## AGREEMENT CONCERNING PAYMENT FOR MUNICIPAL SERVICES

(531-533 13th Street North)

This Agreement is entered into as of the the day of December, 2015 (the "Agreement"), by and between the City of La Crosse, a Wisconsin municipal corporation (the "City"), and Aguilera, LLC (the "Owner"), a Wisconsin domestic limited liability company.

#### **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:

# \* 1 6 6 9 8 8 9 3 2 \*

## 1669889

LACROSSE COUNTY
REGISTER OF DEEDS
CHERYL A. HCBRIDE

RECORDED ON 02/09/2016 11:10AH REC FEE: 30.00 EXEMPT #: PAGES: 32

THIS SPACE RESERVED FOR RECORDING DATA

## 2112

Stephen F. Matty
City Attorney, City of La Crosse
400 La Crosse Street
La Crosse, Wisconsin 54601

P.I.N.

17-20132-050

#### See attached Exhibit B

- B. Owner intends to demolish the structures and improvements on the Property and use the Property for greenspace and future development.
- C. Owner is seeking a Conditional Use Permit in order to facilitate the Property's new use as a greenspace.
- 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 domestic limited liability company 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 expert fees and expenses incurred in enforcing this Agreement.
- 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:

Aguilera LLC 119 North 19th Street La Crosse WI 54601

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

- 11. **Term of Agreement**. This Agreement shall become effective if the proposed Aguilera development is not completed by September 30, 2016 and shall continue for not less than twenty (20) Valuation Years unless otherwise terminated by mutual written agreement.
- 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.

Recording. The City may record this Agreement with the Register of Deeds for La 21. 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

Wikki Elsen

dand sworn to before me this anuary, 2015.

State of WI Branda. h. Buddanhagun

AGUILERA, LLC

Subscribed and sworn to before me this

2nday of January, 2016

Verenda LaBriddenhagen Notary Public, State of W

My Commission: 11-2-18

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: 17-20132-050

Usticks Addition, Lot 12, Block 4

## 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.

					E	xhibit A-1 II	Exhibit A-1 Illustrative Calculations	culations						
						Payment for	Payment for Municipal Services	ervices						
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%											
			П											
		Ba	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	1/1/2015	1/1/2016	1/1/2017	1/1/2018	1/1/2019	1/1/2020	1/1/2021	1/1/2022	1/1/2023	1/1/2024	1/1/2025	1/1/2026
Tax Parcel ID No.	No.													
Base Year Va	Base Year Valuations and Adjusted Base Year Valuations	ed Base Year	Valuations											
	Land		10,000,00	10,200.00	10,404.00	10,612.08	10,824.32	11,040.81	11,261.62	11,486.86	11,716.59	11,950.93	12,189.94	12,433.74
	Improvements		44,600.00	45,492.00	46,401.84	47,329.88	48,276.47	49,242.00	50,226.84	51,231.38	52,256.01	53,301.13	54,367.15	55,454.49
	Total	41	54,600.00	55,692.00	56,805.84	57,941.96	59,100.80	60,282.81	61,488.47	62,718.24	63,972.60	65,252.05	66,557.10	67,888.24
Assessed Valu	Assessed Value Improvements		0.00											,
	Land	1600	10,000.00	10,200.00	10,404.00	10,612.08	10,824.32	11,040.81	11,261.62	11,486.86	11,716.59	11,950.93	12,189.94	12,433.74
	New Improvements		44,600.00	50,000.00	51,000.00	52,020.00	53,060.40	54,121.61	55,204.04	56,308.12	57,434.28	58,582.97	59,754.63	60,949.72
	Total	4)	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
Improvemen	Improvement Differential (if any)	-	0.00	00.00	(4,598.16)	(4,690.12)	(4,783.93)	(4,879.60)	(4,977.20)	(5,076.74)	(5,178.27)	(5,281.84)	(5,387.48)	(5,495.23)
Tav Bato			0000	0000	0000	0000	0000	0000	0000	0000	0000	0000	0000	0000
Daymont for	Daymont for Municipal Society		N/A	0.020	0.020	0.020	0.020	0.020	0.020	0.020	N/A	N/A	N/A	N/N
ayıncını içi	Service and Services		V/N	V/81	W/AI	W/M	2/2	W/N	W/81	W/81	V/N	2/4	2/21	
Tax bill		1	12/4/2015	12/4/2016	12/4/2017	12/4/2018	12/4/2019	12/4/2020	12/4/2021	12/4/2022	12/4/2023	12/4/2024	12/4/2025	12/4/2026
Invoice Date				N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Due Date				N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
NOTES:														
1. Inflation fa	1. Inflation factors in 2015 and subsequent years are used to determine the Adjusted Base Year Valuations.	subsequent ye	ears are use	ed to determin	ne the Adjusted	Base Year Val	uations.							
2. Payment t	2. Payment for Municipal Services extends for not less than 20 valuation years.	es extends fo	r not less ti	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 2021. These improvements were assessed at \$150,000 by the City Assessor on January 1, 2022 and are reflected as the same on the December 4. 2022 tax bill.

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

						Exhibit A-2	Exhibit A-2 Illustrative Calculations	alculations						
						Paymen	Payment for Municipal Services	Services						
Date of CUP approval	roval		5/13/2015											
Date CUP became effective	ne effective		5/19/2015										-7	
Base Year Valuation Date	tion Date		1/1/2015											
Inflation Factor			5%											
			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.	9.													
Base Year Valuations and Adjusted Base Year Valuations	tions and Adjus	sted Base Yea	ar Valuations											
La	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
-	Improvements		113,500.00	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
Te	Total		142,500.00	142,500.00	148,257.00	151,222.14	154,246.58	157,331.51	160,478.14	163,687.71	166,961.46	170,300.69	173,706.70	177,180.84
Assessed Value Improvements	Improvements													
La	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
Z	New Improvements	ints	113,500.00	00.0	00.00	00.00	00.00	00:00	00:00	150,000.00	153,000.00	156,060.00	159,181.20	162,364.82
Tc	Total		142,500.00	29,580.00	30,171.60	30,775.03	31,390.53	32,018.34	32,658.71	183,311.88	186,978.12	190,717.68	194,532.04	198,422.68
Improvement Differential (if any)	ifferential (if an	(AL	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)
Tax Rate		T	0.028	0.280	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028
Payment for Municipal Services	unicipal Service	ss	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
Tax bill			12/4/2015	12/4/2016	12/4/2017	12/4/2018	12/4/2019	12/4/2020	12/4/2021	12/4/2022	12/4/2023	12/4/2024	12/4/2025	12/4/2026
Invoice Date				N/A	12/31/2017	12/31/2018	12/31/2019	12/31/2020	12/31/2021	N/A	N/A	N/A	N/A	N/A
Due Date				N/A	3/31/2018	3/31/2019	3/31/2020	3/31/2021	3/31/2022	N/A	N/A	N/A	N/A	N/A
NOTES:										ų.				
1. Inflation fact	ors in 2015 and	1 subsequent	years are used	to determine t	1. Inflation factors in 2015 and subsequent years are used to determine the Adjusted Base Year Valuations.	se Year Valuation	ons.							
2. Payment for Municipal Services extends for not less than 20 valuation years	Municipal Servi	ices extends	for not less tha	in 20 valuation	years.									
7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7														

#### Assumptions:

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

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

					Exhibit A-3	Exhibit A-3 Illustrative Calculations	alculations						
					Payment	Payment for Municipal Services	Services						
Date of CUP approval	val	5/13/2015											
Date CUP became effective	effective	5/19/2015											
Base Year Valuation Date	n Date	1/1/2015											
Inflation Factor		2%											
		Base Year	Grace Year	Valuation Years	rs								
				Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
		1/1/2015	1/1/2016	1/1/2017	1/1/2018	1/1/2019	1/1/2020	1/1/2021	1/1/2022	1/1/2023	1/1/2024	1/1/2025	1/1/2026
Tax Parcel ID No.													
Base Year Valuatio.	Base Year Valuations and Adjusted Base Year Valuations	se Year Valuation.	S										
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
Impr	Improvements	75,900.00	77,418.00	78,966.36	80,545.69	82,156.60	83,799.73	85,475.73	87,185.24	88,928.95	90,707.53	92,521.68	94,372.11
Total		102,700.00	104,754.00	106,849.08	108,986.06	111,165.78	113,389.10	115,656.88	117,970.02	120,329.42	122,736.01	125,190.73	127,694.54
Assessed Value Improvements	provements												
Land		26,800.00	27,336.00	27,882.72	28,440.37	29,009.18	29,589.37	30,181.15	30,784.78	31,400.47	00.00	0.00	0.00
New	New Improvements	75,900.00	00:00	00:00	00.00	00.0	00:00	00.00	00.00	00:00	00:00	0.00	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
(vac fi) leitarant Difforantial	rontial (if any)	000	77 419 00	26 350 02	00 545 60	02 155 50	27 007 50	05 475 72	07 105 24	88 938 95	90 707 53	92 521 68	94 372.11
and management	Terminal (III arry)	000	00.01+10	10,300.30	60,040,00	05,130.00	62,657,60	00,410.10	17.001,10	00,030,00	50.00.00	2000	
Tax Rate		0.028	0.280	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028
Payment for Municipal Services	cipal Services	N/A	N/A	2,211.06	2,255.28	2,300.38	2,346.39	2,393.32	2,441.19	2,490.01	2,539.81	2,590.61	2,642.42
:												100/1/02	2000/1/01
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	12/4/2020
Invoice Date			N/A	12/31/2017	12/31/2018	12/31/2019	12/31/2020	12/31/2021	12/31/2022	12/31/2023	12/31/2024	12/31/2025	12/31/2026
Due Date			N/A	3/31/2018	3/31/2019	3/31/2020	3/31/2021	3/31/2022	3/31/2023	3/31/2024	3/31/2025	3/31/2026	3/31/2027
NOTES:													
1. Inflation factors	1. Inflation factors in 2010 and subsequent years are used to determine the Adjusted Base Year Valuations.	uent years are us	sed to determin	ne the Adjuster	d Base Year Va	luations.							
<ol><li>Payment for Mu</li></ol>	<ol><li>Payment for Municipal Services extends for not less than 20 valuation year</li></ol>	ends for not less	than 20 valuati	on years.									
3. No payment due for Grace Year.	e 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 \$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.

					Exhibit A-4	Exhibit A-4 Illustrative Calculations	Iculations						
					Payment	Payment for Municipal Services	ervices						
Date of CUP approval	roval	5/13/2015											
Date CUP became effective	e effective	5/19/2015											
Base Year Valuation Date	ion Date	1/1/2015											
Inflation Factor		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	1/1/2016	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	pu	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
III	Improvements	110,000.00	112,200.00	11	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	tal	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	mprovements												
Land	pu	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
Ne	New Improvements	110,000.00	0.00	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	tal	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
Improvement Differential (if any)	fferential (if any)	0.00	112,200.00	114,444.00	46,732.88	47,667.54	(4,951.11)	(5,050.13)	(5,151.14)	(5,254.16)	(5,359.24)	(5,466.43)	(5,575.76)
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	nicipal Services	N/A		3,	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	N/A						
NOTES:													
1. Inflation facto	1. Inflation factors in 2015 and subsequent years are used to determine the	ent years are us	ed to determin	e the Adjusted	Adjusted Base Year Valuations.	uations.							
2. Payment for N	2. Payment for Municipal Services extends for not less than 20 valuation years.	ds for not less t	than 20 valuatio	in years.									
3. No payment o	<ol><li>No payment due for Grace Year.</li></ol>												

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#### Assumptions:

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

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

						Exhibit A-5	Exhibit A-5 Illustrative Calculations	Calculations						
						Payment	Payment for Municipal Services	Services						
Date of CUP approval	approval		5/13/2015											
Date CUP bed	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		:	,				0.000	0 200	01,400
			1/1/2015	1/2/2016	Year 1	Year 2	Year 3	1/1/2020	Year 5	Year b 1/1/2022	1/1/2023	1/1/2024	1/1/2025	1/1/2026
Tax Parcel ID No.	No.		200 10 10	2007/2/2	1000/10/10	0101/1/1	200 / / /	2001/11/1						
Base Year Va.	Base Year Valuations and Adjusted Base Year Valuations	usted Base Y	'ear Valuations											
	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	5												
	Land		20,000.00	20,400.00	20,808.00	21,224.16	21,648.64	22,081.62	00.00	00.00	00:00	0.00	0.00	0.00
	New Improvements	nents	65,000.00	66,300.00	00:00	75,000.00	76,500.00	78,030.00	00:00	00.00	00.00	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	0.00	00.00	00.00	0.00	0.00	0.00
Improvemen	Improvement Differential (if any)	any)	0.00	0.00	67,626.00	(6,021.48)	(6,141.91)	(6,264.75)	73,200.56	74,664.57	76,157.86	77,681.02	79,234.64	80,819.33
Tax Rate			0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028
Payment for	Payment for Municipal Services	ces	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 hill			12/4/2015	12/4/2016	7106/9/61	12/4/2018	12/4/2019	0202/4/21	12/4/2021	12/4/2022	12/4/2023	12/4/2024	12/4/2025	12/4/2026
Invoice Date					12/	N/A	N/A	N/A	12/31/2021	-	12/31/2023	12/31/2024	12/31/2025	12/31/2026
Due Date				N/A	3/	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 fa	1. Inflation factors in 2015 and subsequent years are used to determine the Adjusted Base Year Valuations.	nd subsequer	nt years are us	ed to determi	ne the Adjuster	d Base Year Va	luations.							
2. Payment f	2. Payment for Municipal Services extends for not less than 20 valuation years.	rvices extend	is for not less t	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 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.

					Exhibit A-6	Exhibit A-6 Illustrative Calculations	alculations						
					Payment	Payment for Municipal Services	Services						
Date of CUP approval	proval	5/13/2015	5										
Date CUP became effective	ne effective	5/19/2015	5										
Base Year Valuation Date	tion Date	1/1/2015	5										
Inflation Factor	79	2	2%										
		Base Year	Grace Year	Valuation Years	rs								
				Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
		1/1/2015	1/1/2016	1/1/2017	1/1/2018	1/1/2019	1/1/2020	1/1/2021	1/1/2022	1/1/2023	1/1/2024	1/1/2025	1/1/2026
Tax Parcel ID No.	.0												
Base Year Valuc	tions and Adjuste	Base Year Valuations and Adjusted Base Year Valuations	ns										
1	Land	15,000.00	15,300.00	0 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
트	Improvements	35,000.00	35,700.00	3,000	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
Ĕ	Total	50,000.00	0 51,000.00		53,060.40	54,121.61	55,204.04	56,308.12	57,434.28	58,582.97	59,754.63	60,949.72	62,168.72
Assessed Value Improvements	Improvements												
77	Land	00:00	0.00	00.00	00:00	00.00	00.00	00:00	00.00	00.00	00.00	0.00	0.00
Z	New Improvements	0.00 s	00.00	00:0	00.0	00.00	00.0	00:00	00.00	00.00	00.00	0.00	0.00
Ţ	Total	0.00	0.00	00:00	00.00	00.00	00.00	00.00	00.00	0.00	00.00	0.00	0.00
			Н									00.000	0,0,0,0
Improvement D	mprovement Differential (if any)	35,000.00	35,700.00	36,414.00	37,142.28	37,885.13	38,642.83	39,415.68	40,204.00	41,008.08	41,828.24	42,664.80	43,518.10
Tax Rate		0.028	8 0.028	8 0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028
Payment for Mi	Payment for Municipal Services	N/A		1,0	1,	1,060.78	1,082.00	1,103.64	1,125.71	1,148.23	1,171.19	1,194.61	1,218.51
					Ш							20001 1701	20011100
Tax bill		12/4/2015	5 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	12/4/2025
Invoice Date			N/A	4 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 fact	ors in 2015 and su	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	Municipal Service	<ol><li>Payment for Municipal Services extends for not less than 20 valuation year</li></ol>	s than 20 valual	tion years.									
3. No payment	<ol><li>No payment due for Grace Year.</li></ol>	11.											

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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 \$25,000 for land and \$45,000 for improvements on January 1, 2015 and the same is reflected on the December 4, 2015 tax bill. It is further assumed that the City Assessor has determined the tax valuation and assessments have increased at a rate of two percent (2%) per year. Additionally, the owner of the property never demolished the improvements. yet allowed them to remain on the property and deteriorate such that the City Assessor had to revalue the improvements on January 1, 2019 and again on January 1, 2023 at \$35,000 and \$28,500 respectively.

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

						Exhibit A-7	Exhibit A-7 Illustrative Calculations	Calculations						
						Payment	Payment for Municipal Services	l 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%											
				П										
			Base Year	Grace Year	Valuation Years	S Voor 2	Voor 3	Vacav	Your	Vear	Vear7	Vear 8	Vear 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	Base Year Valuations and Adjusted Base Year Valuations	usted Base	Year Valuation											
	Land		25,000.00	25,500.00	26,010.00	26,530.20	27,060.80	27,602.02	28,154.06	28,717.14	29,291.48	29,877.31	30,474.86	31,084.36
	Improvements	O.P.	45,000.00	45,900.00	46,818.00	47,754.36	48,709.45	49,683.64	50,677.31	51,690.86	52,724.67	53,779.17	54,854.75	55,951.84
	Total		70,000.00	71,400.00	72,828.00	74,284.56	75,770.25	77,285.66	78,831.37	80,408.00	82,016.16	83,656.48	85,329.61	87,036.20
Assessed Valu	Assessed Value Improvements	S												
	Land		25,000.00	25,500.00	26,010.00	26,530.20	27,060.80	27,602.02	28,154.06	28,717.14	29,291.48	29,877.31	30,474.86	31,084.36
	New Improvements	ents	45,000.00	45,900.00	46,818.00	47,754.36	35,000.00	35,700.00	36,414.00	37,142.28	28,500.00	29,070.00	29,651.40	30,244.43
	Total		70,000.00	71,400.00	72,828.00	74,284.56	62,060.80	63,302.02	64,568.06	65,859.42	57,791.48	58,947.31	60,126.26	61,328.79
Improvement	Improvement Differential (if any)	any)	0.00	0.00	0.00	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
Tax Rate			0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028
Payment for	Payment for Municipal Services	ces	N/A	N/A	N/A	N/A	383.86	391.54	399.37	407.36	678.29	691.86	705.69	719.81
Tax bill			12/4/2015	12/4/2016	12/4/2017	12/4/2018	12/4/2019	12/4/2020	12/4/2021	12/4/2022	12/4/2023	12/4/2024	12/4/2025	12/4/2026
Invoice Date						N/A	12/31/2019	12/31/2020	12/31/2021	12/31/2022	12/31/2023	12/31/2024	12/31/2025	12/31/2026
Due Date				N/A	N/A	N/A	3/31/2020	3/31/2021	3/31/2022	3/31/2023	3/31/2024	3/31/2025	3/31/2026	3/31/2027
NOTES:														
1. Inflation fa	<ol> <li>Inflation factors in 2015 and subsequent years are used to determine the Adj</li> </ol>	nd subsedu	ient years are us	sed to determin	ne the Adjuster	usted Base Year Valuations.	luations.							
2. Payment for	2. Payment for Municipal Services extends for not less than 20 valuation years.	vices exte	nds for not less t	than 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 \$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.

District City Express    S/19/2015   Size Nover   S/19/2015   S/19/201							Exhibit A-8	Exhibit A-8 Illustrative Calculations	Calculations						
Packarine Effective   5/13/2015   Packarine Means   1/1/2015   Packarine Effective   1/1/2015   Packarine Packar							Payment	for Municipal	Services						
Pactorie effective   S/19/2015   Pactorie			ŀ												
Pre-connecifiencing   S/19/2015   Pre-connecifiencing   S/19/2015   Pre-connecifiencing   S/19/2015   Pre-connecifiencing   Pre-connecifiencing   S/19/2015   Pre-connecifiencing   Pre-connecifienc	Date of CUP a	pproval	5	/13/2015											
Protect   Prot	Date CUP beca	ame effective	5,	/19/2015											
	Base Year Valu	nation Date		1/1/2015											
Sales Year   Sales Year   Ye	Inflation Facto			2%											
Page															
Althonic			Base		Grace Year	Valuation Yea	rs								
1/1/2015   1/1/2015						Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Inspirements			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	Tax Parcel ID	No.													
Interpretents	Base Year Valu	sations and Adju	sted Base Year V	aluations											
Total   Total   Secretary		Land	1	00'000'0	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
Total   S4,600.00   S5,692.00   G6,096.00   G7,417.92   G8,766.28   70,141.60   71,544.44   72,975.32   74,434.83   75,935.33   77,442.00   78,998   79,909   70,000   70,00		Improvements	4	4,600.00	45,492.00	55,692.00	56,805.84	57,941.96	59,100.80	60,282.81	61,488.47	62,718.24	63,972.60	65,252.05	66,557.10
Figure   Proprovements   Properties   Prop		Total	5	4,600.00	55,692.00	00.960,99	67,417.92	68,766.28	70,141.60	71,544.44	72,975.32	74,434.83	75,923.53	77,442.00	78,990.84
A volue improvements															
Seed	Assessed Value	e Improvements													
New Improvements		Land		00.000,0	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
Total   Tota		New Improveme		4,600.00	45,492.00	58,000.00	59,160.00	60,343.20	61,550.06	00'0	65,000.00	66,300.00	67,626.00	68,978.52	70,358.09
Parametric   Par		Total	5	4,600.00	55,692.00	68,200.00	69,564.00	70,955.28	72,374.39	11,040.81	76,261.62	77,786.86	79,342.59	80,929.45	82,548.03
Parametri   First															
to Municipal Services extends for not less than 20 valuation Years at the Payment for Municipal Services is tolled for one Valuation Years.  12 o 0.028 0.0	Improvement	Differential (if a	(//	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)
tf for Municipal Services extends for one Valuation years.  12   4   5   6   6   6   6   6   6   6   6   6															
Titor Municipal Services         N/A         N/A         N/A         1,687.92         N/A         N/	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
Date	Payment for A	<b>Aunicipal Servic</b>	es	N/A	N/A		N/A	N/A	N/A	1,687.92	N/A	N/A	N/A	N/A	N/A
Date Date   12/4/2015   12/4/2016   12/4/2															
Orice Date         N/A	Tax bill		1.	2/4/2015	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
OTES:         N/A         N/A </td <td>Invoice Date</td> <td></td> <td></td> <td></td> <td>N/A</td> <td></td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td>	Invoice Date				N/A		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Inflation factors in 2015 and subsequent years are used to determine the Payment for Municipal Services is tolled for one Valuation year.	Due Date				N/A		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Inflation factors in 2015 and subsequent years are used to determine the Payment for Municipal Services extends for not less than 20 valuation yea Since the Payment for Municipal Services is tolled for one Valuation Year,															
Inflation factors in 2015 and subsequent years are used to determine the Payment for Municipal Services extends for not less than 20 valuation yeas Since the Payment for Municipal Services is tolled for one Valuation Year,	NOTES:														
Payment for Municipal Services extends for not less than 20 valuation yea Since the Payment for Municipal Services is tolled for one Valuation Year,	1. Inflation fat	ctors in 2015 and	subsequent yea	ars are use	d to determin	e the Adjusted	Base Year Val	uations.							
Since the Payment for Municipal Services is tolled for one Valuation Year,	2. Payment fo	r Municipal Serv	ices extends for	not less th	an 20 valuatio	on years.									
	3. Since the P.	ayment for Mun	icipal Services is	tolled for	one Valuation		ement would	ikewise exten	d 21 rather tha	an 20 Valuation	ı 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 not create any new improvements. 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.

Date of CLP patronal   S/19/2015   Payment for Municipal Services   Sales Year Valuation Date   J/19/2015   J/19	Grace Vear         Vear S         Vear A         Vear S         Vear B         Vea							Exhibit A-9	Exhibit A-9 Illustrative Calculations	alculations						
Grace Year   Valuation Year   Vear	Grace Vear   Valuation Vears   Vear							Payment	for Municipal	Services						
1/1/2016   1/1/2017   1/1/2018   1/1/2020   1/1/2021   1/1/2022   1/1/2023	Grace Year Valuation Years Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 11/12016 11/12014 11/12012 11/12014															
Grace Year Valuation Years Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 1/1/2016 1/1/2011 1/1/2012 1/1/2012 1/1/2013 1/1/2014 1/1/2015 1/1/2014 1/1/2015 1/1/2014 1/1/2015 1/1/2014 1/1/2014 1/1/2015 1/1/2014 1/2014 1/2/2014 1	Grace Year Valuation Years Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 1/1/2015	Date of CU	P approval		5/13/2015											
Grace Year         Vear 5         Year 4         Year 5         Year 6         Year 7         Year 9         Year 9         Year 9         Year 9         Year 1         Year 9         Year 1         Year 9         Yea	State   Valuation   Valuatio	Date CUP b	ecame effective		5/19/2015											
Near Column	State   Colore   Co	Base Year \	/aluation Date		1/1/2015											
Grace Year         Valuation Years         Year 4         Year 5         Year 6         Year 7         Year 9         1/1/2015         1/1/2022         1/1/2023         1/1/2024         1/1/2025           1/1/2016         1/1/2017         1/1/2018         1/1/2019         1/1/2020         1/1/2021         1/1/2022         1/1/2024         1/1/2024         1/1/2025           8,160.00         8,323.20         8,489.66         8,659.46         18,832.65         19,209.30         19,593.49         19,985.36         20,385.00         20/385.07         10/300.77	Vear 1   Vear 2   Vear 3   Vear 4   Vear 5   Vear 6   Vear 7   Vear 8   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   Vear 1   Vear 2   Vear 2   Vear 2   Vear 3   Vear 4   Vear 3   Vear 4   Vear 3   Vear 4   Vear 5   Vear 6   Vear 7   Vear 7   Vear 7   Vear 8   Vear 6   Vear 8   Vear 6   Vear 8   V	Inflation Fa	ctor		2%		1									
1/1/2016   1/1/2017   1/1/2018   1/1/2019   1/1/2021   1/1/2022   1/1/2023   1/1/2024   1/1/2025   1/1/2025   1/1/2024   1/1/2025   1/1/2024   1/1/2025   1/1/2024   1/1/2025   1/1/2024   1/1/2025   1/1/2024   1/1/2025   1/1/2024   1/1/2025   1/1/2024   1/1/2025   1/1/2024   1/1/2025   1/1/2024   1/1/2025   1/1/2024   1/1/2025   1/1/2024   1/1/2025   1/1/2024   1/1/2025   1/1/2024   1/1/2025   1/1/2024   1/1/2025   1/1/2024   1/1/2025   1/1/2024   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   1/1/2025   1/1/2025   1/1/2025   1/1/2025   1/1/2025   1/1/2025   1/1/2025   1/1/2025   1/1/2025   1/1/2025   1/1/2025   1/1/2024   1/1/2025	Wear 1         Year 2         Year 3         Year 5         Year 5         Year 7         Year 9         Year 9<						Valuation Year	U								
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   1/1/2024   1/1/2025	8,10000         8,323.20         8,489.66         8,659.46         18,832.65         19,593.49         19,985.36         10,12024         1/1/2025         1/1/2024				Т	Т	Year 1		Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
8,160.00         8,323.20         8,489.66         8,659.46         18,832.65         19,209.30         19,593.49         19,985.36         20,385.06         20,792.76           45,900.00         46,818.00         47,754.36         48,709.45         101,677.31         103,710.86         105,785.07         107,900.77         110,058.79           54,960.00         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           8,160.00         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           8,160.00         50,00         0.00         0.00         0.00         50,000.00         51,000.00         52,020.00         70,285.86         20,792.76           54,060.00         8,233.20         8,489.66         8,659.46         68,832.65         70,209.30         71,613.49         90,005.36         91,805.46         72,848.81           6,000.00         46,818.00         47,754.36         48,709.45         49,683.64         50,677.31         51,690.86         35,765.07         36,480.37         37,209.98           0,00         46,818.00	8,160.00         8,233.20         8,489.66         8,659.46         18,832.65         19,209.30         19,593.49         19,385.36         20,385.06         20,792.76           45,900.00         46,818.00         47,754.36         48,709.45         99,683.64         101,677.31         103,710.86         105,785.07         107,900.77         110,058.79           54,900.00         55,141.20         56,244.02         57,368.90         118,516.28         120,886.61         123,304.34         125,770.43         128,285.84         130,685.79           8,160.00         55,141.20         56,244.02         57,368.90         118,516.28         120,209.30         19,593.49         128,285.84         130,685.155           8,160.00         8,100.00         0.00         0.00         50,000.00         51,000.00         52,020.00         70,200.00         174,20.40         72,848.81           8,489.66         8,659.46         8,833.65         70,209.30         71,613.49         90,005.36         20,792.76         36,41.57           8,490.00         0.00         8,659.46         8,833.65         70,209.30         71,613.49         90,005.36         91,805.46         93,641.57           8,406.00         8,323.30         1,337.12         1,363.86         1,391.14				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
8,160.00         8,323.20         8,489.66         8,659.46         18,832.65         19,209.30         19,593.49         19,985.36         20,385.06         20,792.76           45,900.00         46,818.00         47,754.36         48,709.45         18,832.65         101,677.31         103,710.86         105,785.07         107,900.77         110,058.79           54,060.00         55,141.20         56,244.02         57,368.90         118,516.28         120,886.61         123,304.34         125,770.43         128,285.84         130,851.55           8,160.00         6,00         0.00         0.00         0.00         50,000.00         51,000.00         52,020.00         70,293.36         20,385.06         20,792.76           45,900.00         8,323.20         8,489.66         8,659.46         68,832.65         70,209.30         71,613.49         90,005.36         20,792.76           54,060.00         8,323.20         8,489.66         8,659.46         68,832.65         70,209.30         71,613.49         90,005.36         20,792.76           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         95,641.57           0.00         46,818.00         1	8,160.00         8,323.20         8,489.66         8,659.46         18,832.65         19,209.30         19,593.49         19,985.36         20,385.06         20,792.76           45,900.00         46,818.00         47,754.36         48,709.45         118,516.28         10,1677.31         103,710.86         105,785.07         107,900.77         110,058.79           8,160.00         46,818.00         47,754.36         8,659.46         118,516.28         120,209.30         19,593.49         19,985.36         20,385.06         20,792.76           8,160.00         8,323.20         8,489.66         8,659.46         118,516.28         19,209.30         19,593.49         19,985.36         20,385.06         20,792.76           45,900.00         0,00         0,00         50,000.00         51,000.00         52,020.00         71,420.40         72,888.81           54,060.00         8,323.20         8,489.66         8,659.46         6,883.2.65         70,209.30         71,613.49         90,005.36         91,805.41.57           6,060.00         0,00         0,002         0,028         0,028         0,028         0,028         0,028         0,028         0,028         0,028         0,028         0,028         0,028         0,028         0,028         0,028	Tax Parcel	ID No.													
8,160.00         8,323.20         8,489.66         8,659.46         18,832.65         19,209.30         19,593.49         19,985.36         20,385.06         20,792.76           45,900.00         46,818.00         47,754.36         48,709.45         99,683.64         101,677.31         103,710.86         105,785.07         107,900.77         110,058.79           54,060.00         55,141.20         56,244.02         57,368.90         118,516.28         120,886.61         123,304.34         125,770.43         128,285.84         130,851.55           8,160.00         8,323.20         8,489.66         8,659.46         18,832.65         19,209.30         19,593.49         19,985.36         20,385.06         20,792.76           45,900.00         0.00         0.00         50,000.00         51,000.00         52,020.00         71,613.49         90,005.36         91,805.46         93,641.57           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           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           0.00	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           45,900.00         46,818.00         47,754.36         48,709.45         99,683.64         101,677.31         103,710.86         105,785.07         107,900.77         110,058.79           54,060.00         55,141.20         56,244.02         57,368.90         118,516.28         120,209.30         19,593.49         19,585.36         20,385.06         20,792.76           8,160.00         6,5141.20         56,244.02         57,368.90         118,516.28         12,009.30         19,593.49         19,585.36         20,385.06         20,792.76           8,160.00         8,323.20         8,489.66         8,659.46         68,832.65         70,209.30         71,613.49         90,005.36         20,792.76           45,900.00         0.00         0.00         50,000.00         51,000.00         52,020.00         70,020.00         71,400.40         72,848.81           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           6,000.00         4,068.6         8,659.46	Base Year	faluations and Ac	djusted Base	Year Valuations											
45,000,00         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           53,000,00         54,060.00         55,141.20         56,244.02         57,368.90         118,516.28         120,886.61         123,704.34         125,770.43         128,285.84         130,581.55           15         45,000.00         8,160.00         8,323.20         8,489.66         8,659.46         18,832.65         19,209.30         19,985.36         20,385.06         20,792.76           15         45,000.00         8,160.00         8,323.20         8,489.66         8,659.46         18,832.65         70,209.30         71,613.49         90,005.36         20,385.06         20,792.76           15         45,000.00         6,00         0.00         0.00         50,000.00         51,000.00         52,000.00         71,420.40         72,848.81           1         0.00         45,900.00         6,832.65         8,659.46         68,832.65         70,209.30         71,613.49         90,005.36         91,805.46         93,641.57           1         0.00         46,818.00         48,709.45         49,683.64         50,677.31         51,690.86         35,765.07 <td< td=""><td>45,000.00         45,900.00         46,818.00         47,754.36         48,709.45         99,683.64         101,677.31         103,710.86         105,770.43         105,780.77         100,087.77         100,087.75         100,087.77         100,087.77         100,088.75         100,088.75         100,088.75         100,088.75         100,088.75         100,088.75         100,088.75         100,088.75         100,088.77         100,090.77<td></td><td>Land</td><td></td><td>8,000.00</td><td></td><td>8,323.20</td><td>8,489.66</td><td>8,659.46</td><td>18,832.65</td><td>19,209.30</td><td>19,593.49</td><td></td><td>20,385.06</td><td>20,792.76</td><td>21,208.62</td></td></td<>	45,000.00         45,900.00         46,818.00         47,754.36         48,709.45         99,683.64         101,677.31         103,710.86         105,770.43         105,780.77         100,087.77         100,087.75         100,087.77         100,087.77         100,088.75         100,088.75         100,088.75         100,088.75         100,088.75         100,088.75         100,088.75         100,088.75         100,088.77         100,090.77 <td></td> <td>Land</td> <td></td> <td>8,000.00</td> <td></td> <td>8,323.20</td> <td>8,489.66</td> <td>8,659.46</td> <td>18,832.65</td> <td>19,209.30</td> <td>19,593.49</td> <td></td> <td>20,385.06</td> <td>20,792.76</td> <td>21,208.62</td>		Land		8,000.00		8,323.20	8,489.66	8,659.46	18,832.65	19,209.30	19,593.49		20,385.06	20,792.76	21,208.62
\$3,000.00   \$4,060.00   \$5,141.20   \$6,244.02   \$7,368.90   \$118,516.28   \$120,886.61   \$123,304.34   \$125,770.43   \$128,285.84   \$130,851.55   \$1000.00   \$2,00	53,000.00         54,060.00         56,244.02         57,368.90         118,516.28         120,886.61         123,770.43         128,285.84         130,851.55           15,000.00         8,160.00         8,160.00         8,160.00         8,489.66         8,659.46         18,832.65         19,209.30         19,593.49         19,985.36         20,385.06         20,792.76           15         45,000.00         8,160.00         8,233.20         8,489.66         8,659.46         68,832.65         70,209.30         71,613.49         90,005.36         20,385.06         20,792.76           15         45,000.00         8,233.20         8,489.66         8,659.46         68,832.65         70,209.30         71,613.49         90,005.36         91,805.46         93,641.57           15         45,000.00         6,00         0.00         68,832.65         70,209.30         71,613.49         90,005.36         91,805.46         93,641.57           1         0.00         45,818.00         48,709.45         49,683.64         50,677.31         51,690.86         35,765.07         36,480.37         37,209.98           1         0.02         0.02         0.028         0.028         0.028         0.028         0.028         0.028         0.028         0.028 <td></td> <td>Improvement</td> <td>ts</td> <td>45,000.00</td> <td></td> <td>46,818.00</td> <td>47,754.36</td> <td>48,709.45</td> <td>99,683.64</td> <td>101,677.31</td> <td>103,710.86</td> <td></td> <td>107,900.77</td> <td>110,058.79</td> <td>112,259.96</td>		Improvement	ts	45,000.00		46,818.00	47,754.36	48,709.45	99,683.64	101,677.31	103,710.86		107,900.77	110,058.79	112,259.96
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     53,000,00   54,000,00   5,000,00   5,000,00   5,000,00   5,000,00   70,020.00	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 10,000.00 8,323.20 8,489.66 8,659.46 10,000.00 51,000.00 52,020.00 71,420.40 72,848.81 10,000.00 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 10,000 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 10,002 0.028		Total		53,000.00	54,060.00	55,141.20	56,244.02	57,368.90	118,516.28	120,886.61	123,304.34	125,770.43	128,285.84	130,851.55	133,468.58
8,000,00         8,160,00         8,489.66         8,659,46         18,832.65         19,209.30         19,593.49         19,985.36         20,385.06         20,792.76           15         45,000,00         8,2323.20         8,489.66         8,659,46         68,832.65         19,209.30         71,613.49         19,503.06         71,420.40         72,848.81           1         53,000.00         8,2323.20         8,489.66         8,659.46         68,832.65         70,209.30         71,613.49         90,005.36         91,805.46         93,641.57           1         0.00         46,818.00         47,754.36         48,709.45         49,683.64         50,677.31         51,690.86         35,765.07         36,480.37         37,209.98           0.028         0.044/202	ts         8,000.00         8,150.20         8,489.66         8,659.46         18,832.65         19,209.30         19,593.49         19,985.36         20,385.06         20,792.76           ts         45,000.00         8,160.00         0.00         0.00         50,000.00         51,000.00         52,020.00         71,420.40         72,848.81           1         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           1         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           1         0.00         46,818.00         48,709.45         49,683.64         50,677.31         51,690.86         35,765.07         36,480.37         37,209.98           1         0.00         0.00         48,709.45         49,683.64         50,677.31         51,690.86         35,765.07         36,480.37         37,209.98           1         0.00         0.028         0.028         0.028         0.028         0.028         0.028         0.028         0.028         0.028         0.028															
8,000,00         8,160,00         8,323.20         8,489.66         8,659.46         18,832.65         19,209.30         19,985.36         20,385.06         20,792.70           1s         45,000,00         45,900.00         0.00         0.00         50,000.00         51,000.00         52,020.00         70,020.00         71,420.40         72,848.81           1s         45,000.00         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           1s         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           1s         0.028	8,000.00         8,160.00         8,323.20         8,489.66         8,659.46         18,832.65         19,593.49         19,985.36         20,385.06         20,792.76           ts         45,000.00         8,160.00         8,323.20         8,689.66         8,659.46         68,832.65         70,209.30         71,613.49         90,005.36         91,805.46         20,792.70           1         45,000.00         8,323.20         8,489.66         8,659.46         68,832.65         70,209.30         71,613.49         90,005.36         91,805.46         92,488.81           1         23,000.00         8,323.20         8,659.46         68,832.65         70,209.30         71,613.49         90,005.36         91,805.46         93,641.57           1         4,000.00         8,323.20         8,659.46         68,832.65         70,209.30         71,613.49         90,005.36         91,805.46         93,641.57           1         0.00         0.00         47,754.36         48,709.45         49,683.64         50,677.31         51,690.86         35,765.07         36,480.37         37,209.98           1         0.02         0.02         0.028         0.028         0.028         0.028         0.028         0.028         0.028         0.028	Assessed V	alue Improvemen	115												
ts         45,000.00         6,000         0.00         50,000.00         51,000.00         52,020.00         71,420.40         71,420.40         72,848.81           53,000.00         54,000.00         54,000.00         54,000.00         52,020.00         71,420.40         71,420.40         72,848.81           90,000.00         54,000.00         54,000.00         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           90,002         0.02         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           90,002         0.028	ts         45,000.00         6,000         0.00         50,000.00         51,000.00         52,020.00         71,420.40         72,848.81           s         53,000.00         54,000.00         54,000.00         51,000.00         51,000.00         52,020.00         71,613.49         90,005.36         91,805.46         93,641.57           s         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           s         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           s         0.028		Land		8,000.00		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
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	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		New Improve	ments	45,000.00		00.00	0.00	00.00	50,000.00	51,000.00	52,020.00	70,020.00	71,420.40	72,848.81	74,305.78
0.002         46,818.00         47,754.36         48,709.45         49,683.64         50,677.31         51,690.86         35,765.07         36,480.37         37,209.98           0.028	) 0.00 46,818.00 47,754.36 48,709.45 49,683.64 50,677.31 51,690.86 35,765.07 36,480.37 37,209.98  0.028 0.028 0.028 0.028 0.028 0.028 0.028 0.028 0.028 0.028  N/A 1,310.90 12/4/2015 12/4/2016 12/4/2017 12/31/2019 12/31/2020 12/31/2022 12/31/2023 12/31/2025 12/31/2		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
0.028         0.028 <th< td=""><td>0.028         <th< td=""><td>Improvem</td><td>ont Differential (ii</td><td>fanv</td><td>00.00</td><td>0.00</td><td>46.818.00</td><td>47,754.36</td><td>48,709.45</td><td>49,683.64</td><td>50,677.31</td><td>51,690.86</td><td>35,765.07</td><td>36,480.37</td><td>37,209.98</td><td>37,954.18</td></th<></td></th<>	0.028         0.028 <th< td=""><td>Improvem</td><td>ont Differential (ii</td><td>fanv</td><td>00.00</td><td>0.00</td><td>46.818.00</td><td>47,754.36</td><td>48,709.45</td><td>49,683.64</td><td>50,677.31</td><td>51,690.86</td><td>35,765.07</td><td>36,480.37</td><td>37,209.98</td><td>37,954.18</td></th<>	Improvem	ont Differential (ii	fanv	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
0.028 0.028	0.028 0.028						1 1						0	000	000	0000
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     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   12/4/2025     N/A   12/31/2018   3/31/2019   3/31/2020   3/31/2022   3/31/2023   3/31/2028   3/31/2028   3/31/2028   3/31/2028   3/31/2028   3/31/2028   3/31/2028     N/A   3/31/2018   3/31/2019   3/31/2020   3/31/2022   3/31/2023   3/31/2028   3/31/2028   3/31/2028   3/31/2028   3/31/2028   3/31/2028   3/31/2028   3/31/2028     N/A   3/31/2018   3/31/2019   3/31/2020   3/31/2022   3/31/2023   3/31/2028   3/31/2028   3/31/2028   3/31/2028     N/A   3/31/2018   3/31/2019   3/31/2020   3/31/2022   3/31/2023   3/31/2028   3/31/2028   3/31/2028     N/A   3/31/2018   3/31/2019   3/31/2021   3/31/2022   3/31/2023   3/31/2028   3/31/2028   3/31/2028     N/A   3/31/2018   3/31/2019   3/31/2021   3/31/2022   3/31/2023   3/31/2028   3/31/2028   3/31/2028     N/A   3/31/2018   3/31/2019   3/31/2020   3/31/2022   3/31/2023   3/31/2028   3/31/2028   3/31/2028     N/A   3/31/2018   3/31/2019   3/31/2020   3/31/2022   3/31/2023   3/31/2028   3/31/2028     N/A   3/31/2018   3/31/2019   3/31/2022   3/31/2023   3/31/2028   3/31/2028     N/A   3/31/2018   3/31/2028   3/31/2028   3/31/2028   3/31/2028     N/A   3/31/2018   3/31/2018   3/31/2028   3/31/2028   3/31/2028   3/31/2028     N/A   3/31/2018   3/31/2018   3/31/2028   3/31/2028   3/31/2028     N/A   3/31/2018   3/31/2018   3/31/2028   3/31/2028   3/31/2028     N/A   3/31/2018   3/31/2018   3/31/2028   3/31/2028   3/31/2028     N/A   3/31/2018   3/31/2028   3/31/2028   3/31/2028     N/A   3/31/2018   3/31/2018   3/31/2028   3/31/2028   3/31/2028     N/A   3/31/2018   3/31/2018   3/31/2028   3/31/2028   3/31/2028     N/A   3/31/2018   3/31/2018   3/31/2028   3/31/2028   3/31/2028   3/31/2028   3/31/2028     N/A   3/31/2018   3/31/2018   3/31/2028   3/31/2028   3/31/2028   3/31/2028     N/A   3/31/2018   3/31/2018   3/31/2028   3/31/2028   3/31/2028   3/31/2	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 1,041.88 1,244/2015 12/4/2016 12/4/2017 12/4/2018 12/4/2019 12/4/2020 12/4/2021 12/4/2023 12/4/2023 12/4/2025 12/4/20	Tax Rate			0.028		0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.020
Date N/A 3/31/2018 12/4/2019 12/31/2020 12/4/2020 12/4/2022 12/4/2023 12/4/2024 12/31/2025	Date N/A 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 te N/A 3/31/2018 3/31/2019 3/31/2020 3/31/2021 3/31/2022 3/31/2022 3/31/2022 3/31/2025 3/31/2026 12/	Payment f	or Municipal Sen	vices	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
Date N/A 12/31/2017 12/31/2019 12/31/2020 12/31/2021 12/31/2022 12/31/2024 12/31/2024 12/31/2025 te N/A 3/31/2018 3/31/2019 3/31/2020 3/31/2021 3/31/2022 3/31/2023 3/31/2025 3/31/2025 3/31/2026 3/	Date	Tax bill			12/4/2015		12/4/2017	12/4/2018	12/4/2019	12/4/2020	12/4/2021	12/4/2022		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	2018 3/31/2029 3/31/2020 3/31/2021 3/31/2023 3/31/2024 3/31/2025 3/31/2026 3	Invoice Da	e			N/A	12/31/2017	12/31/2018	12/31/2019	12/31/2020	12/31/2021	12/31/2022		12/31/2024	12/31/2025	12/31/2026
NOTES:	NOTES:  1. Inflation factors in 2015 and subsequent years are used to determine the Adjusted Base Year Valuations.	Due Date				N/A	3/31/2018	3/31/2019	3/31/2020	3/31/2021	3/31/2022	3/31/2023	3/31/2024	3/31/2025	3/31/2026	3/31/2027
NOTES:	1. Inflation factors in 2015 and subsequent years are used to determine the Adjusted Base Year Valuations.	NOTES.														
The state of the s	1. Inflation factors in 2015 and subsequent years are used to determine the Adjusted base rear Valuations.	NOIES:					1,1	The state of the	lundian.							

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#### Assumptions:

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

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

					Exhibit A-10	Exhibit A-10 Illustrative Calculations	Calculations						
					Paymen	Payment for Municipal Services	Services						
Date of CUP approval	oval	5/13/2015											
Date CUP became effective	effective	5/19/2015	-										
Base Year Valuation Date	on Date	1/1/2015											
Inflation Factor		2%											
		Base Year	Grace Year	Valuation Years	rs								
				Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
		1/1/2015	1/1/2016	1/1/2017	1/1/2018	1/1/2019	1/1/2020	1/1/2021	1/1/2022	1/1/2023	1/1/2024	1/1/2025	1/1/2026
Tax Parcel ID No.													
Base Year Valuativ	Base Year Valuations and Adjusted Base Year Valuations	Pear Valuation	S										
Land	Р	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
Imp	Improvements	22,600.00	23,052.00		23,983.30	24,462.97	24,952.23	25,451.27	25,960.30	26,479.50	27,009.09	27,549.27	28,100.26
Total	al	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
Assessed Value Improvements	provements												
Land	Р	12,000.00	12,240.00	12,484.80	12,734.50	12,989.19	13,248.97	13,513.95	13,784.23	32,000.00	32,640.00	33,292.80	33,958.66
New	New Improvements	22,600.00	00.00	00.00	00.0	00.00	00:00	00:00	00.00	0.00	0.00	0.00	00:00
Total	al	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
											0000	110000	25 001 05
Improvement Differential (if any)	ferential (if any)	0.00	23,052.00	23,513.04	23,983.30	24,462.97	24,952.23	25,451.27	25,960.30	26,479.50	27,009.09	77,549.21	78,100.70
		000			0000	000	000	0000	0000	8000	0.028	0.008	0.028
Payment for Municipal Services	icinal Services	N/A	N/A	658 37	671 53	684 96	698 66	712.64	726.89	741.43	756.25	771.38	786.81
	con oc indian	· ·			200								
Tax bill		12/4/2015	12/4/2016	12/4/2017	12/4/2018	12/4/2019	12/4/2020	12/4/2021	12/4/2022	12/4/2023	12/4/2024	12/4/2025	12/4/2026
Invoice Date				12/3	12/31/2018	12/31/2019	12/31/2020	12/31/2021	12/31/2022	12/31/2023	12/31/2024	12/31/2025	12/31/2026
Due Date			N/A	3/31/2018	3/31/2019	3/31/2020	3/31/2021	3/31/2022	3/31/2023	3/31/2024	3/31/2025	3/31/2026	3/31/2027
NOTES:													
1. Inflation factor	1. Inflation factors in 2015 and subsequent years are used to determine the	uent years are u.	sed to determi	ne the Adjuste	Adjusted Base Year Valuations.	luations.							
2. Payment for M	2. Payment for Municipal Services extends for not less than 20 valuation years.	nds for not less	than 20 valuat	ion years.									
3. No payment du	3. No payment 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 \$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 mav have contributed inability 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.

Date of CLP parcoral   S/13/2015   Payment for Municipal Services   Payment for Municipal Services   CLP Percent effective   S/13/2015							Exhibit A-11	Exhibit A-11 Illustrative Calculations	Calculations						
1.1 Year 2 Year 4 Year 5 Year 6 Year 6 Year 7 Year 8 Year 9 11,12018 11,120							Payment	for Municipal	Services						
In Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Oct 2017 1/1/2019 1/1/2020 1/1/2021 1/1/2022 1/1/2023 1/1/2024 1/1/2025 1/1/2025 1/1/2023 1/1/2024 1/1/2025 1/1/2025 1/1/2023 1/1/2025 1/1/2025 1/1/2023 1/1/2024 1/1/2025 1/1/2025 1/1/2023 1/1/2024 1/1/2025 1/1/2025 1/1/2024 1/1/2025 1/1/2025 1/1/2024 1/1/2025 1/1/2025 1/1/2024 1/1/2025 1/1/2025 1/1/2024 1/1/2025 1/1/2025 1/1/2024 1/1/2025 1/1/202															
1	Date of CUF	approval		5/13/2015											
1. Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 1/1/2018 1/1/2018 1/1/2019 1/1/2011 1/1/2011 1/1/2012 1/1/2013 1/1/2014 1/1/2015 1/1/2018 1/2/2018 1/2/201	ate CUP b	ecame effective	0	5/19/2015											
n Vear S         Year 4         Year 5         Year 6         Year 7         Year 9         Year 9           0.17         1/1/2018         1/1/2019         1/1/2020         1/1/2022         1/1/2023         1/1/2024         1/1/2025           0.17         1/1/2018         1/1/2019         1/1/2020         1/1/2021         1/1/2023         1/1/2024         1/1/2025           0.17         1/1/2018         1/1/2019         1/1/2020         1/1/2021         1/1/2023         1/1/2024         1/1/2025           0.18         0.12         100,390.28         100,446.04         106,534.96         106,534.98         127,398.89         13,744.81         14,627.93           0.64         113,124.77         115,387.27         117,695.01         120,048.91         122,449.89         124,898.89         127,396.87         129,444.81           0.00         0.00         0.00         0.00         13,248.97         13,513.95         13,748.89         13,748.97         13,748.97         13,748.97         13,748.97         13,748.97         13,748.97         13,748.97         13,748.97         13,748.97         13,748.97         13,748.97         13,748.97         13,748.97         13,748.97         13,748.97         13,748.97         13,748.97         13,748.97	lase Year V	'aluation Date		1/1/2015											
n. Vear 2         Year 3         Year 5         Year 5         Year 6         Year 7         Year 9         I/1/2022         I/1/2023         I/1/2024         I/1/2025           0.17         1/1/2018         1/1/2019         1/1/2020         1/1/2021         1/1/2023         1/1/2024         1/1/2025           84.80         12,734.50         12,989.19         13,513.95         13,513.95         13,784.23         14,059.91         14,341.11         14,627.93           84.80         12,734.50         12,989.19         13,248.97         13,513.95         13,784.23         14,059.91         14,341.11         14,627.93           84.80         12,734.50         12,989.19         13,248.97         13,513.95         13,784.23         14,059.91         14,341.11         14,627.93           84.80         12,734.50         12,989.19         13,513.95         13,513.95         13,784.23         14,059.91         14,341.11         14,627.93           84.80         12,734.50         13,248.97         13,513.95         13,784.23         14,059.91         14,341.11         14,627.93           84.80         12,734.50         13,248.97         13,513.95         13,513.95         13,734.83         13,438.93         12,439.11         14,341.11         14,6	nflation Fa	ctor		7%											
1.1         Year 2         Year 3         Year 4         Year 5         Year 6         Year 7         Year 8         Year 9           0.17         1/1/2018         1/1/2019         1/1/2020         1/1/2022         1/1/2023         1/1/2024         1/1/2025           0.17         1/1/2018         1/1/2019         1/1/2020         1/1/2021         1/1/2022         1/1/2023         1/1/2025           0.17         1/1/2018         1/1/2019         1/1/2020         1/1/2022         1/1/2023         1/1/2024         1/1/2025           0.18         1.2/34.50         1.2/34.50         1.3/248.97         13,513.95         13,784.23         14,059.91         14,341.11         14,627.93           0.00         1.00 </td <td></td> <td></td> <td></td> <td>Base Year</td> <td>Grace Year</td> <td>Valuation Year</td> <td>y.</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>				Base Year	Grace Year	Valuation Year	y.								
94.80         12,734.50         1/1/2019         1/1/2020         1/1/2022         1/1/2023         1/1/2024         1/1/2025           94.80         12,734.50         12,389.19         13,248.97         13,513.95         13,784.23         14,059.91         14,627.93           21.84         100,390.28         102,398.08         104,46.04         106,534.96         108,665.66         110,838.98         113,055.76         115,316.87           20.04         113,124.77         115,387.27         117,695.01         120,048.91         122,489.89         127,396.87         115,316.87           30.00         0.00         0.00         0.00         0.00         51,000.00         51,000.00         52,020.00         53,000.40         54,731.16           34.80         12,734.50         12,289.19         13,248.97         63,513.95         64,784.23         66,079.91         14,341.11         14,627.93           30.00         0.00         0.00         0.00         50,000.00         51,000.00         52,020.00         53,000.40         54,784.23         66,079.91         67,401.51         68,749.54           34.80         12,748.90         10,248.90         10,446.04         56,534.96         57,665.66         58,818.98         59,995.36         61,19						Year 1	8	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
84.80         12,734.50         13,248.97         13,513.95         13,784.23         14,059.91         14,341.11         14,627.93           21.84         100,330.28         102,338.08         104,446.04         106,534.96         108,665.66         110,838.98         113,055.76         115,316.87           56.64         113,124.77         115,387.27         117,695.01         120,048.91         122,449.89         124,898.89         127,396.87         129,944.81           84.80         12,734.50         12,989.19         13,248.97         13,513.95         13,784.23         14,059.91         14,341.11         14,627.93           90.00         0.00         0.00         0.00         50,000.00         51,000.00         52,020.00         53,060.40         54,121.61           94.80         12,734.50         12,289.19         13,248.97         65,513.95         64,784.23         66,079.91         67,401.51         68,749.54           1.84         100,390.28         102,389.08         104,46.04         56,534.96         57,665.66         58,818.98         59,995.36         61,195.26           55.81         2,810.33         2,867.15         2,924.49         1,582.98         1,614.64         1,646.93         1,614.69         1,713.702				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
84.80 12,734.50 12,989.19 13,248.97 13,513.95 13,784.23 14,059.91 14,341.11 14,627.93 13,0390.28 102,398.08 104,446.04 106,534.96 108,665.66 110,838.98 113,055.76 115,316.87 126,449.89 124,828.89 127,396.87 129,944.81 10,0390.28 12,734.50 12,989.19 13,248.97 13,513.95 13,784.23 14,059.91 14,341.11 14,627.93 14,890 12,734.50 12,989.19 13,248.97 13,513.95 64,784.23 66,079.91 67,401.51 68,749.54 13,84.80 12,734.50 12,989.19 13,248.97 13,513.95 64,784.23 66,079.91 67,401.51 14,627.93 14,890.28 102,398.08 104,446.04 56,534.96 57,665.66 58,818.98 59,995.36 61,195.26 12,989.19 12,442010 12,442010 12,442020 12,442021 12,442020	ax Parcel	D No.													
84.80         12,734,50         12,989.19         13,248.97         13,513.95         13,784.23         14,059.91         14,341.11         14,627.93           21.84         100,390.28         102,398.08         104,446.04         106,534.96         108,665.66         110,838.98         113,055.76         115,316.87           26.64         113,124.77         115,387.27         117,695.01         120,048.91         122,449.89         124,898.89         127,396.87         129,944.81           26.00         10.00         0.00         10,00         13,248.97         13,513.95         13,784.23         14,059.91         14,341.11         14,627.93           26.00         0.00         0.00         0.00         50,000.00         51,000.00         52,000.00         54,121.61           26.00         12,734.50         12,989.19         13,248.97         63,513.95         64,784.23         66,079.91         67,401.51         68,749.54           26.00         12,734.50         12,989.18         13,248.97         63,513.95         64,784.23         66,079.91         67,401.51         68,749.54           26.8         12,340.29         13,248.97         63,513.95         64,784.23         66,079.91         67,401.51         68,749.54 <td< td=""><td>ase Year V</td><td>'aluations and A</td><td>djusted Base</td><td>· Year Valuation</td><td>S</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></td<>	ase Year V	'aluations and A	djusted Base	· Year Valuation	S										
21.84 100,390.28 102,398.08 104,446.04 106,534.96 108,665.66 110,838.98 113,055.76 115,316.87    56.4 113,124.77 115,387.27 117,695.01 120,048.91 122,449.89 127,396.87 129,344.81    56.20		Land		12,000.00			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
66.64         113,124.77         115,387.27         117,695.01         120,048.91         122,449.89         124,898.89         127,396.87         129,944.81           84.80         12,734.50         12,989.19         13,248.97         13,513.95         13,784.23         14,059.91         14,341.11         14,627.93           86.80         12,734.50         12,989.19         13,248.97         13,513.95         64,784.23         66,079.91         14,341.11         14,627.93           86.80         12,734.50         12,989.19         13,248.97         63,513.95         64,784.23         66,079.91         67,401.51         68,749.54           84.80         12,734.50         12,734.50         13,248.97         63,513.95         64,784.23         66,079.91         14,341.11         14,627.93           84.80         12,734.50         13,248.97         63,513.95         64,784.23         66,079.91         67,401.51         68,749.54           85.81         100,390.28         102,390.28         104,460.04         56,534.96         57,665.66         58,818.98         59,995.36         61,195.26           85.81         12,410.018         12/4/2019         12/4/2019         12/4/2019         12/4/2020         12/4/2022         12/4/2022         12/4/2023		Improvement	ts	94,600.00	2005		100,390.28	102,398.08	104,446.04	106,534.96	108,665.66	110,838.98	113,055.76	115,316.87	117,623.23
84.80         12,734.50         12,989.19         13,248.97         13,513.95         13,784.23         14,059.91         14,341.11         14,627.93           0.00         0.00         0.00         0.00         50,000.00         51,000.00         52,020.00         53,060.40         54,121.61           94.80         12,734.50         12,989.19         13,248.97         63,513.95         64,784.23         66,079.91         67,401.51         68,749.54           1.84         100,390.28         102,398.08         104,446.04         56,534.96         57,665.66         58,818.98         59,995.36         61,195.26           2.028         0.028         0.028         0.028         0.028         0.028         0.028         0.028         0.028           2.017         12/4/2018         12/4/2021         12/4/2021         12/4/2022         12/4/2023         1,713.47           2.017         12/4/2019         12/31/2020         12/31/2021         12/31/2022         12/31/2022         12/31/2023         3/31/2022         3/31/2022         3/31/2022         3/31/2022         3/31/2022         3/31/2022         3/31/2022         3/31/2023         3/31/2022         3/31/2023         3/31/2023         3/31/2023         3/31/2023         3/31/2022         3/31/202		Total		106,600.00		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
84.80         12,734.50         12,989.19         13,248.97         13,513.95         13,784.23         14,059.91         14,341.11         14,627.93           0.00         0.00         0.00         0.00         50,000.00         51,000.00         52,020.00         53,060.40         54,121.61           34.80         12,734.50         12,989.19         13,248.97         63,513.95         64,784.23         66,079.91         67,401.51         68,749.54           1.84         100,390.28         102,398.08         104,446.04         56,534.96         57,665.66         58,818.98         59,955.36         61,195.26           2.028         0.028         0.028         0.028         0.028         0.028         0.028         0.028         0.028           55.81         2,810.93         2,867.15         2,924.49         1,582.98         1,614.64         1,646.93         1,679.87         1,713.47           2017         12/4/2018         12/4/2019         12/4/2021         12/4/2022         12/4/2022         12/4/2022         12/4/2022         12/4/2022         12/4/2022         12/4/2022         12/31/2023         3/31/2022         3/31/2022         3/31/2022         3/31/2022         3/31/2022         3/31/2022         3/31/2022         3/31/2022															
84.80         12,734.50         12,989.19         13,248.97         13,513.95         13,784.23         14,059.91         14,341.11         14,627.93           0.00         0.00         0.00         0.00         50,000.00         51,000.00         52,020.00         53,060.40         54,121.61           94.80         12,734.50         12,989.19         13,248.97         63,513.95         64,784.23         66,079.91         67,401.51         68,749.54           1.84         100,390.28         102,398.08         104,446.04         56,534.96         57,665.66         58,818.98         59,995.36         61,195.26           2.028         0.028         0.028         0.028         0.028         0.028         0.028         0.028           2.017         12/4/2018         12/4/2019         1,582.98         1,614.64         1,646.93         1,679.87         1,713.47           2.017         12/4/2018         12/4/2020         12/4/2021         12/4/2021         12/4/2022         12/4/2022         12/4/2022         12/4/2022         12/4/2022         12/4/2022         12/4/2022         12/4/2022         12/4/2022         12/4/2022         12/31/2022         3/31/2022         3/31/2022         3/31/2022         3/31/2022         3/31/2022         3/31/2022 <td>ssessed Vo</td> <td>ilue Improveme</td> <td>nts</td> <td></td>	ssessed Vo	ilue Improveme	nts												
0.00         0.00         0.00         55,000.00         53,060.40         54,121.61           94.80         12,734.50         12,989.19         13,248.97         63,513.95         64,784.23         66,079.91         67,401.51         68,749.54           1.84         100,390.28         102,398.08         104,446.04         56,534.96         57,665.66         58,818.98         59,995.36         61,195.26           2.028         0.02		Land		12,000.00			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
94.80         12,734.50         12,989.19         13,248.97         63,513.95         64,784.23         66,079.91         67,401.51         68,749.54           1.84         100,390.28         102,398.08         104,446.04         56,534.96         57,665.66         58,818.98         59,995.36         61,195.26           2.028         0.028         0.028         0.028         0.028         0.028         0.028         0.028           55.81         2,810.93         2,867.15         2,924.49         1,582.98         1,614.64         1,646.93         1,679.87         1,713.47           2017         12/4/2018         12/4/2019         12/4/2020         12/4/2021         12/4/2022         12/4/2023         12/4/2025           2018         3/31/2020         3/31/2021         3/31/2021         3/31/2022         3/31/2022         3/31/2023         3/31/2022           3/31/2018         12/4/2021         3/31/2022         3/31/2023         3/31/2023         3/31/2023         3/31/2025           3/31/2024         12/31/2021         3/31/2022         3/31/2022         3/31/2023         3/31/2023         3/31/2023           3/31/2034         12/31/2021         12/31/2023         3/31/2023         3/31/2023         3/31/2023         3/31/2023 </td <td></td> <td>New Improve</td> <td>ements</td> <td>94,600.00</td> <td></td> <td></td> <td>00.00</td> <td>00.00</td> <td>00.00</td> <td>20,000.00</td> <td>51,000.00</td> <td>52,020.00</td> <td>53,060.40</td> <td>54,121.61</td> <td>55,204.0</td>		New Improve	ements	94,600.00			00.00	00.00	00.00	20,000.00	51,000.00	52,020.00	53,060.40	54,121.61	55,204.0
1.84         100,390.28         102,398.08         104,446.04         56,534.96         57,665.66         58,818.98         59,995.36         61,195.26           5.028         0.028         0.028         0.028         0.028         0.028         0.028         0.028           55.81         2,810.93         2,867.15         2,924.49         1,582.98         1,614.64         1,646.93         1,679.87         1,713.47           7017         12/4/2018         12/4/2019         12/4/2020         12/4/2021         12/4/2022         12/4/2023         12/4/2024         12/4/2025           7018         3/31/2019         3/31/2020         3/31/2021         3/31/2022         3/31/2022         3/31/2022         3/31/2024         3/31/2025         3/31/2025           3/31/2019         3/31/2020         3/31/2022         3/31/2022         3/31/2022         3/31/2022         3/31/2025         3/31/2025         3/31/2025           3/31/2021         3/31/2022         3/31/2022         3/31/2022         3/31/2022         3/31/2025         3/31/2025         3/31/2025           3/31/2022         3/31/2022         3/31/2022         3/31/2022         3/31/2022         3/31/2025         3/31/2025		Total		106,600.00	$\perp$	1	12,734.50	12,989.19	13,248.97	63,513.95	64,784.23	16.620.99	67,401.51	68,749.54	70,124.53
55.81         2,810.93         0.028	nproveme	nt Differential (i	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
55.81 2,810.93 2,867.15 2,924.49 1,582.98 1,614.64 1,646.93 1,679.87 1,713.47 2,2017 12/4/2018 12/4/2019 12/4/2021 12/4/2022 12/4/2023 12/4/2024 12/31/2029 12/31/2020 3/31/2021 3/31/2020 3/31/2021 3/31/2022 3/31/2023 3/31/2029 3/31/2022 3/31/2023 3/31/2023 3/31/2029 3/31/2020 3/31/2021 3/31/2022 3/31/2023 3/31/2029 3/31/2020 3/31/2021 3/31/2022 3/31/2023 3/31/2029 3/31/2020 3/31/2022 3/31/2023 3/31/2029 3/31/2020 3/31/2022 3/31/2023 3/31/2023 3/31/2025 3/31/2026															
55.81 2,810.93 2,867.15 2,924.49 1,582.98 1,614.64 1,646.93 1,679.87 1,713.47 1,713.	ax Rate			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   12/4/2025   12/4/2025   12/31/2015   12/31/2025   12/31	ayment fo	or Municipal Ser	vices	N/A			2,810.93	2,867.15	2,924.49	1,582.98	1,614.64	1,646.93	1,679.87	1,713.47	1,747.7
12/31/2018   12/31/2019   12/31/2020   12/31/2021   12/31/2022   12/31/2024   12/31/2025   12/31/2025   12/31/2025   12/31/2025   12/31/2026   12/31/2025   12/31/2026   12/31/2025   12/31/2025   12/31/2026   12/31/2025   12/31/2026   12/	ax bill			12/4/2015		12/4	12/4/2018	12/4/2019	12/4/2020	12/4/2021	12/4/2022	12/4/2023	12/4/2024	12/4/2025	12/4/202
2018   3/31/2019   3/31/2020   3/31/2021   3/31/2023   3/31/2024   3/31/2025   3/31/2026	voice Dat	9			N/A	12/31,	12/31/2018	12/31/2019		12/31/2021	12/31/2022	12/31/2023	12/31/2024	12/31/2025	12/31/202
OTES: 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.	ue Date				N/A	3/31/		3/31/2020	3/31/2021	3/31/2022	3/31/2023	3/31/2024	3/31/2025	3/31/2026	3/31/202
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.	OTES														
. Pavment for Municipal Services extends for not less than 20 valuation years.	. Inflation	factors in 2015	and subsequ	ient vears are us	ed to determi	ne the Adiuste	d Base Year Va	luations.							
	. Payment	for Municipal S	Services exte	nds for not less	than 20 valuat	ion years.									

#### Assumptions:

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

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

								THE PARTY OF THE P						
						Payment	Payment for Municipal Services	Services						
Date of CUP approval	proval		5/13/2015											
Date CUP became effective	me effective		5/19/2015											
Base Year Valuation Date	ation Date		1/1/2017											
Inflation Factor	_		2%											
		B:	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.	io.													
Base Year Valu	Base Year Valuations and Adjusted Base Year Valuations	sted Base Yea	r Valuations											
_	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		86,600.00	88,332.00	90,098.64	91,900.61	93,738.63	95,613.40	97,525.67	99,476.18	101,465.70	103,495.02	105,564.92	107,676.22
	Total		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 Value	Assessed Value Improvements													
	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
1	New Improvements	nts	86,600.00	0.00	00.00	0.00	00.00	0.00	00'0	00.00	00:00	00.00	0.00	00:00
	Total		106,600.00	20,400.00	20,808.00	21,224.16	21,648.64	22,081.62	22,523.25	22,973.71	23,433.19	23,901.85	24,379.89	24,867.49
- Lucinomout	June 31 Jeitagraph Oifforgan		000	00 223 00	000000	01 000 61	63 052 60	05 612 40	62 55 62	91 327 00	101 465 70	103 495 02	105 564 92	107 676 22
The state of the s	-		200	00,305,00	10.000,00	21,300.01	22,730.03	22,013.40	10.030,10	07,011,00	0.000	100,000		100000
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 N	Payment for Municipal Services	S	N/A	N/A	2,473.30	2,522.76	2,573.22	2,624.68	2,677.18	2,730.72	2,785.33	2,841.04	2,897.86	2,955.82
Tax bill			12/4/2015	12/4/2016	12/4/2017	12/4/2018	12/4/2019	12/4/2020	12/4/2021	12/4/2022	12/4/2023	12/4/2024	12/4/2025	12/4/2026
Invoice Date				N/A	12/31/2017	12/31/2018	12/31/2019	12/31/2020	12/31/2021	12/31/2022	12/31/2023	12/31/2024	12/31/2025	12/31/2026
Due Date				N/A	3/31/2018	3/31/2019	3/31/2020	3/31/2021	3/31/2022	3/31/2023	3/31/2024	3/31/2025	3/31/2026	3/31/2027
NOTES:														
<ol> <li>Inflation fac</li> </ol>	1. Inflation factors in 2015 and subsequent years are used to determine the Adjusted Base Year Valuations.	subsequent	years are use	ed to determin	ne the Adjuster	1 Base Year Va	luations.							
2. Payment fo.	2. Payment for Municipal Services extends for not less than 20 valuation years.	ices extends f	for not less th	nan 20 valuati	on years.									
3 No navmen	3 No navment due for Grace Year	/oar												