Tax Increment District No. 17 (Downtown North)
Tax Increment Projection Worksheet - The Chalmers Phase 1

Type of District	Mixed Use	Actual Base Value	2,393,700
Actual Creation Date	9/29/2015	Pre-Amendment Base Value (Actual)	N/A
Valuation Date	Jan. 1, 2015	Property Appreciation Factor	0.50%
Maximum Life (In Years)	20	Current Tax Rate (Per $1,000 EV)	$19.82
Expenditure Period (In Years)	15	Tax Rate Adjustment Factor (Next 2 Years)	0.00%
Revenue Periods/Final Rev Year	20 / 2036	Tax Rate Adjustment Factor (Following 2 Years)	0.00%
End of Expenditure Period	9/29/2030	Tax Rate Adjustment Factor (Thereafter)	0.00%
Latest Termination Date	9/29/2035		
Eligible for Extension/No. of Years	Yes / 3	Discount Rate 1 for NPV Calculation	6.00%
Eligible Recipient District	No	Discount Rate 2 for NPV Calculation	6.00%

inflation applied to base?

Increment Split & Net Present Value Calculation

	Construction Year	*Value Added**	*Valuation Year*	*Inflation Increment*	*Valuation Increment*	*Revenue Year*	*Tax Rate*	*Tax Increment*	*85% 6.00%*	*15% 6.00%*
1	2021	0	2022	0	0	2023	19.82	0	0	0
2	2022	0	2023	0	0	2024	19.82	0	0	0
3	2023	0	2024	0	0	2025	19.82	0	0	0
4	2024	0	2025	0	0	2026	19.82	0	0	0
5	2025	2,411,700	2026	0	2,411,700	2027	19.82	47,804	40,633	7,171
6	2026	7,235,100	2027	12,059	9,658,859	2028	19.82	191,454	162,736	28,718
7	2027	0	2028	48,294	9,707,153	2029	19.82	192,411	163,549	28,862
8	2028	0	2029	48,536	9,755,689	2030	19.82	193,373	164,367	29,006
9	2029	0	2030	48,778	9,804,467	2031	19.82	194,340	165,189	29,151
10	2030	0	2031	49,022	9,853,489	2032	19.82	195,312	166,015	29,297
11	2031	0	2032	49,267	9,902,757	2033	19.82	196,288	166,845	29,443
12	2032	0	2033	49,514	9,952,271	2034	19.82	197,270	167,679	29,590
13	2033	0	2034	49,761	10,002,032	2035	19.82	198,256	168,518	29,738
14	2034	0	2035	50,010	10,052,042	2036	19.82	199,247	169,360	29,887
									1,534,891	270,863
		9,646,800		60,353						
							Future Value of Increment	1,805,754	NPV 1,039,277	183,402

Note: *Value added is completed value less existing base value*