

Exhibit I

Sample Lookback Calculation - The Chalmers Phase 2

	2027	2028	2029	2030	2031	2032	2033
1. Pro Forma Financial Statement - Return Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
NET OPERATING INCOME	1,682,708	1,719,276	1,756,604	1,794,707	1,833,603	1,873,307	1,913,834
Tax Increment Financing Revenue	0	266,332	267,663	269,002	270,347	271,698	273,057
ADJUSTED NET OPERATING INCOME	1,682,708	1,985,607	2,024,267	2,063,709	2,103,950	2,145,005	2,186,891
Yield on Cost Annual Return	5.79%	6.83%	6.97%	7.10%	7.24%	7.38%	7.53%
Yield on Cost Average Annual Return	5.79%	6.31%	6.53%	6.67%	6.79%	6.89%	6.98%

Total Estimated Project Cost (Used for Initial Yield on Cost) 29,058,236
Actual Total Project Cost (Used for Lookback Yield on Cost) 28,500,000

	2027	2028	2029	2030	2031	2032	2033
2. Lookback Adjustment Example	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
NET OPERATING INCOME	1,682,708	1,766,844	1,855,186	1,947,945	2,045,343	2,147,610	2,254,990
Tax Increment Financing Revenue	0	266,332	267,663	269,002	270,347	271,698	273,057
ADJUSTED NET OPERATING INCOME	1,682,708	2,033,175	2,122,849	2,216,947	2,315,689	2,419,308	2,528,047
Yield on Cost Annual Return	5.90%	7.13%	7.45%	7.78%	8.13%	8.49%	8.87%
Yield on Cost Average Annual Return	5.90%	6.52%	6.83%	7.07%	7.28%	7.48%	7.68%

	2027	2028	2029	2030	2031	2032	2033
3. TIF Note (Present Value) Calculation	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
First Half Payment	0	133,166	133,832	134,501	135,173	135,849	136,528
Second Half Payment	0	133,166	133,832	134,501	135,173	135,849	136,528
Tax Increment Financing Revenue	0	266,332	267,663	269,002	270,347	271,698	273,057
Annual Present Value (Semi-Annual)	0	266,332	533,995	802,997	1,073,343	1,345,042	1,618,099

TIF Note (Present Value) Difference	
Original TIF Term	9
Current TIF Term to reach average 8.00% YoC	8
Principal Amt. of Original TIF Note	\$ 2,445,488
Principal Amt. (Present Value) of TIF in Year 8	\$ 1,957,521
Difference	\$ 487,968
50% Difference	\$ 243,984
PV of TIF in Year 8	\$ 1,957,521
Plus 50% Difference	\$ 243,984
New Principal Amount of TIF Note (PV)	\$ 2,201,505
Estimated Revised TIF Note Term by Year	8

Original PAYGO	
Total PAYGO Collections	2,445,488
NPV	2,445,488
Rate for NPV	0.00%

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	2034	2035	2036	2037	2038	2039	2040
1. Pro Forma Financial Statement - Return Analysis	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14
NET OPERATING INCOME	1,955,204	1,997,431	2,040,534	2,084,531			
Tax Increment Financing Revenue Inflator: 0%	274,422	275,794	277,173	0			
ADJUSTED NET OPERATING INCOME	2,229,626	2,273,225	2,317,707	2,084,531	0	0	0

Yield on Cost Annual Return	<i>Average Annual</i>	<i>Goal 8.00%</i>	7.67%	7.82%	7.98%	7.17%	0.00%	0.00%	0.00%
Yield on Cost Average Annual Return	Start From:	Year 1	7.06%	7.15%	7.23%	7.23%	6.62%	6.11%	5.68%

Total Estimated Project Cost (Used for Initial Yield on Cost)	29,058,236
Actual Total Project Cost (Used for Lookback Yield on Cost)	28,500,000

	2034	2035	2036	2037	2038	2039	2040
2. Lookback Adjustment Example	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14
NET OPERATING INCOME	2,367,740	2,486,127	2,610,433	2,740,955			
Tax Increment Financing Revenue Inflator: 0%	274,422	65,000	0	0	0	0	0
ADJUSTED NET OPERATING INCOME	2,642,162	2,551,127	2,610,433	2,740,955	0	0	0

Yield on Cost Annual Return			9.27%	8.95%	9.16%	9.62%	0.00%	0.00%	0.00%
Yield on Cost Average Annual Return	Start From:	Year 1	7.88%	8.00%	8.11%	8.25%	7.56%	6.98%	6.48%

	2034	2035	2036	2037	2038	2039	2040
3. TIF Note (Present Value) Calculation	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14
First Half Payment Payment Date: 08/01	137,211	32,500	0	0	0	0	0
Second Half Payment Payment Date: 02/01	137,211	32,500	0	0	0	0	0
Tax Increment Financing Revenue	274,422	65,000	0	0	0	0	0
Annual Present Value (Semi-Annual) 0.00% Interest Rate	1,892,521	1,957,521	1,957,521	1,957,521	1,957,521	1,957,521	1,957,521

TIF Note (Present Value) Difference	
Original TIF Term	9
Current TIF Term to reach average 8.00% YoC	8
Principal Amt. of Original TIF Note	\$ 2,445,488
Principal Amt. (Present Value) of TIF in Year 8	\$ 1,957,521
Difference	\$ 487,968
50% Difference	\$ 243,984
PV of TIF in Year 8	\$ 1,957,521
Plus 50% Difference	\$ 243,984
New Principal Amount of TIF Note (PV)	\$ 2,201,505
Estimated Revised TIF Note Term by Year	8