480	\$14,770	\$15,065	\$15,366	\$15,674
Olivette Local Option	0.250%	\$6,179	\$6,303	\$6,429	\$6,558	\$6,689	\$6,822	\$6,959	\$7,098	\$7,240	\$7,385	\$7,533	\$7,683	\$7,837
Olivette Capital Improvements	0.500%	\$12,359	\$12,606	\$12,858	\$13,115	\$13,377	\$13,645	\$13,918	\$14,196	\$14,480	\$14,770	\$15,065	\$15,366	\$15,674
Olivette Parks & Sewer	0.500%	\$12,359	\$12,606	\$12,858	\$13,115	\$13,377	\$13,645	\$13,918	\$14,196	\$14,480	\$14,770	\$15,065	\$15,366	\$15,674
Olivette Fire & Emergency	0.250%	\$6,179	\$6,303	\$6,429	\$6,558	\$6,689	\$6,822	\$6,959	\$7,098	\$7,240	\$7,385	\$7,533	\$7,683	\$7,837
Total Retail Sales Tax Revenue		\$228,325	\$232,892	\$237,549	\$242,300	\$247,146	\$252,089	\$257,131	\$262,274	\$267,519	\$272,870	\$278,327	\$283,894	\$289,571

Year	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
TIF Year	14	15	16	17	18	19	20	21	22	23	24

Sales Estimates and Sales Tax Revenues*

Base Retail Sales		\$3,229,731	\$3,294,325	\$3,360,212	\$3,427,416	\$3,495,965	\$3,565,884	\$3,637,202	\$3,709,946	\$3,784,144	\$3,859,827	\$3,937,024
Retail Sales Taxes												
<i>Taxes Not Subject to TIF</i>												
Missouri State Sales Tax	4.225%	\$135,092	\$137,793	\$140,549	\$143,360	\$146,227	\$149,152	\$152,135	\$155,178	\$158,281	\$161,447	\$164,676
Prop A Transportation	0.500%	\$15,987	\$16,307	\$16,633	\$16,966	\$17,305	\$17,651	\$18,004	\$18,364	\$18,732	\$19,106	\$19,488
Children's Service Fund	0.250%	\$7,994	\$8,153	\$8,317	\$8,483	\$8,653	\$8,826	\$9,002	\$9,182	\$9,366	\$9,553	\$9,744
Parks Arch Tax	0.188%	\$5,995	\$6,115	\$6,237	\$6,362	\$6,489	\$6,619	\$6,752	\$6,887	\$7,024	\$7,165	\$7,308
Metrolink (Mass Transit)	0.250%	\$7,994	\$8,153	\$8,317	\$8,483	\$8,653	\$8,826	\$9,002	\$9,182	\$9,366	\$9,553	\$9,744
Emergency Services	0.100%	\$3,197	\$3,261	\$3,327	\$3,393	\$3,461	\$3,530	\$3,601	\$3,673	\$3,746	\$3,821	\$3,898
County Zoo Tax	0.125%	\$3,997	\$4,077	\$4,158	\$4,241	\$4,326	\$4,413	\$4,501	\$4,591	\$4,683	\$4,777	\$4,872
<i>Taxes Subject to TIF</i>												
Countywide Sales Tax	1.000%	\$31,974	\$32,614	\$33,266	\$33,931	\$34,610	\$35,302	\$36,008	\$36,728	\$37,463	\$38,212	\$38,977
County Transportation Sales Tax	0.500%	\$15,987	\$16,307	\$16,633	\$16,966	\$17,305	\$17,651	\$18,004	\$18,364	\$18,732	\$19,106	\$19,488
Regional Parks/Trails (Metro Parks)	0.100%	\$3,197	\$3,261	\$3,327	\$3,393	\$3,461	\$3,530	\$3,601	\$3,673	\$3,746	\$3,821	\$3,898
County Prop P Public Safety	0.500%	\$15,987	\$16,307	\$16,633	\$16,966	\$17,305	\$17,651	\$18,004	\$18,364	\$18,732	\$19,106	\$19,488
Olivette Local Option	0.250%	\$7,994	\$8,153	\$8,317	\$8,483	\$8,653	\$8,826	\$9,002	\$9,182	\$9,366	\$9,553	\$9,744
Olivette Capital Improvements	0.500%	\$15,987	\$16,307	\$16,633	\$16,966	\$17,305	\$17,651	\$18,004	\$18,364	\$18,732	\$19,106	\$19,488
Olivette Parks & Sewer	0.500%	\$15,987	\$16,307	\$16,633	\$16,966	\$17,305	\$17,651	\$18,004	\$18,364	\$18,732	\$19,106	\$19,488
Olivette Fire & Emergency	0.250%	\$7,994	\$8,153	\$8,317	\$8,483	\$8,653	\$8,826	\$9,002	\$9,182	\$9,366	\$9,553	\$9,744
Total Retail Sales Tax Revenue		\$295,363	\$301,270	\$307,296	\$313,441	\$319,710	\$326,105	\$332,627	\$339,279	\$346,065	\$352,986	\$360,046

SALES TAXES	
\$3,012,285	Missouri State Sales Tax
\$356,483	Prop A Transportation
\$178,242	Children's Service Fund
\$133,681	Parks Arch Tax
\$178,242	Metrolink (Mass Transit)
\$71,297	Emergency Services
\$89,121	County Zoo Tax
\$712,967	Countywide Sales Tax
\$356,483	County Transportation Sales Tax
\$71,297	Regional Parks/Trails (Metro Parks)
\$356,483	County Prop P Public Safety
\$178,242	Olivette Local Option
\$356,483	Olivette Capital Improvements
\$356,483	Olivette Parks & Sewer
\$178,242	Olivette Fire & Emergency
\$6,586,030	Total

* Net of 1% collection fee

APPENDIX C

Developer's Pro Forma

	Phase 1	Phase 2	NEW TOTAL	Original
Property acquisition / relocation	\$ 13,500,000	\$ -	\$ 13,500,000	\$ 14,000,000
Building Construction	\$ 10,000,000		\$ 10,000,000	\$ 10,750,000
Site Work and Road Improvements	\$ 7,400,000	\$ 600,000	\$ 8,000,000	\$ 7,500,000
Hotel Building	\$ 18,000,000		\$ 18,000,000	
Office Building		\$ 12,000,000	\$ 12,000,000	
Parking Garage		\$ 5,000,000	\$ 5,000,000	
Soft Costs - Studies / Professional Services	\$ 3,000,000	\$ 500,000	\$ 3,500,000	\$ 3,000,000
Contingency	\$ 2,000,000	\$ 1,000,000	\$ 3,000,000	\$ 2,000,000
Total Cost	\$ 53,900,000	\$ 19,100,000	\$ 73,000,000	\$ 37,250,000
TIF - NPV			\$ 14,318,396	\$ 9,818,396
CID - NPV			\$ 3,091,012	\$ 3,758,898
Total Incentives			\$ 17,409,408	\$ 13,577,294
			23.85%	36.45%
Gross Income	\$ 3,365,360	\$ 1,500,000	\$ 4,865,360	\$ 2,065,360
Net Income	\$ 3,112,958	\$ 1,140,000	\$ 4,252,958	\$ 1,858,824
ROI Total (Net Income /Total Cost)	5.78%	5.97%	5.83%	4.99%
Incentives by Phase	\$ 12,909,408	\$ 4,500,000	\$ 17,409,408	\$ 13,577,294
ROI with Incentives	7.59%	7.81%	7.65%	7.85%