AGREEMENT CONCERNING PAYMENT FOR MUNICIPAL SERVICES

(2417 George Place)

This Agreement is entered into as of the ______th day of December, 2016 (the "Agreement"), by and between the City of La Crosse, a Wisconsin municipal corporation (the "City"), and Courtesy Corporation (the "Owner"), a Corporation.

RECITALS

A. Owner currently owns residential real property (the "Property") in the City and pays property taxes to the City on the Property, more particularly described as:

See attached Exhibit B



1686782

LACROSSE COUNTY
REGISTER OF DEEDS
CHERYL A. HCBRIDE

RECORDED ON 12/14/2016 02:43PH REC FEE: 30.00 EXEHPT #:

PAGES: 32

THIS SPACE RESERVED FOR RECORDING DATA

2112

RETURN TO:

Stephen F. Matty City Attorney, City of La Crosse 400 La Crosse Street

La Crosse, Wisconsin 54601

P.I.N.

17-10190-130

- B. Owner intends to demolish the structures and improvements on the Property and construct a new restaurant.
 - C. Owner is seeking a Conditional Use Permit in order to facilitate the Property's new use.
- D. Owner obtained a Conditional Use Permit while representing to the Common Council and agreeing that, *inter alia*, (1) the Owner shall enter into an agreement concerning the payment for municipal services to the City; and (2) the Owner shall perform in accordance with the terms of said agreement.

NOW, THEREFORE, in consideration of the recitals and the mutual promises, obligations and benefits provided under this Agreement, the receipt and adequacy of which are hereby acknowledged, Owner and the City agree as follows:

- 1. Representations and Warranties of Owner. The recitals stated above are incorporated into this Agreement by reference as representations and warranties of Owner to the City. In addition, Owner represents and warrants to the City that Owner: (1) is a limited liability corporation organized and existing under the laws of the State of Wisconsin; (2) is in good standing with the Wisconsin Department of Financial Institutions; (3) has taken all action necessary to enter into this Agreement; (4) has duly authorized the individual signers of this Agreement to do so; and (5) will be the sole owner of the Property, in fee simple.
- 2. **Municipal Services.** Based on Owner's use of the Property provided herein, the City shall provide public health, safety, fire and police protection, streets and street maintenance, snow

removal, and other governmental services ("Municipal Services") with respect to the Property that are funded by property taxes.

3. Tax Status of Property. Except as provided by law, the Property shall be subject to property taxation and shall not be exempt from property taxation, in full or in part. Owner shall timely provide, at no cost to the City, all information and access to books, records, documents, and other evidence reasonably requested by the City's assessor to determine whether the Property is exempt from property taxes and shall permit the City's assessor to have reasonable access to the Property for that purpose.

4. Payment for Municipal Services.

If, after obtaining the Conditional Use Permit, the Owner of the Property fails to cause the improvement of the Property through any new or additional structure or improvements equal to or greater than the base year improvement or structure valuation, adjusted for inflation or increases in the annual property tax assessment, for any Valuation Year, the City shall send Owner, by United States mail, postage prepaid, an invoice for the amount due as a payment for municipal services provided by the City with respect to the Property ("Payment for Municipal Services"), calculated according to this section of the Agreement. The amount due shall be calculated by the City for each Valuation Year by the following method.

- a. The City shall determine the assessed value of improvements on the Property (the Base Year Valuation") by referencing the Property's tax bill corresponding to the calendar year during which the Conditional Use Permit was granted (the "Base Year"). If the Property, or portion thereof, is already tax exempt for the Base Year, then the City's assessor, or an appraiser chosen in the sole discretion of the City, shall determine the assessed value of improvements as if the Property, or portion thereof, was not tax exempt, which value shall be used to calculate the Base Year Valuation, or portion thereof.
- b. The City shall calculate the Adjusted Base Year Valuation of the Property by multiplying the Base Year Valuation by any factor of inflation or increase in the annual property tax assessment during and subsequent to the Base Year as determined by the City's assessor.
- c. For each Valuation Year, the City shall determine the Property's current assessed value of improvements (the "Assessed Value Improvements"), but excluding land, by referencing the Property's tax bill corresponding to the Valuation Year. If the Property, or portion thereof, is determined to be tax exempt, then the Assessed Value Improvements related to the Property, or portion thereof, shall be deemed to be zero (0). "Valuation Year" means each year subsequent to the Base Year, excluding the year immediately following the Base Year.

- d. For each Valuation Year, the City shall compare the Assessed Value Improvements to the Adjusted Base Year Valuation. If the Assessed Value Improvements as determined in sub. (c) is greater than or equal to the Adjusted Base Year Valuation, the Owner is not required to make any Payment for Municipal Services for that Valuation Year. If the Assessed Value Improvements determination in sub. (c) is less than the Adjusted Base Year Valuation, the Owner shall make a Payment for Municipal Services to the City based upon the differential amount, if any, invoiced by the City to the Owner.
- e. The amount to be paid as the Payment for Municipal Services shall be calculated by taking the differential amount, if any, and multiplying it by the full property tax mill rate for all taxing jurisdictions as shown in the tax bills issued by the City on or about December of the Valuation Year.

Attached to this Agreement as **Exhibit A** are illustrative calculations by the method provided in this Agreement, using illustrative values of land and improvements some of which may be provided by Owner and other figures provided by the City. These values and figures are used solely for illustrating the method of calculation provided in this section and are not intended to indicate in any way what the actual calculation for any Valuation Year shall be. The amount of the Payment for Municipal Services for any Valuation Year, calculated as provided in this section, shall be binding on the parties.

- 5. **Terms of Payment.** The City shall send Owner an invoice for the Payment for Municipal Services due for each Valuation Year by the end of the Valuation Year or as soon thereafter as practical. The full amount of the Payment for Municipal Services shall be due on or before March 31 of the year after the Valuation Year. Each payment shall be deemed made when actually received by the City. Any payment made by check shall not be deemed made until the check has cleared all banks. Any amount due that is not paid on time shall bear interest and penalty in the same manner and at the same rate as provided by law for unpaid property taxes. The Payment for Municipal Services shall constitute payment for all Municipal Services provided with respect to the Property during the Valuation Year, except Municipal Services requested by Owner that would not ordinarily be provided by the City. The City and Owner acknowledge and agree that the Payment for Municipal Services under this Agreement would constitute a reasonable and appropriate means of carrying out the intent of the parties and would fairly and reasonably compensate the City for the Municipal Services provided during the Valuation Year, except Municipal Services requested by Owner that would not ordinarily be provided by the City.
- 6. Special Assessments and/or Special Charges. Any Payment for Municipal Services that is not made when due shall entitle the City to levy a special assessment and/or special charge against the Property for the amount due, plus interest and penalty. Owner hereby consents to the levy of any such special assessment and/or special charge, and, pursuant to Wis. Stat. § 66.0703(7)(b) and/or Wis. Stat. § 66.0627, waives any right to notice of or any hearing on any such special assessment and/or special charge.

- 7. Indemnification. Owner shall indemnify the City for all amounts of attorneys' fees and expenses and expenses incurred in enforcing this Agreement.
- 8. Remedies. The City shall have all remedies provided by this Agreement, and provided at law or in equity, necessary to cure any default or remedy any damages under this Agreement. Remedies shall include, but are not limited to, special assessments under section 6 of this Agreement, indemnification under section 7 of this Agreement, and all remedies available at law or in equity.
- 9. Successors and Assigns. This Agreement is binding on the successors and assigns of the parties, including, but not limited to, any subsequent owner of the Property, any part of the Property, or any real property interest in the Property or any part of the Property. Owner shall provide not less than forty-five (45) days advance written notice of any intended transfer of ownership, assignment, lease, or sublease. If at any time the Property has more than one (1) owner, the owners shall be jointly and severally liable for any Payment for Municipal Services due under this Agreement for any Valuation Year. For purposes of invoicing only, the City may, in its sole discretion, allocate the amount of the Payment for Municipal Services due among the owners in proportion to the Assessed Value Improvements of their respective property interests as of January 1 of the Valuation Year, as determined by the City's assessor using the method of calculation described in section 4 of this Agreement. If the City makes such an allocation for purposes of invoicing only, then if any part of the Payment for Municipal Services is not timely paid, the City may, in its sole discretion, at any time or from time to time, send additional invoices to all the owners for all or part of the amount due until the amount due is fully paid.
- 10. **Notices**. Any notice required to be given under this Agreement shall be deemed given when deposited in the United States mail, postage prepaid, to the party at the address stated below or when actually received by the party, whichever is first. The addresses are:

To City: City Clerk

City of La Crosse 400 La Crosse Street La Crosse, WI 54601

With a copy to: City Attorney

City of La Crosse 400 La Crosse Street La Crosse, WI 54601 To Owner:

Courtesy Corporation 2700 National Drive Onalaska WI 54650

Either party may change its address for notices by giving a notice as provided in this section.

- 11. **Term of Agreement**. The term of this Agreement shall begin on the date the Conditional Use Permit became effective (December 8, 2016) and shall continue for not less than twenty (20) Valuation Years unless otherwise terminated by mutual written agreement. The term of this Agreement shall be tolled for one (1) Valuation Year in the event a party is unable to perform due to an impossibility to perform, including, without limitation, fire, flood, storms, or other "act of God."
- 12. **Entire Agreement; Amendments**. This Agreement encompasses the entire agreement of the parties. Any amendment to this Agreement shall be made in writing, signed by both parties.
- 13. **Severability**. If any part of this Agreement is determined to be invalid or unenforceable, the rest of the Agreement shall remain in effect.
- 14. Waiver. No waiver of any breach of this Agreement shall be deemed a continuing waiver of that breach or a waiver of any other breach of this Agreement.
- 15. **Governing Law**. This Agreement has been negotiated and signed in the State of Wisconsin and shall be governed, interpreted, and enforced in accordance with the laws of the United States and the State of Wisconsin.
- 16. Interpretation of Agreement. The parties acknowledge that this Agreement is the product of joint negotiations. If any dispute arises concerning the interpretation of this Agreement, neither party shall be deemed the drafter of this Agreement for purposes of its interpretation. Venue for any action arising out of or in any way related to this Agreement shall be exclusively in the Circuit Court for La Crosse County, Wisconsin. Each party waives its right to challenge venue in La Crosse County.
- 17. **Dispute Resolution.** If there is any dispute between the parties arising out of, related to, or connected with this Agreement:
 - a. The parties shall attempt in good faith to resolve the dispute.
 - b. If the parties cannot resolve the dispute after reasonable efforts, the dispute shall be submitted to mediation, at the request of either party. The mediator shall be agreed on by the parties or, if they are unable to agree, selected by the Circuit Court of La Crosse County, on application of either party. If the dispute, in whole or part, concerns the Assessed Value Improvements of the Property or the amount due of any payment for

Municipal Services, the mediator shall be an assessor or appraiser licensed by the State of Wisconsin with at least ten (10) years experience in the valuation of commercial property, unless the parties agree otherwise in writing. If the dispute is wholly on some other issue or issues, the mediator shall be an attorney in La Crosse County, Wisconsin with at least ten (10) years experience.

- C. If the parties cannot resolve the dispute by mediation, after reasonable efforts, either party may demand arbitration conducted in accordance with chapter 788, Wisconsin Statutes, or any successor statute, by a single arbitrator, chosen by mutual agreement of the parties or, if they do not agree, by the Circuit Court for La Crosse County, on application of either party. The party demanding arbitration shall bear all the costs of arbitration. If the dispute, in whole or part, concerns the Assessed Value Improvements of the Property or the amount of any payment for Municipal Services due under this Agreement, the arbitrator shall be an assessor or appraiser licensed by the State of Wisconsin with at least ten (10) years experience in the valuation of commercial property, unless the parties agree otherwise in writing, and any demand for arbitration shall be made within sixty (60) days after an invoice for payment for Municipal Services for the Valuation Year in dispute is sent by the City to Owner. If a demand for arbitration is not made within that time, the parties shall be deemed to have waived arbitration with respect to the Assessed Value Improvements of the Property and the amount of any payment for Municipal Services due under this Agreement. If the dispute is wholly on some other issue or issues, the arbitrator shall be an attorney in La Crosse County, Wisconsin with at least ten (10) years experience. Chapter 788, Wisconsin Statutes, or any successor statute, shall govern the arbitration proceeding, except that Owner and the City each waive any right to trial by jury if a dispute concerning the arbitration proceeding is resolved by a court. Each party is hereby authorized to file a copy of this section in any proceeding as conclusive evidence of this waiver of jury trial by the other party.
- 18. Representations. Each party acknowledges and agrees that no representation or promise not expressly contained in this Agreement has been made by the other party or any of its employees, attorneys, agents, or representatives. Each party acknowledges that it is not entering into this Agreement on the basis of any such representation or promise, express or implied.
- 19. **Reading of Agreement.** Each person signing this Agreement on behalf of any Party acknowledges that the person has read this Agreement, that the person understands the terms and conditions of the agreement, that the person (if other than an attorney for the party) has been advised by legal counsel concerning this Agreement, and that the person freely and voluntarily signs this Agreement.
- 20. Authorization to Sign Agreement. Each person signing this Agreement on behalf of any Party represents and warrants that the person holds the position indicated beneath the person's

signature and that the person has the requisite corporate or other authority to sign this Agreement on behalf of the Party. Each Party represents that entry into this Agreement is not in contravention of any agreement or undertaking to which the Party is bound.

21. Recording. The City may record this Agreement with the Register of Deeds for La Crosse County and may record this document again, from time to time, in the City's sole discretion.

IN WITNESS WHEREOF, the parties have executed this Agreement by their duly authorized representatives as of the date first set forth above.

CITY OF LA CROSSE

Teri Lehrke, City Clerk

Subscribed and sworn to before me this

12 day of December, 2016

n (Nikki M. Flsen) Pac

Notary Public, State of WIO My Comprission: (2)

COURTESY CORPORATION

Subscribed and sworn to before me this Ob day of December, 2016.

Notary Public, State of W

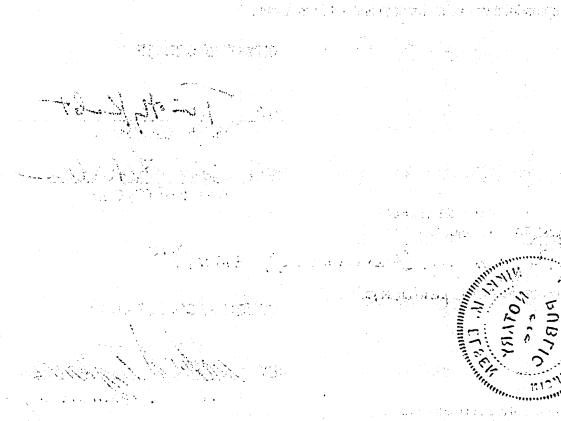
My Commission: Ob/14/A020

Exhibit A attached: Illustrative Calculations

Exhibit B attached: Legal Description

This instrument drafted by: Attorney Stephen F. Matty, City Attorney City of La Crosse 400 La Crosse Street La Crosse, WI 54601





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EXHIBIT B

Tax Parcel: 17-10190-130

The North 40 feet of the South 200 feet of Lots 12, 13, 14 and 15 in Block 2 of N.W. Twining's Addition to the City of La Crosse, La Crosse County, Wisconsin.

Exhibit A ILLUSTRATIVE CALCULATION

Illustration A-1

Assumptions:

This illustration assumes that the Common Council approved a Conditional Use Permit on May 13, 2015 and the parties have entered into an Agreement Concerning Payment for Municipal Services. It is assumed that the real property has been assessed at \$10,000 for land and \$44,600 for improvements on January 1, 2015 and the same is reflected in tax bills issued on December 4, 2015. It is further assumed that the City Assessor has determined that the tax valuation and assessments have increased at a rate of two percent (2%) per year. Additionally, the owner demolished the original improvements in July 2015 and constructed new improvements in October 2015. These improvements were assessed at \$50,000 by the City Assessor on January 1, 2016 and are reflected as the same on the December 4, 2016 tax bills.

- The Assessed Value Improvements are greater than or equal to the Adjusted Base Year Valuation for Valuation Years 2017-2026; accordingly, no Payment for Municipal Services is due.
- Land is still taxed and not used to calculate any Payment for Municipal Services.
- See Exhibit A-1 for further illustration.

						Payment for	Payment for Municipal Services	rvices						
Date of CUP approval	approval		5/13/2015											
Jate CUP be	Date CUP became effective		5/19/2015											
Sase Year Va	Base Year Valuation Date		1/1/2015											
Inflation Factor	or		2%											
			Base Year	Grace Year	Valuation Years									
			Т	Т	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
			1/1/2015	1/1/2016	1/1/2017	1/1/2018	1/1/2019	1/1/2020	1/1/2021	1/1/2022	1/1/2023	1/1/2024	1/1/2025	1/1/2026
Tax Parcel ID No.	No.								Dr.					
Base Year Va	Base Year Valuations and Adjusted Base Year Valuations	iusted Base Y	'ear Valuations											
	Land		10,000.00	10,200.00	10,404.00	10,612.08	10,824.32	11,040.81	11,261.62	11,486.86	11,716.59	11,950.93	12,189.94	12,433.74
	Improvements		44,600.00	45,492.00	46,401.84	47,329.88	48,276.47	49,242.00	50,226.84	51,231.38	52,256.01	53,301.13	54,367.15	55,454.49
	Total		54,600.00	55,692.00	56,805.84	57,941.96	59,100.80	60,282.81	61,488.47	62,718.24	63,972.60	65,252.05	66,557.10	67,888.24
Assessed Val	Assessed Value Improvements	ts.												
	Land		10,000.00	10,200.00	10,404.00	10,612.08	10,824.32	11,040.81	11,261.62	11,486.86	11,716.59	11,950.93	12,189.94	12,433.74
	New Improvements	nents	44,600.00	50,000.00	51,000.00	52,020.00	53,060.40	54,121.61	55,204.04	56,308.12	57,434.28	58,582.97	59,754.63	60,949.72
	Total		54,600.00	60,200.00	61,404.00	62,632.08	63,884.72	65,162.42	66,465.66	67,794.98	69,150.88	70,533.89	71,944.57	73,383.46
mprovemer	Improvement Differential (if any)	any)	00.00	0.00	(4,598.16)	(4,690.12)	(4,783.93)	(4,879.60)	(4,977.20)	(5,076.74)	(5,178.27)	(5,281.84)	(5,387.48)	(5,495.23)
Tau Dato			0000	0000	0000	0.008	8000	8000	0.008	0.008	8000	0000	0000	0000
ax nate			0.020	0.020	N/A	N/A	N/N	N/N	N/N	N/A	N/N	0.020	0.020	0.020
ayment 101	Payment for Municipal Services	san	W/W	W/M	W/N1	W/M	2/81	7/81	2/2	W/M	W/N	W/N	H/N	W/W
Tax bill			12/4/2015	12/4/2016	12/4/2017	12/4/2018	12/4/2019	12/4/2020	12/4/2021	12/4/2022	12/4/2023	12/4/2024	12/4/2025	12/4/2026
Invoice Date				N/A	N/A	N/A	N/A	N/A	N/A	A/N	N/A	N/A	A/N	N/A
Due Date				N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
NOTES:														
1. Inflation	1. Inflation factors in 2015 and subsequent years are used to determine the Adjust	and subseque	nt years are us	ed to determin	ne the Adjusted	ed Base Year Valuations.	uations.							
2. Payment	2. Payment for Municipal Services extends for not less than 20 valuation years.	rvices exten	ds for not less t	han 20 valuati	on years.									

Assumptions:

This illustration assumes that the Common Council approved a Conditional Use Permit on May 13, 2015 and the parties have entered into an Agreement Concerning Payment for Municipal Services. It is assumed that the real property has been assessed at \$29,000 for land and \$113,500 for improvements on January 1, 2015 and the same is reflected on the December 4, 2015 tax bill. It is further assumed that the City Assessor has determined that the tax valuation and assessments have increased at a rate of two percent (2%) per year. Additionally, the owner demolished the original improvements in July 2015 and constructed new improvements in October These improvements were assessed at \$150,000 by the City Assessor on January 1, 2022 and are reflected as the same on the December 4, 2022 tax bill.

- The Assessed Value Improvements are less than the Adjusted Base Year Valuation for Valuation Years 2017-2021; accordingly a Payment for Municipal Services is invoiced at the end of each year and due on March 31 of the following year.
- The Assessed Value Improvements are greater than or equal to the Adjusted Base Year Valuation for Valuation Years 2022-2026; accordingly, no Payment for Municipal Services is due.
- Land is still taxed and not used to calculate any Payment for Municipal Services.
- See Exhibit A-2 for further illustration.

S/13/015	Straton Stra	S/19/2015 S/19						Exhibit A-2	Exhibit A-2 Illustrative Calculations	alculations						
S/13/2015 S/13	Stations	S/13/2015 S/13						Payment	for Municipal	Services						
S/19/2015 S/19	Stylators Styl	S/13/2015 S/13														
1/1/2015 1/1/2015 1/1/2016	5/19/2015 1/1/2015	11/17015 11/17015	te of CUP a	pproval	5/13/2015											
1/1/2015 1/1/2015	1/1/2015 1/1/2015	1/1/2015 1/1/2015 1/1/2015 1/1/2015 1/1/2016	te CUP beca	ame effective	5/19/2015											
Base Vear Grace Vear Valuation Vears Vears Vears Vear	Base Vear Grace Vear Valuation Vear	Base Year Base Year Grace Year	e Year Valu	uation Date	1/1/2015											11
Vear 1 Vear 2 Vear 3 Vear 4 Vear 5 Vear 6 Vear 7 Vear 9 Vear 1 Vear 1 Vear 1 Vear 1 Vear 1 Vear 2 Vear 3 Vear 4 Vear 5 Vear 6 Vear 7 Vear 9 Vear 9 Vear 1 Vear 2 Vear 3 Vear 4 Vear 5 Vear 6 Vear 7 Vear 1 Vear 2 Vear 3 Vear 4 Vear 5 Vear 6 Vear 6 Vear 7 Vear 8 Vear 9 V	Control Page 1 Control Page 2 Control Page 3 Control Page 4 Control Page 5 Cont	1/1/2016 1/1/2017 1/1/2018 1/1/2019 1/1/2010 1/1/2010 1/1/2012	ation Facto	70	2%											
1/1/2016 1/1/2018 1/1/2018 1/1/2019 1/1/2020 1/1/2022 1/1/2023 1/1/2024 1/1/2025 1/1/2025 1/1/2024 1/1/2025 1/1/2025 1/1/2024 1/1/2025 1/1/2025 1/1/2024 1/1/2025 1/1/2025 1/1/2024 1/1/2025 1/1/2025 1/1/2024 1/1/2025 1/1/2025 1/1/2024 1/1/2025	1/1/2016 1/1/2018 1/1/2018 1/1/2019	1/1/2016 1/1/2018 1/1/2018 1/1/2019			Base Year	Т	Valuation Years									
1/1/2016 1/1/2018 1/1/2018 1/1/2020 1/1/2021 1/1/2022 1/1/2023 1/1/2024 1/1/2025	11/17016 11/17017 11/17018 11/17019 11/17020 11/17021 11/17022 11/17023 11/	1/1/2016 1/1/2017 1/1/2018 1/1				Т	Year 1	123	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
29,580.00 30,171.60 30,775.03 31,390.53 32,058.71 33,311.88 33,978.12 34,657.68 35,350.84 115,770.00 118,085.40 120,447.11 122,856.05 125,331.37 127,819.43 130,375.82 132,683.34 135,643.01 138,355.87 142,500.00 148,257.00 151,222.14 154,246.58 157,331.51 160,478.14 166,961.46 170,300.69 173,706.70 29,580.00 30,171.60 30,775.03 31,390.53 32,018.34 32,658.71 186,961.46 170,300.69 173,706.70 29,580.00 30,171.60 30,775.03 31,390.53 32,018.34 32,658.71 183,311.88 33,978.12 34,657.68 35,350.84 29,580.00 30,171.60 30,775.03 31,390.53 32,018.34 32,658.71 183,311.88 135,600.00 150,181.20 115,770.00 118,085.40 120,447.11 122,5313.17 127,819.43 (19,624.18) (19,624.18) 190,717.68 194,532.04 115,770.00 118,085.40 120,447.11 122,313.17 <td>115,770.00 118,085.40 120,447.11 122,856.05 125,313.17 127,819.43 13,311.88 13,978.12 34,657.68 15,350.84 142,500.00 118,085.40 120,447.11 122,856.05 125,313.17 127,819.43 13,311.88 13,978.12 135,643.01 138,355.87 142,500.00 148,257.00 148,257.00 148,257.00 148,257.00 148,257.00 148,257.00 148,257.00 148,257.00 148,257.00 148,257.00 148,257.00 148,257.00 148,257.00 148,257.00 149,2580.00 148,257.00 148,2</td> <td>29,580.00 30,171.60 30,775.03 31,390.53 32,018.34 32,688.71 33,311.88 33,978.12 34,657.68 35,350.84 115,770.00 118,085.40 120,447.11 122,866.05 125,313.17 127,819.43 130,375.82 132,983.34 135,630.00 138,355.87 132,580.00 148,257.00 151,222.14 124,46.58 157,331.51 160,478.14 165,661.46 170,300.69 173,706.70 175,700.00 0.00 0.00 0.00 0.00 0.00 0.00 0.</td> <td></td> <td></td> <td>1/1/2015</td> <td>1/1/2016</td> <td>1/1/2017</td> <td>1/1/2018</td> <td>1/1/2019</td> <td>1/1/2020</td> <td>1/1/2021</td> <td>1/1/2022</td> <td>1/1/2023</td> <td>1/1/2024</td> <td>1/1/2025</td> <td>1/1/2026</td>	115,770.00 118,085.40 120,447.11 122,856.05 125,313.17 127,819.43 13,311.88 13,978.12 34,657.68 15,350.84 142,500.00 118,085.40 120,447.11 122,856.05 125,313.17 127,819.43 13,311.88 13,978.12 135,643.01 138,355.87 142,500.00 148,257.00 148,257.00 148,257.00 148,257.00 148,257.00 148,257.00 148,257.00 148,257.00 148,257.00 148,257.00 148,257.00 148,257.00 148,257.00 148,257.00 149,2580.00 148,257.00 148,2	29,580.00 30,171.60 30,775.03 31,390.53 32,018.34 32,688.71 33,311.88 33,978.12 34,657.68 35,350.84 115,770.00 118,085.40 120,447.11 122,866.05 125,313.17 127,819.43 130,375.82 132,983.34 135,630.00 138,355.87 132,580.00 148,257.00 151,222.14 124,46.58 157,331.51 160,478.14 165,661.46 170,300.69 173,706.70 175,700.00 0.00 0.00 0.00 0.00 0.00 0.00 0.			1/1/2015	1/1/2016	1/1/2017	1/1/2018	1/1/2019	1/1/2020	1/1/2021	1/1/2022	1/1/2023	1/1/2024	1/1/2025	1/1/2026
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142,500.00 29,580.00 30,171.60 30,775.03 31,390.53 32,018.34 32,658.71 183,311.88 186,978.12 190,717.68 194,532.04 198,422	142,500.00 29,580.00 30,171.60 30,775.03 31,390.53 32,018.34 32,658.71 183,311.88 186,978.12 190,717.66 194,532.04 194,532.0	147,500.00 29,580.00 30,171.60 30,775.03 31,390.53 32,018.34 32,688.71 183,311.88 186,978.12 190,717.68 194,532.04 194,532.0		New Improvements	113,500.00			00.00	00.00	00.00	00.0	150,000.00	153,000.00	156,060.00	159,181.20	162,364.82
0.00 115,770.00 118,085.40 120,447.11 122,856.05 125,313.17 127,819.43 (19,624.18) (20,016.66) (20,416.99) (20,825.33) (21,241) 0.028	0.002 115,770.00 118,085.40 120,447.11 122,856.05 125,313.17 127,819.43 119,624.18 120,016.66 120,416.99 120,416.99 120,213.17 127,819.43 119,624.18 120,016.66 120,416.99 120,416.99 120,218	0.000 115,770.00 118,085.40 120,447.11 122,856.05 125,313.17 127,819.43 (19,624.18) (20,016.66) (20,416.99) (20,825.33) (21,24)		Total	142,500.00	29,580.00	30,171.60	30,775.03	31,390.53	32,018.34	32,658.71	183,311.88	186,978.12	190,717.68	194,532.04	198,422.68
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12/4/2019 12/4/2020 12/4/2021 12/4/2022 12/4/2023 12/4/2024 12/4/2025 12/4/2 2/31/2019 12/31/2020 12/31/2021 N/A	12/4/2019 12/4/2020 12/4/2021 12/4/2023 12/4/2025 12/4/2025 12/4/2025 12/4/2029 12/4/2020 12/31/2020 3/31/2020 3/31/2021 3/31/2021 N/A	12/4/2019 12/4/2020 12/4/2021 12/4/2023 12/4/2024 12/4/2025 12/4/2 2/31/2019 12/31/2020 3/31/2021 3/31/2022 N/A	ment for	Municipal Services	N/A			3,372.52	3,439.97	3,508.77	3,578.94	N/A	N/A	N/A	N/A	N/A
2/31/2020 3/31/2021 3/31/2022 12/9/2023 12/9/2023 12/9/2025 12/9/2	12/4/2019 12/4/2020 12/4/2021 12/4/2023 12/4/2023 12/4/2022 12/4/2	2/31/2020 3/31/2021 12/4/2022 12/4/2023 12/4/2025 12/4/2			Trock of the		14/04	0.000	0.0001.100	ococial ca		coortel et e	coord el ce	a cod el ca	and of the same	1000
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Inflation factors in 2015 and subsequent years are used to determine the Adjusted Base Year Valuations.	Inflation factors in 2015 and subsequent years are used to determine the Adjusted Base Year Valuations. Payment for Municipal Services extends for not less than 20 valuation years. No payment due for Grace Year.	Inflation factors in 2015 and subsequent years are used to determine the Adjusted Base Year Valuations. Payment for Municipal Services extends for not less than 20 valuation years. No payment due for Grace Year.	e Date			N/A	3/31/2	3/31/2019	3/31/2020	3/31/2021	3/31/2022	N/A	N/A	N/A	N/N	N/A
Inflation factors in 2015 and subsequent years are used to determine the Adjusted Base Year Valuations.	Inflation factors in 2015 and subsequent years are used to determine the Adjusted Base Year Valuations. Payment for Municipal Services extends for not less than 20 valuation years. No payment due for Grace Year.	Inflation factors in 2015 and subsequent years are used to determine the Adjusted Base Year Valuations. Payment for Municipal Services extends for not less than 20 valuation years. No payment due for Grace Year.														
inflation factors in 2015 and subsequent years are used to determine the Adjusted Base Year Valuations.	Inflation factors in 2015 and subsequent years are used to determine the Adjusted Base Year Valuations. Payment for Municipal Services extends for not less than 20 valuation years. No payment due for Grace Year.	Inflation factors in 2015 and subsequent years are used to determine the Adjusted Base Year Valuations. Payment for Municipal Services extends for not less than 20 valuation years. No payment due for Grace Year.	TES:													
Darmant for Ministral Carrier autande for not lace than 20 valuation years	Payment for Municipal Services extends for not less than 20 valuation years. No payment due for Grace Year,	Payment for Municipal Services extends for not less than 20 valuation years. No payment due for Grace Year,	Inflation fa	actors in 2015 and subseq	uent years are use	d to determine	the Adjusted Ba	ise Year Valuatio	ons.							
Payliell of Multipla Selvice exterior for the test time to the test time time to the test time time time time time time time tim	No payment due for Grace Year.	No payment due for Grace Year.	Payment fi	or Municipal Services exte	ends for not less th	an 20 valuation	years.									
No payment due for Grace Year.			No payme	nt due for Grace Year.												

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Assumptions:

This illustration assumes that the Common Council approved a Conditional Use Permit on May 13, 2015 and the parties have entered into an Agreement Concerning Payment for Municipal Services. It is assumed that the real property has been assessed at \$26,800 for land and \$75,900 for improvements on January 1, 2015 and the same is reflected on the December 4, 2015 tax bill. It is further assumed that the City Assessor has determined that the tax valuation and assessments have increased at a rate of two percent (2%) per year. Additionally, the owner demolished the original improvements in July 2015 and never constructed any new improvements. Moreover, the owner filed a tax exemption request with the City Assessor, which was approved commencing on January 1, 2024.

- The Assessed Value Improvements are less than the Adjusted Base Year Valuation for Valuation Years 2017-2026; accordingly a Payment for Municipal Services is invoiced at the end of each tax year and due on March 31 of the following year.
- Land is still taxed for Valuation Years 2017-2023 and not used to calculate any Payment for Municipal Services.
- Land obtains a tax exemption commencing in 2024; accordingly, a tax bill on the land no longer occurs, but the Payment for Municipal Services still occurs.
- See Exhibit A-3 for further illustration.

					Exhibit A-3	Exhibit A-3 Illustrative Calculations	alculations						
					Payment	Payment for Municipal Services	Services						
Date of CUP approval		5/13/2015											
Date CUP became effective	ive	5/19/2015											
Base Year Valuation Date	a	1/1/2015											
Inflation Factor		2%											
		Base Year	Grace Year	Valuation Years									
				Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
		1/1/2015	1/1/2016	1/1/2017	1/1/2018	1/1/2019	1/1/2020	1/1/2021	1/1/2022	1/1/2023	1/1/2024	1/1/2025	1/1/2026
Tax Parcel ID No.													
Base Year Valuations and Adjusted Base Year Valuations	d Adjusted Base	Year Valuation:											
Land		26,800.00	27,336.00	27,882.72	28,440.37	29,009.18	29,589.37	30,181.15	30,784.78	31,400.47	32,028.48	32,669.05	33,322.43
Improvements	ents	75,900.00	77,418.00	78,966.36	80,545.69	82,156.60	83,799.73	85,475.73	87,185.24	88,928.95	90,707.53	92,521.68	94,372.11
Total		102,700.00	104,754.00	106,849.08	108,986.06	111,165.78	113,389.10	115,656.88	117,970.02	120,329.42	122,736.01	125,190.73	127,694.54
Assessed Value Improvements	ments												
Land		26,800.00	27,336.00	27,882.72	28,440.37	29,009.18	29,589.37	30,181.15	30,784.78	31,400.47	00:00	00:00	00:00
New Improvements	ovements	75,900.00	00.00	00:00	00:00	00:00	0.00	00:00	00:00	00:00	00:00	00:00	00.00
Total		102,700.00	27,336.00	27,882.72	28,440.37	29,009.18	29,589.37	30,181.15	30,784.78	31,400.47	0.00	0.00	0.00
Improvement Differential (if any)	al (if any)	0.00	77,418.00	78,966.36	80,545.69	82,156.60	83,799.73	85,475.73	87,185.24	88,928.95	90,707.53	92,521.68	94,372.11
Tax Rate		0.028	0.280	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028
Payment for Municipal Services	Services	N/A	N/A	2,211.06	2,255.28	2,300.38	2,346.39	2,393.32	2,441.19	2,490.01	2,539.81	2,590.61	2,642.42
H		10/4/01	2100/1/01	T10C/ N/C1	0100/1/01	0100/1/01	000017701	1000/1/01	CCOC/ 1/Ct	2007/1/21	ACOC/ A/C1	3000/1/01	2000/10/01
lax oill		CT07/4/7T		171	12/4/2010	12/4/2013	12/4/2020	17/4/707	12/4/2022	12/2/2/2023	12/4/2024	12/4/2023	12/4/2020
Invoice Date			N/A	12/3	12/31/2018	12/31/2019	12/31/2020	12/31/2021	12/31/2022	12/31/2023	12/31/2024	12/31/2025	12/31/2026
Due Date			N/A	3/31/2018	3/31/2019	3/31/2020	3/31/2021	3/31/2022	3/31/2023	3/31/2024	3/31/2025	3/31/2026	3/31/2027
NOTES:													
1. Inflation factors in 2010 and subsequent years are used to determine the	10 and subsequ	ent years are us	sed to determi	ne the Adjuste	Adjusted Base Year Valuations.	luations.							
2. Payment for Municipal Services extends for not less than 20 valuation years.	al Services exten	ids for not less	than 20 valuati	on years.									
3. No payment due for Grace Year.	Grace Year.												

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Assumptions:

This illustration assumes that the Common Council approved a Conditional Use Permit on May 13, 2015 and the parties have entered into an Agreement Concerning Payment for Municipal Services. It is assumed that the real property has been assessed at \$15,000 for land and \$110,000 for improvements on January 1, 2015 and the same is reflected on the December 4, 2015 tax bill. It is further assumed that the City Assessor has determined that the tax valuation and assessments have increased at a rate of two percent (2%) per year. Additionally, the owner of the property demolished the original improvements in July 2015 and constructed some partial improvements in August 2017. improvements were assessed at \$70,000 by the City Assessor on January 1, 2018 and are reflected as the same on the December 4, 2018 tax bill. the owner completed the partial improvements in October 2019, which were subsequently assessed at an additional \$55,000 on January 1, 2020 beyond the previous partial assessment already provided by the City Assessor and are reflected as the same on the December 4, 2020 tax bill.

- The Assessed Value Improvements are less than the Adjusted Base Year Valuations for Valuation Years 2017-2019; a Payment for Municipal Services is owed.
- No Payment for Municipal Services would occur after final construction has been completed commencing in Valuation Year 2020 since the Assessed Value Improvements are greater than the Adjusted Base Year Valuations.
- Land is still taxed and not used to calculate any Payment for Municipal Services.
- See Exhibit A-4 for further illustration.

						CONTRACTOR OF THE PARTY OF THE	-							
						Payment f	Payment for Municipal Services	ervices						
Date of CUP approval	ipproval		5/13/2015											
ate CUP bec	Date CUP became effective		5/19/2015											
Base Year Valuation Date	uation Date		1/1/2015											
Inflation Factor	or		2%											
			:											
			Base Year	Grace Year	Valuation Years		Cores	No. of	7	0.000	L. Carol	0	0	0,100
			1/1/2015	1/1/2016	1/1/2017	1/1/2019	1/1/2019	1/1/2020	1/1/2021	1/1/2022	1/1/2022	1/1/2024	1/1/202E	1/1/2026
Fax Parrel ID No	2		1/1/2013	1/1/2010	1107/1/1	1/1/2010	1/1/2013	1/1/2020	1707/1/	7707/1/	17/1/2023	1/1/2024	1/1/2023	1/1/2020
	Land		15,000.00	15,300.00	15,606.00	15,918.12	16,236.48	16,561.21	16,892.44	17,230.29	17,574.89	17,926.39	18,284.92	18,650.61
	Improvements	s	110,000.00	112,200.00	114,444.00	116,732.88	119,067.54	121,448.89	123,877.87	126,355.42	128,882.53	131,460.18	134,089.39	136,771.17
	Total		125,000.00	127,500.00	130,050.00	132,651.00	135,304.02	138,010.10	140,770.30	143,585.71	146,457.42	149,386.57	152,374.30	155,421.79
Issessed Valu	Assessed Value Improvements	ts												
	Land		15,000.00	15,300.00	15,606.00	15,918.12	16,236.48	16,561.21	16,892.44	17,230.29	17,574.89	17,926.39	18,284.92	18,650.61
	New Improvements	ments	110,000.00	00:00	00.00	70,000.00	71,400.00	126,400.00	128,928.00	131,506.56	134,136.69	136,819.43	139,555.81	142,346.93
	Total		125,000.00	15,300.00	15,606.00	85,918.12	87,636.48	142,961.21	145,820.44	148,736.85	151,711.58	154,745.81	157,840.73	160,997.54
mprovement		any)	0.00	112,200.00	114,444.00	46,732.88	47,667.54	(4,951.11)	(5,050.13)	(5,151.14)	(5,254.16)	(5,359.24)	(5,466.43)	(5,575.76)
Fax Rate			0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028
ayment for	Payment for Municipal Services	ices	N/A	N/A	3,204.43	1,308.52	1,334.69	N/A						
Tax bill			12/4/2015	12/4/2016	12/4/2017	12/4/2018	12/4/2019	12/4/2020	12/4/2021	12/4/2022	12/4/2023	12/4/2024	12/4/2025	12/4/2026
Invoice Date					12/31/	1	12/31/2019	N/A						
Due Date				N/A	3/31/2018	3/31/2019	3/31/2020	N/A						
NOTES:	1100	1 - 1			100	No.								
Daymont f	or Municipal Se	and subsequ	 Initiation factors in Zolo and subsequent years are used to betermine the Adjusted base tear valuations. Designant for Ministral Society extends for not lose than 20 valuation years. 	than 20 valuation	וה אפשר אחושור	Dase real vall	dations.							
. rayment	2. rayment for mannerpar services	SI VICES CALE	103 101 1101 1633	Night of High	oli yeals.									
S. No payme	of due for Grac	TEGV OF												

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Assumptions:

This illustration assumes that the Common Council approved a Conditional Use Permit on May 13, 2015 and the parties have entered into an Agreement Concerning Payment for Municipal Services. It is assumed that the real property has been assessed at \$20,000 for land and \$65,000 for improvements on January 1, 2015 and the same is reflected on the December 4, 2015 tax bill. It is further assumed that the City Assessor has determined that the tax valuation and assessments have increased at a rate of two percent (2%) per year. Additionally, the owner of the property demolished the original improvements in October 2016 and constructed improvements in June 2017. These improvements were assessed at \$75,000 by the City Assessor on January 1, 2018 and are reflected as the same on the December 4, 2018 tax bill. Later, the owner files a tax exemption request for the property, which is granted by the City Assessor effective January 1, 2021.

- The Assessed Value Improvements are less than the Adjusted Base Year Valuations for Valuation Year 2017; a Payment for Municipal Services is owed.
- The Assessed Value Improvements are greater than the Adjusted Base Year Valuations for Valuation Years 2018-20; no Payment for Municipal Services is owed.
- Since the tax exemption is granted commencing in 2021, the Assessed Value Improvements are deemed to be zero and therefore they are less than the Adjusted Base Year Valuations; a Payment for Municipal Services is due for Valuation Years 2021-2026.
- Land is still taxed and not used to calculate any Payment for Municipal Services. Here, however land is not taxed after obtaining a tax exemption in 2021.
- See Exhibit A-5 for further illustration.

						Exhibit A-5	Exhibit A-5 Illustrative Calculations	Calculations						
						Payment	Payment for Municipal Services	Services						
Date of CUP approval	approval		5/13/2015											
Date CUP be	Date CUP became effective		5/19/2015											
Base Year Va	Base Year Valuation Date		1/1/2015											
Inflation Factor	tor		2%											
			Base Year	Grace Year	Valuation Years	S								
					Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
			1/1/2015	1/2/2016	1/1/2017	1/1/2018	1/1/2019	1/1/2020	1/1/2021	1/1/2022	1/1/2023	1/1/2024	1/1/2025	1/1/2026
Tax Parcel ID No.	D No.													
Base Year Vo	Base Year Valuations and Adjusted Base Year Valuations	ijusted Base	Year Valuation:	S										
	Land		20,000.00	20,400.00	20,808.00	21,224.16	21,648.64	22,081.62	22,523.25	22,973.71	23,433.19	23,901.85	24,379.89	24,867.49
	Improvements	5	65,000.00	66,300.00	67,626.00	68,978.52	70,358.09	71,765.25	73,200.56	74,664.57	76,157.86	77,681.02	79,234.64	80,819.33
	Total		85,000.00	86,700.00	88,434.00	90,202.68	92,006.73	93,846.87	95,723.81	97,638.28	99,591.05	101,582.87	103,614.53	105,686.82
Assessed Va	Assessed Value Improvements	ts												
	Land		20,000.00	20,400.00	20,808.00	21,224.16	21,648.64	22,081.62	00.00	00:00	0.00	00:00	00.00	00.00
	New Improvements	nents	65,000.00	66,300.00	00.00	75,000.00	76,500.00	78,030.00	00.00	00.00	0.00	00.00	00.00	0.00
	Total		85,000.00	86,700.00	20,808.00	96,224.16	98,148.64	100,111.62	00.00	00.00	00.00	00.00	00:00	00.00
Improveme	Improvement Differential (if any)	any)	0.00	0.00	67,626.00	(6,021.48)	(6,141.91)	(6,264.75)	73,200.56	74,664.57	76,157.86	77,681.02	79,234.64	80,819.33
Tax Rate			0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028
Payment for	Payment for Municipal Services	ices	N/A	N/A	1,893.53	N/A	N/A	N/A	2,049.62	2,090.61	2,132.42	2,175.07	2,218.57	2,262.94
Tax bill			12/4/2015	12/4/2016	12/4/2017	12/4/2018	12/4/2019	12/4/2020	12/4/2021	12/4/2022	12/4/2023	12/4/2024	12/4/2025	12/4/2026
Invoice Date	0				12/	N/A	N/A	N/A	12/31/2021	12/31/2022	12/31/2023	12/31/2024	12/31/2025	12/31/2026
Due Date				N/A	3/31/2018	N/A	N/A	N/A	3/31/2022	3/31/2023	3/31/2024	3/31/2025	3/31/2026	3/31/2027
NOTES:														
1. Inflation	1. Inflation factors in 2015 and subsequent years are used to determine the Adjusted Base Year Valuations.	and subsequ	ent years are u	sed to determi	ne the Adjuste	d Base Year Va	luations.							
2. Payment	2. Payment for Municipal Services extends for not less than 20 valuation years.	ervices exter	ids for not less	than 20 valuati	ion years.									

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Assumptions:

This illustration assumes that the Common Council approved a Conditional Use Permit on May 13, 2015 and the parties have entered into an Agreement Concerning Payment for Municipal Services. It is assumed that the real property and improvements thereon have not been assessed because the City Assessor had previously determined the property to be used for a tax exempt purpose commencing January 1, 2005. After the Council approved the Conditional Use Permit, the City Assessor determined that the real property would have been assessed at \$15,000 and \$35,000 for improvements on January 1, 2015. It is further assumed that the City Assessor has determined that the tax valuation and assessments have increased at a rate of two percent (2%) per year. Additionally, the owner of the property demolished the original improvements in August 2015 and never constructed any new improvements.

- The Base Year Valuation and Adjusted Base Year Valuations are determined by the City's assessor since the Property was previously tax exempt.
- Since a tax exemption was previously granted commencing in 2005, the Assessed Value Improvements are deemed to be zero; and therefore, they are less than the Adjusted Base Year Valuations. A Payment for Municipal Services is due for Valuation Years 2017 - 2026.
- Generally, land is still taxed and not used to calculate any Payment for Municipal Services.
 Here, however, the land is not taxed since it was previously determined to be tax exempt commencing in 2005.
- See Exhibit A-6 for further illustration.

Pecane S/13/2015 Pecane Fistor Pecane Period Pecane	Payment for Municipal Services 2/12/2015 Payment for Municipal Services Payment for Municip	Payment for Municipal Services 1/13/2015 Payment for Grace Vear for Municipal Services 1/13/2015 Payment for Municipal Services 1/13/2015 Payment for Grace Vear for Municipal Services 1/13/2015 Payment for Municipal Services 1/13/2015 Paym	Grace Year Valuation Years Vear 3 Vear 4 Vear 5 Vear 6 Vear 7 Vear 9 Vear 9 Vear 9 Vear 1 Vear 2 Vear 3 Vear 4 Vear 5 Vear 6 Vear 7 Vear 9 Vear 9 Vear 9 Vear 1 Vear 1 Vear 2 Vear 9 Vear 1 Vear 1 Vear 2 Vear 9 Vear 9 Vear 1 Vear 1 Vear 2 Vear 9 Vear 9 Vear 1 Vear 1 Vear 2 Vear 9 Vear 9 Vear 9 Vear 1 Vear 1 Vear 1 Vear 2 Vear 9														
Percame effective 5/19/2015 Percame effective 5/19/2015 Percame effective 1/1/2015 Percame effective Percame effe	Pecame effective S/19/2015	Personne effective 5/13/2015	Presence Hercine 5/13/2015						Payment	for Municipal	Services						
Percent	Pactor P	Percane effective \$1/9/2015	Percane lefetche 5/19/2015 Percane lefetche 1/1/2015 Percane lefetche Percane le														
Percame effective 5/12/2015 Percame Figure Percame	Percame effective 5/19/2015 Percame effective 1/1/2015 Percame effective Percame	1/1/2015 1/1/2015	Precine effective 5/19/2015 Precine 1/1/2015 Precine 1/1/2015 Precine Precinc Precine Precine Precine Precine Precine Precine	Date of CUP approval		5/13/2015											
Prediction Pre	State Stat	Prediction Date 1/1/2015 Prediction Date	Factor F	Date CUP became effective		5/19/2015											
Partor P	Second S	Separation Sep	Factor Base Year Grace Year Vietation Veers Vietation Ve	Sase Year Valuation Date		1/1/2015											
Page	Page Page Page Page Page Page Page Page Page Page Page Page Page Page Page Page Page Page	Part	Part	nflation Factor		2%											
Base Year Grace Year Vear Vea	Pase Fear Pase	Buse Year Grace Year Wallation Years Year	Buse Year Gree Year Valuation Years Year 2 Year 3 Year 4 Year 5 Year 6 Year 6 Year 7 Year 8 Year 9 Year														
Near	Near Color Nea	New Indicators and Aljusted Base Year Voluntion New Indicators in 2015 and subsequent Years New Indicators and Aljusted Base Year Voluntion 1/1/2015 1/1/20	Near Street				· /	Valuation Year	S								
Sel Diagram	Manucipal Services extend for rot less than 2015 and subsequent years in 2015 and subsequent types are used to determine the Adjusted Base Vear Voluations and Adjusted Base Vear Voluations are used to determine the Adjusted Base Vear Voluations are used to determine the Adjusted Base Vear Voluations are used to determine the Adjusted Base Vear Voluations.	1/1/2015 1/1/2016 1/1/2016 1/1/2016 1/1/2019	Section 1/1/2015 1/1/2016 1/1/2016 1/1/2019					Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Particle	Particle	Part	Figure No.			1/1/2015	1/1/2016	1/1/2017	1/1/2018	1/1/2019	1/1/2020	1/1/2021	1/1/2022	1/1/2023	1/1/2024	1/1/2025	1/1/2026
Figure Color Col	Include Incl	Sample S	Land	ax Parcel ID No.													
Land 15,000.00	Land	Land	Land	Sase Year Valuations and Ac	djusted Base Y	'ear Valuations											
Improvements 35,000.00 36,414.00 37,1412.8 37,885.13 38,642.83 39,415.68 40,004.00 41,008.08 41,828.24 42,664.80 41,008.08 41,828.24 42,664.80 41,008.08 41,828.24 42,664.80 41,008.08 41,828.24 42,664.80 41,008.08 41,828.24 42,664.80 41,008.08 41,828.24 42,664.80 41,008.08 41,008.08 41,008.08 41,008.08 41,008.08 42,664.80 41,008.08 42,664.80 4	Improvements 35,000.00 35,700.00 36,414.00 37,442.28 37,895.13 39,415.68 40,204.00 41,008.08 41,828.24 42,664.80 42,046.01 4	Total Sa,000.00 Sa,700.00 Sa,142.00 Sa,700.00 Sa,6142.00 Sa,700.00 Sa,700.	Improvements 35,000.00 36,144.00 37,142.28 37,885.13 38,642.83 39,415.68 40,204.00 41,008.08 41,882.4 42,564.80 40,204.00 41,008.08 41,882.4 42,564.80 41,008.08 41,882.4 42,564.80 41,008.08 41,882.4 42,564.80 41,008.08 41,882.4 42,564.80 41,008.08 41,882.4 42,564.80 41,008.08 41,882.4 42,564.80 41,008.08 41,828.4 42,564.80 41,008.08 41,828.4 42,664.80 41,008.08 41,828.4 42,664.80 41,008.08 41,828.4 42,664.80	Land		15,000.00	15,300.00	15,606.00	15,918.12	16,236.48	16,561.21	16,892.44	17,230.29	17,574.89	17,926.39	18,284.92	18,650.61
Total Socoocoo Socoocoocoocoocoocoo Socoocoo Socoocoo Socoocoo Socoocoo Socoocoo Socoocoo Socoocoo	Total 100 10	Total SG,000.00 S1,000.00 S1,000 S1,00	Total SG,000.00 S1,000.00 S1,000 S1	Improvement	ts.	35,000.00	35,700.00	36,414.00	37,142.28	37,885.13	38,642.83	39,415.68	40,204.00	41,008.08	41,828.24	42,664.80	43,518.10
Usund Usun	A challe Improvements	Land	A challe Protein A challe A chall	Total		50,000.00	51,000.00	52,020.00	53,060.40	54,121.61	55,204.04	56,308.12	57,434.28	58,582.97	59,754.63	60,949.72	62,168.72
Sharp Total Tota	Second Engroyments Second England Second England England Second England Englan	Services between the component of the	Find Public improvements Concorrection														
Land	Land	Land	Land	Assessed Value Improvemen	ıts												
New Improvements	New Improvements	Total New improvements	Total Now improvements	Land		0.00	00.00	00.00	00.00	00.00	00:00	0.00	0.00	00.00	0.00	00.00	0.00
Total 0.00	Total Color Colo	Total Tota	Total Tota	New Improve	ments	00:00	00.00	00.00	00.00	00.00	0.00	0.00	00.00	00.00	0.00	00.00	0.00
rement Differential (if any) 35,000.00 35,700.00 36,414.00 37,142.28 37,885.13 38,642.83 39,415.68 40,204.00 41,008.08 41,828.24 42,664.80 43,817,2025 43,817,2025	From the Differential (if any) 35,000.00 35,700.00 36,414.00 37,142.28 37,885.13 38,642.83 39,415.68 40,204.00 41,008.08 41,828.24 42,664.80 4.0.028 0	From the Differential (if any) 35,000.00 35,700.00 36,414.00 37,142.28 37,885.13 38,642.83 39,415.68 40,204.00 41,008.08 41,828.24 42,664.80 4.028 0.0	Part Differential (if any) 35,000.00 35,700.00 36,414.00 37,142.28 37,885.13 38,642.83 39,415.68 40,204.00 41,008.08 41,828.24 42,664.80	Total		0.00	00.00	0.00	00.00	0.00	0.00	0.00	00.00	00.00	0.00	00.00	0.00
Second 1 1 1 1 1 1 1 1 1	Second S	rement Differential (if any) 35,700.00 35,700.00 36,414.00 37,142.28 37,885.13 38,642.83 39,415.68 40,204.00 41,003.08 41,828.24 42,664.80 40,204.00 41,003.08 41,828.24 42,664.80 40,204.00 41,003.08 41,828.24 42,664.80 41,003.08 41,003.	Signature Compare Co														
tf or Municipal Services	tfor Municipal Services	tfor Municipal Services N/A N/A 12/31/2018 0.028	tf or Municipal Services	mprovement Differential (if	f any)	35,000.00	35,700.00	36,414.00	37,142.28	37,885.13	38,642.83	39,415.68	40,204.00	41,008.08	41,828.24	42,664.80	43,518.10
tfor Municipal Services	tfor Municipal Services	Interform Municipal Services N/A N/A 1,019.59 1,060.78 1,082.00 1,103.64 1,125.71 1,148.23 1,111.19 1,194.61 Date 12/4/2015 12/4/2016 12/4/2017 12/4/2019 12/4/2020 12/4/2022 12/4/2023 12/4/2025 <td> 1,194.61 1,194.61</td> <td>ax Rate</td> <td></td> <td>0.028</td> <td></td> <td>0.028</td>	1,194.61 1,194.61	ax Rate		0.028		0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028
Date 12/4/2015 12/4/2016 12/4/2017 12/4/2018 12/4/2019 12/4/2020 12/4/2022 12/4/2023 12/4/2025	Date 12/4/2015 12/4/2016 12/4/2017 12/4/2018 12/4/2019 12/4/2020 12/4/2022 12/4/2023 12/4/2025 1	Date 12/4/2015 12/4/2016 12/4/2017 12/4/2018 12/4/2019 12/4/2020 12/4/2022 12/4/2023 12/4/2025 1	Date 12/4/2015 12/4/2016 12/4/2017 12/4/2018 12/4/2019 12/4/2020 12/4/2022 12/4/2023 12/4/2025	ayment for Municipal Serv	vices	N/A		1,019.59	1,039.98	1,060.78	1,082.00	1,103.64	1,125.71	1,148.23	1,171.19	1,194.61	1,218.51
Date 12/4/2015 12/4/2016 12/4/2017 12/4/2018 12/4/2019 12/4/2020 12/4/2022 12/4/2023 12/4/2024 12/4/2025	Date 12/4/2015 12/4/2016 12/4/2017 12/4/2018 12/4/2019 12/4/2020 12/4/2022 12/4/2023 12/4/2024 12/4/2025	Date 12/4/2015 12/4/2016 12/4/2017 12/4/2018 12/4/2019 12/4/2020 12/4/2022 12/4/2023 12/4/2024 12/4/2025	Date 12/4/2015 12/4/2016 12/4/2017 12/4/2018 12/4/2019 12/4/2020 12/4/2022 12/4/2024 12/4/2025 1														
N/A 12/31/2017 12/31/2018 12/31/2018 12/31/2019 12/31/2020 12/31/2022 12/31/2022 12/31/2024 12/31/2025 12/31/2	N/A 12/31/2017 12/31/2018 12/31/2018 12/31/2019 12/31/2020 12/31/2022 12/31/2022 12/31/2024 12/31/2025 12/31/2	N/A 12/31/2017 12/31/2018 12/31/2018 12/31/2019 12/31/2020 12/31/2022 12/31/2022 12/31/2024 12/31/2025 12/31/2025 12/31/2026 12/31/2	N/A 12/31/2017 12/31/2018 12/31/2018 12/31/2020 12/31/2020 12/31/2022 12/31/2022 12/31/2024 12/31/2025	ax bill		12/4/2015	12/4/2016	12/4/2017	12/4/2018	12/4/2019	12/4/2020	12/4/2021	12/4/2022	12/4/2023	12/4/2024	12/4/2025	12/4/2026
N/A 3/31/2018 3/31/2019 3/31/2020 3/31/2022 3/31/2023 3/31/2024 3/31/2025 3/31/2026	N/A 3/31/2018 3/31/2019 3/31/2020 3/31/2022 3/31/2023 3/31/2026	Sequent years are used to determine the Adjusted Base Year Valuations. N/A 3/31/2019 3/31/2020 3/31/2022 3/31/2023 3/31/2025 3/31/2025 3/31/2026	N/A 3/31/2018 3/31/2019 3/31/2020 3/31/2022 3/31/2023 3/31/2026	nvoice Date			N/A	12/31/2017	12/31/2018	12/31/2019	12/31/2020	12/31/2021	12/31/2022	12/31/2023	12/31/2024	12/31/2025	12/31/2026
extends for not less than 20 valuation yea	sequent years are used to determine the extends for not less than 20 valuation yea	sequent years are used to determine the extends for not less than 20 valuation yea	sequent years are used to determine the extends for not less than 20 valuation yea	Oue Date			N/A	3/31/2018	3/31/2019	3/31/2020	3/31/2021	3/31/2022	3/31/2023	3/31/2024	3/31/2025	3/31/2026	3/31/2027
sequent years are used to determine the extends for not less than 20 valuation yea	sequent years are used to determine the extends for not less than 20 valuation yea	sequent years are used to determine the extends for not less than 20 valuation yea	sequent years are used to determine the extends for not less than 20 valuation yea														
sequent years are used to determine the extends for not less than 20 valuation yea	sequent years are used to determine the extends for not less than 20 valuation yea	sequent years are used to determine the extends for not less than 20 valuation yea	sequent years are used to determine the extends for not less than 20 valuation yea	VOTES:													
2. Payment for Municipal Services extends for not less than 20 valuation years. 3. No payment due for Grace Year.	2. Payment for Municipal Services extends for not less than 20 valuation years. 3. No payment due for Grace Year.	2. Payment for Municipal Services extends for not less than 20 valuation years. 3. No payment due for Grace Year.	2. Payment for Municipal Services extends for not less than 20 valuation years. 3. No payment due for Grace Year.	 Inflation factors in 2015 a 	and subsedue	nt years are ust	ed to determin	ne the Adjuster	d Base Year Va.	luations.							
3. No payment due for Grace Year.	3. No payment due for Grace Year.	3. No payment due for Grace Year.	3. No payment due for Grace Year.	Payment for Municipal S	ervices extend	ds for not less ti	han 20 valuatio	on years.									
				No payment due for Grad	ce Year.												

Assumptions:

This illustration assumes that the Common Council approved a Conditional Use Permit on May 13, 2015 and the parties have entered into an Agreement Concerning Payment for Municipal Services. It is assumed that the real property has been assessed \$25,000 for land and \$45,000 for improvements on January 1, 2015 and the same is reflected on the December 4, 2015 tax bill. It is further assumed that the City Assessor has determined the tax valuation and assessments have increased at a rate of two percent (2%) per year. Additionally, the owner of the property never demolished the improvements, yet allowed them to remain on the property and deteriorate such that the City Assessor had to revalue the improvements on January 1, 2019 and again on January 1, 2023 at \$35,000 and \$28,500 respectively.

- The Assessed Value Improvements are equal to the Adjusted Base Year Valuations for Valuation Years 2017-2018. No Payment for Municipal Services is due.
- Commencing on January 1, 2019, the Assessed Value Improvements are less than the Adjusted Base Year Valuations; a Payment for Municipal Services is due.
- Land is still taxed and not used to calculate any Payment for Municipal Services.
- The owner is still responsible for the Payment for Municipal Services even though the demolition of the improvements did not occur. The owner would need to reapply to the Common Council to remove or change the Conditional Use Permit.
- See Exhibit A-7 for further illustration.

						Exhibit A-7	Exhibit A-7 Illustrative Calculations	Calculations						
						Payment	Payment for Municipal Services	Services						
Date of CUP approval	approval		5/13/2015											
Date CUP be	Date CUP became effective		5/19/2015											
Base Year Va	Base Year Valuation Date		1/1/2015											
Inflation Factor	tor		2%											
		Ba	Base Year	Grace Year	Valuation Years	.8								
					Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
			1/1/2015	1/1/2016	1/1/2017	1/1/2018	1/1/2019	1/1/2020	1/1/2021	1/1/2022	1/1/2023	1/1/2024	1/1/2025	1/1/2026
Tax Parcel ID No.	O No.	3, 3												
Base Year Vo	Base Year Valuations and Adjusted Base Year Valuations	usted Base Year	. Valuations											
	Land		25,000.00	25,500.00	26,010.00	26,530.20	27,060.80	27,602.02	28,154.06	28,717.14	29,291.48	29,877.31	30,474.86	31,084.36
	Improvements		45,000.00	45,900.00	46,818.00	47,754.36	48,709.45	49,683.64	50,677.31	51,690.86	52,724.67	53,779.17	54,854.75	55,951.84
	Total		70,000.00	71,400.00	72,828.00	74,284.56	75,770.25	77,285.66	78,831.37	80,408.00	82,016.16	83,656.48	85,329.61	87,036.20
Assessed Vai	Assessed Value Improvements													
	Land		25,000.00	25,500.00	26,010.00	26,530.20	27,060.80	27,602.02	28,154.06	28,717.14	29,291.48	29,877.31	30,474.86	31,084.36
	New Improvements	ents	45,000.00	45,900.00	46,818.00	47,754.36	35,000.00	35,700.00	36,414.00	37,142.28	28,500.00	29,070.00	29,651.40	30,244.43
	Total		70,000.00	71,400.00	72,828.00	74,284.56	62,060.80	63,302.02	64,568.06	65,859.42	57,791.48	58,947.31	60,126.26	61,328.79
			8											
Improvemer	Improvement Differential (if any)	any)	0.00	00:0	00:00	00:00	13,709.45	13,983.64	14,263.31	14,548.58	24,224.67	24,709.17	25,203.35	25,707.42
Tax Rate			0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028
Payment for	Payment for Municipal Services	ses	N/A	N/A	N/A	N/A	383.86	391.54	399.37	407.36	628.29	691.86	705.69	719.81
Tax bill			12/4/2015	12/4/2016	12/4/2017	12/4/2018	12/4/2019	12/4/2020	12/4/2021	12/4/2022	12/4/2023	12/4/2024	12/4/2025	12/4/2026
Invoice Date				N/A	N/A	N/A	12/31/2019	12/31/2020	12/31/2021	12/31/2022	12/31/2023	12/31/2024	12/31/2025	12/31/2026
Due Date				N/A	N/A	N/A	3/31/2020	3/31/2021	3/31/2022	3/31/2023	3/31/2024	3/31/2025	3/31/2026	3/31/2027
NOTES:			30											
1. Inflation	1. Inflation factors in 2015 and subsequent years are used to determine the	id subsequent y	rears are us	ed to determin	ne the Adjuster	Adjusted Base Year Valuations.	luations.							
2. Payment	2. Payment for Municipal Services extends for not less than 20 valuation years.	vices extends for	or not less t	han 20 valuati	on years.									

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Assumptions:

This illustration assumes that the Common Council approved a Conditional Use Permit on May 13, 2015 and the parties have entered into an Agreement Concerning Payment for Municipal Services. It is assumed that the real property has been assessed at \$10,000 for land and \$44,600 for improvements on January 1, 2015 and the same is reflected in tax bills issued on December 4, 2015. It is further assumed that the City Assessor has determined that the tax valuation and assessments have increased at a rate of two percent (2%) per year. Additionally, the owner demolished the original improvements in July 2016 and constructed new improvements in October 2016. These improvements were assessed at \$58,000 by the City Assessor on January 1, 2017 and are reflected as the same on the December 4, 2017 tax bills. In April 2020, a tornado passes through the City demolishing the improvements on the property. The owner is unable to replace the improvements until October 2021. On January 1. 2022, the improvements were assessed at \$65,000 by the City Assessor and are reflected as the same on the December 4, 2022 tax bill.

- The Assessed Value Improvements are greater than or equal to the Adjusted Base Year Valuation for Valuation Years 2017-2020; accordingly, no Payment for Municipal Services is due.
- Since the tornado demolished the improvements in 2020 and the improvements were not replaced until 2021, the Assessed Value Improvements are less than the Adjusted Base Year Valuation in Valuation Year 2015. Normally, a Payment for Municipal Services would be due. Given the demolition was a result of an "act of God", the requirement for the Payment for Municipal Services would be tolled for one (1) Valuation Year. Likewise, the Agreement Concerning the Payment for Municipal Services would be extended for an additional Valuation Year. If the owner seeks a further change or removal of the Conditional Use Permit, the owner must reapply to the Common Council.
- The Assessed Value Improvements are greater than the Adjusted Base Year Valuations for Valuation Years 2022-2025. No Payment for Municipal Services is due.
- Land is still taxed and not used to calculate any Payment for Municipal Services. The payment of taxes for land is not tolled under this Agreement.
- See Exhibit A-8 for further illustration.

						Exhibit A-8	Exhibit A-8 Illustrative Calculations	alculations						
						Payment	Payment for Municipal Services	Services						
Date of CUP approval	pproval		5/13/2015											
Date CUP became effective	ame effective		5/19/2015											
Base Year Valuation Date	uation Date		1/1/2015											
Inflation Factor	זר		2%											
			Base Year	Grace Year	Valuation Years	rs.								
					Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
			1/1/2015	1/1/2016	1/1/2017	1/1/2018	1/1/2019	1/1/2020	1/1/2021	1/1/2022	1/1/2023	1/1/2024	1/1/2025	1/1/2026
Tax Parcel ID No.	No.													
Base Year Val	uations and Ad	fjusted Base	Base Year Valuations and Adjusted Base Year Valuations											
	Land		10,000.00	10,200.00	10,404.00	10,612.08	10,824.32	11,040.81	11,261.62	11,486.86	11,716.59	11,950.93	12,189.94	12,433.74
	Improvements	s	44,600.00	45,492.00	55,692.00	56,805.84	57,941.96	59,100.80	60,282.81	61,488.47	62,718.24	63,972.60	65,252.05	66,557.10
	Total		54,600.00	55,692.00	00.960,99	67,417.92	68,766.28	70,141.60	71,544.44	72,975.32	74,434.83	75,923.53	77,442.00	78,990.84
Assessed Valu	Assessed Value Improvements	ıts												
	Land		10,000.00	10,200.00	10,200.00	10,404.00	10,612.08	10,824.32	11,040.81	11,261.62	11,486.86	11,716.59	11,950.93	12,189.94
	New Improvements	ments	44,600.00	45,492.00	58,000.00	59,160.00	60,343.20	61,550.06	00:00	65,000.00	66,300.00	67,626.00	68,978.52	70,358.09
	Total		54,600.00	55,692.00	68,200.00	69,564.00	70,955.28	72,374.39	11,040.81	76,261.62	77,786.86	79,342.59	80,929.45	82,548.03
Improvement	Improvement Differential (if any)	any)	00.00	0.00	(2,308.00)	(2,354.16)	(2,401.24)	(2,449.27)	60,282.81	(3,511.53)	(3,581.76)	(3,653.40)	(3,726.47)	(3,801.00)
						9000	0000	0000	0000	0000	000	0.00		
Tax Rate	Total State	, and	0.028	0.028 N/A	0.020 N/A	N/A	N/A	0.020 N/A	1 687 97	0.020 N/A	0.028 N/A	0.028	0.028	0.028
Payment 10r	rayment for iviunicipal services	sand	W/N						70.100/1	C/A:		W/N	WA	W/W
Tax bill			12/4/2015	12/4/2016	12/4/2017	12/4/2018	12/4/2019	12/4/2020	12/4/2021	12/4/2022	12/4/2023	12/4/2024	12/4/2025	12/4/2026
Invoice Date				N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Due Date				N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
NOTES:														
1. Inflation fa	actors in 2015 a	and subseque	1. Inflation factors in 2015 and subsequent years are used to determine the Adjusted Base Year Valuations.	ed to determin	ne the Adjuster	d Base Year Va	luations.							
2. Payment f	or Municipal St	ervices exten	2. Payment for Municipal Services extends for not less than 20 valuation year	han 20 valuati	ion years.									
3. Since the	Payment for M.	unicipal Servi	3. Since the Payment for Municipal Services is tolled for one Valuation Year, the agreement would likewise extend 21 rather than 20 Valuation Years.	one Valuation	η Year, the agre	sement would	likewise extent	d 21 rather the	in 20 Valuation	n Years.				

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Assumptions:

This illustration assumes that the Common Council approved a Conditional Use Permit on May 13, 2015 and the parties have entered into an Agreement Concerning Payment for Municipal Services. It is assumed that the real property has been assessed at \$8,000 for land and \$45,000 for improvements on January 1, 2015 and the same is reflected in tax bills issued on December 4, 2015. It is further assumed that the City Assessor has determined that the tax valuation and assessments have increased at a rate of two percent (2%) per year. The owner demolished the improvements in August 2016 and did not create new improvements. any Subsequently in July 2019, owner sells the land to a neighbor who combines the lot with the neighbor's property. Prior to combining the lots, the neighbor's real estate was valued at \$10,000 for land and The new owner (i.e. \$50,000 for improvements. neighbor) builds an addition to his improvements on the newly combined lot in August 2022. On January 1. 2023, the improvements from the addition are assessed at an additional \$18,000 by the City Assessor and are reflected as the same on the December 4, 2023 tax bill.

- The Assessed Value Improvements are less than the Adjusted Base Year Valuations for Valuation Years 2017-2019; accordingly, a Payment for Municipal Services is due.
- Commencing in Valuation Year 2020, the lots are combined requiring the Adjusted Base Year Valuation to be updated to reflect the values from the adjoining lot.
- For Valuation Years 2020-26, a Payment for Municipal Services is due because previously existing improvements from the adjoining lot cannot be used to comply with the requirements of this Agreement.
- Land is still taxed and not used to calculate any Payment for Municipal Services.
- See Exhibit A-9 for further illustration.

Payment for Municipal Services 1						Exhibit A-9	Exhibit A-9 Illustrative Calculations	Calculations						
Grace Vear Valuation Years Vear						Paymen	t for Municipa	Services						
Grace Vear Valuation Vears 1/1/2016 1/1/2018 1/1/2019 1/1/2019 1/1/2020 1/1/2021 1/1/2022 1/1/2023 1/1/2023 1/1/2025 8.160.00 8.2323.20 8.489.66 8.659.46 18.832.66 19.209.30 19.593.49 19.985.36 20.385.06 20.792.76 45,900.00 46,818.00 47,754.36 48,709.45 99,683.64 101,677.31 103,710.86 105,785.07 107,900.77 110,058.79 8.160.00 8.2323.20 8.489.66 8.659.46 18.832.65 19.209.30 19.593.49 19.985.36 20.385.06 20.792.76 45,900.00 46,818.00 47,754.36 48,709.45 49,683.64 19.209.30 19.593.49 19.985.36 20.385.06 20.792.76 8.160.00 8.2323.20 8.489.66 8.659.46 18.832.65 19.209.30 19.593.49 19.985.36 20.385.06 20.792.76 8.160.00 46,818.00 47,754.36 48,709.45 49,683.64 50,677.31 51,690.86 35,765.07 36,480.37 37,209.98 0.00 46,818.00 47,754.36 48,709.45 49,683.64 50,677.31 51,690.86 35,765.07 36,480.37 37,209.98 0.00 46,818.00 47,754.36 48,709.45 49,683.64 50,677.31 51,690.86 35,765.07 36,480.37 37,209.98 0.00 46,818.00 47,754.36 48,709.45 49,683.64 50,677.31 51,690.86 35,765.07 36,480.37 37,209.98 0.00 46,818.00 1,337.12 1,363.86 1,391.14 1,418.96 1,447.34 1,001.42 1,021.45 1,041.88 12/4/2016 12/4/2017 12/4/2018 12/4/2019 12/4/2020 12/4/2021 12/4/2022 3/31/2022	-													
State Vear	Date of CUP approval		5/13/2015											
Vear 1 Vear 2 Vear 3 Vear 4 Vear 5 Vear 6 Vear 7 Vear 8 Vear 9 V	Date CUP became effective		5/19/2015											
State Color Colo	Sase Year Valuation Date		1/1/2015											
Vear 1 Vear 2 Vear 3 Vear 4 Vear 5 Vear 6 Vear 7 Vear 8 Vear 9 Vear 9 Vear 1 Vear 1 Vear 1 Vear 1 Vear 1 Vear 2 Vear 3 Vear 4 Vear 5 Vear 6 Vear 7 Vear 9 Vear 9 Vear 9 Vear 1 Vear 3 Vear 9 V	nflation Factor		2%											
Near Vear														
Vear 1			Base Year	\neg	Valuation Year	.s								
8,160.00 8,323.20 8,489.66 8,659.46 18,832.65 19,209.30 19,593.49 19,985.36 20,385.06 20,792.76 45,900.00 46,818.00 47,754.36 48,709.45 18,832.65 19,209.30 19,593.49 19,985.36 20,385.06 20,792.76 45,900.00 6,5141.20 56,244.02 57,388.90 118,516.28 120,886.61 123,304.34 125,770.43 128,285.84 130,851.55 54,060.00 6,000			20000	2 10000	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
8,160.00 8,323.20 8,489.66 8,659.46 18,832.65 19,209.30 19,593.49 19,985.36 20,792.76 45,900.00 46,818.00 47,754.36 48,709.45 99,683.64 101,677.31 103,710.86 105,785.07 107,900.77 110,058.79 54,060.00 55,141.20 56,244.02 57,368.90 118,516.28 120,886.61 123,304.34 125,770.43 128,285.84 130,851.55 19,000.00 65,141.20 66,244.02 57,368.90 118,516.28 19,209.30 19,593.49 129,853.65 20,385.06 20,792.76 45,900.00 0.00 0.00 0.00 0.00 51,000.00 51,000.00 19,000.36 10,000.36 10,000 10			1/1/2015	1/1/2016	1/1/201/	1/1/2018	1/1/2019	1/1/2020	1/1/2021	1/1/2022	1/1/2023	1/1/2024	1/1/2025	1/1/2026
8,160.00 8,323.20 8,489.66 8,659,46 18,832,65 19,209.30 19,593.49 19,985.36 20,385.06 20,792.76 45,900.00 55,141.20 56,244.02 57,368.90 118,515.28 101,677.31 103,710.86 11,2370.43 128,285.84 130,851.55 10,000.00 55,141.20 56,244.02 57,368.90 118,515.28 120,886.61 123,304.34 125,770.43 128,285.84 130,851.55 120,800.00 51,000.00 51,000.00 50,000 61,000.00 51,000.00	Tax Parcel ID No.													
93.2.20 8,489.66 8,659.46 18,832.65 19,209.30 19,593.49 19,985.36 20,385.06 20,792.76 218.00 47,754.36 48,709.45 99,683.64 101,677.31 103,710.86 105,785.07 107,900.77 110,058.79 41.20 56,244.02 57,368.90 118,516.28 120,886.61 123,304.34 125,770.43 128,285.84 130,687.55 20.20 8,489.66 8,659.46 18,832.65 19,209.30 19,593.49 19,985.36 20,792.76 20.20 8,489.66 8,659.46 68,832.65 70,209.30 71,613.49 90,005.36 91,805.46 93,641.57 18.00 47,754.36 48,709.45 49,683.64 50,677.31 51,690.86 35,765.07 36,480.37 37,209.98 18.00 47,754.36 48,709.45 49,683.64 50,677.31 51,690.86 35,765.07 36,480.37 37,209.98 18.00 1,337.12 1,347.201 1,447.34 1,001.42 1,021.45 1,041.88 1,2017 12/4/2018 <td>Sase Year Valuations and A</td> <td>Idjusted Base</td> <td>Year Valuations</td> <td></td>	Sase Year Valuations and A	Idjusted Base	Year Valuations											
318.00 47,754.36 48,709.45 99,683.64 101,677.31 103,710.86 105,785.07 107,900.77 110,058.79 41.20 56,244.02 57,368.90 118,516.28 120,886.61 123,304.34 125,770.43 128,285.84 130,851.55 90.00 0.00 0.00 50,000.00 51,000.00 52,020.00 70,220.00 71,420.40 72,848.81 123.20 8,489.66 8,659.46 68,832.65 70,209.30 71,613.49 90,005.36 91,805.46 93,641.57 123.20 8,489.66 8,659.46 68,832.65 70,209.30 71,613.49 90,005.36 91,805.46 93,641.57 123.20 47,754.36 48,709.45 49,683.64 50,677.31 51,690.86 35,765.07 36,480.37 37,209.98 10.028 0.028 0.028 0.028 0.028 0.028 0.028 0.028 10.090 1,337.12 1,363.86 1,447.34 1,001.42 1,001.42 1,001.42 1,001.42 1,001.42 1,041.88	Land		8,000.00	8,160.00	8,323.20	8,489.66	8,659.46	18,832.65	19,209.30		19,985.36	20,385.06	20,792.76	21,208.62
41.20 56,244.02 57,368.90 118,516.28 120,886.61 123,304.34 125,770.43 128,285.84 130,851.55 92.20 8,489.66 8,659.46 18,832.65 19,209.30 19,593.49 19,985.36 20,385.06 20,792.76 0.00 0.00 50,000.00 51,000.00 52,020.00 70,020.00 71,420.40 72,848.81 123.20 8,489.66 8,659.46 68,832.65 70,209.30 71,613.49 90,005.36 91,805.46 93,641.57 18.00 47,754.36 48,709.45 49,683.64 50,677.31 51,690.86 35,765.07 36,480.37 37,209.98 18.00 1,337.12 1,363.86 1,391.14 1,418.96 1,447.34 1,001.42 1,021.45 1,041.88 1/2017 12/4/2018 12/4/2020 12/4/2021 12/4/2021 12/4/2021 12/4/2021 12/4/2022 12/4/2022 12/4/2022 12/4/2022 12/4/2022 12/4/2022 12/4/2022 12/4/2022 12/4/2022 12/4/2022 12/4/2022 12/4/2022 12/	Improvemen	ts	45,000.00	45,900.00	46,818.00	47,754.36	48,709.45	99,683.64	101,677.31		105,785.07	107,900.77	110,058.79	112,259.96
923.20 8,489.66 8,659.46 18,832.65 19,209.30 19,593.49 19,985.36 20,385.06 20,792.76 0.00 0.00 50,000.00 51,000.00 52,020.00 71,420.40 72,848.81 18.00 47,754.36 48,709.45 49,683.64 50,677.31 51,690.86 35,765.07 36,480.37 37,209.98 37,209.88 10.028 0.028	Total		53,000.00	54,060.00	55,141.20	56,244.02	57,368.90	118,516.28	120,886.61	123,304.34	125,770.43	128,285.84	130,851.55	133,468.58
923.20 8,489.66 8,659.46 18,832.65 19,209.30 19,593.49 19,985.36 20,385.06 20,792.76 0.00 0.00 50,000.00 51,000.00 52,020.00 71,613.49 90,005.36 91,805.46 93,641.57 12,848.81 18.00 47,754.36 48,709.45 49,683.64 50,677.31 51,690.86 35,765.07 36,480.37 37,209.98 3 18.00 47,754.36 48,709.45 49,683.64 50,677.31 51,690.86 35,765.07 36,480.37 37,209.98 3 18.00 47,754.36 48,709.45 49,683.64 50,677.31 51,690.86 35,765.07 36,480.37 37,209.98 3 10.01 1,337.12 1,363.86 1,391.14 1,418.96 1,447.34 1,001.42 1,021.45 1,041.88 1/2017 12/4/2018 12/4/2020 12/4/2021 12/4/2021 12/4/2023 12/4/2024 1,241/2025 12/4/2024 1,241/2025 3/31/2024 3/31/2025 3/31/2025 3/31/2025 3/31/2025 3/														
92.3.20 8,489.66 8,659.46 18,832.65 19,509.30 19,593.49 19,985.36 20,385.06 20,792.76 0.00 0.00 50,000.00 51,000.00 52,020.00 70,020.00 71,420.40 72,848.81 23.20 8,489.66 8,659.46 68,832.65 70,209.30 71,613.49 90,005.36 91,805.46 93,641.57 18 18.00 47,754.36 48,709.45 49,683.64 50,677.31 51,690.86 35,765.07 36,480.37 37,209.88 3 10.02 0.028 <t< td=""><td>Assessed Value Improveme</td><td>nts</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<>	Assessed Value Improveme	nts												
0.00 0.00 50,000.00 51,000.00 52,020.00 70,020.00 71,420.40 72,848.81 223.20 8,489.66 8,659.46 68,832.65 70,209.30 71,613.49 90,005.36 91,805.46 93,641.57 36,480.37 37,209.88 3 18.00 47,754.36 48,709.45 49,683.64 50,677.31 51,690.86 35,765.07 36,480.37 37,209.88 3 10.028 0.028	Land		8,000.00	8,160.00	8,	8,489.66	8,659.46	18,832.65			19,985.36	20,385.06	20,792.76	21,208.62
18.00 47,754.36 48,709.45 49,683.64 50,677.31 51,613.49 90,005.36 91,805.46 93,641.57 18.00 47,754.36 48,709.45 49,683.64 50,677.31 51,690.86 35,765.07 36,480.37 37,209.98 10.002 0.028 0.028 0.028 0.028 0.028 0.028 0.028 10.90 1,337.12 1,363.86 1,391.14 1,418.96 1,447.34 1,001.42 1,001.45 1,041.88 1,041.88 1,041.81 12/4/2013 12/4/2013 12/4/2013 12/4/2013 12/4/2013 12/4/2013 12/4/2023	New Improve	ements	45,000.00	45,900.00		0.00	0.00	50,000.00			70,020.00	71,420.40	72,848.81	74,305.78
0.028 0.0214 0.0214 0.0214 0.0214 0.0214	Total		53,000.00	54,060.00	8,323.20	8,489.66	8,659.46	68,832.65	70,209.30	71,613.49	90,005.36	91,805.46	93,641.57	95,514.40
18.00 47,754.36 48,709.45 49,683.64 50,677.31 51,690.86 35,765.07 36,480.37 37,209.98 3.0028 0.0				155										
9.028 0.028 <th< td=""><td>mprovement Differential</td><td>(if any)</td><td>0.00</td><td>0.00</td><td>46,818.00</td><td>47,754.36</td><td>48,709.45</td><td>49,683.64</td><td>50,677.31</td><td>51,690.86</td><td>35,765.07</td><td>36,480.37</td><td>37,209.98</td><td>37,954.18</td></th<>	mprovement Differential	(if any)	0.00	0.00	46,818.00	47,754.36	48,709.45	49,683.64	50,677.31	51,690.86	35,765.07	36,480.37	37,209.98	37,954.18
\$10.90 1,337.12 1,363.86 1,391.14 1,418.96 1,447.34 1,001.42 1,021.45 1,041.88 \$\frac{1}{2}\text{017}\$ 12/4/2018 12/4/2020 12/4/2021 12/4/2022 12/4/2023 12/4/2024 12/4/2025 \$\frac{1}{2}\text{017}\$ 12/31/2019 12/31/2020 12/31/2021 12/31/2023 3/31/2025 3/31/2025 3/31/2025 \$\frac{1}{2}\text{01}\$ 3/31/2020 3/31/2021 3/31/2022 3/31/2023 3/31/2025 3/31/2025 3/31/2026 \$\frac{1}{2}\text{01}\$	ax Rate		0.028			0.028	0.028	0.028	0.028		0.028	0.028	0.028	0.028
7/2017 12/4/2018 12/4/2019 12/4/2020 12/4/2021 12/4/2022 12/4/2023 12/4/2024 12/4/2025 1/2017 12/31/2018 12/31/2019 12/31/2020 12/31/2021 12/31/2023 12/31/2024 12/31/2025 1/2018 3/31/2019 3/31/2020 3/31/2021 3/31/2022 3/31/2023 3/31/2024 3/31/2025 3/31/2026 1/2018 3/31/2026 3/31/2021 3/31/2022 3/31/2023 3/31/2024 3/31/2025 3/31/2026 1/2018 3/31/2026 3/31/2025 3/31/2026 3/31	Payment for Municipal Ser	vices	N/A	N/A	1,	1,337.12	1,363.86	1,391.14	1,418.96		1,001.42	1,021.45	1,041.88	1,062.72
7/2017 12/4/2018 12/4/2019 12/4/2020 12/4/2021 12/4/2022 12/4/2023 12/4/2024 12/4/2025 12/4/2025 12/31/2018 12/31/2019 12/31/2020 12/31/2021 12/31/2023 12/31/2024 12/31/2025 12/31/2025 12/31/2025 12/31/2025 12/31/2025 12/31/2025 12/31/2025 12/31/2025 12/31/2025 12/31/2026 12			200	2.001.101		0.000	Caroli al ca	00001101						
7,2017 12/31/2018 12/31/2019 12/31/2020 12/31/2021 12/31/2023 12/31/2024 12/31/2025 12/31/2029 3/31/2020 3/31/2021 3/31/2022 3/31/2024 3/31/2025 3/31/2026 3	ax bill		12/4/2015	12/4/2016	17/	12/4/2018		12/4/2020	- 1		12/4/2023	12/4/2024	12/4/2025	12/4/2026
./2018 3/31/2019 3/31/2020 3/31/2021 3/31/2022 3/31/2023 3/31/2025 3/31/2026	nvoice Date			N/A	12/3:	_		12/31/2020			12/31/2023	12/31/2024	12/31/2025	12/31/2026
NOTES: 1. Inflation factors in 2015 and subsequent years are used to determine the Adjusted Base Year Valuations.	Due Date			N/A	3/3:	- 1	3/31/2020	3/31/2021	3/31/2022		3/31/2024	3/31/2025	3/31/2026	3/31/2027
1. Inflation factors in 2015 and subsequent years are used to determine the Adjusted Base Year Valuations.	NOTEG.													
	I. Inflation factors in 2015	and subsequ	ent vears are us	ed to determin	ne the Adiuster	d Base Year Va	luations.							
2. Payment for Municipal Services extends for not less than 20 valuation years.	2. Payment for Municipal	Services exter	ids for not less t	han 20 valuati	ion years.									

Assumptions:

This illustration assumes that the Common Council approved a Conditional Use Permit on May 13, 2015 and the parties have entered into an Agreement Concerning Payment for Municipal Services. It is assumed that the real property has been assessed at \$12,000 for land and \$22,600 for improvements on January 1, 2015 and the same is reflected in tax bills issued on December 4, 2015. It is further assumed that the City Assessor has determined that the tax valuation and assessments have increased at a rate of two percent (2%) per year. Additionally, the owner demolished the original improvements in July 2015 and never constructed any new improvements. The owner requested a rezoning of the property, which the Council did in April 2022. The rezoning caused the assessed value of the land to increase to \$32,000 as assessed by the City Assessor on January 1, 2023 and such change is reflected on the December 4, 2023 tax bills.

- The Assessed Value Improvements are less than the Adjusted Base Year Valuations for Valuation Years 2017-2026; accordingly, a Payment for Municipal Services is due.
- Land is still taxed and not used to calculate any Payment for Municipal Services notwithstanding the fact that the value of land increased commencing in Valuation Year 2017.
- The owner may reapply to the Common Council to seek removal or modification of the Conditional Use Permit.
- See Exhibit A-10 for further illustration.

						Exhibit A-10	Exhibit A-10 Illustrative Calculations	Calculations						
						Payment	Payment for Municipal Services	Services						
Date of CUP approval	approval		5/13/2015											
Date CUP be	Date CUP became effective		5/19/2015											
Base Year Va	Base Year Valuation Date		1/1/2015											
Inflation Factor	tor		2%											
			Base Year	Grace Year	Valuation Years	rs								
					Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
			1/1/2015	1/1/2016	1/1/2017	1/1/2018	1/1/2019	1/1/2020	1/1/2021	1/1/2022	1/1/2023	1/1/2024	1/1/2025	1/1/2026
Tax Parcel ID No.	O No.													
Base Year Vo	luations and A	djusted Base	Base Year Valuations and Adjusted Base Year Valuations	S										
	Land		12,000.00	12,240.00	12,484.80	12,734.50	12,989.19	13,248.97	13,513.95	13,784.23	14,059.91	14,341.11	14,627.93	14,920.49
	Improvements	ts	22,600.00	23,052.00	23,513.04	23,983.30	24,462.97	24,952.23	25,451.27	25,960.30	26,479.50	27,009.09	27,549.27	28,100.26
	Total		34,600.00		35,997.84	36,717.80	37,452.15	38,201.20	38,965.22	39,744.52	40,539.41	41,350.20	42,177.21	43,020.75
Assessed Var	Assessed Value Improvements	nts												
	Land		12,000.00	12,240.00	12,484.80	12,734.50	12,989.19	13,248.97	13,513.95	13,784.23	32,000.00	32,640.00	33,292.80	33,958.66
	New Improvements	ements	22,600.00	00.00	00.00	0.00	00.00	0.00	00.00	00.00	00.00	00:00	0.00	0.00
	Total		34,600.00	12,240.00	12,484.80	12,734.50	12,989.19	13,248.97	13,513.95	13,784.23	32,000.00	32,640.00	33,292.80	33,958.66
						20								
Improvemer	mprovement Differential (if any)	if any)	0.00	23,052.00	23,513.04	23,983.30	24,462.97	24,952.23	25,451.27	25,960.30	26,479.50	27,009.09	27,549.27	28,100.26
Tax Rate			0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028
Payment for	Payment for Municipal Services	vices	N/A			671.53	684.96	99.869	712.64	726.89	741.43	756.25	771.38	786.81
				Ш										
lax bill			12/4/2015	12/4/2016	17/4	12/4/2018	12/4/2019	17/4/7070	12/4/2021	12/4/2022	12/4/2023	12/4/2024	12/4/2025	12/4/2026
Invoice Date				N/A	12/31/2017	12/31/2018	12/31/2019	12/31/2020	12/31/2021	12/31/2022	12/31/2023	12/31/2024	12/31/2025	12/31/2026
Due Date				N/A	3/31/2018	3/31/2019	3/31/2020	3/31/2021	3/31/2022	3/31/2023	3/31/2024	3/31/2025	3/31/2026	3/31/2027
NOTES:														
1. Inflation	factors in 2015	and subsequ	1. Inflation factors in 2015 and subsequent years are used to determine the Adjusted Base Year Valuations.	sed to determi	ine the Adjuste	d Base Year Va	luations.							
2. Payment	for Municipal S	services exter	2. Payment for Municipal Services extends for not less than 20 valuation year	than 20 valuat	ion years.									
3. No paym	3. No payment due for Grace Year.	ice Year.												

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Assumptions:

This illustration assumes that the Common Council approved a Conditional Use Permit on May 13, 2015 and the parties have entered into an Agreement Concerning Payment for Municipal Services. It is assumed that the real property has been assessed at \$12,000 for land and \$94,600 for improvements on January 1, 2015 and the same is reflected in tax bills issued on December 4, 2015. assessments reflect the use of the property as a lawful nonconforming use. It is further assumed that the City Assessor has determined that the tax valuation and assessments have increased at a rate of two percent (2%) per year. Additionally, the owner demolished the original improvements in July 2016 and constructed new improvements in October These improvements were assessed at 2020. \$50,000 by the City Assessor on January 1, 2021 and are reflected as the same on the December 4. 2021 tax bill. It is further assumed that the owner discontinued the lawful nonconforming use status, which limits the value of new improvements.

- The Assessed Value Improvements is less than the Adjusted Base Year Valuations for Valuation Years 2017 - 2026; accordingly a Payment for Municipal Services is due.
- Even though the owner is unable to timely restore which may have nonconforming use contributed to an inability to construct improvements on the property equal to or greater than the Adjusted Base Year Valuation, a Payment for Municipal Services is still due. The owner may reapply to the Common Council to seek removal or modification of the Conditional Use Permit.
- Land is still taxed and not used to calculate any Payment for Municipal Services.
- See Exhibit A-11 for further illustration.

						Exhibit A-11	Exhibit A-11 Illustrative Calculations	Calculations						
						Payment	Payment for Municipal Services	Services						
Date of CUP approval	approval		5/13/2015											
Date CUP bec	Date CUP became effective		5/19/2015											
Base Year Valuation Date	luation Date		1/1/2015											
Inflation Factor	or		2%											
			200		No. incitation									
			base Year	Grace Year	Valuation Years	rs Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
			1/1/2015	1/1/2016	1/1/2017	1/1/2018	1/1/2019	1/1/2020	1/1/2021	1/1/2022	1/1/2023	1/1/2024	1/1/2025	1/1/2026
Tax Parcel ID No.	No.													
Base Year Va	Base Year Valuations and Adjusted Base Year Valuations	usted Base	Year Valuations											
	Land		12,000.00	12,240.00	12,484.80	12,734.50	12,989.19	13,248.97	13,513.95	13,784.23	14,059.91	14,341.11	14,627.93	14,920.49
	Improvements		94,600.00	96,492.00	98,421.84	100,390.28	102,398.08	104,446.04	106,534.96	108,665.66	110,838.98	113,055.76	115,316.87	117,623.21
	Total		106,600.00	108,732.00	110,906.64	113,124.77	115,387.27	117,695.01	120,048.91	122,449.89	124,898.89	127,396.87	129,944.81	132,543.70
Assessed Valu	Assessed Value Improvements	S												
	Land		12,000.00	12,240.00	12,484.80	12,734.50	12,989.19	13,248.97	13,513.95	13,784.23	14,059.91	14,341.11	14,627.93	14,920.49
	New Improvements	nents	94,600.00	96,492.00	00.00	0.00	00.00	00:00	50,000.00	51,000.00	52,020.00	53,060.40	54,121.61	55,204.04
	Total		106,600.00	108,732.00	12,484.80	12,734.50	12,989.19	13,248.97	63,513.95	64,784.23	16.62039	67,401.51	68,749.54	70,124.53
Improvemen	mprovement Differential (if any)	any)	0.00	0.00	98,421.84	100,390.28	102,398.08	104,446.04	56,534.96	57,665.66	58,818.98	59,995.36	61,195.26	62,419.17
Tax Rate			0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028
Payment for	Payment for Municipal Services	ces	N/A	N/A	2,755.81	2,810.93	2,867.15	2,924.49	1,582.98	1,614.64	1,646.93	1,679.87	1,713.47	1,747.74
Tax bill			12/4/2015	12/4/2016	12/4/2017	12/4/2018	12/4/2019	12/4/2020	12/4/2021	12/4/2022	12/4/2023	12/4/2024	12/4/2025	12/4/2026
Invoice Date				N/A	12/31/2017	12/31/2018	12/31/2019	12/31/2020	12/31/2021	12/31/2022	12/31/2023	12/31/2024	12/31/2025	12/31/2026
Due Date				N/A	3/31/2018	3/31/2019	3/31/2020	3/31/2021	3/31/2022	3/31/2023	3/31/2024	3/31/2025	3/31/2026	3/31/2027
NOTES:														
1. Inflation fa	 Inflation factors in 2015 and subsequent years are used to determine the Adjusted Base Year Valuations. 	nd subsedn	ent years are us	sed to determi	ne the Adjuste	d Base Year Va	luations.							
2. Payment f	2. Payment for Municipal Services extends for not less than 20 valuation years.	rvices exter	nds for not less	than 20 valuat	ion years.									

Assumptions:

This illustration assumes that the Common Council approved a Conditional Use Permit on May 13, 2015 and the parties have entered into an Agreement Concerning Payment for Municipal Services. It is assumed that the real property has been assessed at \$20,000 for land and \$86,800 for improvements on January 1, 2015 and the same is reflected in tax bills issued on December 4, 2015. It is further assumed that the City Assessor has determined that the tax valuation and assessments have increased at a rate of two percent (2%) per year. Additionally, the owner removed the improvements from the real property in September 2015 and relocated them to a vacant lot elsewhere within the city limits. The owner did not place any new improvements on the real property.

- The Assessed Value Improvements is less than the Adjusted Base Year Valuations for Valuation Years 2017-2026; accordingly a Payment for Municipal Services is due.
- Even though the owner moved the improvements to a vacant lot elsewhere within the city limits, no improvements have been undertaken on the real property with the Conditional Use Permit. As such, a Payment for Municipal Services is due. The owner may reapply to the Common Council to seek removal or modification of the Conditional Use Permit.
- Land is still taxed and not used to calculate any Payment for Municipal Services.
- See Exhibit A-12 for further illustration.

					Exhibit A-12	Exhibit A-12 Illustrative Calculations	Calculations						
					Payment	Payment for Municipal Services	Services						
	_												
Date of CUP approval	val	5/13/2015											
Date CUP became effective	effective	5/19/2015											
Base Year Valuation Date	on Date	1/1/2017											
Inflation Factor		2%											
			П										
		Base Year	Grace Year	Valuation Years	- 1								
				Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
		1/1/2015	1/1/2016	1/1/2017	1/1/2018	1/1/2019	1/1/2020	1/1/2021	1/1/2022	1/1/2023	1/1/2024	1/1/2025	1/1/2026
Tax Parcel ID No.							72						
Base Year Valuation	Base Year Valuations and Adjusted Base Year Valuations	se Year Valuation	S										
Land	q	20,000.00	20,400.00	20,808.00	21,224.16	21,648.64	22,081.62	22,523.25	22,973.71	23,433.19	23,901.85	24,379.89	24,867.49
dml	Improvements	86,600.00	88,332.00		91,900.61	93,738.63	95,613.40	97,525.67	99,476.18	101,465.70	103,495.02	105,564.92	107,676.22
Total	le	106,600.00	7	110,906.64	113,124.77	115,387.27	117,695.01	120,048.91	122,449.89	124,898.89	127,396.87	129,944.81	132,543.70
Assessed Value Improvements	provements												
Land	Ф	20,000.00	20,400.00	20,808.00	21,224.16	21,648.64	22,081.62	22,523.25	22,973.71	23,433.19	23,901.85	24,379.89	24,867.49
Nev	New Improvements	86,600.00	00:00	00.00	00.00	0.00	00.00	00.00	00.00	00.00	00.00	00.00	00:00
Total	al	106,600.00	20,400.00	20,808.00	21,224.16	21,648.64	22,081.62	22,523.25	22,973.71	23,433.19	23,901.85	24,379.89	24,867.49
Improvement Differential (if any)	ferential (if any)	00.00	88,332.00	90,098.64	91,900.61	93,738.63	95,613.40	97,525.67	99,476.18	101,465.70	103,495.02	105,564.92	107,676.22
Total ort		0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028
Payment for Municipal Services	icipal Services	N/A		2,4	2,522.76	2,573.22	2,624.68	2,677.18	2,730.72	2,785.33	2,841.04	2,897.86	2,955.82
Tax bill		12/4/2015	5 12/4/2016	12/4/2017	12/4/2018	12/4/2019	12/4/2020	12/4/2021	12/4/2022	12/4/2023	12/4/2024	12/4/2025	12/4/2026
Invoice Date			N/A	12/31/2017	12/31/2018	12/31/2019	12/31/2020	12/31/2021	12/31/2022	12/31/2023	12/31/2024	12/31/2025	12/31/2026
Due Date			N/A	3/31/2018	3/31/2019	3/31/2020	3/31/2021	3/31/2022	3/31/2023	3/31/2024	3/31/2025	3/31/2026	3/31/2027
NOTES:													
1. Inflation factor	1. Inflation factors in 2015 and subsequent years are used to determine the	quent years are u	ised to determi	ine the Adjuste	Adjusted Base Year Valuations.	luations.							
2. Payment for N	2. Payment for Municipal Services extends for not less than 20 valuation years.	tends for not less	than 20 valuat	ion years.									
3. No payment d	No payment due for Grace Year.												