

Exhibit I

Page 1 of 2

Sample Lookback Calculation - The Chalmers Phase 2

| | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 |
|---|--------------------|------------|-----------|-----------|-----------|-----------|-----------|
| | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 |
| 1. Pro Forma Financial Statement - Return Analysis | | | | | | | |
| 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 | Inflator: 0% | 0 | 266,332 | 267,663 | 269,002 | 270,347 | 271,698 |
| 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 | Average Annual | Goal 8.00% | 5.79% | 6.83% | 6.97% | 7.10% | 7.24% |
| Yield on Cost Average Annual Return | Start From: Year 1 | 5.79% | 6.31% | 6.53% | 6.67% | 6.79% | 6.89% |

| | |
|--|-------------------|
| 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 |
|--|--------------------|-----------|-----------|-----------|-----------|-----------|-----------|
| | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 |
| 2. Lookback Adjustment Example | | | | | | | |
| 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 | Inflator: 0% | 0 | 266,332 | 267,663 | 269,002 | 270,347 | 271,698 |
| 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% |
| Yield on Cost Average Annual Return | Start From: Year 1 | 5.90% | 6.52% | 6.83% | 7.07% | 7.28% | 7.48% |

| | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 |
|--|---------------------|--------|---------|---------|---------|-----------|-----------|
| | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 |
| 3. TIF Note (Present Value) Calculation | | | | | | | |
| First Half Payment | 08/01 | 0 | 133,166 | 133,832 | 134,501 | 135,173 | 135,849 |
| Second Half Payment | 02/01 | 0 | 133,166 | 133,832 | 134,501 | 135,173 | 135,849 |
| Tax Increment Financing Revenue | | 0 | 266,332 | 267,663 | 269,002 | 270,347 | 271,698 |
| Annual Present Value (Semi-Annual) | 0.00% Interest Rate | 0 | 266,332 | 533,995 | 802,997 | 1,073,343 | 1,345,042 |

| | |
|---|---------------------|
| 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% |

Exhibit I

Page 2 of 2

Sample Lookback Calculation - The Chalmers Phase 2

| | | | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 |
|--|----------------|------------|------------|-----------|-----------|-----------|---------|---------|---------|
| | | | Year 8 | Year 9 | Year 10 | Year 11 | Year 12 | Year 13 | Year 14 |
| 1. Pro Forma Financial Statement - Return Analysis | | | | | | | | | |
| 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 | Average Annual | Goal 8.00% | 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 |
|--|-------------|--------|-----------|-----------|-----------|-----------|---------|---------|---------|
| | | | Year 8 | Year 9 | Year 10 | Year 11 | Year 12 | Year 13 | Year 14 |
| 2. Lookback Adjustment Example | | | | | | | | | |
| 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 |
|--|--------------|---------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| | | | Year 8 | Year 9 | Year 10 | Year 11 | Year 12 | Year 13 | Year 14 |
| 3. TIF Note (Present Value) Calculation | | | | | | | | | |
| 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 |