

EXHIBIT G-1: MONETARY OBLIGATION EXAMPLE

CASH GRANT SCHEDULE

Trane Plant 6 Development Agreement

Tax Year (Valuation Date)	Guarantees				1/1/2026	1/1/2027	1/1/2028	1/1/2029	1/1/2030	1/1/2031	1/1/2032	1/1/2033
	Base 1/1/2021	40% 1/1/2023	80% 1/1/2024	100% 1/1/2025								
Base Value of Property												
New construction 2022		6,850,000	6,918,500	6,987,685	7,057,562	7,128,137	7,199,419	7,271,413	7,344,127	7,417,568	7,491,744	7,566,662
New construction 2023			6,781,500	6,849,315	6,917,808	6,986,986	7,056,856	7,127,425	7,198,699	7,270,686	7,343,393	7,416,827
New construction 2024			3,288,000	3,320,880	3,354,089	3,387,630	3,421,506	3,455,721	3,490,278	3,525,181	3,560,433	
Total Assessed Value (Value Increment) 1% Inflation	0	6,850,000	13,700,000	17,125,000	17,296,250	17,469,213	17,643,905	17,820,344	17,998,547	18,178,533	18,360,318	18,543,921
Mill Rate	0.02560	0.02560	0.02560	0.02560	0.02560	0.02560	0.02560	0.02560	0.02560	0.02560	0.02560	0.02560
Tax Increment		175,360	350,720	438,400	442,784	447,212	451,684	456,201	460,763	465,370	470,024	474,724
<i>Cash Grants</i>												
City's Proration (15% per ordinance)		26,304	52,608	65,760	66,418	67,082	67,753	68,430	69,114	69,806	70,504	71,209
City's Allocation of Tax Increment		26,304	52,608	65,760	66,418	67,082	67,753	68,430	69,114	69,806	70,504	71,209
City's Cumulative Cash Grants (\$694,986 Max.)		26,304	78,912	144,672	211,090	278,171	345,924	414,354	483,469	553,274	623,778	694,986
<i>Developer's Cash Grants</i>												
Developer's Proration (85% per ordinance)		149,056	298,112	372,640	376,366	380,130	383,931	387,771	391,648	395,565	399,521	403,516
Developer's Cash Grants		149,056	298,112	372,640	376,366	380,130	383,931	387,771	391,648	395,565	399,521	253,496
Developer's Cumulative Cash Grants (\$3,788,235.99 Max.)		149,056	447,168	819,808	1,196,174	1,576,304	1,960,236	2,348,007	2,739,655	3,135,220	3,534,740	3,788,236
Payment Date		9/1/2025	9/1/2025	9/1/2025	9/1/2026	9/1/2027	9/1/2028	9/1/2029	9/1/2030	9/1/2031	9/1/2032	9/1/2033

NOTE 1: Assumes 1% appreciation

NOTE 2: Assumes base value of property is zero.

NOTE 3: Assumes maximum grant amount at fixed 3.5% over 11 years.

NOTE 4: Assumes Cash-On-Cash Return does not reduce Contribution amount.

6/18/2021