# AGREEMENT CONCERNING PAYMENT FOR MUNICIPAL SERVICES

(2419 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



## 168678

LACROSSE COUNTY
REGISTER OF DEEDS
CHERYL A. HCBRIDE

RECORDED ON

12/14/2016 02:43PH

REC FEE: 30.00 EXEMPT #: PAGES: 32

THIS SPACE RESERVED FOR RECORDING DATA

## 4112

RETURN TO: Stephen F. Matty

City Attorney, City of La Crosse

400 La Crosse Street

La Crosse, Wisconsin 54601

P.I.N.

17-10190-120

- 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.

- If the parties cannot resolve the dispute by mediation, after reasonable efforts, either C. 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

Subscribed and sworn to before me this

day of <u>December</u>, 2016.

sur (Nikki M. Elsen) BIC

Notary Public, State of WI

My Commission: Lo

COURTESY CORPORATION

Richard It

Subscribed and sworn to before me this

Clo day of December, 2016

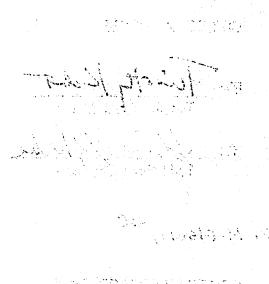
(Alexis Worney) Notary Public, State of WI

My Commission: Ob/14/2020

**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



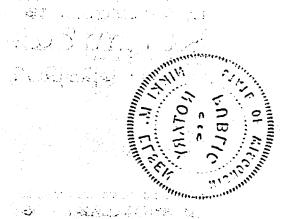
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## **EXHIBIT B**

Tax Parcel: 17-10190-120

LOTS 12, 13, 14 AND 15, EXCEPT THE SOUTH 200 FEET, IN BLOCK 2 OF N. W. TWININGS 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 Numicipal Services   Payment for Municipal Services					ш	whibit A-1 II	Exhibit A-1 Illustrative Calculations	culations						
S/13/2015   S/13						Payment for	Municipal Se	rvices						
S/19/2015   S/19														
1/1/2015   1/1/2015	e of CUP approval		5/13/2015											
1/1/2015   1/1/2015	Date CUP became effective		5/19/2015											
Base Year   Grace Year   Valuation Year   Year 2   Year 3   Year 4   Year 5   Year 6   Year 6   Year 6   Year 6   Year 7   Year 8   Year 9   Year 9   Year 9   Year 1   Year 1   Year 2   Year 3   Year 3   Year 6   Year 6   Year 6   Year 6   Year 7   Year 8   Year 9   Year 9   Year 9   Year 9   Year 9   Year 1   Year 1   Year 1   Year 2   Year 3   Year 9   Year	Base Year Valuation Date		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	Inflation Factor		2%											
1/1/2016   1/1/2017   1/1/2018   1/1/2020   1/1/2020   1/1/2021   1/1/2023   1/1/2023   1/1/2024   1/1/2025   1/1/2025   1/1/2024   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														
Vear 1   Vear 2   Vear 3   Vear 4   Vear 5   Vear 6   Vear 7   Vear 6   Vear 7   Vear 8   Vear 9   Vear 1					Valuation Years									
11/2016   1/1/2017   1/1/2018   1/1/2018   1/1/2019   1/1/2020   1/1/2022					Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
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   12,43     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   55,44     55,692,00   56,805,84   57,941,96   59,100,80   60,282,81   61,488,47   62,718,24   63,972,60   65,552,05   66,557,10   67,88     10,200,00   56,805,84   57,941,96   59,100,80   59,100,80   50,226,84   51,231,89   59,726   66,557,10   67,88     10,200,00   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   60,94     50,000,00   51,000,00   53,060,40   54,121,61   55,204,04   56,308,12   57,434,28   58,582,97   59,754,63   60,94     60,200,00   61,404,00   10,612,08   63,884,72   65,162,45   66,465,66   67,794,98   69,180,99   70,944,57   73,38     60,000   61,404,00   10,612,08   63,884,72   65,162,45   66,465,66   67,794,98   69,180,99   70,944,57   73,38     60,000   61,404,00   62,632,08   63,884,72   65,162,45   66,465,66   67,794,98   69,180,99   70,944,57   73,38     60,000   61,404,00   10,612,08   10,412,019   12,412,02			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
10,200,00 10,404,00 10,612.08 10,824,32 11,040,81 11,261.62 11,486.86 11,716.59 11,950,33 12,189,94 12,43 12,920 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 55,45 10,040,00 10,612.08 10,824.32 11,040,81 11,261.62 11,486.86 11,716.59 11,950,33 12,189,94 12,43 10,000 52,000 52,000 53,060,40 54,121.61 55,204.04 56,308.12 57,434.28 58,582.97 59,754.63 60,94 60,200,00 61,404.00 10,612.08 10,824.32 63,422.00 54,000,00 52,000,00 52,000 53,060,40 54,121.61 55,204.04 56,308.12 57,434.28 58,582.97 59,754.63 60,94 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 73,38 60,028 0,02	Parcel ID No.													
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 12,439.80 48,276.47 49,242.00 50,226.84 51,231.38 52,256.01 53,301.13 54,367.15 55,455.00 55,692.00 56,805.84 57,941.96 59,100.80 60,282.81 61,488.47 62,718.24 63,972.60 65,525.05 66,557.10 67,88 10,200.00 51,000.00 52,000.00	Pear Valuations and A	djusted Base Ye	ar Valuations											
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   55,460.00   55,692.00   55,692.00   55,692.00   55,692.00   55,692.00   55,692.00   55,692.00   55,692.00   55,692.00   55,692.00   55,692.00   55,692.00   55,692.00   55,692.00   52,000.00   51,000.00   52,0	Land		10,000.00	10,200.00		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
S4,600.00   S5,692.00   S6,805.84   S7,941.96   S9,100.80   G0,282.81   G1,488.47   G2,718.24   G3,972.60   G6,557.10   G7,888   G7,888   G7,888.82	Improvemen	ts	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
ents 44,600.00 10,200.00 10,404.00 10,612.08 11,024.22 11,040.81 11,261.62 11,486.86 11,716.59 11,950.93 12,189;94 12,43	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
## 10,000.00    10,000.00														
10,000.00 10,000 10,000.00	ssed Value Improvemen	nts												
15	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
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   73,388   72,333.89   72,344.57   73,388   72,344.57   73,388   72,344.57   73,388   72,344.57   73,388   72,344.57   73,388   72,344.57   73,348   72,442.57   72,442.27   72,442.20   7	New Improve	ements	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
10.000 0.000 (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) (5,499.18	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
0.028         0.028 <th< td=""><td>ovement Differential (</td><td>if anv)</td><td>0.00</td><td>0.00</td><td></td><td>(4,690.12)</td><td>(4,783.93)</td><td>(4,879.60)</td><td>(4,977.20)</td><td>(5,076.74)</td><td>(5,178.27)</td><td>(5,281.84)</td><td>(5,387.48)</td><td>(5,495.23)</td></th<>	ovement Differential (	if anv)	0.00	0.00		(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)
0.028         0.028 <th< 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><td></td><td></td></th<>														
N/A	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
2019 12/4/2020 12/4/2021 12/4/2023 12/4/2024 12/4/2025 12/4/2  N/A	nent for Municipal Ser	vices	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
N/A	Ilio		12/4/2015	12/4/2016		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 N/A N/A N/A N/A N/A N/A	ice Date			N/A	N/A	N/A	N/A	N/A	N/A	A/N	N/A	N/A	A/N	N/A
rES:  In 2015 and subsequent years are used to determine the Adjusted Base Year Valuations.  Ayment for Municipal Services extends for not less than 20 valuation years.	Date			N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Affation factors in 2015 and subsequent years are used to determine the Adjusted Base Year Valuations.  Sayment for Municipal Services extends for not less than 20 valuation years.	TES:													
layment for Municipal Services extends for not less than 20 valuation years.	nflation factors in 2015	and subsequer	it years are us	ed to determin	ne the Adjusted	Base Year Val	uations.							
	ayment for Municipal S	Services extend.	s 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 2021. \$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.

Date Of CUP approval   S/13/2015   S/13/	_					Payment	for Municipal							
S/13/2015   S/13							indiament in	Services						
5/13/2015   1/1/2015	_	-												
1/1/2015	late of CUP approval	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   1/1/2018   1/1/2019   1/1/2020	ate CUP became effective	2	/19/2015											
o.    1,11/2015   1/1/2016   1/1/2016   1/1/2017   1/1/2018   1/1/2019   1/1/2012   1/1	ase Year Valuation Date		1/1/2015											
Base Year   Grace Year   Veluation Year   Vear 3   Vear 4   Vear 5   Vear 6	flation Factor		2%											
Grace Vear         Valuation Year 2         Year 3         Year 4         Year 5         Year 6           1/1/2016         1/1/2017         1/1/2018         1/1/2019         1/1/2020         1/1/2021         1/1/2022           29,580.00         30,171.60         30,775.03         31,390.53         32,018.34         32,658.71         33,311.88           115,770.00         118,085.40         120,447.11         122,856.05         125,313.17         127,819.43         130,375.82           142,500.00         148,257.00         151,222.14         154,246.58         157,331.51         160,478.14         163,687.71           29,580.00         30,171.60         30,775.03         31,390.53         32,018.34         32,658.71         33,311.88           0.00         0.00         0.00         0.00         0.00         150,000.00           115,770.00         118,085.40         120,447.11         122,856.05         125,313.17         127,819.43         (19,624.18)           10,00         0.028         0.028         0.028         0.028         0.028         0.028           115,770.00         118,085.40         120,447.11         122,856.05         125,313.17         127,819.43         (19,624.18)           10         0.280														
Year 1         Year 2         Year 3         Year 4         Year 5         Year 6           1/1/2016         1/1/2017         1/1/2018         1/1/2019         1/1/2020         1/1/2021         1/1/2022           29,580.00         30,171.60         30,775.03         31,390.53         32,018.34         32,658.71         33,311.88           115,770.00         118,085.40         120,447.11         122,856.05         125,313.17         127,819.43         130,375.82           142,500.00         148,257.00         151,222.14         154,246.58         157,331.51         160,478.14         163,687.71           29,580.00         30,171.60         30,775.03         31,390.53         32,018.34         32,658.71         183,311.88           0.00         0.00         0.00         0.00         150,000.00         150,000.00           115,770.00         118,085.40         120,447.11         122,856.05         125,313.17         127,819.43         (19,624.18)         (19,624.18)           1         0.280         0.028         0.028         0.028         0.028         0.028         0.028           1         12/4/2017         12/4/2018         12/4/2019         12/4/2012         12/4/2012         12/4/2012         12/4/2012         <		Base	Г	Г	'aluation Years									
1/1/2016         1/1/2017         1/1/2018         1/1/2019         1/1/2020         1/1/2021         1/1/2022           29,580.00         30,171.60         30,775.03         31,390.53         32,018.34         32,658.71         33,311.88           115,770.00         118,085.40         120,447.11         122,856.05         125,313.17         127,819.43         130,375.82           142,500.00         148,257.00         151,222.14         154,246.58         157,331.51         160,478.14         163,687.71           29,580.00         30,171.60         30,775.03         31,390.53         32,018.34         32,658.71         33,311.88           0.00         0.00         0.00         0.00         120,447.11         122,856.05         125,313.17         127,819.43         135,311.88           115,770.00         118,085.40         120,447.11         122,856.05         125,313.17         127,819.43         (19,624.18)         (115,024.18)           1         0.280         0.028         0.028         0.028         0.028         0.028         0.028           1         12/4/2017         12/4/2018         12/4/2019         12/4/2012         12/4/2012         12/4/2012         12/4/2012         12/4/2012         12/4/2012         12/4/2012			Г		Year 1	Year 2	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         32,018.34         32,658.71         33,311.88           115,770.00         118,085.40         120,447.11         122,856.05         125,313.17         127,819.43         130,375.82           142,500.00         148,257.00         151,222.14         154,246.58         157,331.51         160,478.14         163,687.71           29,580.00         30,171.60         30,775.03         31,390.53         32,018.34         32,558.71         33,311.88           0.00         0.00         0.00         0.00         150,000.00           115,770.00         118,085.40         120,447.11         122,856.05         125,313.17         127,819.43         196,54.18)           1         0.280         0.028         0.028         0.028         0.028         0.028         0.028           1         N/A         3,306.39         3,372.52         3,439.97         3,508.77         3,578.94         N/A           1         12/4/2017         12/4/2012         12/4/2012         12/4/2012         12/4/2012         12/4/2012		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
29,580.00         30,171.60         30,775.03         31,390.53         32,018.34         32,658.71         33,311.88           115,770.00         118,085.40         120,447.11         122,856.05         155,313.17         127,819.43         130,375.82           142,500.00         148,257.00         151,222.14         154,246.58         157,331.51         160,478.14         163,687.71           29,580.00         30,171.60         30,775.03         31,390.53         32,018.34         32,658.71         33,311.88           0.00         0.00         0.00         0.00         150,000.00           115,770.00         118,085.40         120,447.11         122,856.05         125,313.17         127,819.43         196,624.18)         (19,624.18)           1         0.280         0.028         0.028         0.028         0.028         0.028         0.028           1         17/4/2017         12/4/2017         12/4/2019         12/4/2012         12/4/2021         12/4/2021	ax Parcel ID No.													
29,580.00         30,171.60         30,775.03         31,390.53         32,018.34         32,658.71         33,311.88           115,770.00         118,085.40         120,447.11         122,856.05         125,313.17         127,819.43         130,375.82           142,500.00         148,257.00         151,222.14         154,246.58         157,331.51         160,478.14         163,687.71           29,580.00         30,171.60         30,775.03         31,390.53         32,018.34         32,658.71         33,311.88           115,770.00         118,085.40         120,447.11         122,856.05         125,313.17         127,819.43         119,624.18)         (19,624.18)           115,770.00         118,085.40         120,447.11         122,856.05         125,313.17         127,819.43         (19,624.18)         (19,624.18)           1         0.280         0.028         0.028         0.028         0.028         0.028         0.028           1         12/4/2017         12/4/2018         12/4/2013         12/4/2021         12/4/2021         12/4/2021	se Year Valuations and Ad	justed Base Year Vo	aluations											
113,500.00         115,770.00         118,085.40         120,447.11         122,856.05         125,313.17         127,819.43         130,375.82           142,500.00         142,500.00         148,257.00         151,222.14         154,246.58         157,331.51         160,478.14         163,687.71           142,500.00         29,580.00         30,171.60         30,775.03         31,390.53         32,018.34         32,658.71         33,311.88           142,500.00         29,580.00         30,171.60         30,775.03         31,390.53         32,018.34         32,658.71         183,311.88           ny)         0.00         115,770.00         118,085.40         120,447.11         122,856.05         125,313.17         127,819.43         (19,624.18)         (19,624.18)           es         N/A         N/A         3,306.39         3,372.52         3,439.97         3,508.77         3,578.94         N/A	Land		29,000.00	29,580.00	30,171.60	30,775.03	31,390.53	32,018.34	32,658.71	33,311.88	33,978.12	34,657.68	35,350.84	36,057.85
142,500.00   142,500.00   148,257.00   151,222.14   154,246.58   157,331.51   160,478.14   163,687.71   166,96     142,500.00   29,580.00   30,171.60   30,775.03   31,390.53   32,018.34   32,658.71   33,311.88   33,97     142,500.00   29,580.00   30,171.60   30,775.03   31,390.53   32,018.34   32,658.71   33,311.88   33,97     142,500.00   29,580.00   30,171.60   30,775.03   31,390.53   32,018.34   32,658.71   183,311.88   186,97     152,700.00   29,580.00   30,171.60   30,775.03   31,390.53   32,018.34   32,658.71   183,311.88   186,97     153,700.00   29,580.00   30,171.60   30,775.03   31,390.53   32,018.34   32,658.71   183,311.88   186,97     153,700.00   29,580.00   30,171.60   30,775.03   31,390.53   32,018.34   32,658.71   183,311.88   186,97     153,700.00   115,770.00   118,085.40   120,447.11   122,856.05   125,313.17   127,819.43   (19,624.18)   (20,016   12,44/2015   12/4/2015   12/4/2012	Improvements		13,500.00	115,770.00	118,085.40	120,447.11	122,856.05	125,313.17	127,819.43	130,375.82	132,983.34	135,643.01	138,355.87	141,122.98
Ents 113,500.00 29,580.00 30,171.60 30,775.03 31,390.53 32,018.34 32,658.71 33,311.88 33,97 and 29,000.00 29,580.00 30,171.60 30,775.03 31,390.53 32,018.34 32,658.71 33,311.88 186,970 and 20,000 29,580.00 30,171.60 30,775.03 31,390.53 32,018.34 32,658.71 183,311.88 186,970 and 20,000 20,000 115,770.00 118,085.40 120,447.11 122,856.05 125,313.17 127,819.43 (19,624.18) (20,016 as n)	Total	14	12,500.00	142,500.00	148,257.00	151,222.14	154,246.58	157,331.51	160,478.14	163,687.71	166,961.46	170,300.69	173,706.70	177,180.84
29,000.00 29,580.00 30,171.60 30,775.03 31,390.53 32,018.34 32,658.71 33,311.88 33,97 and 29,000.00 29,580.00 30,171.60 30,775.03 31,390.53 32,018.34 32,658.71 33,311.88 33,97 and 20,000 29,580.00 30,171.60 30,775.03 31,390.53 32,018.34 32,658.71 183,311.88 186,973 and 20,000 20,000 115,770.00 118,085.40 120,447.11 122,856.05 125,313.17 127,819.43 (19,624.18) (20,016 as n/A n/A 3,306.39 3,372.52 3,439.97 3,508.77 3,578.94 N/A 12/4/2015 12/4/2015 12/4/2016 12/4/2018 12/4/2019 12/4/2019 12/4/2019 12/4/2020 12/4/2														
29,000.00         29,580.00         30,171.60         30,775.03         31,390.53         32,018.34         32,658.71         33,311.88         33,97           ents         113,500.00         0.00         0.00         0.00         0.00         150,000.00         150	ssessed Value Improvemen	ts												
s         113,500.00         0.00         0.00         0.00         0.00         150,000.00 </td <td>Land</td> <td></td> <td>29,000.00</td> <td>29,580.00</td> <td>30,171.60</td> <td>30,775.03</td> <td>31,390.53</td> <td>32,018.34</td> <td>32,658.71</td> <td>33,311.88</td> <td>33,978.12</td> <td>34,657.68</td> <td>35,350.84</td> <td>36,057.85</td>	Land		29,000.00	29,580.00	30,171.60	30,775.03	31,390.53	32,018.34	32,658.71	33,311.88	33,978.12	34,657.68	35,350.84	36,057.85
142,500.00         29,580.00         30,171.60         30,775.03         31,390.53         32,018.34         32,658.71         183,311.88         186,97           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           0.028         0.02	New Improver		13,500.00	00.00		00:00	00.00	0.00	0.00	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)           0.028	Total	17	12,500.00	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
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)           0.028														
0.028         0.028 <th< td=""><td>nprovement Differential (if</td><td>any)</td><td>0.00</td><td>115,770.00</td><td>118,085.40</td><td>120,447.11</td><td>122,856.05</td><td>125,313.17</td><td>127,819.43</td><td>(19,624.18)</td><td>(20,016.66)</td><td>(20,416.99)</td><td>(20,825.33)</td><td>(21,241.84)</td></th<>	nprovement Differential (if	any)	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)	(21,241.84)
0.028 0.028														
N/A N/A 3,306.39 3,372.52 3,439.97 3,508.77 3,578.94 N/A N/A 12/4/2015 12/4/2016 12/4/2017 12/4/2018 12/4/2019 12/4/2020 12/4/2021 12/4/2022 12/4/2	ax 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
12/4/2015 12/4/2016 12/4/2018 12/4/2019 12/4/2020 12/4/2021 12/4/2022	syment for Municipal Serv	ices	N/A	N/A	3,306.39	3,372.52	3,439.97	3,508.77	3,578.94	N/A	N/A	N/A	N/A	N/A
17/5/71 17/5/71			714/2045	21/4/1046	210011/01	12/4/2010	0100/1/01	0000/1/01	1000/1/01	CCOC/ 1/C1	5500/1/51	1000/1/01	2007/1/04	SCOCI NICH
1/14 1:00(1:01c) 0:00(1:01c) 0:00(1:01c) 0:00(1:01c) 1:00(1:01c) 1	ax Dill		6102/4/21	0102/4/21	12/4/21	12/2/2/21	12/21/2010	12/21/2020	12/2/2/27	11/1/2022	11/1/2020	12/1/2024	57/4/77	11/4/2020
	ivoice Date		1	N/A	12/31/2017	12/31/2010	0000/16/6	2/2/21/2020	72/31/2021	N/A	N/A	N/A	N/A	N/A
N/N 23/2/15/5 1202/15/5 0202/15/6 5102/15/6	ue Date			N/N	0/17/16/6	5/31/2013	2/31/2020	3/31/2021	2/27/2027	W/N	W/N	W/N	W/N	NA
NOTE	OTEC.													
TOTES.  Inflation factors in 2015 and subseminant years are used to determine the Adjusted Base Year Valuations.	Inflation factors in 2015 a	and cubconingnt ve	are are used	to determine t		se Year Valuatio	ns.							
	Payment for Municipal Se	ervices extends for	not less than	n 20 valuation										
3. No payment due for Grace Year.	. No payment due for Grac	e 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						
4100	-		1100,000											
Date of CUP approval	approval		5/13/2015											
Date CUP bec	Date CUP became effective		5/19/2015											
Base Year Valuation Date	uation Date		1/1/2015											
Inflation Factor	or		2%	10										
			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	1/1/2016	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.													
Sase Year Va.	luations and Ad	justed Base	Base Year Valuations and Adjusted Base Year Valuations	Si										
	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		75,900.00	77,418.00	78,966.	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	1	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 Valu	Assessed Value Improvements	ts												
	Land		26,800.00	0 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	nents	75,900.00	0.00	00.00	00.00	00:00	00.00	00.00	0.00	0.00	00.00	00.00	0.00
	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
				4										
mprovemen	mprovement Differential (if any)	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	Payment for Municipal Services	ices	N/A		2,	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
Tax bill			12/4/2015	5 12/4/2016		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		12/31/2018	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 f	actors in 2010 a	nd subseq	1. Inflation factors in 2010 and subsequent years are used to determine the Adju	ised to determ	ine the Adjuste	sted Base Year Valuations.	luations.							
2. Payment	or Municipal Se	ervices exte	<ol><li>Payment for Municipal Services extends for not less than 20 valuation years.</li></ol>	than 20 valuat	tion 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 \$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. Later 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.

					EXILIDITY -	ראוווחור ע-4 וווחפרו מרואב בפורחומרוחוז	Culduons						
					Payment f	Payment for Municipal Services	ervices						
Date of CUP approval	le	5/13/2015											
Date CUP became effective	ffective	5/19/2015											
Base Year Valuation Date	Date	1/1/2015											
Inflation Factor		2%											
				- 12									
		Base Year	Grace Year	Valuation Years	Vear 2	Year 3	Vear 4	Year 5	Vear 6	Year 7	Year 8	Vear 9	Vear 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.													
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
Impro	Improvements	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
Assessed Value Improvements	rovements												
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	New Improvements	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
June 11 lifforential (if	(vac ji) leitae.	000	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)	15 575 76
	A control (iii con )	200	20:00=/311	200000000000000000000000000000000000000	000000000000000000000000000000000000000		1	(crocolo)	1	10000000	1	(2,22,6)	10000000
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 Municipal Services	ipal Services	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			N/A	12/31/2017	12/31/2018	12/31/2019	N/A						
Due Date			N/A	3/31/2018	3/31/2019	3/31/2020	A/A	N/A	N/A	N/A	N/A	A/A	N/A
NOTES:													
1. Inflation factors	Inflation factors in 2015 and subsequent years are used to determine the Adjus	quent years are us	ed to determin	e the Adjusted	ted Base Year Valuations.	nations.							
2. Payment for Municipal Services extends for not less than 20 valuation years.	nicipal Services ext	tends for not less t	than 20 valuatio	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 \$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	alculations						
					Payment	Payment for Municipal Services	Services						
Date of CUP approval	pproval	5/13/2015											
Date 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	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.	No.												
Base Year Va	Base Year Valuations and Adjusted Base Year Valuations	I 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	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 Valu	Assessed Value Improvements												
	Land	20,000.00		20,808.00	21,224.16	21,648.64	22,081.62	00:00	00:00	0.00	00:00	0.00	0.00
	New Improvements	65,000.00	66,300.00	00.00	75,000.00	76,500.00	78,030.00	00:00	0.00	0.00	0.00	0.00	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	0.00
Improvemen	Improvement Differential (if any)	00.00	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	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			N/A	12/31/2017	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 f.	1. Inflation factors in 2015 and subsequent years are used to determine the	bsequent years are u	sed to determ	ine the Adjuste	Adjusted Base Year Valuations.	luations.							
2. Payment	2. Payment for Municipal Services extends for not less than 20 valuation years.	s extends for not less	than 20 valuat	tion 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 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.

Die of CLIP percente effective   5/19/2015   Payment for Municipal Services   Die of CLIP percente effective   5/19/2015   Payment for Municipal Services   Die of CLIP percente effective   5/19/2015   Payment for Municipal Services   Die of CLIP percente effective   5/19/2015   Payment for Municipal Services   Die of CLIP percente effective   5/19/2015   Payment for Municipal Services   Die of CLIP percente effective   5/19/2015   Payment for Municipal Services   Die of CLIP percente effective   S/19/2015   Payment for Municipal Services   Die of CLIP percente effective   S/19/2015   Payment for Municipal Services   Die of CLIP percente effective   S/19/2015   Payment for Municipal Services   Die of CLIP percente effective   S/19/2015   Payment for Municipal Services   Die of CLIP percente effective   Die of CLIP percente   D	Grace Year Valuation Years Vear 3 Year 4 Year 5 Year 6 Year 7 Year 8 1/1/2016 1/1/2016 1/1/2017 1/1/2018 1/1/2019 1/1/2020 1/1/20	Grace Vear Vear I Vear 2 Vear 3 Vear 4 Vear 5 Vear 6 Vear 7 Vear 8 Vear 9 Vear 1 1/1/2016 1/1/2017 1/1/2018 1/1/2019 1/1/2020 1/1/2020 1/1/2022 1/1/2023 1/1	Grace Year   Vear 1   Vear 2   Vear 3   Vear 4   Vear 5   Vear 6   Vear 7   Vear 9   Vear 9   Vear 9   Vear 9   Vear 9   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 9   Vear 1   Vear 1   Vear 1   Vear 1   Vear 1   Vear 2   Vear 3   Vear 4   Vear 4   Vear 5   Vear 6   Vear 7   Vear 9   Vear 9   Vear 9   Vear 9   Vear 9   Vear 9   Vear 1   Vear 1   Vear 1   Vear 1   Vear 2   Vear 2   Vear 3   Vear 4   Vear 4   Vear 5   Vear 6   Vear 7   Vear 6   Vear 7   Vear 9							Exhibit A-6	Exhibit A-6 Illustrative Calculations	Calculations						
Grace Vear Valuation Years Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 9 Year 9 Year 9 Year 1 1/1/2016 1/1/2018 1/1/2019 1/1/2020 1/1/202	Grace Vear Valuation Years Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 9 Year 1 1/1/2015 1/2/2015 1/2/2	Grace Year   Valuation Years   Year	Grace Year   Valuation Years   Vear							Payment	t for Municipa	l Services						
Grace Year   Valuation Years   Year 2   Year 3   Year 4   Year 5   Year 6   Year 7   Year 8   Year 9   Year 9   Year 1   Vizota 11/1/2018   1/1/2019   1	Section   Sect	Signatural Pears   Signatural	Signature   Vear   Ve															
Grace Vear   Year 1   Year 2   Year 3   Year 4   Year 5   Year 6   Year 7   Year 8   Year 9   Year 9   Year 1   Year 1   Year 2   Year 3   Year 4   Year 5   Year 6   Year 7   Year 8   Year 9   Year 9   Year 1   Year 1   Year 2   Year 3   Year 4   Year 5   Year 6   Year 7   Year 8   Year 9   Year 9   Year 1   Year 1   Year 2   Year 3   Year 4   Year 5   Year 6   Year 7   Year 8   Year 9	Grace Vear   Valuation Years   Vear 2   Vear 3   Vear 4   Vear 5   Vear 6   Vear 7   Vear 8   Vear 9   Vear 9   Vear 9   Vear 9   Vear 1   Vear 1   Vear 1   Vear 1   Vear 1   Vear 1   Vear 2   Vear 3   Vear 4   Vear 5   Vear 6   Vear 7   Vear 8   Vear 9	Grace Year Valuation Years Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 9 Year 1 1/1/2016 1/1/1/2015 1/1/2012 1/1	Grace Year Valuation Years Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 9 Year 9 1/1/2016 1/1/2018 1/1/2018 1/1/2019 1/1/2020 1/1/2022 1/1/2023 1/1/2	0.10		*/ -	2,007,0											
11/2016   15,606.00   15,918.12   15,236.48   15,61.21   15,802.44   17,230.29   17,574.89   17,202.4   17,1702.5   17,1702.	Grace Vear Yeluation Years Year 1 Year 2 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 9 Year 1 Year 1 Year 1 Year 1 Year 2 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 9 Year 1 Year 1 Year 1 Year 1 Year 2 Year 1 Year 2 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 9 Year 9 Year 1 Year 1 Year 1 Year 1 Year 1 Year 1 Year 2 Year 3 Year 1 Year 2 Year 3 Yea	Grace Vear Valuation Years Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 9 Year 1 1/1/2016 1/1/1/2019 1/1/2019 1/1/2020 1	Grace Vear Valuation Years Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 9 Year 9 Year 9 Year 1 1/1/2015	Date of CUP a	ipprovai	5/1	3/2015											
Grace Year Valuation Years Year 3 Year 4 Year 5 Year 6 Year 6 Year 7 Year 6 Year 9 Year 7 Year 6 Year 11/12015	Grace Vear   Year   Y	Grace Vear Vear I Vear I Vear 2 Vear 3 Vear 4 Vear 5 Vear 6 Vear 7 Vear 8 Vear 9 Vear 9 Vear 9 Vear 1 1/1/2016 1/1/2017 1/1/2018 1/1/2019 1/1/2020 1/1/2021 1/1/2022 1/1/2022 1/1/2022 1/1/2023 1/1/2024 1/1/2022	Grace Vear   Valuation Years   Vear 2   Vear 3   Vear 4   Vear 5   Vear 6   Vear 7   Vear 8   Vear 9   Vear 9   Vear 9   Vear 1   Vear 2   Vear 3   Vear 4   Vear 5   Vear 6   Vear 7   Vear 8   Vear 9   Vear 9   Vear 9   Vear 1   Vear 2   Vear 3   Vear 3   Vear 3   Vear 4   Vear 2   Vear 3   Vear 4   Vear 3   Vear 3   Vear 4   Vear 5   Vear 6   Vear 7   Vear 8   Vear 9	Date CUP bec	ame effective	5/1	9/2015											
Grace Year Valuation Years Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 7   Year 8   Year 9   Year 1   Year 1   Year 1   Year 2   Year 3   Year 4   Year 5   Year 5   Year 5   Year 6   Year 7   Year 8   Year 9   Year 1   Year 2   Year 3   Year 4   Year 5   Year 6   Year 7   Year 8   Year 9   Year 1   Year 2   Year 3	Section   Sect	Grace Year   Valuation Year	State Vear   Valuation Years   Year	Base Year Valu	uation Date	1/	/1/2015											
Valuation Year   Valuation Year   Vear   V	Valuation Year   Valuation Year   Vear   V	Figure   Vear   Valuation Year   Vear   Ve	Valuation Year   Valuation Fear   Vear   V	Inflation Facto	or		2%											
1/1/2016   Vear 1   Vear 2   Vear 3   Vear 4   Vear 5   Vear 5   Vear 6   Vear 7   Vear 8   Vear 9   Vear 1   Vear 1   Vear 2   Vear 1   Vear 1   Vear 1   Vear 2   Vear 1   Vear 1   Vear 1   Vear 1   Vear 1   Vear 2   Vear 1   Vear 2   Vear 1   Vear 1   Vear 1   Vear 1   Vear 1   Vear 1   Vear 2   Vear 1   Vear 1   Vear 1   Vear 1   Vear 1   Vear 1   Vear 2   Vear 1	1/1/2016   1/1/2017   1/1/2018   1/1/2019   1/1/2010   1/1/2012	1/1/2016   1/1/2017   1/1/2018   1/1/2019   1/1/2017	1/1/2016   1/1/2018															
1/1/2016   1/1/2018   1/1/2018   1/1/2018   1/1/2020   1/1/2021   1/1/2022	1/1/2016         Year 1         Year 2         Year 3         Year 4         Year 5         Year 6         Year 7         Year 9         Year	1/1/2016   1/1/2017   1/1/2018   1/1/2019   1/1/2020   1/1/2021   1/1/2022				Base			Valuation Year	rs								
11/17016   11/17017   11/17018   11/17019   11/17020   11/17021   11/17022   11/17023   11/17024   11/17025   11/17024   11/17025   11/17024   11/17025   11/17024   11/17025   11/17024   11/17025   11/17024   11/17025   11/17024   11/17024   11/17025   11/17024	1/1/2016         1/1/2018         1/1/2018	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	1/1/2016   1/1/2017   1/1/2018   1/1/2018   1/1/2019						Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
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 18,658.95 13,000.00 15,000	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 18,65 3,5700.00 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 43,51 60,949.72 62,16 51,000.00 52,020.00 536,414.00 57,142.28 37,885.13 38,642.83 39,415.68 40,204.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	15,300.00 15,606.00 15,918.12 16,236.48 16,561.21 16,892.44 17,230.29 17,574.89 17,995.39 18,284.92 186,551.20 00 52,000.00 52,020.00 53,060.40 54,1216.1 55,204.04 56,308.12 57,434.28 58,582.97 59,754.63 60,949.72 62,116 51,000.00 52,020.00 53,060.40 54,1216.1 55,204.04 56,308.12 57,434.28 58,582.97 59,754.63 60,949.72 62,116 51,000.00 0.00 0.00 0.00 0.00 0.00 0.00 0	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 18,65 3,750.00 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 43,51 5,000.00 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 62,16 5,000.00 50.00 0.00 0.00 0.00 0.00 0.00			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
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 18,656.39 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 43,515.00.00 53,060.40 53,060.40 53,060.40 53,060.40 53,060.40 53,060.40 53,060.40 53,060.40 53,060.40 53,060.40 60.00 0.00 0.00 0.00 0.00 0.00 0.	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   18,284	15,300.00   15,606.00   15,918.12   16,236.48   16,561.21   16,892.44   17,230.29   17,576.89   17,926.39   18,284.92   18,2	15,300.00   15,606.00   15,918.12   16,236.48   16,561.21   16,892.44   17,230.29   17,534.89   17,926.39   18,284.99   18,284	Tax Parcel ID	No.													
15,000.00   15,0	15,000.00   15,506.00   15,518.12   16,236.48   16,561.21   16,892.44   17,230.29   17,574.89   17,936.39   18,884.92   18,656.30   18,000.00   15,0	15,000,00   15,300,00   15,300,00   15,300,00   15,300,00   15,300,00   15,300,00   15,300,00   15,300,00   15,300,00   15,300,00   15,300,00   15,300,00   15,300,00   15,300,00   15,300,00   13,3	15,000,00   15,300,00   15,606.00   15,118.12   16,236.48   16,561.21   16,899.44   17,230.99   17,574.89   17,574.89   18,684.92   18,654.00   18,600.00   15,600.00   15,600.00   15,600.00   13,400.00   15,600.00   13,400.00   15,600.00   15,600.00   13,400.00   15,6	Base Year Val.	uations and Adjusted	Base Year Va	luations											
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   43,55     50,000.00   51,000.00   52,020.00   53,066.40   54,121.61   55,204.04   56,308.12   57,434.28   58,582.97   59,754.63   60,949.72   62,166     50,000.00   51,000.00   51,000.00   0.00   0.00   0.00   0.00   0.00   0.00     50,000.00   51,000.00   0.00   0.00   0.00   0.00   0.00   0.00   0.00   0.00     50,000.00   51,000.00   0.00   0.00   0.00   0.00   0.00   0.00   0.00     50,000.00   0.00   0.00   0.00   0.00   0.00   0.00   0.00   0.00     50,000.00   0.00   0.00   0.00   0.00   0.00   0.00   0.00   0.00     50,000.00   0.00   0.00   0.00   0.00   0.00   0.00   0.00   0.00     50,000.00   0.00   0.00   0.00   0.00   0.00   0.00   0.00   0.00     50,000.00   0.00   0.00   0.00   0.00   0.00   0.00   0.00   0.00     50,000.00   0.00   0.00   0.00   0.00   0.00   0.00   0.00   0.00     50,000.00   0.00   0.00   0.00   0.00   0.00   0.00   0.00   0.00     50,000.00   0.00   0.00   0.00   0.00   0.00   0.00   0.00   0.00     50,000.00   0.00   0.00   0.00   0.00   0.00   0.00   0.00   0.00   0.00     50,000.00   0.00   0.00   0.00   0.00   0.00   0.00   0.00   0.00   0.00     50,000.00   0.00   0.00   0.00   0.00   0.00   0.00   0.00   0.00   0.00     50,000.00   0.00   0.00   0.00   0.00   0.00   0.00   0.00   0.00     50,000.00   0.00   0.00   0.00   0.00   0.00   0.00   0.00   0.00     50,000.00   0.00   0.00   0.00   0.00   0.00   0.00   0.00   0.00     50,000.00   0.00   0.00   0.00   0.00   0.00   0.00   0.00   0.00     50,000.00   0.00   0.00   0.00   0.00   0.00   0.00   0.00   0.00     50,000.00   0.00   0.00   0.00   0.00   0.00   0.00   0.00   0.00   0.00     50,000.00   0.00   0.00   0.00   0.00   0.00   0.00   0.00   0.00     50,000.00   0.00   0.00   0.00   0.00   0.00   0.00   0.00   0.00   0.00     50,000.00   0.00   0.00   0.00   0.00   0.00   0.00   0.00   0.00     50,000.00   0.00   0.00   0.00   0.00   0.00   0.00   0.00   0.00     50,000.00   0.00	35,000.00         36,144.00         37,142.28         37,885.13         38,642.83         39,415.68         40,204.00         41,008.08         41,828.24         42,664.80         43,664.80 <t< td=""><td>  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   42,666.80   43,551.85   42,666.80   43,551.85   43,660.00   43,6</td><td>  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   43,551.85   40,204.00   41,008.08   41,828.24   42,664.80   43,51.85   40,204.00   41,008.08   41,828.24   42,664.80   43,51.85   43,600.00   41,008.08   41,828.24   42,664.80   43,51.85   43,600.00   41,008.08   41,828.24   42,664.80   43,51.85   43,600.00   41,008.08   41,828.24   42,664.80   43,51.85   43,600.00   41,008.08   41,828.24   42,664.80   43,51.85   43,600.00   41,008.08   41,828.24   42,664.80   43,51.85   43,600.00   41,008.08   41,828.24   42,664.80   43,51.85   43,600.00   41,008.08   41,828.24   42,664.80   43,51.85   43,600.00   41,008.08   41,828.24   42,664.80   43,51.85   43,600.00   43,500.00  </td><td></td><td>Land</td><td>15</td><td>00.000</td><td>15,300.00</td><td>15,606.00</td><td></td><td>16,236.48</td><td>16,561.21</td><td>16,892.44</td><td>17,230.29</td><td>17,574.89</td><td>17,926.39</td><td>18,284.92</td><td>18,650.61</td></t<>	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   42,666.80   43,551.85   42,666.80   43,551.85   43,660.00   43,6	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   43,551.85   40,204.00   41,008.08   41,828.24   42,664.80   43,51.85   40,204.00   41,008.08   41,828.24   42,664.80   43,51.85   43,600.00   41,008.08   41,828.24   42,664.80   43,51.85   43,600.00   41,008.08   41,828.24   42,664.80   43,51.85   43,600.00   41,008.08   41,828.24   42,664.80   43,51.85   43,600.00   41,008.08   41,828.24   42,664.80   43,51.85   43,600.00   41,008.08   41,828.24   42,664.80   43,51.85   43,600.00   41,008.08   41,828.24   42,664.80   43,51.85   43,600.00   41,008.08   41,828.24   42,664.80   43,51.85   43,600.00   41,008.08   41,828.24   42,664.80   43,51.85   43,600.00   43,500.00		Land	15	00.000	15,300.00	15,606.00		16,236.48	16,561.21	16,892.44	17,230.29	17,574.89	17,926.39	18,284.92	18,650.61
Soloto 0	Science   Scie	S0,000.00   S1,000.00   S2,020.00   S4,121.61   S5,204.04   S6,308.12   S7,434.28   S8,582.97   S9,754.63   60,949.72   62,166	S0,000,00   S1,000,00   S2,020,00   S3,060,40   S4,12161   S5,204.04   S6,308.12   S7,434.28   S8,582.97   S9,754.63   60,949,72   62,166		Improvements	35	00.000	35,700.00	36,414.00		37,885.13	38,642.83	39,415.68	40,204.00	41,008.08	41,828.24	42,664.80	43,518.10
nts	nrts	nnts	nrts		Total	20,	00.000	51,000.00	52,020.00		54,121.61	55,204.04	56,308.12	57,434.28	58,582.97	59,754.63	60,949.72	62,168.72
nts 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	nts	ny) 35,000,00 0.00 0.00 0.00 0.00 0.00 0.00 0	nts															
0.00         0.00 <th< td=""><td>0.00         <th< td=""><td>0.00         <th< td=""><td>0.00         <th< td=""><td>Assessed Valu</td><td>ie Improvements</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><td></td></th<></td></th<></td></th<></td></th<>	0.00         0.00 <th< td=""><td>0.00         <th< td=""><td>0.00         <th< td=""><td>Assessed Valu</td><td>ie Improvements</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><td></td></th<></td></th<></td></th<>	0.00         0.00 <th< td=""><td>0.00         <th< td=""><td>Assessed Valu</td><td>ie Improvements</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><td></td></th<></td></th<>	0.00         0.00 <th< td=""><td>Assessed Valu</td><td>ie Improvements</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><td></td></th<>	Assessed Valu	ie Improvements													
0.00         0.00 <th< td=""><td>0.00         <th< td=""><td>0.00         <th< td=""><td>0.00         <th< td=""><td></td><td>Land</td><td></td><td>00.00</td><td>0.00</td><td>00.00</td><td>00.00</td><td>0.00</td><td>00.00</td><td>00.00</td><td>00:00</td><td>00:00</td><td>00:00</td><td>0.00</td><td>00:00</td></th<></td></th<></td></th<></td></th<>	0.00         0.00 <th< td=""><td>0.00         <th< td=""><td>0.00         <th< td=""><td></td><td>Land</td><td></td><td>00.00</td><td>0.00</td><td>00.00</td><td>00.00</td><td>0.00</td><td>00.00</td><td>00.00</td><td>00:00</td><td>00:00</td><td>00:00</td><td>0.00</td><td>00:00</td></th<></td></th<></td></th<>	0.00         0.00 <th< td=""><td>0.00         <th< td=""><td></td><td>Land</td><td></td><td>00.00</td><td>0.00</td><td>00.00</td><td>00.00</td><td>0.00</td><td>00.00</td><td>00.00</td><td>00:00</td><td>00:00</td><td>00:00</td><td>0.00</td><td>00:00</td></th<></td></th<>	0.00         0.00 <th< td=""><td></td><td>Land</td><td></td><td>00.00</td><td>0.00</td><td>00.00</td><td>00.00</td><td>0.00</td><td>00.00</td><td>00.00</td><td>00:00</td><td>00:00</td><td>00:00</td><td>0.00</td><td>00:00</td></th<>		Land		00.00	0.00	00.00	00.00	0.00	00.00	00.00	00:00	00:00	00:00	0.00	00:00
0.00         0.00 <th< td=""><td>  0.00  </td><td>0.00         <th< td=""><td>0.00         <th< td=""><td></td><td>New Improvements</td><td></td><td>00.00</td><td>0.00</td><td>00:00</td><td></td><td>0.00</td><td>00.00</td><td>00.00</td><td>00:00</td><td>0.00</td><td>00.00</td><td>0.00</td><td>00:00</td></th<></td></th<></td></th<>	0.00   0.00	0.00         0.00 <th< td=""><td>0.00         <th< td=""><td></td><td>New Improvements</td><td></td><td>00.00</td><td>0.00</td><td>00:00</td><td></td><td>0.00</td><td>00.00</td><td>00.00</td><td>00:00</td><td>0.00</td><td>00.00</td><td>0.00</td><td>00:00</td></th<></td></th<>	0.00         0.00 <th< td=""><td></td><td>New Improvements</td><td></td><td>00.00</td><td>0.00</td><td>00:00</td><td></td><td>0.00</td><td>00.00</td><td>00.00</td><td>00:00</td><td>0.00</td><td>00.00</td><td>0.00</td><td>00:00</td></th<>		New Improvements		00.00	0.00	00:00		0.00	00.00	00.00	00:00	0.00	00.00	0.00	00:00
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         42,664.80           028         0.028	0.0         37,142.28         37,885.13         38,642.83         39,415.68         40,204.00         41,008.08         41,828.24         42,664.80         42,664.80           0.028         0.028         0.028         0.028         0.028         0.028         0.028         0.028           9.59         1,039.98         1,060.78         1,082.00         1,103.64         1,148.23         1,171.19         1,194.61           1017         12/4/2018         12/4/2019         12/4/2020         12/4/2021         12/4/2022         12/4/2023         12/4/2024         12/4/2025           1018         3/31/2019         3/31/2020         3/31/2022         3/31/2023         3/31/2024         3/31/2025         3/31/2025           10sted Base Year Valuations.         10028         0.028         0.028         0.028         0.028         0.028         0.028	0.0       37,142.28       37,885.13       38,642.83       39,415.68       40,204.00       41,008.08       41,828.24       42,664.80       42,664.80         0.02       0.028	0.00       37,142.28       37,885.13       38,642.83       39,415.68       40,204.00       41,008.08       41,828.24       42,664.80       42,664.80         0.028       0.028       0.028       0.028       0.028       0.028       0.028       0.028         9.59       1,039.98       1,060.78       1,082.00       1,103.64       1,125.71       1,148.23       1,171.19       1,194.61         1017       12/4/2018       12/4/2019       12/4/2020       12/4/2021       12/4/2022       12/4/2023       12/4/2024       12/4/2025         1018       3/31/2019       3/31/2020       3/31/2022       3/31/2023       3/31/2023       3/31/2025       3/31/2025         10sted Base Year Valuations.       1000000       41,008.08       41,008.08       41,008.08       41,008.08       41,008.08       41,008.08		Total		0.00	00.00	0.00	00.00	00.00	00.00	00.00	00.00	00.00	0.00	00.00	00.00
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         7.664.80           028         0.028	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         42,664.80           028         0.028	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         42,66	0.00         37,142.28         37,885.13         38,642.83         39,415.68         40,204.00         41,008.08         41,828.24         42,664.80         42,															
9.59 1,039.98 1,060.78 1,082.00 1,103.64 1,125.71 1,148.23 1,171.19 1,194.61 1,103.54 1,039.98 1,060.78 1,082.00 1,103.64 1,125.71 1,148.23 1,171.19 1,194.61 1,194.61 1,124/2018 12/4/2019 12/4/2019 12/4/2021 12/4/2022 12/4/2023 12/4/2024 12/4/2025 12/4/2028 12/4/2024 12/4/2025 12/4/2028 12/31/2024 12/31/2024 12/31/2024 3/31/2024 3/31/2026 1/31/2026 1/31/2024 12	9.28         0.028	9.59         0.028	9.59         0.028	Improvement	t Differential (if any)	35,(	00.000	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
9.59 1,039.98 1,060.78 1,082.00 1,103.64 1,125.71 1,148.23 1,171.19 1,194.61 1,139.98 1,060.78 1,082.00 1,103.64 1,125.71 1,148.23 1,171.19 1,194.61 1,194.61 1,124/2018 12/4/2018 12/4/2019 12/4/2020 12/4/2021 12/4/2022 12/4/2023 12/4/2024 12/31/2025 12/31/2028 12/	1,039.98 1,060.78 1,082.00 1,103.64 1,125.71 1,148.23 1,171.19 1,194.61 1,139.98 1,060.78 1,082.00 1,103.64 1,125.71 1,148.23 1,171.19 1,194.61 1,194.202 1,171.19 1,194.61 1,194.202 1,174/2018 1,174/2019 1,174/2020 1,174/2022 1,174/2023 1,174	9.59 1,039.98 1,060.78 1,082.00 1,103.64 1,125.71 1,148.23 1,171.19 1,194.61 1,171.19 1,194.61 1,171.19 1,194.61 1,171.19 1,194.61 1,171.19 1,194.61 1,171.19 1,194.61 1,171.19 1,194.61 1,171.19 1,194.61 1,171.19 1,171.1	1,039.98 1,060.78 1,082.00 1,103.64 1,125.71 1,148.23 1,171.19 1,194.61 1,171.19 1,194.61 1,171.19 1,194.61 1,171.19 1,194.61 1,171.19 1,194.61 1,171.19 1,194.61 1,171.19 1,194.61 1,171.19 1,171.19 1,194.61 1,171.19 1,1	Tax Rate			0.028	0.028		0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028
12/4/2018 12/4/2019 12/4/2020 12/4/2021 12/4/2022 12/4/2024 12/4/2025 12/4/2025 12/4/2025 12/4/2025 12/4/2025 12/4/2025 12/4/2025 12/31/2026 12/31/2025 12/31/2026 12/31/2025 12/31/2026 12/31/2025 12/31/2026 12	10.17 12/4/2018 12/4/2019 12/4/2020 12/4/2021 12/4/2022 12/4/2024 12/4/2025 12/4/2025 12/4/2025 12/4/2025 12/4/2025 12/4/2025 12/31/2018 12/31/2018 12/31/2020 12/31/2020 12/31/2020 12/31/2025 12/31/2026 12/31/	12/4/2018 12/4/2019 12/4/2020 12/4/2021 12/4/2023 12/4/2024 12/4/2025 12/4/2025 12/4/2025 12/4/2025 12/31/2026 12/31/2025 12/31/2026 12/31/2026 12/31/2020	12/4/2018 12/4/2019 12/4/2020 12/4/2021 12/4/2023 12/4/2024 12/4/2025 12/4/2025 12/4/2025 12/4/2025 12/4/2025 12/31/2025 12/31/2025 12/31/2025 12/31/2026	Payment for	Municipal Services		N/A	N/A	1,	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
10.17   12/4/2018   12/4/2019   12/4/2020   12/4/2022   12/4/2023   12/4/2024   12/4/2025	10.17	10.17   12/4/2018   12/4/2019   12/4/2020   12/4/2022   12/4/2023   12/4/2024   12/4/2025   12/4/2025   12/4/2025   12/4/2025   12/31/2	10.17															
12/31/2018	12/31/2018	12/31/2018	12/31/2018	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
1018 3/31/2029 3/31/2020 3/31/2021 3/31/2023 3/31/2024 3/31/2025 3/31/2026 3	1018 3/31/2020 3/31/2021 3/31/2022 3/31/2023 3/31/2025 3/31/2026 3	1018 3/31/2020 3/31/2021 3/31/2022 3/31/2023 3/31/2025 3/31/2025 3/31/2026 3	1018 3/31/2020 3/31/2021 3/31/2023 3/31/2024 3/31/2025 3/31/2026 3	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
NOTES:  1. Inflation factors in 2015 and subsequent years are used to determine the Adjusted Base Year Valuations. 2. Payment for Municipal Services extends for not less than 20 valuation years. 3. No payment due for Grace Year.	1. Inflation factors in 2015 and subsequent years are used to determine the Adjusted Base Year Valuations. 2. Payment for Municipal Services extends for not less than 20 valuation years. 3. No payment due for Grace Year.	NOTES:  1. Inflation factors in 2015 and subsequent years are used to determine the Adjusted Base Year Valuations. 2. Payment for Municipal Services extends for not less than 20 valuation years. 3. No payment due for Grace Year.	NOTES:  1. Inflation factors in 2015 and subsequent years are used to determine the Adjusted Base Year Valuations. 2. Payment for Municipal Services extends for not less than 20 valuation years. 3. No payment due for Grace Year.	Due Date				N/A	3/3	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:     NOTES:       1. Inflation factors in 2015 and subsequent years are used to determine the Adjusted Base Year Valuations.     Adjusted Base Year Valuations.       2. Payment for Municipal Services extends for not less than 20 valuation years.     Adjusted Base Year Valuations.       3. No payment due for Grace Year.     Adjusted Base Year Valuations.	1. Inflation factors in 2015 and subsequent years are used to determine the Adjusted Base Year Valuations.  2. Payment for Municipal Services extends for not less than 20 valuation years.  3. No payment due for Grace Year.	1. Inflation factors in 2015 and subsequent years are used to determine the Adjusted Base Year Valuations.  2. Payment for Municipal Services extends for not less than 20 valuation years.  3. No payment due for Grace Year.	1. Inflation factors in 2015 and subsequent years are used to determine the Adjusted Base Year Valuations.  2. Payment for Municipal Services extends for not less than 20 valuation years.  3. No payment due for Grace Year.															
1. Inflation factors in 2015 and subsequent years are used to determine the Adjusted Base Year Valuations.       Adjusted Base Year Valuations.         2. Payment for Municipal Services extends for not less than 20 valuation years.       Adjusted Base Year Valuations.         3. No payment due for Grace Year.       Adjusted Base Year Valuations.	<ol> <li>Inflation factors in 2015 and subsequent years are used to determine the Adjusted Base Year Valuations.</li> <li>Payment for Municipal Services extends for not less than 20 valuation years.</li> <li>No payment due for Grace Year.</li> </ol>	<ol> <li>Inflation factors in 2015 and subsequent years are used to determine the Adjusted Base Year Valuations.</li> <li>Payment for Municipal Services extends for not less than 20 valuation years.</li> <li>No payment due for Grace Year.</li> </ol>	I. Inflation factors in 2015 and subsequent years are used to determine the Adjusted Base Year Valuations.      2. Payment for Municipal Services extends for not less than 20 valuation years.      3. No payment due for Grace Year.	NOTES:														
2. Payment for Municipal Services extends for not less than 20 valuation years.       4. 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.  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.  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.  3. No payment due for Grace Year.	1. Inflation fa	actors in 2015 and su	bsequent year	rs are use	d to determin	ne the Adjuste	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.	2. Payment for	or Municipal Services	extends for r	not less th	ian 20 valuati	on years.									
				3. No payme.	nt due for Grace Year	ن												

## 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.

Date of CLP approval   S/13/2015   Services   S/13/2015   S/13						Exhibit A-7	Exhibit A-7 Illustrative Calculations	alculations						
Precame effective   5/19/2015     Precame effective   Fractor   256   Precame effective						Payment	t for Municipal	Services						
Striatore effective   Striators   Striat														
Percame effective   5/19/2015	Date of CUP a	pproval	5/13/2015											
Preduction Date   1/1/2015   Preduction Date   1/1/2015   Preduction Date   Preduc	Date CUP bec	ame effective	5/19/2015											
Peartor   Base Vear   Grace Vear	Base Year Val	uation Date	1/1/2015											
Part	Inflation Fact	or	2%											
Page Prior   Page Prior   Page Proper   Pa														
Post			Base Year		Valuation Year	rs								
Part					Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Potal   Pota			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
Land   Spoot	Tax Parcel ID	No.												
Land   Sp. 000.00   25,500.00   26,500.0	Base Year Va.	uations and Adjusted Base	e Year Valuations											
Improvements		Land	25,000.00		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
Total   Tota		Improvements	45,000.00		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
A volue Improvements		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
A Value Improvements														
Land	Assessed Valu	ue Improvements												
New Improvements   45,000.00   46,818.00   47,754.36   46,818.00   47,754.36   46,818.00   47,754.36   46,818.00   47,754.36   46,818.00   47,754.36   47,754.37		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
Total   Tota		New Improvements	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
Particle   Fig.   Fig.   Particle   Fig.   Fi		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
Family   F														
Part	Improvemen	t Differential (if any)	0.00	0.00	00:00	0.00	13,709.45	13,983.64	14,263.31	14,548.58	24,224.67	24,709.17	25,203.35	25,707.42
And the following parties at the Adjusted Base Year Valuations for for Municipal Services extends for not less than 20 valuation years.					000	0	0	0		0	0			
Optomicipal Services         N/A	Tax Rate		0.028		0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028
Date	Payment for	Municipal Services	N/A		N/A	N/A	383.86	391.54	399.37	407.36	678.29	691.86	705.69	719.81
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 1														
2020 3/31/2021 3/31/2022 3/31/2024 3/31/2026 3/31/2026 3/31/2026 3/31/2026 3/31/2026 3/31/2026 3/31/2026 3/31/2026	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
2020 3/31/2021 3/31/2022 3/31/2023 3/31/2024 3/31/2025 3/31/2026	Invoice Date			N/A	N/A	N/A	12/31/2019	12/31/2020	17/31/7071	12/31/2022	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. 2. Payment for Municipal Services extends for not less than 20 valuation years.	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
1. Inflation factors in 2015 and subsequent years are used to determine the Adjusted Base Year Valuations.  2. Payment for Municipal Services extends for not less than 20 valuation years.														
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.	NOIES:													
2. Payment for Municipal Services extends for not less than 20 valuation years.	1. Inflation t	actors in 2015 and subseq	uent years are us	ed to determin	ne the Adjuste	d Base Year Va	iluations.							
	2. Payment i	or Municipal Services exte	ends for not less t	than 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.

					Payment	Payment for Municipal Services	Services						
Date of CUP approval	pproval	5/13/2015	15										
Date CUP became effective	ame effective	5/19/2015	15					Jan					
Base Year Valuation Date	uation Date	1/1/2015	15										
Inflation Factor	)r	2	2%										
		Base Year	Grace Year	Valuation Years	2								
				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 Adjust	Base Year Valuations and Adjusted Base Year Valuations	su										
	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	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	00 28,692.00	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												
	Land	10,000.00	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	its 44,600.00	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	00 25,692.00	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)	0.00	00.00	(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)
					0000	0000	0000	0000	0.00	000	000	0	
lax Kate		2	ò	5	S	0.020	0.020	0.020	0.020	0.020	0.028	0.028	0.028
Payment for	Payment for Municipal Services		N/A N/A	N/A	N/A	N/A	NA	1,687.92	N/A	N/A	N/A	N/A	N/A
Tax bill		12/4/2015	15 12/4/2016	5 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	A/N N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
NOTES:													
1. Inflation fa	ctors in 2015 and	1. Inflation factors in 2015 and subsequent years are used to determine the Adjusted Base Year Valuations.	used to determ	ine the Adjuste	d Base Year Va	luations.							
2. Payment for	or Municipal Servi	2. Payment for Municipal Services extends for not less than 20 valuation years.	s than 20 valuat	ion years.									
3. Since the P	ayment for Munic	Since the Payment for Municipal Services is tolled for one Valuation Year, the agreement would likewise extend 21 rather than 20 Valuation Years.	for one Valuatio	n Year, the agre	eement would	likewise exten	d 21 rather tha	an 20 Valuation	n 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 \$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 new improvements. did not create 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.

						Exhibit A-9	Exhibit A-9 Illustrative Calculations	alculations						
						Payment	Payment for Municipal Services	Services						
Date of CUP approval	oproval		5/13/2015											
Date CUP became effective	ame effective		5/19/2015											
Base Year Valuation Date	lation Date		1/1/2015											
Inflation Factor	ı		2%											
			Base Year	Grace Year	Valuation Years	.2								
					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 Valu	iations and Ao	fjusted Base	Base Year Valuations and Adjusted Base Year Valuations					-						
	Land		8,000.00	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	21,208.62
	Improvements	s	45,000.00	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	112,259.96
	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
Assessed Value Improvements	e Improvemen	ts												
	Land		8,000.00	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	21,208.62
	New Improvements	ments	45,000.00	45,900.00	0.00	00.00	0.00	20,000.00	51,000.00	52,020.00	70,020.00	71,420.40	72,848.81	74,305.78
	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
Improvement	mprovement Differential (if any)	f any)	00.00	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
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 Municipal Services	Municipal Serv	rices	N/A	N/A	1,310.90	1,337.12	1,363.86	1,391.14	1,418.96	1,447.34	1,001.42	1,021.45	1,041.88	1,062.72
Tax bill			12/4/2015	12/4/2016	12/		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 far	ctors in 2015 a	and subsequ	1. Inflation factors in 2015 and subsequent years are used to determine the	sed to determi	ine the Adjuste.	Adjusted Base Year Valuations.	luations.							
2. Payment fo	or Municipal St	ervices exter	<ol><li>Payment for Municipal Services extends for not less than 20 valuation years.</li></ol>	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 \$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.

Year 5         Year 6         Year 7         Year 8         Year 9         Year 9<							Exhibit A-10	Exhibit A-10 Illustrative Calculations	Calculations						
Grace Vear Valuation Year 1 Vear 2 Vear 3 Vear 4 Vear 5 Vear 6 Vear 7 Vear 8 Vear 9 1/1/2016 1/1/2017 1/1/2018 1/1/2019 1/1/2010 1/1/2011 1/1/2012 1/1/2013 1/1/2013 1/1/2015 1/1/2015 1/1/2015 1/1/2019 1/1/2019 1/1/2011 1/1/2011 1/1/2012 1/1/2013 1/1/2013 1/1/2015 1/1/2013							Payment	tor Municipal	Services						
Grace Vear Valuation Years Year 4 Year 5 Vear 5 Vear 6 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 6 Vear 9 Vear 9 Vear 1 Vear 2 Vear 3 Vear 4 Vear 6 Vear 6 Vear 9 Vear 9 Vear 9 Vear 9 Vear 1 Vear 2 Vear 3 Vear 4 Vear 6 Vear 9 Vea															
Grace Year Valuation Year Valuation Year Vear S Year Vear S Year Valuation Year Vear Vear Vear Vear Vear Vear Vear V	Date of CUP	approval		5/13/2015											
Grace Year Valuation Years Vear 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 9 Year 1 1/1/2016 1/1/2018 1/1/2019 1/1/2020 1/1/2021 1/1/2023 1/1/2024 1/1/2025 1/1	Date CUP be	came effective		5/19/2015											
11/2016   11/42017   11/2018   11/12021   11/12021   11/12022   11/12024   11/12025   11/12025   11/12026   11/12026   11/12026   11/12027   11/12027   11/12023   11/12024   11/12025   11/12025   11/12027   11/12027   11/12022   11/12023   11/12024   11/12025	Base Year Va	luation Date		1/1/2015											
11/2016   11/2017   11/2018   11/2019   11/12020   11/12021   11/12022   11/12024   11/12024   11/12025   11/12016   11/12016   11/12017   11/12018   11	Inflation Faci	tor		2%											
1/1/2016   1/1/2017   1/1/2018   1/1/2019   1/1/2020   1/1/2021   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			ä	ace Vear		Valuation Year	5.								
11/1/2016 1/1/2017 1/1/2018 1/1/2019 1/1/2020 1/1/2021 1/1/2023 1/1/2023 1/1/2023 1/1/2025 1/1/2025 1/1/2025 1/1/2025 1/1/2026 1/					Т	Year 1		Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
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 13,022.00 23,513.04 23,983.30 24,462.97 24,952.23 25,960.30 26,479.50 27,009.09 27,549.27 24,952.23 25,292.00 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 35,292.00 12,7484.80 12,734.50 12,989.19 13,248.97 13,513.95 13,784.23 32,000.00 32,640.00 33,292.80 33,000.00 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 33,292.80 32,000.00 32,640.00 32,640.00 32,640.00 32,640.00 32,640.00 32,640.00 32,640.00 32,640.00 33,292.80 33,292.80 32,000.00 32,640.00 32,640.00 32,640.00 32,640.00 32,640.00 32,640.00 32,640.00 33,292.80 33,292.80 32,000.00 32,64				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
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 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 27,549.72 25,922.00 35,997.84 36,717.80 37,452.15 38,201.20 38,965.22 39,744,52 40,539,41 41,350.20 47,177.21 2,000 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 0.00 0.00 0.00 0.00 0.00 0.00 0.00	Tax Parcel IC	No.													
12,000.00   12,240.00   12,484.80   12,734.50   12,989.19   13,248.97   13,513.95   13,784.29   14,059.91   14,627.93   14,059.91   14,627.93   14,059.01   14,627.93   14,059.01   14,027.93   14,059.01   14,027.93   14,059.01   14,027.93   14,059.01   14,027.93   14,059.01   14,027.93   14,059.01   14,027.93   14,059.01   14,027.93   14,059.01   14,027.93   14,059.01   14,027.93   14,050.00   12,000.00   12,0	Base Year Va	<b>Huations</b> and Adju	usted Base Yea	r Valuations											
22,600.00         23,592.00         23,513.04         22,983.30         24,462.97         24,952.13         25,451.27         25,960.30         26,475.50         27,500.00         27,549.20           34,600.00         35,97.44         36,717.80         37,452.15         38,201.20         38,965.22         39,744.52         40,539.41         41,350.20         27,549.20           nts         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           nts         22,600.00         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           nty         0.00 <t< td=""><td></td><td>Land</td><td></td><td>12,000.00</td><td></td><td>12,484.80</td><td>12,734.50</td><td>12,989.19</td><td>13,248.97</td><td>13,513.95</td><td>13,784.23</td><td>14,059.91</td><td>14,341.11</td><td>14,627.93</td><td>14,920.49</td></t<>		Land		12,000.00		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
34,600.00   35,292.00   35,997.84   36,717.80   37,452.15   38,201.20   38,965.22   39,744.52   40,539.41   41,350.20   41,177.21   43,020     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   33,995.80     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   33,995.80     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   33,995.80     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   33,995.80     13,000.00   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   33,995.80     13,000.00   12,240.00   12,484.80   12,734.50   12,989.19   13,248.97   13,513.95   13,784.23   12,440.00   33,292.80   33,995.80     13,000.00   12,240.00   12,484.80   12,734.201   12,442.01   12,4		Improvements		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
ints 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 0.00 0.00 0.00 0.00 0.00 0.00 0		Total		34,600.00	35,292.00	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
nts 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 33,995.80 12,260.00 12,240.00 12,448.80 12,734.50 12,989.19 13,248.97 13,513.95 13,784.23 32,000.00 32,640.00 33,292.80 33,995.80 13,2460.00 12,448.80 12,734.50 12,989.19 13,248.97 13,513.95 13,784.23 32,000.00 32,640.00 32,640.00 33,292.80 33,995.80 13,995.80 13,2460.00 12,442.80 12,734.50 12,989.19 13,248.97 13,513.95 13,784.23 32,000.00 32,640.00 32,640.00 33,292.80 33,995.80 13,995.80 13,460.00 12,442.90 12,442.97 12,442.97 12,442.97 12,442.91 12,442.01															
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   33,955   33,9	Assessed Val	ue Improvements	15												
22,600.00   0.		Land		12,000.00		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
34,600.00         12,240.00         12,484.80         12,784.80         13,248.97         13,513.95         13,784.23         32,000.00         32,640.00         33,292.80 <t< td=""><td></td><td>New Improveme</td><td>ents</td><td>22,600.00</td><td>0.00</td><td></td><td>0.00</td><td>00:00</td><td>0.00</td><td>0.00</td><td>00.00</td><td>0.00</td><td>00:00</td><td>0.00</td><td>0.00</td></t<>		New Improveme	ents	22,600.00	0.00		0.00	00:00	0.00	0.00	00.00	0.00	00:00	0.00	0.00
0.002         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         28,13           0.028 <td></td> <td>Total</td> <td></td> <td>34,600.00</td> <td>12,240.00</td> <td>12,484.80</td> <td>12,734.50</td> <td>12,989.19</td> <td>13,248.97</td> <td>13,513.95</td> <td>13,784.23</td> <td>32,000.00</td> <td>32,640.00</td> <td>33,292.80</td> <td>33,958.66</td>		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
0.028         0.028 <th< td=""><td>morrowemen</td><td>T Differential (if a</td><td>lvul</td><td>000</td><td>23.052.00</td><td>23.513.04</td><td>23.983.30</td><td>24.462.97</td><td>24,952.23</td><td>25.451.27</td><td>25,960.30</td><td>26.479.50</td><td>27.009.09</td><td>27.549.27</td><td>28.100.26</td></th<>	morrowemen	T Differential (if a	lvul	000	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
0.028         0.028 <th< td=""><td></td><td></td><td>14</td><td>200</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></th<>			14	200											
N/A         N/A         658.37         671.53         684.96         698.66         712.64         726.89         741.43         756.25         771.38           12/4/2015         12/4/2016         12/4/2016         12/4/2016         12/4/2016         12/4/2020         12/4/2022         12/4/2023         12/4/2024         12/4/2025	Tax Rate			0.028			0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028
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 12/4/2	Payment for	Municipal Service	ses	N/A			671.53	684.96	99.869	712.64	726.89	741.43	756.25	771.38	786.81
Sequent years are used to determine the Adjusted Base Year Valuations.	Tav hill			12/4/2015		12/			12/4/2020	12/4/2021	12/4/2022	12/4/2023	12/4/2024	12/4/2025	12/4/2026
Sequent years are used to determine the Adjusted Base Year Valuations.  N/A 3/31/2019 3/31/2020 3/31/2022 3/31/2024 3/31/2025 3/31/2026	Invoice Date			1. 1.		12/3			12/31/2020	12/31/2021	12/31/2022	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.  2. Payment for Municipal Services extends for not less than 20 valuation years.  3. No payment due for Grace Year.	Due Date				N/A	3/3			3/31/2021	3/31/2022	3/31/2023	3/31/2024	3/31/2025	3/31/2026	3/31/2027
NOTES:     NOTES:       1. Inflation factors in 2015 and subsequent years are used to determine the Adjusted Base Year Valuations.     Adjusted Base Year Valuations.       2. Payment for Municipal Services extends for not less than 20 valuation years.     Adjusted Base Year Valuations.       3. No payment due for Grace Year.     Adjusted Base Year Valuations.															
1. Inflation factors in 2015 and subsequent years are used to determine the Adjusted Base Year Valuations.       Adjusted Base Year Valuations.         2. Payment for Municipal Services extends for not less than 20 valuation years.       Adjusted Base Year Valuations.         3. No payment due for Grace Year.       Adjusted Base Year Valuations.	NOTES:														
Payment for Municipal Services extends for not less than 20 valuation years.     No payment due for Grace Year.	1. Inflation	factors in 2015 an	nd subsequent	years are us	sed to determi.	ne the Adjuste	d Base Year Va	sluations.							
3. No payment due for Grace Year.	2. Payment	for Municipal Sen	vices extends	for not less	than 20 valuat	ion years.									
	3. No paym	ent due for Grace	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 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 nonconforming use which may have inability contributed to an 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%											
		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.	No.												
Base Year Va	luations and Adjusted	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	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												
	Land	12,000.00		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	94,600.00	96,492.00	00.00	0.00	0.00	0.00	20,000.00	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	66,079.91	67,401.51	68,749.54	70,124.53
Improvemen	Improvement Differential (if 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	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
				1,00		0100/10/01	0000/1/01	1000/10/01	CCOC/ 1/C1	CCOC/ #/CF	**********	100011101	2000/1/02
Tax bill		12/4/2015	12/4/	12/4		12/4/2019	12/4/2020	- 1	12/4/2022	12/4/2023	12/4/2024	12/4/2025	12/4/2026
Invoice Date			N/A	12/31,		12/31/2019	12/31/2020	٦	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 f	actors in 2015 and su	<ol> <li>Inflation factors in 2015 and subsequent years are used to determine the Adjusted Base Year Valuations.</li> </ol>	sed to determ	ine the Adjuste	d Base Year Va	iluations.							
2. Payment	2. Payment for Municipal Services extends for not less than 20 valuation year	s extends for not less	than 20 valuat	tion 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 \$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.

Date of CUP approval   S/13/2015   S/13/	
S/13/2015   S/19/2015   S/19/2016   S/19	iervices
5/13/2015   5/13/2015	
1/1/2015	
1/1/2017   1/1/2017	
Base Year   Carce Year   Valuation Years   Year 2   Year 4   Year 5	
Grace Year         Valuation Years         Year 3         Year 4         Year 4           1/1/2016         1/1/2017         1/1/2018         1/1/2019         1/1/2020         1/1/2020           20,400.00         20,808.00         21,224.16         21,648.64         22,081.62         22,552           88,332.00         90,098.64         91,900.61         93,738.63         95,613.40         97,522           108,732.00         110,906.64         113,124.77         115,387.27         117,695.01         120,04           20,400.00         20,808.00         21,224.16         21,648.64         22,081.62         22,52           20,400.00         20,808.00         21,224.16         21,648.64         22,081.62         22,52           88,332.00         90,098.64         91,900.61         93,738.63         95,613.40         97,525           88,332.00         90,098.64         91,900.61         93,738.63         95,613.40         97,525           N/A         2,473.30         2,522.76         2,573.22         2,624.68         2,67           12/4/2016         12/4/2019         12/31/2020         12/31/2020         12/31/2020         12/31/2020         13/31/2020           12/4/2016         12/31/2019         3/31/2020 <td></td>	
Grace Vear         Valuation Vear         Vear 3         Vear 4         Vear 4           1/1/2016         1/1/2017         1/1/2018         1/1/2019         1/1/2020         1/1/2020           1/1/2016         1/1/2017         1/1/2018         1/1/2019         1/1/2020         1/1/2020           20,400.00         20,808.00         21,224.16         21,648.64         22,081.62         22,55           88,332.00         90,098.64         91,900.61         93,738.63         95,613.40         97,52           108,732.00         110,906.64         113,124.77         115,387.27         117,695.01         120,04           20,400.00         20,808.00         21,224.16         21,648.64         22,081.62         22,52           20,400.00         20,808.00         21,224.16         21,648.64         22,081.62         22,52           88,332.00         90,098.64         91,900.61         93,738.63         95,613.40         97,525           88,332.00         90,098.64         91,900.61         93,738.63         95,613.40         97,525           N/A         2,473.30         2,522.76         2,573.22         2,624.68         2,67           12/4/2016         12/4/2018         12/4/2019         12/31/2020	
Year 1         Year 3         Year 4         Year 3           1/1/2016         1/1/2017         1/1/2018         1/1/2019         1/1/2020         1/1/2020           20,400.00         20,808.00         21,224.16         21,648.64         22,081.62         22,552           88,332.00         90,098.64         91,900.61         93,738.63         95,613.40         97,52           108,732.00         110,906.64         113,124.77         115,387.27         117,695.01         120,04           20,400.00         20,808.00         21,224.16         21,648.64         22,081.62         22,52           20,400.00         20,808.00         21,224.16         21,648.64         22,081.62         22,52           88,332.00         90,098.64         91,900.61         93,738.63         95,613.40         97,525           88,332.00         90,098.64         91,900.61         93,738.63         95,613.40         97,525           NA         2,473.30         2,522.76         2,573.22         2,624.68         2,67           12/4/2016         12/4/2019         12/4/2020         12/4/2020         12/4/2020         12/4/2020           112/4/2017         12/31/2018         3/31/2020         3/31/2021         3/31/2021         3/	
1/1/2016     1/1/2018     1/1/2019     1/1/2020     1/1/2020       1/1/2016     1/1/2019     1/1/2019     1/1/2020     1/1/2020       20,400.00     20,808.00     21,224.16     21,648.64     22,081.62     22,552       88,332.00     90,098.64     91,900.61     93,738.63     95,613.40     97,52       108,732.00     110,906.64     113,124.77     115,387.27     117,695.01     120,04       20,400.00     20,808.00     21,224.16     21,648.64     22,081.62     22,52       20,400.00     20,808.00     21,224.16     21,648.64     22,081.62     22,52       88,332.00     90,098.64     91,900.61     93,738.63     95,613.40     97,525       0.028     0.028     0.028     0.028     0.028     0.028       0.04/2010     12/4/2017     12/4/2018     12/4/2019     12/4/2020     12/4/2020       12/4/2016     12/31/2019     3/31/2019     3/31/2020     3/31/2021     3/31/2021	Year 4 Year 5 Year 6 Year 7 Year 8 Year 10
20,400.00 20,808.00 21,224.16 21,648.64 22,081.62 22,552 88,332.00 90,098.64 91,900.61 93,738.63 95,613.40 97,52 108,732.00 110,906.64 113,124.77 115,387.27 117,695.01 120,04 20,400.00 20,808.00 21,224.16 21,648.64 22,081.62 22,52 0.00 0.00 0.00 0.00 0.00 0.00 20,400.00 20,808.64 91,900.61 93,738.63 95,613.40 97,525 88,332.00 90,098.64 91,900.61 93,738.63 95,613.40 97,525 N/A 2,473.30 2,522.76 2,573.22 2,624.68 2,67 N/A 3/31/2018 12/4/2018 12/4/2020 12/4/2020 12/4/2018 12/31/2020 3/31/2020 3/31/2020 3/31/2021 3/31/2020 3/31/2021 3/31/2021 3/31/2021 3/31/2021 3/31/2021 3/31/2021	1/1/2020 1/1/2021 1/1/2022 1/1/2023 1/1/2024 1/1/2025 1/1/2026
20,400.00         20,808.00         21,224.16         21,648.64         22,081.62         22,52           88,332.00         90,098.64         91,900.61         93,738.63         95,613.40         97,52           108,732.00         110,906.64         113,124.77         115,387.27         117,695.01         120,04           20,400.00         20,808.00         21,224.16         21,648.64         22,081.62         22,52           0.00         0.00         0.00         0.00         0.00         0.00           20,400.00         20,808.00         21,224.16         21,648.64         22,081.62         22,52           88,332.00         90,098.64         91,900.61         93,738.63         95,613.40         97,525           N/A         2,473.30         2,522.76         2,573.22         2,624.68         2,67           12/4/2016         12/4/2017         12/4/2019         12/4/2020         12/4/2020         12/4/2020           12/4/2016         12/31/2019         3/31/2020         3/31/2021         3/31/2021         3/31/2021	
20,400.00         20,808.00         21,224.16         21,648.64         22,081.62         22,55           88,332.00         90,098.64         91,900.61         93,738.63         95,613.40         97,52           108,732.00         110,906.64         113,124.77         115,387.27         117,695.01         120,04           20,400.00         20,808.00         21,224.16         21,648.64         22,081.62         22,52           0.00         0.00         0.00         0.00         0.00         0.00           20,400.00         20,808.00         21,224.16         21,648.64         22,081.62         22,52           88,332.00         90,098.64         91,900.61         93,738.63         95,613.40         97,525           0.028         0.028         0.028         0.028         0.028         0.028           0.028         0.028         0.028         0.028         0.028         0.028           12/4/2016         12/4/2017         12/4/2018         12/4/2020         12/4/2020         12/4/2020           12/4/2016         12/31/2019         3/31/2020         3/31/2021         3/31/2021         3/31/2021	
86,600.00         88,332.00         90,098.64         91,900.61         93,738.63         95,613.40         97,52           106,600.00         108,732.00         110,906.64         113,124.77         115,387.27         117,695.01         120,04           20,000.00         20,400.00         20,808.00         21,224.16         21,648.64         22,081.62         22,52           nty         0.00         0.00         0.00         0.00         0.00         0.00           nty         0.00         20,400.00         20,808.00         21,224.16         21,648.64         22,081.62         22,52           nty         0.00         20,400.00         20,808.00         21,224.16         21,648.64         22,081.62         22,52           nty         0.00         20,400.00         20,808.00         21,224.16         21,648.64         22,081.62         22,52           nty         0.00         88,332.00         90,098.64         91,900.61         93,738.63         95,613.40         97,525           es         N/A         N/A         2,473.30         2,522.76         2,573.22         2,624.68         2,67           nty         12/4/2016         12/4/2019         12/31/2020         3/31/2021         3/31/2021	22,081.62 22,523.25 22,973.71 23,433.19 23,901.85 24,379.89 24,867.49
106,600.00 108,732.00 110,906.64 113,124.77 115,387.27 117,695.01 120,04  20,000.00 20,400.00 20,808.00 21,224.16 21,648.64 22,081.62 22,52  106,600.00 20,400.00 20,808.04 91,900.61 93,738.63 95,613.40 97,525  106,600.00 88,332.00 90,098.64 91,900.61 93,738.63 95,613.40 97,525  8	97,525.67 99,476.18 101,465.70 103,495.02 105,564.92 1
20,000.00 20,400.00 20,808.00 21,224.16 21,648.64 22,081.62 22,52  106,600.00 0.00 0.00 0.00 0.00 0.00 0.00	120,048.91 122,449.89 124,898.89 127,396.87 129,944.81
20,000.00 20,400.00 20,808.00 21,224.16 21,648.64 22,081.62 22,52  106,600.00 0.00 20,400.00 20,808.00 21,224.16 21,648.64 22,081.62 22,52  106,600.00 20,400.00 20,808.64 91,900.61 93,738.63 95,613.40 97,525  88,332.00 90,098.64 91,900.61 93,738.63 95,613.40 97,525  88,332.00 0.028 0.028 0.028 0.028 0.028 0.028  N/A N/A 2,473.30 2,522.76 2,573.22 2,624.68 2,67  12/4/2015 12/4/2016 12/4/2017 12/4/2019 12/31/2020 12/31/2021 3/31/2021 3/31/2021 3/31/2021 3/31/2021 3/31/2021 3/31/2021 3/31/2021 3/31/2021 3/31/2021 3/31/2021 3/31/2021	
100,000,00         20,400,00         20,808,00         21,224.16         21,648.64         22,081.62         25,522           106,600,00         20,400,00         20,808.00         21,224.16         21,648.64         22,081.62         22,522           106,600,00         20,400.00         20,808.00         21,224.16         21,648.64         22,081.62         22,522           106,600.00         88,332.00         90,098.64         91,900.61         93,738.63         95,613.40         97,525           N/A         N/A         2,473.30         2,522.76         2,573.22         2,624.68         2,67           12/4/2015         12/4/2016         12/4/2017         12/4/2018         12/4/2019         12/4/2010         12/4/2010         12/4/2010           N/A         3/31/2017         12/31/2019         3/31/2019         3/31/2019         3/31/2019         3/31/2019         3/31/2010         3/31/2011         3/31/2021         3/31/2021	
15         86,600.00         0.0028         0.028 </td <td>22,081.62 22,523.25 22,973.71 23,433.19 23,901.85 24,379.89 24,867,49</td>	22,081.62 22,523.25 22,973.71 23,433.19 23,901.85 24,379.89 24,867,49
106,600.00   20,400.00   21,224.16   21,648.64   22,081.62   2	0.00 0.00 0.00 0.00
) 0.00 88,332.00 90,098.64 91,900.61 93,738.63 95,613.40 97  0.028 0.028 0.028 0.028 0.028 0.028  N/A 2,473.30 2,522.76 2,573.22 2,624.68  12/4/2015 12/4/2016 12/4/2017 12/4/2019 12/31/2019 12/31/2020 12/31/2017 3/31/2018 3/31/2019 3/31/2021 3/31/2021 3/31/2021 3/31/2021 3/31/2021	22,081.62 22,523.25 22,973.71 23,433.19 23,901.85 24,379.89 24,867.49
0.028	
0.028 0.028	95,613.40 97,525.67 99,476.18 101,465.70 103,495.02 105,564.92 107,676.22
N/A   N/A   2,473.30   2,522.76   2,573.22   2,624.68       12/4/2015   12/4/2016   12/4/2017   12/4/2018   12/4/2019   12/4/2020   12/4/2010   12/31/2019   12/31/2020   12/31/2020   12/31/2021   3/31/2021	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	2,624.68 2,677.18 2,730.72 2,785.33 2,841.04 2,897.86 2,955.82
Date N/A 12/31/2017 12/31/2018 12/31/2010 12/31/2020 12	2000/2/ 02 2000/2/ 02 000/
N/A 3/31/2018 3/31/2019 3/31/2020 3/31/2021	2707/6/21 6707/6/21 5707/6/21 7707/6/21 1707/6/21
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NOTES:	
1. Inflation factors in 2015 and subsequent years are used to determine the Adjusted Base Year Valuations.	
2. Payment for Municipal Services extends for not less than 20 valuation years.	
3. No payment due for Grace Year.	