AGREEMENT CONCERNING PAYMENT FOR MUNICIPAL SERVICES

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(1501 8th Street South)

This Agreement is entered into as of the 25^{th} day of 50^{th} , 2016 (the "Agreement"), by and between the City of La Crosse, a Wisconsin municipal corporation (the "City"), and Gundersen Lutheran Medical Center, Inc. (the "Owner"), a Wisconsin corporation.

RECITALS

A. Owner currently owns residential real property (the "Property") in the City and pays property taxes to the City on the Property, more particularly described as:

See attached Exhibit B

B. Owner intends to demolish the structures and improvements on the Property and use the Property for use as a parking lot.

C. Owner is seeking a Conditional Use Permit in order to facilitate the Property's new use as a parking lot.

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 Wisconsin corporation organized and existing under the laws of the State of Wisconsin; (2) is in good standing with the Wisconsin Department of Financial Institutions; (3) has taken all action necessary to enter into this Agreement; (4) has duly authorized the individual signers of this Agreement to do so; and (5) will be the sole owner of the Property, in fee simple.

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LACROSSE COUNTY REGISTER OF DEEDS CHERYL A. NCBRIDE

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RETURN TO: Stephen F. Matty City Attorney, City of La Crosse 400 La Crosse Street La Crosse, Wisconsin 54601 PLN. 17-30083-40 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.

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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 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.

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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 during the Valuation Year, except Municipal Services requested by Owner that would not ordinarily be provided during the Valuation Year, except Municipal Services requested by Owner that would not ordinarily be provided during the Valuation Year, except Municipal Services requested by Owner that would not ordinarily be provided during the Valuation Year, except Municipal Services requested by Owner that would not ordinarily be provided during the Valuation Year, except Municipal Services requested by Owner that would not ordinarily be provided during the Valuation Year, except Municipal Services requested by Owner that would not ordinarily be provided by the City.

6. **Special Assessments and/or Special Charges.** Any Payment for Municipal Services that is not made when due shall entitle the City to levy a special assessment and/or special charge against the Property for the amount due, plus interest and penalty. Owner hereby consents to the levy of any such special assessment and/or special charge, and, pursuant to Wis. Stat. § 66.0703(7)(b)

and/or Wis. Stat. § 66.0627, waives any right to notice of or any hearing on any such special assessment and/or special charge.

7. **Indemnification**. Owner shall indemnify the City for all amounts of attorneys' fees and expenses and expenses incurred in enforcing this Agreement.

8. **Remedies**. The City shall have all remedies provided by this Agreement, and provided at law or in equity, necessary to cure any default or remedy any damages under this Agreement. Remedies shall include, but are not limited to, special assessments under section 6 of this Agreement, indemnification under section 7 of this Agreement, and all remedies available at law or in equity.

9. Successors and Assigns. This Agreement is binding on the successors and assigns of the parties, including, but not limited to, any subsequent owner of the Property, any part of the Property, or any real property interest in the Property or any part of the Property. Owner shall provide not less than forty-five (45) days advance written notice of any intended transfer of ownership, assignment, lease, or sublease. If at any time the Property has more than one (1) owner, the owners shall be jointly and severally liable for any Payment for Municipal Services due under this Agreement for any Valuation Year. For purposes of invoicing only, the City may, in its sole discretion, allocate the amount of the Payment for Municipal Services due among the owners in proportion to the Assessed Value Improvements of their respective property interests as of January 1 of the Valuation Year, as determined by the City's assessor using the method of calculation described in section 4 of this Agreement. If the City makes such an allocation for purposes of invoicing only, then if any part of the Payment for Municipal Services is not timely paid, the City may, in its sole discretion, at any time or from time to time, send additional invoices to all the owners for all or part of the amount due until the amount due is fully paid.

10. **Notices**. Any notice required to be given under this Agreement shall be deemed given when deposited in the United States mail, postage prepaid, to the party at the address stated below or when actually received by the party, whichever is first. The addresses are:

To City:	City Clerk City of La Crosse 400 La Crosse Street La Crosse, WI 54601
With a copy to:	City Attorney City of La Crosse 400 La Crosse Street La Crosse, WI 54601

To Owner:

Gundersen Lutheran Health System, Inc. 1836 South Avenue La Crosse WI 54601

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

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11. **Term of Agreement**. The term of this Agreement shall begin on the date the Conditional Use Permit became effective (April 14, 2016) and shall continue for not less than twenty (20) Valuation Years unless otherwise terminated by mutual written agreement. The term of this Agreement shall be tolled for one (1) Valuation Year in the event a party is unable to perform due to an impossibility to perform, including, without limitation, fire, flood, storms, or other "act of God."

12. Entire Agreement; Amendments. This Agreement encompasses the entire agreement of the parties. Any amendment to this Agreement shall be made in writing, signed by both parties.

13. **Severability**. If any part of this Agreement is determined to be invalid or unenforceable, the rest of the Agreement shall remain in effect.

14. **Waiver**. No waiver of any breach of this Agreement shall be deemed a continuing waiver of that breach or a waiver of any other breach of this Agreement.

15. **Governing Law**. This Agreement has been negotiated and signed in the State of Wisconsin and shall be governed, interpreted, and enforced in accordance with the laws of the United States and the State of Wisconsin.

16. Interpretation of Agreement. The parties acknowledge that this Agreement is the product of joint negotiations. If any dispute arises concerning the interpretation of this Agreement, neither party shall be deemed the drafter of this Agreement for purposes of its interpretation. Venue for any action arising out of or in any way related to this Agreement shall be exclusively in the Circuit Court for La Crosse County, Wisconsin. Each party waives its right to challenge venue in La Crosse County.

17. **Dispute Resolution.** If there is any dispute between the parties arising out of, related to, or connected with this Agreement:

- a. The parties shall attempt in good faith to resolve the dispute.
- b. If the parties cannot resolve the dispute after reasonable efforts, the dispute shall be submitted to mediation, at the request of either party. The mediator shall be agreed on by the parties or, if they are unable to agree, selected by the Circuit Court of La Crosse County, on application of either party. If the dispute, in whole or part, concerns the Assessed Value Improvements of the Property or the amount due of any payment for

Municipal Services, the mediator shall be an assessor or appraiser licensed by the State of Wisconsin with at least ten (10) years experience in the valuation of commercial property, unless the parties agree otherwise in writing. If the dispute is wholly on some other issue or issues, the mediator shall be an attorney in La Crosse County, Wisconsin with at least ten (10) years experience.

If the parties cannot resolve the dispute by mediation, after reasonable efforts, either C. party may demand arbitration conducted in accordance with chapter 788. Wisconsin Statutes, or any successor statute, by a single arbitrator, chosen by mutual agreement of the parties or, if they do not agree, by the Circuit Court for La Crosse County, on application of either party. The party demanding arbitration shall bear all the costs of arbitration. If the dispute, in whole or part, concerns the Assessed Value Improvements of the Property or the amount of any payment for Municipal Services due under this Agreement, the arbitrator shall be an assessor or appraiser licensed by the State of Wisconsin with at least ten (10) years experience in the valuation of commercial property, unless the parties agree otherwise in writing, and any demand for arbitration shall be made within sixty (60) days after an invoice for payment for Municipal Services for the Valuation Year in dispute is sent by the City to Owner. If a demand for arbitration is not made within that time, the parties shall be deemed to have waived arbitration with respect to the Assessed Value Improvements of the Property and the amount of any payment for Municipal Services due under this Agreement. If the dispute is wholly on some other issue or issues, the arbitrator shall be an attorney in La Crosse County, Wisconsin with at least ten (10) years experience. Chapter 788, Wisconsin Statutes, or any successor statute, shall govern the arbitration proceeding, except that Owner and the City each waive any right to trial by jury if a dispute concerning the arbitration proceeding is resolved by a court. Each party is hereby authorized to file a copy of this section in any proceeding as conclusive evidence of this waiver of jury trial by the other party.

18. **Representations.** Each party acknowledges and agrees that no representation or promise not expressly contained in this Agreement has been made by the other party or any of its employees, attorneys, agents, or representatives. Each party acknowledges that it is not entering into this Agreement on the basis of any such representation or promise, express or implied.

19. **Reading of Agreement.** Each person signing this Agreement on behalf of any Party acknowledges that the person has read this Agreement, that the person understands the terms and conditions of the agreement, that the person (if other than an attorney for the party) has been advised by legal counsel concerning this Agreement, and that the person freely and voluntarily signs this Agreement.

20. Authorization to Sign Agreement. Each person signing this Agreement on behalf of any Party represents and warrants that the person holds the position indicated beneath the person's

signature and that the person has the requisite corporate or other authority to sign this Agreement on behalf of the Party. Each Party represents that entry into this Agreement is not in contravention of any agreement or undertaking to which the Party is bound.

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21. Recording. The City may record this Agreement with the Register of Deeds for La Crosse County and may record this document again, from time to time, in the City's sole discretion.

IN WITNESS WHEREOF, the parties have executed this Agreement by their duly authorized representatives as of the date first set forth above.

CITY OF LA CROSSE

BY:

Timothy Kabat, Mayor

BY:

Teri Lehrke, City Clerk

d sworn to before me this . 2016. Brenda G Buddenhagen

GUNDERSEN LUTHERAN MEDICAL CENTER, INC.

BY:

Exhibit A attached: Illustrative Calculations Exhibit B attached: Legal Description

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Daniel J Lilly

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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Commission:

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EXHIBIT B

Tax Parcel: 17-30083-40

1501 8th Street South Lot 10 except the East 60 feet thereof in Block 8 of the 2nd Plat of B.B. Healy's Addition to the City of La Crosse located in the NW ¼ of the NW ¼ of Section 8, Township 15 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin.



Exhibit A ILLUSTRATIVE CALCULATION

Illustration A-1

Assumptions:

This illustration assumes that the Common Council approved a Conditional Use Permit on May 13, 2015 and the parties have entered into an Agreement Concerning Payment for Municipal Services. It is assumed that the real property has been assessed at \$10,000 for land and \$44,600 for improvements on January 1, 2015 and the same is reflected in tax bills issued on December 4, 2015. It is further assumed that the City Assessor has determined that the tax valuation and assessments have increased at a rate of two percent (2%) per year. Additionally, the owner demolished the original improvements in July 2015 and constructed new improvements in October 2015. These improvements were assessed at \$50,000 by the City Assessor on January 1, 2016 and are reflected as the same on the December 4, 2016 tax bills.

- The Assessed Value Improvements are greater than or equal to the Adjusted Base Year Valuation for Valuation Years 2017-2026; accordingly, no Payment for Municipal Services is due.
- Land is still taxed and not used to calculate any Payment for Municipal Services.
- See Exhibit A-1 for further illustration.

					E	xhibit A-1 - I	lustrative Ca	iculations						
							r Municipal S							
												r	F	
Date of CUP a	approval		5/13/2015											
Date CUP bec	ame effective		5/19/2015											
Base Year Val	luation Date		1/1/2015											
Inflation Factor	01		2%			_								
			Base Year	Grace Year	Valuation Year:	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				I										-1 -1 -2020
Base Year Val	luations and A	djusted Bose Y											**	
	Land		10,000.00				10,824.32	11,040.81	11,261.62	11,486.86	11,716.59	11,950.93	12,189.94	12,433.74
	Improvement	S	44,600.00		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		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		65,557.10	67,888.24
		l	I						· · ·					07,000.24
Assessed Valu	ue Improvemen	its												
	Land		10,000.00				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 Improve	ments	44,600.00		and the second se		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		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
Improvement	t Differential (i	f any)	0.00	0.00.	-(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)
			<u> </u>											10,000,00
Tax Rate	<u> </u>		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 Ser	vices	N/A	<u>N/A</u>	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Tax bill			12/4/2015			12/4/2018		12/4/2020		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
Due Date	 		 	N/A	N/A	N/A	N/A	<u>N/A</u>	N/A	N/A	N/A	N/A	N/A	N/A
NOTES:							· · · · · · · · · · · · · · · · · · ·		<u> </u>					
	actors in 2015	and subseque	nt years are u	sed to determi	ne the Adjusted	Base Year Va	luations.							
				than 20 valuat										
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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 \$29,000 for land and \$113,500 for improvements on January 1, 2015 and the same is reflected on the December 4, 2015 tax bill. It is further assumed that the City Assessor has determined that the tax valuation and assessments have increased at a rate of two percent (2%) per year. Additionally, the owner demolished the original improvements in July 2015 and constructed new improvements in October These improvements were assessed at 2021. \$150,000 by the City Assessor on January 1, 2022 and are reflected as the same on the December 4. 2022 tax bill.

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

					. <u></u>	Exhibit A-	2 - Illustrative	Calculations						
							nt for Municipa							
						_								
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Date of CUP			5/13/2015											
	came effective		5/19/2015											
Base Year Va			1/1/2015											
Inflation Fac	lor		2%											
			Base Year	Grace Year	Valuation Years									
					Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
			1/1/2015	1/1/2016	1/1/2017	1/1/2018	1/1/2019	1/1/2020	1/1/2021	1/1/2022	1/1/2023	1/1/2024	1/1/2025	1/1/2025
Tax Parcel ID														4/ 4/ 2020
Base Year Vo	luations and Ad	ljusted Base Y												
	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
	Improvement	5	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
	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	165,961.46	170,300.69	173,705.70	177,180.84
Assessed Val	ue Improvemen								·					
	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			
	New Improve	ments	113,500.00	0.00	0.00	0.00	0.00	0.00	0.00	150,000.00	153.000.00	34,657.68	35,350.84	36,057.85
	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	159,181.20	162,364.82
										105,511.00	100,370.12	130,717.08	194,532.04	198,422.68
Improvemen	t Differential (if	any)	0.00	115,770.00	118,085.40	120,447.11	122,856.05	125,313.17	127,819.43	(19,624.18)	(20,016.66)	(20,416.99)	(20,825.33)	120 0 0 0 0 0
										(12),024.10)	120,010.007	(20,410.33)	120,825.331	(23,241.84)
Tax Rate			0.028	0.280	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	
Payment for	Municipal Serv	lces	N/A	N/A	3,306.39	3,372.52	3,439.97	3,508.77	3,578.94	N/A	N/A	0.028	N/A	0.028 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	
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	<u> </u>
					-									
NOTES:	1	L		ļl										
					the Adjusted Ba	se Year Valuati	ons.							
			s for not less th	an 20 valuation	years.									
3. No payme	ent due for Grac	e Year.	I											

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Assumptions:

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

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

						Exhibit A-3	Illustrative	Calculations				····	···	
							t for Municipa							
												·		
Date of CUP			5/13/2015											
	came effective		5/19/2015											
Base Year Va			1/1/2015											
Inflation Fact			2%											
			Dave Mean	C	14-1									
			Base Year	Grace Year	Valuation Yea									
			1/1/2016		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Tax Parcel 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
		division Deco	l Year Valuations	<u> </u>										
buse rear va	Land	yustea base	26.800.00		27.882.72	20 440 22	20.000.40							
	Improvement		75,900.00			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
	Totai	.>	102,700.00		78,955.35	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
	10141		102,700.00	104,754.00	106,849.08	108,986.05	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 Val	ue Improvemer	its				· · · · ·								
	Itand		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	0.00	0.00	
	New Improve	ments	75,900.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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
										20,00000			0.00	0.00
Improvemen	t Differential (i	(any)	0.00	77,418.00	78,966.36	80,545.69	82,156.60	83,799,73	85,475.73	87,185.24	88,928.95	90,707.53	92,521,68	94,372.11
			1											3.,372.22
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 Ser	rices	N/A	N/A	2,211.05	2,255.28	2,300.38	2,346.39	2,393.32	2,441.19	2,490.01	2,539.81	2,590.61	2,642.42
Tax bill			12/4/2015			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	·		1	N/A		12/31/2018	12/31/2019	12/31/2020	12/31/2021	12/31/2022	12/31/2023	12/31/2024	12/31/2025	12/31/2026
Due Date				N/A	3/31/2018	3/31/2019	3/31/2020	3/31/2021	3/31/2022	3/31/2023	3/31/2024	3/31/2025	3/31/2026	3/31/2027
NOTES	}													
NOTES:	1		l			1								
					ne the Adjuste	o uase year Va	luations.							
	nt due for Gra		ds for not less t	inan 20 valuati	ion years.									
a. Nu payme	and que for gra	le redr.												

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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 \$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. These 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.

				·····-			Illustrative C							
						Payment	for Municipal S	Services						
						ı								
Date of CUP a			5/13/2015	· · · · · · · · · · · · · · · · · · ·										
	ame effective		5/19/2015											·
	luation Date		1/1/2015											
nflation Fact			2%					· · · · ·						
	T T													
			Base Year	Grace Year	Valuation Year	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
'ax Parcei ID	No.													
	Land		15,000.00			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.
-	Improvement	ls:	110,000.00	<u> </u>	114,444.00	116,732.88		121,448.89	123,877.87	126,355.42	128,882.53	131,460.18	134,089.39	136,771
	Total		125,000.00	127,500.00	130,050. 00	132,651.00	135,304.02	138,010.10	140,770.30	143,585.71	146,457.42	149,386.57	152,374.30	155,421.
	<u> </u>													
ssessed Val	ue Improvemei	nts.		16,200,00	45 606 00		46 336 40	46.864.84						
	Land		15,000.00		15,606.00	15,918.12 70.000.00	16,236.48	16,561.21	16,892.44	17,230.29	17,574.89	17,926.39	18,284.92	18,650.
	New Improve	iments I	110,000.00	15,300.00	15,606.00	85,918.12	87,636.48	125,400.00 142,961.21	128,928.00 145,820.44	131,506.56	134,136.69	136,819.43	139,555.81	142,346.
	Total		125,000.00	15,300.00	15,000.00	03,310.12	07,030.40	142,301.21	143,820.44	148,736.85	151,711.58	154,745.81	157,840.73	160,997.
	it Differential (<u> </u>	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)	15 155 131	-
mprovemen	I Differencial (1 OHY]	0.00	112,200.00	224,444.00	40,702.00	41,001.04	(***********	(2,000,10)	(3,231,14)	(3,234,10)	(3,339.24)	(5,455.43)	(5,575.7
ax Rate			0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.02
	Municipal Ser	vices	N/A		3,204.43	1,308.52	1,334.69	N/A	N/A	N/A	N/A	N/A	N/A	0.02
	T													
ax 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	12/4/202
nvoice Date				N/A	12/31/2017	12/31/2018	12/31/2019	N/A	N/A	N/A	N/A	N/A	N/A	N
Due Date				N/A	3/31/2018	3/31/2019	3/31/2020	N/A	N/A	N/A	N/A	N/A	N/A	N/
NOTES:														
			ient years are u			Base Year Val	uations.							
			nds for not less	than 20 valuation	on years.									
3. No payme	ent due for Gra	ice Year.		1					_					

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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	- Illustrative	Calculations						
						Payment	t for Municipa	Services						
Date of CUP a	approval		5/13/2015											
Date CUP bee	came effective		5/19/2015											
Base Year Va	luation Date		1/1/2015											
Inflation Fact	tor		2%											
			Base Year	Grace Year	Valuation Yea	rs								
					Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
			1/1/2015	1/2/2016	1/1/2017	_1/1/2018	1/1/2019	1/1/2020	1/1/2021	1/1/2022	1/1/2023	1/1/2024	1/1/2025	1/1/2026
Tax Parcel ID														
Base Year Va	iluctions and Ac	djusted Base Y	(ear Valuation:											
	Land		20,000.00		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
	Improvement	5	65,000.00		67,626.00	68,978.52	70,358.09	71,765.25	73,200.55	74,664.57	76,157.86	77,681.02	79,234.64	80,819,33
	Total		85,000.00	85,700.00	88,434.00	90,202.68	92,005.73	93,846.87	95,723.81	97,638.28	99,591.05	101,582.87	103,614.53	105,686.82
Assessed Val	lue Improvemen	lts												
	Land		20,000.00			21,224.16	21,648.64	22,081.62	0.00	0.00	0.00	0.00	0.00	0.00
	New Improve	ments	65,000.00		0.00	75,000.00	76,500.00	78,030.00	0.00	0.00	0.00	0.00	0.00	0.00
	Total		85,000.00	86,700.00	20,808.00	95,224.16	98,148.64	100,111.62	0.00	0.00	0.00	0.00	0.00	0.00
											-			
Improvemen	nt Differential (i	rany)	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	0.030				
	Municipal Serv	1	0.028 N/A		1,893.53	0.028 N/A	0.025	0.028 N/A		0.028	0.028	0.028	0.028	0.028
Payment for	Municipal Serv	nices		10/4	3,073.33		N/A	N/A	2,049.62	2,090.61	2,132.42	2,175.07	2,218.57	2,262.94
Tax bill			12/4/2015	12/4/2016	12/4/2017	12/4/2018	12/4/2019	12/4/2020	12/4/2021	12/4/2022	12/4/2023	17/1/2024	10/10/00000	
Invoice Date				N/A		N/A	N/A	N/A	12/31/2021	12/31/2022	12/4/2023	12/4/2024	12/4/2025	12/4/2026
Due Date			<u> </u>	N/A	3/31/2018	N/A	N/A	N/A	3/31/2022	3/31/2023	3/31/2023	3/31/2024	12/31/2025	12/31/2026
			 	1.4/1	0,0412010				3/34/2022	3/31/2023		3/31/2025	3/31/2026	3/31/2027
NOTES:				 -										
	factors in 2015	and subseque	nt years are u	sed to determi	ne the Adjuste	d Base Year Va	luations.							
	for Municipal S													

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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 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	Illustrative	Calculations						
						Paymen	t for Municipa	I Services						
	1											T	1	<u> </u>
Date of CUP			5/13/2015									†	·	<u> </u>
	came effective		5/19/2015											
	luation Date		1/1/2015									<u> </u>	·	
Inflation Fac	tor		2%											<u> </u>
													<u> </u>	
			Base Year	Grace Year	Valuation Yea	rs								
					Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	
			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	Year 10
Tax Parcel II) No.												1/3/2025	1/1/2026
Base Year Vo	luations and Ad	ljusted Base 1	Year Valuation	5									 	
	Land		15,000.00	15,300.00	15,606.00	15,918.12	16,236.48	16,561.21	16,892.44	17,230.29	17,574.89	17,926.39	18,284,92	
	Improvement	5	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	
	Total		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		
												33,734.03	60,949.72	62,168.72
Assessed Val	ue Improvemen	ts												
	Land		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
	New Improve	ments	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00			0.00
	Total		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			1								0.00	0.00	0.00	0.00
Improvemen	t Differential (il	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 00	
			1								14,000.00	-1,020.24	42,664.80	43,518.10
Tax Rate			0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.020	
Payment for	Municipal Serv	lces	N/A	N/A	1,019.59	1,039.98	1,060.78	1,082.00	1,103,64	1,125.71	1,148.23	1,171.19	0.028	0.028
			1									1,1/1.19	1,194.61	1,218.51
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	
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	12/4/2025	12/4/2026
Due Date	1 1			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	12/31/2025	12/31/2026
			-									3/31/2025	3/31/2026	3/31/2027
NOTES:			1							<u> </u>				
1. Inflation f	actors in 2015 a	ind subseque	ent years are us	ed to determi	ne the Adjuste	d Base Year Va	luations.							
	for Municipal S													
	ent due for Gra		Г											

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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 - filustrative Calculations	alculations						
						Payment	Payment for Municipal Services	Services						
					-									
Date of CUP approval	pproval		5/13/2015											
Date CUP became effective	ame effective		5/19/2015											
Base Year Valuation Date	uation Date		1/1/2015											
Inflation Factor	25		2%											
														T
			Base Year	Grace Year	Valuation Years	5								
					Year 1	Year 2	Ycar 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Voar 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	1/1/2025
Tax Parcel ID No.	No.													0707/7/7
Base Year Valu	uptions and Ac	fjusted Base 1	Base Year Valuations and Adjusted Base Year Valuations											
	bnel		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	20 104 20
	Improvements	~	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	53.77 <u>9.17</u>	54.854.75	55 051 04
	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	87.035.20
														0400010
Assessed Volu	Assessed Volue Improvements	S											T	
	bnei		25,000.00		26,010.00	26,530.20	27,050.80	27,602.02	28,154.06	28,717.14	29,291.48	29,877.31	30.474.86	31.084.36
	New Improvements	ments	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	20 244 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)	f 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	0	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028
Payment for I	Payment for Municipal Services	rices	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	N/A	N/N	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	ictors in 2015	and subseque	ant years are us	sed to determine	 Inflation factors in 2015 and subsequent years are used to determine the Adjusted Base Year Valuations. 	J Base Year Va	luations.							
2. Payment fu	or Municipal S	ervices exten	Payment for Municipal Services extends for not less than 20 valuation years	than 20 valuati	on years.									
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Assumptions:

This illustration assumes that the Common Council approved a Conditional Use Permit on May 13, 2015 and the parties have entered into an Agreement Concerning Payment for Municipal Services. It is assumed that the real property has been assessed at \$10,000 for land and \$44,600 for improvements on January 1, 2015 and the same is reflected in tax bills issued on December 4, 2015. It is further assumed that the City Assessor has determined that the tax valuation and assessments have increased at a rate of two percent (2%) per year. Additionally, the owner demolished the original improvements in July 2016 and constructed new improvements in October 2016. These improvements were assessed at \$58,000 by the City Assessor on January 1, 2017 and are reflected as the same on the December 4. 2017 tax bills. In April 2020, a tornado passes through the City demolishing the improvements on the property. The owner is unable to replace the improvements until October 2021. On January 1, 2022, the improvements were assessed at \$65,000 by the City Assessor and are reflected as the same on the December 4, 2022 tax bill.

- The Assessed Value Improvements are greater than or equal to the Adjusted Base Year Valuation for Valuation Years 2017-2020; accordingly, no Payment for Municipal Services is due.
- Since the tornado demolished the improvements in 2020 and the improvements were not replaced until 2021, the Assessed Value Improvements are less than the Adjusted Base Year Valuation in Valuation Year 2015. Normally, a Payment for Municipal Services would be due. Given the demolition was a result of an "act of God", the requirement for the Payment for Municipal Services would be tolled for one (1) Valuation Year. Likewise, the Agreement Concerning the Payment for Municipal Services would be extended for an additional Valuation Year. If the owner seeks a further change or removal of the Conditional Use Permit, the owner must reapply to the Common Council.
- The Assessed Value Improvements are greater than the Adjusted Base Year Valuations for Valuation Years 2022-2025. No Payment for Municipal Services is due.
- Land is still taxed and not used to calculate any Payment for Municipal Services. The payment of taxes for land is not tolled under this Agreement.
- See Exhibit A-8 for further illustration.

						Exhibit A-8	- Illustrative C	Calculations						
						Payment	for Municipal	Services						
														<u> </u>
Date of CUP a	approval		5/13/2015									[<u> </u>
Date CUP bec	ame effective		5/19/2015											
Base Year Val	luation Date		1/1/2015											
Inflation Facto	or		2%											
			Base Year	Grace Year	Valuation Yea	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.													111/2020
Base Year Val	luations and A	djusted Base Y	ear 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
	Improvement	5	44,600.00	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
	Total		54,600.00	55,692.00	66,096.00	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
														/0,350,84
Assessed Valu	ue Improvemer	nts												<u> </u>
	Land		10,000.00	10,200.00	10,200.00	10,404.00	10,612.08	10,824.32	11,040.81	11,261.62	11,486.86	11,716.59	11,950,93	12,189,94
	New Improve	ments	44,600.00	45,492.00	\$8,000.00	59,160.00	60,343.20	61,550.05	0.00	65,000.00	66,300.00	67,626.00	68,978.52	70,358.09
	Total		54,600.00	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
													00,523.45	02,348.03
Improvement	t Differential (i	f əny)	0.00	0.00	(2,308.00)	(2,354.16)	(7,401:24)	· (2,449.27)	60,282.81	(3,511.53)	(3,581.76)	(3,653.40)	(3,726.47)	(3,801.00)
													(0), 20. 47	(3,801.00)
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 Ser	vices	N/A	N/A	N/A	Ñ/A	N/A	N/A	1,687.92	N/A	N/A	N/A	N/A	0.028 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	1			N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	12/4/2028 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	actors in 2015	and subseque	ent years are us	sed to determin	e the Adjuste	d Base Year Va	luations.							
				than 20 valuatio										
				r one Valuation		ement would	likewise exten	d 21 rather tha	n 20 Valuation	Years.				

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Assumptions:

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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 did 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 \$50,000 for improvements. The new owner (i.e. neighbor) builds an addition to his improvements on the newly combined lot in August 2022. On January 1, 2023, the improvements from the addition are assessed at an additional \$18,000 by the City Assessor and are reflected as the same on the December 4, 2023 tax bill.

- The Assessed Value Improvements are less than the Adjusted Base Year Valuations for Valuation Years 2017-2019; accordingly, a Payment for Municipal Services is due.
- Commencing in Valuation Year 2020, the lots are combined requiring the Adjusted Base Year Valuation to be updated to reflect the values from the adjoining lot.
- For Valuation Years 2020-26, a Payment for Municipal Services is due because previously existing improvements from the adjoining lot cannot be used to comply with the requirements of this Agreement.
- Land is still taxed and not used to calculate any Payment for Municipal Services.
- See Exhibit A-9 for further illustration.

						Exhibit A-9	- Illustrative (alculations						
						Payment	for Municipal	Services						
Date of CUP a	pproval		5/13/2015											
Date CUP bec	ame effective		5/19/2015											
Base Year Val	uation Date		1/1/2015				ł							
Inflation Facto	or		2%											
		-												
			Base Year	Grace Year	Valuation Year	3								
					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	1/1/2025
Tax Parcel ID	No.							[
Base Year Vol	luations and Ac	ijusted Base	Year Valuations											
	Land		8,000.00			8,489.66	8,659.46	18,832.65	19,209.30	19,593.49	19,985.36	20,385.05	20,792.76	21,208.5
	Improvement	5	45,000.00	45,900.00	46,818.00	47,754.36	48,709.45	99,683.64	101,677.31	103,710.86	105,785.07	107,900.77	110,058.79	112,259.9
	Total		53,000.00	54,060.00	55,141 .20	55,244.02	57,368.90	118,516.28	120,886.61	123,304.34	125,770.43	128,285.84	130,851.55	133,468.58
Assessed Val	ve Improvemen			<u> </u>								———		
	Land		8,000.00	8,160.00	8,323.20	8,489.66	8,659.46	18,832.65	19,209.30	19,593.49	19,985.36	20,385.05	20,792.76	21,208.62
	New Improve	ments	45,000.00	45,900.00	0.00	0.00	0.00	50,000.00	51,000.00	52,020.00	70,020.00	71,420.40	72,848.81	74,305,78
	Total		53,000.00	54,060.00	8,323.20	8,489.66	8,659.46	68,832.65	70,209.30	71,613.49	90,005.36	91,805.46	93,641.57	95,514.40
Improvemen	t Differential (i	fany)	0.00	0.00	45,818.00	47,754.36	48,709.45	49,683.64	50,677.31	51,690.86	35,765.07	36,480.37	37,209.98	37,954.18
Tax Rate			0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028
	Municipal Ser	vices	N/A	N/A	1,310.90	1,337.12	1,363.86	1,391.14	1,418.96	1,447.34	1,001.42	1,021.45	1,041.88	1,062.72
	1			•										
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	1			N/A	12/31/2017		12/31/2019	12/31/2020	12/31/2021	12/31/2022	12/31/2023	12/31/2024	12/31/2025	12/31/2026
Due Date				N/A	3/31/2018	3/31/2019	3/31/2020	3/31/2021	3/31/2022	3/31/2023	3/31/2024	3/31/2025	3/31/2026	3/31/2027
NOTES:														
1. Inflation f	factors in 2015	and subsequ	uent years are u	ised to determ	Ine the Adjuste	d Base Year V	aluations.							
2. Payment	for Municipal S	ervices exte	nds for not less	than 20 valuat	tion years.									

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Assumptions:

This illustration assumes that the Common Council approved a Conditional Use Permit on May 13, 2015 and the parties have entered into an Agreement Concerning Payment for Municipal Services. It is assumed that the real property has been assessed at \$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.

) Illustrative t for Municipa							
	1					raymen	t for Municipa	I Services						
Date of CUP	approval	5,	/13/2015											
Date CUP be	came effective		/19/2015											
Base Year Va	Iluation Date		1/1/2015											
Inflation Fac	tor		2%											
		Base	e Year	Grace Year	Valuation Yea	rs								
					Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Maria	
		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	Year 9 1/1/2025	Year 10
Tax Parcel II												444044	1/1/2025	1/1/2026
Base Year Vo	pluations and Adju	isted Base Year V	Valuations			-								
	Land		12,000.00	12,240.00	12,484.80	12,734.50	12,989.19	13,248.97	13,513.95	13,784.23	14,059.91	14,341.11	14,627.93	14.030.40
	Improvements		22,600.00	23,052.00	23,513.04	23,983.30	24,462.97	24,952.23	25,451.27	25,960.30	26,479.50		27,549.27	14,920.49 28,100.26
	Total	3	4,600.00	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
				·									44,477.24	43,020.75
Assessed Vol	lue Improvements													
	Land		12,000.00	12,240.00	12,484.80	12,734.50	12,989.19	13,248.97	13,513.95	13,784.23	32,000.00	32,640.00	33,292,80	33,958,66
	New Improveme		22,600.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Total	3	14,600.00	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
Improvemer	t Differential (if a	<u>ny)</u>	0.00	23,052.00	23,513.04	23,983.30	24,462.97	24,952.23	25,451.27	25,950.30	26,479.50	27,009.09	27,549.27	28,100.26
Tax Rate	╏───╂─		0.000											
			0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028
rayment 101	Municipal Service	6)	N/A	N/A	658.37	671.53	684.96	698.66	712.64	726.89	741.43	756.25	771.38	786.81
Tax bill	╉╍╍╍╍╍╊╼		2/4/2015	12/4/2016	12/4/2017	12/4/2018	17/4/2010	10/4/00000						
Invoice Date	<u> </u>		41414010	12/4/2018 N/A			12/4/2019	12/4/2020	12/4/2021	12/4/2022	12/4/2023	12/4/2024	12/4/2025	12/4/2026
Due Date	╋╍╌╌╌┨╍			N/A	3/31/2017			12/31/2020	12/31/2021	12/31/2022		12/31/2024	12/31/2025	12/31/2026
NUC DOIC	┪╸╴			М/А	3/21/2018	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:	╂╌╴╌╴┠┈													
	actors in 2015 and	d subsequent ve	ars are use	ed to determi	1 In the Adjustor	i Base Year Va	tuations							
		vices extends for				Subscitical Va	autons.							
2. Payment	ior municidai seru													

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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 \$94,600 for improvements on January 1, 2015 and the same is reflected in tax bills issued on December 4, 2015. These assessments reflect the use of the property as a lawful nonconforming use. It is further assumed that the City Assessor has determined that the tax valuation and assessments have increased at a rate of two percent (2%) per year. Additionally, the owner demolished the original improvements in July 2016 and constructed new improvements in October These improvements were assessed at 2020. \$50,000 by the City Assessor on January 1, 2021 and are reflected as the same on the December 4, 2021 tax bill. It is further assumed that the owner discontinued the lawful nonconforming use status, which limits the value of new improvements.

- The Assessed Value Improvements is less than the Adjusted Base Year Valuations for Valuation Years 2017 - 2026; accordingly a Payment for Municipal Services is due.
- Even though the owner is unable to timely restore the nonconformina use which may have contributed to inability 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.

				<u>.</u>		Exhibit A-1	1 Illustrative	Calculations						
							t for Municipa							
													•••••	
													·····	
Date of CUP			5/13/2015											
	came effective		5/19/2015											
Base Year Va			1/1/2015											
Inflation Fact	tor		2%											
			Base Year	Grace Year	Valuation Yea	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				l										-14/2020
Base Year Va	luctions and Au	ijusted Base Y												
	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
	Improvement	\$	94,600.00		98,421.84	100,390.28	102,398.08	104,446.04	106,534.96	108,665.66	110,838.98	113,055,76	115,316.87	117.623.21
	Total	. <u> </u>	105,600.00	108,732.00	110,905.64	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 Val	ue Improvemen	**												
76363360 YUI	Land	1.5	12,000.00	12.240.00	12 12 12									
	New Improve	monte	94,600.00		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
	Total	incitta	105,600.00	108.732.00	0.00	0.00	0.00	0.00	50,000.00	51,000.00	52,020.00	53,060.40	54,121.61	55,204.04
			100,000.00	100,732.00	12,484.80	12,734.50	12,989.19	13,248.97	63,513.95	64,784.23	66,079.91	67,401.51	68,749.54	70,124.53
Improvement	t Differential (il	Inne	0.00	0.00	98,421.84	100 200 20	102 200 00				_			
in provenien		<u></u>	0.00		96,421.84	100,390.28	102,398.08	104,446.04	56,534.96	57,665.65	58,818.98	59,995.36	61,195.26	62,419.17
Tax Rate	<u> </u>		0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028		
Payment for	Municipal Serv	ices	N/A	N/A	2,755.81	2,810.93	2,867.15	2,924,49	1.582.98	1,614.64	1,646.93	1,679.87	0.028	0.028
													4,7 13.97	1,/4/./4
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	12/4/2025
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
NOTE	┞												,	
NOTES:			1				_							
	actors in 2015 a	na subseque	nt years are us	ed to determi	ne the Adjuste	d Base Year Va	luations.							
z. rayment n	or Municipal Se	ervices extend	is for not less t	inan 20 valuati	on years.									

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Assumptions:

This illustration assumes that the Common Council approved a Conditional Use Permit on May 13, 2015 and the parties have entered into an Agreement Concerning Payment for Municipal Services. It is assumed that the real property has been assessed at \$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.

Exhibit A-12 Illustrative Calculations														
Payment for Municipal Services														
Date of CUP	approval		5/13/2015											
Date CUP became effective		5/19/2015												
Base Year Valuation Date		1/1/2017												
Inflation Fact	lor		2%											
			Base Year	Grace Year	Valuation Yea									
					Year 1	Year 2	Year 3	Year4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
	1	ļ	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 IC														
Base Year Va		djusted Bose Y												
	Land	<u> </u>	20,000.00		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
L	Improvements		86,600.00		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
<u> </u>	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 Val	ue Improveme	nts				· · · · · · · ·								
	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	24,857.49
	New Improvements		86,600.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Total		105,600.00	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	24,857.49
	1													
Improvemen	nt Differential (lf any)	0.00	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
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
	nent for Municipal Services		0.028 N/A	0.028 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
rayment for	international Ser	T			6,473.30	2,362.70	64313+66	2,024.00	2,0//.10	2,/30.72	2,703.33	2,041.04	2,037.00	2,933.04
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		1		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
	<u> </u>	ļ												
NOTES:	<u> </u>		L			L								
and the second se			the second s	sed to determi		o Base Year Va	iuations.							
		and the second se	ds for not less	than 20 valuat	ion years.									·
3. No payment due for Grace Year.														

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