Tax Increment District No. 17 (Downtown North)
Tax Increment Projection Worksheet - The Chalmers Phase 2

Type of District	Mixed Use	Actual Base Value	0
Actual Creation Date	9/29/2015	Pre-Amendment Base Value (Actual)	N/A
Valuation Date	Jan. 1, 2015	Property Appreciation Factor	0.50%
Maximum Life (In Years)	20	Current Tax Rate (Per $1,000 EV)	$19.82
Expenditure Period (In Years)	15	Tax Rate Adjustment Factor (Next 2 Years)	0.00%
Revenue Periods/Final Rev Year	20 / 2036	Tax Rate Adjustment Factor (Following 2 Years)	0.00%
End of Expenditure Period	9/29/2030	Tax Rate Adjustment Factor (Thereafter)	0.00%
Latest Termination Date	9/29/2035		
Eligible for Extension/No. of Years	Yes / 3	Discount Rate 1 for NPV Calculation	6.00%
Eligible Recipient District	No	Discount Rate 2 for NPV Calculation	6.00%

inflation applied to base?

Increment Split & Net Present Value Calculation

	Construction Year	Value Added	Valuation Year	Inflation Increment	Valuation Increment	Revenue Year	Tax Rate	Tax Increment	85% 6.00%	15% 6.00%
1	2021	0	2022	0	0	2023	19.82	0	0	0
2	2022	0	2023	0	0	2024	19.82	0	0	0
3	2023	0	2024	0	0	2025	19.82	0	0	0
4	2024	0	2025	0	0	2026	19.82	0	0	0
5	2025	0	2026	0	0	2027	19.82	0	0	0
6	2026	15,807,600	2027	0	15,807,600	2028	19.82	313,331	266,332	47,000
7	2027	0	2028	79,038	15,886,638	2029	19.82	314,898	267,663	47,235
8	2028	0	2029	79,433	15,966,071	2030	19.82	316,473	269,002	47,471
9	2029	0	2030	79,830	16,045,902	2031	19.82	318,055	270,347	47,708
10	2030	0	2031	80,230	16,126,131	2032	19.82	319,645	271,698	47,947
11	2031	0	2032	80,631	16,206,762	2033	19.82	321,243	273,057	48,187
12	2032	0	2033	81,034	16,287,796	2034	19.82	322,850	274,422	48,427
13	2033	0	2034	81,439	16,369,234	2035	19.82	324,464	275,794	48,670
14	2034	0	2035	81,846	16,451,081	2036	19.82	326,086	277,173	48,913
									2,445,488	431,557
		15,807,600		79,038						
							Future Value of Increment	2,877,045	NPV 1,740,188	307,092