



**Carondelet Coke
Redevelopment Area**

TIF Application

**Submitted to:
City of St. Louis TIF Commission**

November 2, 2012



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TIF APPLICATION**

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TIF APPLICANT'S STATEMENT OF EXPERIENCE AND QUALIFICATIONS

A. Applicant

"New Entity" affiliated with Green Street Development Group, LLC (314) 726-2500/(314) 726-2725

Applicant (Developer's) Name	Telephone/FAX/E.mail
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8235 Forsyth Blvd., Suite 305	St. Louis MO 63105
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Street Address	City/State/Zip
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TBD

Applicant's IRS Number

Phil Hulse	(314) 726-2500/(314) 726-2725/phil@greestreetstl.com
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Name and Title of Responsible Officer	Telephone/FAX/E.mail
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8235 Forsyth Blvd., Suite 305	St. Louis MO 63105
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Street Address	City/State/Zip
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Vince Garazzo	(314) 516-2624/ (314) 241-8624 vjg@greensfelder.com
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Attorney for or Authorized Representative of Applicant	Telephone/FAX/E.mail
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10 South Broadway, Ste. 2000	St. Louis, MO 63102
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Street Address	City/State/Zip
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List other development team participants such as attorneys, consultants, bond counsels, architects, engineers, etc. affiliated with the applicant on this project, together with their address and telephone number.

Sal Martinez, CEO - Community Renewal & Development, Inc./Minority Contractor Initiative, (314) 289-9900, 2754 Bacon Ave., St. Louis, MO 63106

List all St. Louis City residents and firms, women and minorities associated with the development entity or members of the development team.

See the following page for a list of St. Louis City residents and firms and women and minorities associated with the development team. As the proposed redevelopment project has not reached the bidding stage, the names of all City residents, women and minorities associated with the project are unknown at this time. The Developer will comply with the Mayor's Executive Order concerning MBE and WBE participation.

B. Project Description

List all properties needed for this project, their current ownership, their status of occupancy, and proposed method of acquisition and relocation, if necessary.

See attached Exhibit A

T. Schedule

Provide a preliminary project implementation schedule.

See attached Exhibit A

I hereby certify that all the information in this application is true and complete to the best of my knowledge.

 MANAGER 11/3/2012
Applicant's signature Title Date

A. List of all St. Louis City residents and firms, women and minorities associated with the development entity or members of the development team.

City Residents Associated with Project

- Peder Hulse, Vice President of Green Street Development Group LLC, is a resident of the Washington Avenue Loft District

Women and Minorities Associated with Project

- Sal Martinez, CEO of Community Renewal & Development, Inc./Minority Contractor Initiative (MCI), consultant to the Developer for MBE participation goals for the Project

B. Project Description

A "new entity" affiliated with Green Street Development Group, LLC (the "Developer") is proposing to develop Carondelet Commons - a large site (50+ acres) incorporating features of a "master-planned", business campus which are traditionally offered in Greenfield locations. These features include coordinated landscaping and common area amenities, security enhancements, shared parking and contemporary signage. The distinct geographical attributes of the Carondelet Commons development present a unique opportunity to offer contiguous development acreage of this size that will be pad ready for development within the City of St. Louis (the "Redevelopment Project" or "Project"). The Project will be the first "green business park" within the City of St. Louis and one of a select few in the State of Missouri (see **Exhibit A** for Site Plan). The Project will be completed in five phases with each phase containing one building and related parking.

The Redevelopment Project is located east of South Broadway, north of River Des Peres, west of the Mississippi River and south of Marceau in the City of St. Louis (as depicted in greater detail in **Exhibit B**, the "Redevelopment Area") at the former Carondelet Coke factory site that has undergone extensive environmental remediation in order to prepare it for development. The Developer is requesting \$7,000,000 in tax increment financing, of which approximately \$1,125,000 will be repaid from proceeds derived from the community improvement district ("CID") financing discussed below. The Developer has received approval for 10 years of 100% tax abatement for the Project. At this time, the Developer anticipates the imposition of a 1% CID sales tax to be applied against taxable sales and the imposition of a \$0.30/sf CID property tax on properties owned or to be owned by Green Street (see **Exhibit C**, Carondelet Commons Community Improvement District). The CID property tax will be coterminous with the 10-year real property tax abatement previously authorized under Ch. 100 and referred to as the 8750 S. Broadway & 326 Rear E. Catalan Area and Southeast Carondelet Area. The Developer will pledge all CID tax revenues to the TIF.

More specific information concerning the costs and allocations of the Redevelopment Project is set forth in **Exhibit D**, attached hereto. The Redevelopment Project, which requires the assistance of TIF to proceed with property assemblage, infrastructure reconstruction, and transportation related improvements, is still in its pre-design phase. As such, the costs, square footage, potential tenants, and revenue sources set forth herein are based upon the preliminary contemplation of the Redevelopment Project at this time and are subject to adjustment or modification depending on tenant lease commitments and final construction bids.

C. Description of Public Benefits

The Carondelet Commons business park is the result of a multi-year effort to implement and execute a multi-million dollar brownfield remediation of the former Carondelet Coke plant. With the construction of the River City Casino complex to the south of the Project Area and more recent neighborhood reinvestment in residential and small commercial projects throughout the Carondelet neighborhood, this area of the City has benefited from renewed attention from private investors. The former Carondelet Coke site has been a significant liability to the revitalization of this area as it not only was a visual blight on surrounding properties, but was also an environmental and health risk. Fortunately, the active environmental remediation of the site was initiated in 2010 to provide an acceptable remedial action plan to prepare the properties for light industrial development.

With Green Street as developer, Carondelet Commons has the potential to directly impact the Carondelet neighborhood and the City as follows:

Estimated total job creation – 400+ jobs
Estimated new building construction – 650,000 + square feet
New private investment - \$68,675,000

The Project will anchor the attraction and/or expansion of new and existing businesses to the City by offering unmatched, contemporary building space and amenities that have been unavailable in the City. The Project provides unmatched quality of construction and product type for future users evaluating this area and the City for private investment and employment growth. The Developer will focus on new businesses to the City of St. Louis as well as providing the opportunity for existing businesses to relocate and expand at contemporary building space within the City of St. Louis rather than the City for other competing locations.

The Project provides a unique opportunity to inject a catalytic employment center into an urban neighborhood without disrupting the Carondelet neighborhood's scale. As an employment center, Carondelet Commons' employees will create a new customer base to support local neighborhood businesses and may positively impact the ongoing housing rehabilitation in the neighborhood. Further, the Carondelet Commons businesses will attract vendors, professional service providers and transport providers into the area thereby enhancing the potential impact on neighboring businesses. The indirect impacts to the Carondelet area may benefit existing and future neighborhood businesses as construction employment and permanent business employees' frequent local businesses for goods and services.

During the construction phase, Green Street's Project will directly assist minority and women-owned businesses through best efforts to comply with the Mayor of St. Louis' minority and women owned contracting goals of 25%/5%, many of whom employ low to moderate income individuals or residents of low income communities. Green Street will also work with the St. Louis Development Corporation to identify workforce participation goals for the Project. Green Street will be retaining Sal Martinez, CEO of Community Renewal & Development, Inc./Minority Contractor Initiative, to assist in the development of an MBE/WBE program to coordinate MBE/WBE contractors with construction opportunities for construction at each building, monitoring and assisting with workforce participation goals, connecting minority and low-income residents with employment opportunities, and providing MBE/WBE service firms with the opportunity to participate in the ongoing business activity of Carondelet Commons' ownership and tenants.

Green Street has worked with SLATE in the past in its First Source Agreement, which contractually obligates Green Street to inform tenants of SLATE’s services with respect to working with low-income individuals as it relates to tenant hiring needs. Green Street will work with SLATE and its workforce development specialists to connect prospective low-income job seekers with the Company’s hiring manager.

D. TIF Necessary for the Implementation of this Project

The higher and extraordinary costs of urban infill redevelopment preclude offering a competitive “market” rent absent tax increment financing. The extraordinary costs include offsetting additional costs of ongoing environmental remediation monitoring and compliance, elevating the site out of the 500-year flood level, investing in key infrastructure such as road access and bio detention basins, and constructing building foundation piers to support construction on the soils at this site. The Project needs TIF to help buy down the cost of the Project’s infrastructure and extraordinary development costs to support competitive lease rates for tenants while offering acceptable returns. “But for” the assistance of TIF, the Project will not overcome the extraordinary costs of development while supporting market lease rates consistent with an emerging urban location.

E. Bond/Note Coverage

The Developer requests that the City issue TIF Note(s) in an amount equal to \$7,000,000 plus issuance costs with respect to the Redevelopment Project. At the request of the Developer or its assigns, the City may issue TIF Note(s) or other TIF Obligations to a third party to evidence the City’s obligation to reimburse Developer for reimbursable project costs. As shown in the Projected TIF Revenues included herein as **Exhibit F**, such TIF Amount includes a debt service coverage ratio of 1.2 with respect to all PILOTS and 1.35 with respect to all EATS.

Upon receipt by the City of a written request by the Developer and evidence that such Developer has met certain criteria as agreed upon by the City and such Developer, the City, or one of its agencies, shall immediately proceed to issue tax increment financing bonds to repay the TIF Note. The TIF Bonds shall be reimbursed solely from the revenue stream of PILOTS and EATs generated by the Project over twenty-three years.

F. TIF Assistance Ratio

The Developer is requesting \$7,000,000 in tax increment financing, of which approximately \$1,125,000 will be repaid from proceeds derived from CID. The requested amount equals approximately 10.19% (8.55% relative to tax increment financing and 1.64% relative to CID revenues) of the overall anticipated \$68,750,000 budget for the Redevelopment Project. Please refer to **Exhibit E** for Project Costs to be paid for by TIF and CID.

The requested TIF is based on 100% of all PILOTS and 50% of all EATs generate by each component of the Project. The TIF also assumes the imposition of a 1% community improvement district (CID) sales tax and the imposition of a community improvement district (CID) property tax. The CID property tax shall not exceed \$0.30/sf based on building square footage and shall only remain in effect during the 10-year real property tax abatement period previously noted herein.

G. Public Infrastructure

The construction of the Redevelopment Project involves the construction of streets, storm water quality measures, and the construction of water, gas, sewer and electric infrastructure. The street improvements involve three phases of construction: (1) Main access road including street light and railroad crossing, (2) East road extension from railroad crossing to Davis Street to improve public access to property between the Mississippi River and the Union Pacific tracks, and (3) north access road to serve properties within Carondelet Common. Approximately 60% of the TIF and CID revenues will be invested in public infrastructure based on the preliminary estimated costs equal to 7% of the total project costs.

H. Available Alternative Financing

The Developer may seek other sources of funding, such as New Market Tax Credits or Missouri Contribution for Tax Credits, with respect to the Redevelopment Project.

I. Financing and Technical Ability

Green Street Development Group LLC ("Green Street") is a full service real estate development, brokerage and management company. Green Street has extensive real estate development experience with urban, infill projects and also focuses on LEED, sustainable building practices on our development projects. During the past 10 years, Green Street or its affiliates have completed 30 business parks or individual buildings valued at \$175MM (and sold a business park it had developed for \$60MM). Recent City of St. Louis projects include: St. Louis Business Center (St. Louis Development of the Year – 2005), Green Park Broadway at 840 E. Taylor (St. Louis Development of the Year – 2010), and Chouteau Crossing (both Local 36 Sheet Metal and Dynalabs projects and St. Louis Development of the Year - 2011).

J. Equity/Performance Bond

Green Street and its affiliates own property valued at \$172 million. Green Street will use a blend of internal and external capital resources to the fund the Redevelopment Project.

K. City Credit Rating

The future PILOTS and EATS that will be generated by completion of the Redevelopment Project will be the sole source of revenue to pay off the TIF. The Developer is not seeking any guarantees from the City of St. Louis with respect to the TIF. Any TIF Note or other TIF obligation issued by the City, or one of its agencies, will be reimbursed solely from the revenue stream of PILOTS and EATS (as well as pledged revenues from all CID tax revenues) generated by the Redevelopment Project over a twenty-three year period.

L. Job Creation

The Redevelopment Project will have a significant impact on permanent job creation with an estimate of over 400+ employment positions to be created at the newly constructed buildings in the Project.

M. Economic Impact of Adjacent Properties

The Carondelet Commons business park is the result of a multi-year effort to implement and execute a multi-million dollar brownfield remediation of the former Carondelet Coke plant. With the construction

of the River City Casino complex to the south of the site and more recent neighborhood reinvestment in residential and small commercial projects throughout the Carondelet neighborhood, this area of the City has benefited from renewed attention from private investors. The former Carondelet Coke site had been a significant liability to the revitalization of this area as it not only was a visual blight on surrounding properties, but was also an environmental and health risk.

The future completion of the environmental remediation and transformation of this property into a sustainable business park will attract over 400 employees and dramatically change the aesthetic and built environment of the neighborhood. The indirect economic benefits of employees and visitors to Carondelet Commons businesses will spill over into neighborhood retail and service establishments and may also stimulate additional private investment/reinvestment in surrounding properties.

N. Broad Customer Base for Commercial Uses

The Redevelopment Project will focus on the attraction of value added production companies that provide goods and services to local, national and international markets. The Project will anchor the attraction and/or expansion of new and existing businesses to the City by offering unmatched, contemporary building space and amenities that have been unavailable in the City. The Project will demonstrate the quality of construction and product type for future users evaluating this area and the City for private investment and employment growth.

O. Residential Projects

The Redevelopment Project does not contemplate residential uses.

P. Other Public Incentives

The Developer will seek other sources of funding, such as New Market Tax Credits or Missouri Contribution for Tax Credit, with respect to the Redevelopment Project.

Q. TIF Obligations not Guaranteed by the City

The future PILOTS and EATS that will be generated by completion of the Redevelopment Project will be the sole source of revenue to pay off the TIF. The Developer is not seeking any guarantees from the City of St. Louis with respect to the TIF. Any TIF Note or other TIF obligation issued by the City, or one of its agencies, will be reimbursed solely from the revenue stream of PILOTS and EATS (as well as pledged revenues from all CID tax revenues) generated by the Redevelopment Project over a twenty-three year period.

R. Budget/Source Outline

See **Exhibit D** "Sources and Uses" for details of the overall development costs and proposed sources of funding.

S. Site Control

Property within the Redevelopment Area is owned by Green Street Carondelet Investors LLC and the Land Reutilization Authority. Green Street has a purchase contract to acquire property from the Land Reutilization Authority. The use of eminent domain will not be necessary.

T. Schedule

See **Exhibit G** for the proposed TIF Redevelopment Project Schedule.

EXHIBIT A – CARONDELET COMMONS SITE PLAN



EXHIBIT B – CARONDELET COKE REDEVELOPMENT PROJECT AREA MAP

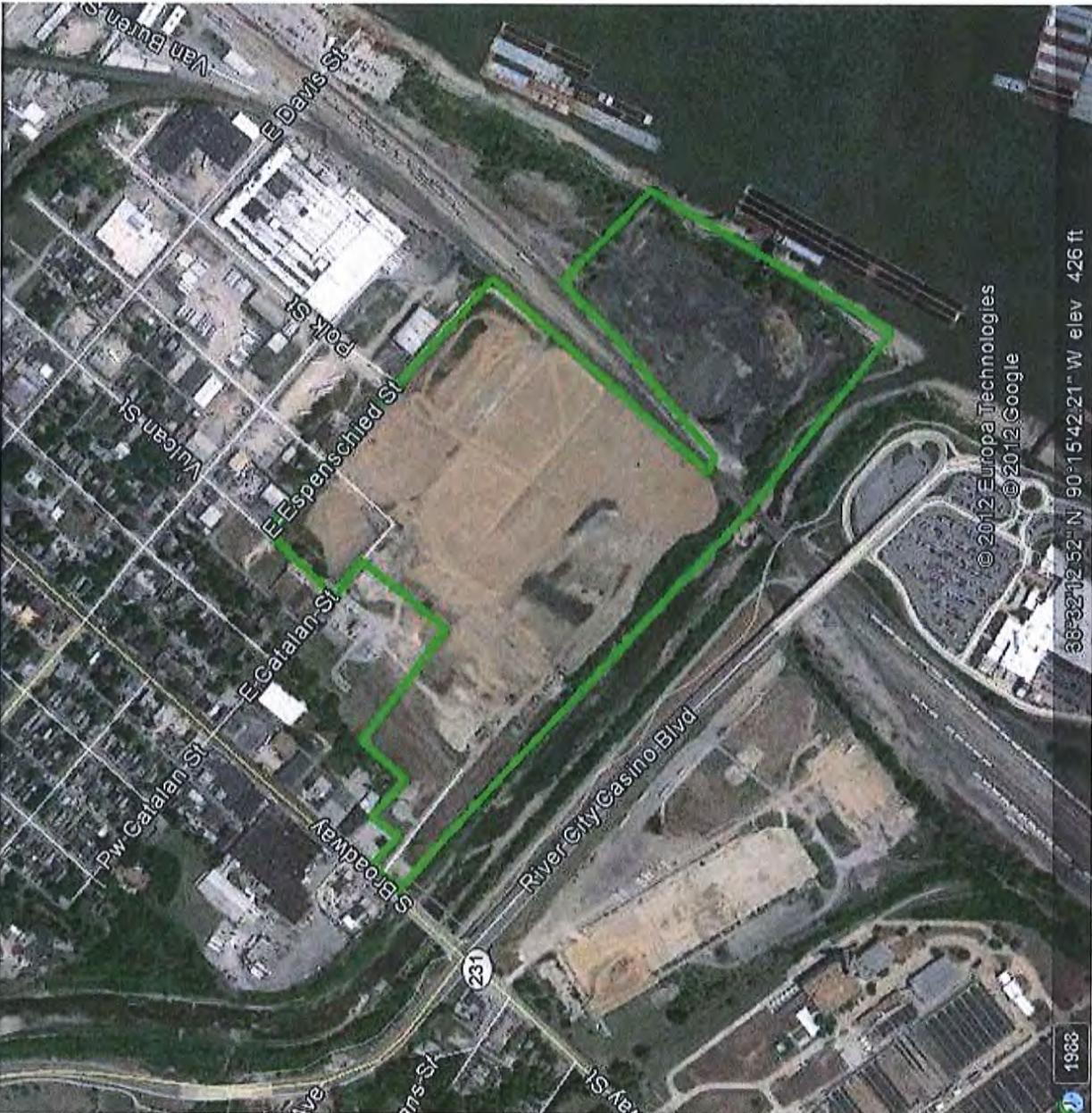


EXHIBIT C – CARONDELET COMMONS COMMUNITY IMPROVEMENT DISTRICT



EXHIBIT D – PROJECT SOURCES AND USES

CARONDELET COMMONS PROJECT COSTS		
Building Construction & Site Work		52,875,000
Street Infrastructure Costs		2,650,000
Construction Costs	1,900,000	
Traffic Signal	250,000	
Union Pacific Railroad Crossing	500,000	
Property Acquisition		1,500,000
Utility Infrastructure		1,000,000
Stormwater Discharge	300,000	
Stormwater Detention	700,000	
Environmental Monitoring/Compliance		500,000
Legal, Professional, Closing & Misc. Costs		4,250,000
Subtotal		62,775,000
Contingency (10%, excluding land)		5,900,000
CARONDELET COMMONS PROJECT COSTS		68,675,000

CARONDELET COMMONS PROJECT FUNDING SOURCES		
Private Financing & Equity	85.44%	58,675,000
New Market Tax Credits	4.37%	3,000,000
Community Improvement District	1.64%	1,125,000
Tax Increment Financing	8.55%	5,875,000

TOTAL SOURCES TO PAY REDEVELOPMENT PROJECT COSTS		68,675,000
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EXHIBIT E – PROJECTED TIF/CID PROJECT COSTS

CARONDELET COMMONS PROJECT COSTS TO BE PAID BY TIF/CID		
Building Construction & Site Work		17.86% 1,250,000
Street Infrastructure Costs		37.86% 2,650,000
Construction Costs	1,900,000	
Traffic Signal	250,000	
Union Pacific Railroad Crossing	500,000	
Property Acquisition		7.14% 500,000
Utility Infrastructure		14.29% 1,000,000
Stormwater Discharge	300,000	
Stormwater Detention	700,000	
Environmental Monitoring/Compliance		7.14% 500,000
Legal, Professional, Closing & Misc. Costs		8.00% 560,000
Subtotal		6,460,000
Contingency (10% Building/Site, Street, Utility & Environmental)		540,000
CARONDELET COMMONS PROJECT COSTS TO BE PAID BY TIF/CID		7,000,000

EXHIBIT F – PROJECTED TIF REVENUES

Please note that the Exhibit A – Conceptual Site Plan and the project assumptions located in the following tables may reflect different square footage assumptions and location

The following specific difference is highlighted:

Buildings E, F, & G on the site plan are assumed to be a single building and identified as Building E on the TIF Revenue projection tables.

Green Street is preparing an updated concept plan to more accurately reflect the current prospects for the Project and will present an updated concept plan to the TIF Commission when completed.

TIF Revenue Projections

- Table 1** TIF Revenue Assumptions
- Table 2** TIF Revenue - Building A
- Table 3** TIF Revenue - Building B
- Table 4** TIF Revenue - Building C
- Table 5** TIF Revenue - Building D
- Table 6** TIF Revenue - Building E
- Table 7** CID Property Tax Revenues
- Table 8** TIF/CID Revenues - Summary (All Buildings)

TIF Projections
 Carondelet Coke Redevelopment Area
 Table 1
 TIF Revenues - Assumptions

Tax Rates		Assumed TIF Real Estate Tax Rate based upon 2012 rate		Assumed biannual EAV growth rate factor for improvements	
0.07467	Assumed Full Real Estate Tax based upon 2012 rate	1.03	Assumed biannual EAV growth rate factor for land	1.01	Assumed annual Payroll growth rate factor
0.09137	Combined Payroll and Earnings Tax Rate	1.01	Assumed annual increase factor of retail sales taxes	1.01	
1.50%	TIF portion of local sales tax				
3.10%					
Building A Assumptions (mid-2014) Year Occupied					
\$ 2,806,000	2015 EAV based upon:				
	Light Industrial	2,806,000	Improvements	122,000 sf	23 EAV/sf
\$ 6,750,000	Payroll			150 FTE	Avg. Wage \$45,000
	Total Payroll				
Building B Assumptions (2016) Year Occupied					
\$ 3,150,000	2016 EAV based upon:				
	Light Industrial	3,150,000		150,000 sf	21 EAV/sf
\$ 5,737,500	Payroll			128 FTE	Avg. Wage \$45,000
	Total Payroll				
\$ 500,000	Sales				
Building C Assumptions (mid-2014) Year Occupied					
\$ 4,200,000	2015 EAV based upon:				
	Light Industrial	4,200,000		200,000 sf	21 EAV/sf
\$ 6,650,000	Payroll			175 FTE	Avg. Wage \$38,000
	Total Payroll				
\$ -	Sales				
Building D Assumptions 2017 (Year Occupied)					
\$ 2,587,500	2018 EAV based upon:				
	Light Industrial	2,587,500		112,500 sf	23 EAV/sf
\$ 4,303,125	Payroll			96 FTE	Avg. Wage \$45,000
	Total Payroll				
\$ 500,000	Sales				
Building E Assumptions mid-2015 (Year Occupied)					
\$ 2,520,000	2016 EAV based upon:				
	Light Industrial	2,520,000		120,000 sf	21 EAV/sf
\$ 4,590,000	Payroll			102 FTE	Avg. Wage \$45,000
	Total Payroll				

These preliminary forecasts are based on various assumptions which may not prove to be correct. Actual results may vary significantly

Please note that Buildings E, F & G on the site plan are expected to be a single building identified as Building E herein.

TIF Projections
Carondelet Coke Redevelopment Area

Table Z
TIF Revenues - Building A

Year Base	Land - Equalized Assessed Value	Real Estate Taxes	Actual Equalized Assessed Value (Improvements)	Real Estate Taxes	PILOTs 1.2 Coverage	PILOTs with 1.2 Coverage	Retail sales	TIF Retail Sales Tax	Payroll Taxes	Payroll and Earnings Taxes	EATs Coverage	EATs with 1.35 Coverage	TIF Increment	TIF Increments with Coverage	CID Revenues (1% Sales Tax)	CID Revenues w/ Coverage (1.35)	Total TIF/CID	Total (TIF/CID) Increments w/ coverage
2013	\$ 286,400	\$ 21,385	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2014	\$ 286,400	\$ 21,385	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2015	\$ 289,264	\$ 21,599	\$ 2,806,000	\$ 209,524	\$ 214	\$ 178	\$ -	\$ -	\$ 3,075,000	\$ 50,625	\$ 25,313	\$ 16,750	\$ 25,313	\$ 16,750	\$ -	\$ -	\$ 25,313	\$ 18,750
2016	\$ 289,264	\$ 21,599	\$ 2,806,000	\$ 209,524	\$ 214	\$ 178	\$ -	\$ -	\$ 6,750,000	\$ 101,250	\$ 50,625	\$ 37,500	\$ 50,625	\$ 37,500	\$ -	\$ -	\$ 50,625	\$ 37,678
2017	\$ 292,157	\$ 21,815	\$ 2,890,160	\$ 215,910	\$ 430	\$ 358	\$ -	\$ -	\$ 6,817,500	\$ 102,263	\$ 51,131	\$ 37,875	\$ 51,131	\$ 37,875	\$ -	\$ -	\$ 51,131	\$ 38,053
2018	\$ 292,157	\$ 21,815	\$ 2,890,160	\$ 215,910	\$ 430	\$ 358	\$ -	\$ -	\$ 6,885,675	\$ 103,285	\$ 51,643	\$ 38,254	\$ 51,643	\$ 38,254	\$ -	\$ -	\$ 51,643	\$ 38,612
2019	\$ 295,078	\$ 22,033	\$ 2,976,865	\$ 215,910	\$ 434	\$ 362	\$ -	\$ -	\$ 6,954,532	\$ 104,318	\$ 52,159	\$ 38,636	\$ 52,159	\$ 38,636	\$ -	\$ -	\$ 52,159	\$ 38,994
2020	\$ 295,078	\$ 22,033	\$ 2,976,865	\$ 215,910	\$ 434	\$ 362	\$ -	\$ -	\$ 7,024,077	\$ 105,391	\$ 52,681	\$ 39,023	\$ 52,681	\$ 39,023	\$ -	\$ -	\$ 52,681	\$ 39,384
2021	\$ 298,029	\$ 22,254	\$ 3,066,192	\$ 215,910	\$ 438	\$ 365	\$ -	\$ -	\$ 7,094,318	\$ 106,415	\$ 53,207	\$ 39,413	\$ 53,207	\$ 39,413	\$ -	\$ -	\$ 53,207	\$ 39,775
2022	\$ 298,029	\$ 22,254	\$ 3,066,192	\$ 215,910	\$ 438	\$ 365	\$ -	\$ -	\$ 7,165,261	\$ 107,479	\$ 53,739	\$ 39,807	\$ 53,739	\$ 39,807	\$ -	\$ -	\$ 53,739	\$ 40,172
2023	\$ 301,009	\$ 22,476	\$ 3,158,178	\$ 215,910	\$ 443	\$ 369	\$ -	\$ -	\$ 7,236,914	\$ 108,554	\$ 54,277	\$ 40,205	\$ 54,277	\$ 40,205	\$ -	\$ -	\$ 54,277	\$ 40,570
2024	\$ 304,019	\$ 22,701	\$ 3,252,923	\$ 215,910	\$ 443	\$ 369	\$ -	\$ -	\$ 7,309,283	\$ 109,639	\$ 54,820	\$ 40,607	\$ 54,820	\$ 40,607	\$ -	\$ -	\$ 54,820	\$ 40,976
2025	\$ 304,019	\$ 22,701	\$ 3,252,923	\$ 242,895	\$ 221,510	\$ 184,592	\$ -	\$ -	\$ 7,456,198	\$ 111,843	\$ 55,921	\$ 41,013	\$ 55,921	\$ 41,013	\$ -	\$ -	\$ 55,921	\$ 41,382
2026	\$ 307,060	\$ 22,928	\$ 3,350,511	\$ 250,183	\$ 228,797	\$ 190,654	\$ -	\$ -	\$ 7,590,761	\$ 114,961	\$ 57,046	\$ 41,838	\$ 57,046	\$ 41,838	\$ -	\$ -	\$ 57,046	\$ 42,256
2027	\$ 307,060	\$ 22,928	\$ 3,350,511	\$ 250,183	\$ 228,797	\$ 190,654	\$ -	\$ -	\$ 7,696,068	\$ 116,232	\$ 57,616	\$ 42,678	\$ 57,616	\$ 42,678	\$ -	\$ -	\$ 57,616	\$ 43,105
2028	\$ 310,130	\$ 23,157	\$ 3,451,028	\$ 257,688	\$ 236,303	\$ 196,919	\$ -	\$ -	\$ 7,882,130	\$ 118,384	\$ 58,192	\$ 43,105	\$ 58,192	\$ 43,105	\$ -	\$ -	\$ 58,192	\$ 43,956
2029	\$ 310,130	\$ 23,157	\$ 3,451,028	\$ 257,688	\$ 236,303	\$ 196,919	\$ -	\$ -	\$ 7,958,951	\$ 119,546	\$ 58,774	\$ 43,596	\$ 58,774	\$ 43,596	\$ -	\$ -	\$ 58,774	\$ 44,811
2030	\$ 313,231	\$ 23,389	\$ 3,554,557	\$ 265,419	\$ 244,033	\$ 203,351	\$ -	\$ -	\$ 8,106,540	\$ 121,724	\$ 59,362	\$ 44,097	\$ 59,362	\$ 44,097	\$ -	\$ -	\$ 59,362	\$ 45,757
2031	\$ 313,231	\$ 23,389	\$ 3,554,557	\$ 265,419	\$ 244,033	\$ 203,351	\$ -	\$ -	\$ 8,194,866	\$ 122,911	\$ 59,955	\$ 44,591	\$ 59,955	\$ 44,591	\$ -	\$ -	\$ 59,955	\$ 46,702
2032	\$ 316,364	\$ 23,623	\$ 3,661,194	\$ 273,381	\$ 251,986	\$ 209,997	\$ -	\$ -	\$ 8,294,395	\$ 124,110	\$ 60,559	\$ 45,084	\$ 60,559	\$ 45,084	\$ -	\$ -	\$ 60,559	\$ 47,647
2033	\$ 316,364	\$ 23,623	\$ 3,661,194	\$ 273,381	\$ 251,986	\$ 209,997	\$ -	\$ -	\$ 8,394,735	\$ 125,321	\$ 61,161	\$ 45,577	\$ 61,161	\$ 45,577	\$ -	\$ -	\$ 61,161	\$ 48,592
2034	\$ 319,527	\$ 23,859	\$ 3,771,029	\$ 281,393	\$ 260,197	\$ 216,631	\$ -	\$ -	\$ 8,506,283	\$ 126,544	\$ 61,772	\$ 46,070	\$ 61,772	\$ 46,070	\$ -	\$ -	\$ 61,772	\$ 49,537
2035																		

Note: CID revenues will be supported by a 1% sales tax from the establishment of a CID district.

10 Year - 100% Tax Abatement

TOTAL
NPV @7% \$1,130,827 NPV @7% \$0 NPV @7% \$1,130,827

Year Base	Land - Equalized Assessed Value	Real Estate Taxes	Actual Equalized Assessed Value (Improvements)	Real Estate Taxes	PILOTs	PILOTs with 1.2 Coverage	TIF Retail Sales Tax	Payroll	Payroll and Earnings Taxes	EATs	EATs with 1.35 Coverage	TIF Increment	TIF Increments with Coverage	CID Revenues (1% Sales Tax)	CID Revenues w/ Coverage (1.35)	Total TIF/CID	Total (TIF/CID) Increments w/ Coverage
2010	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2011	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2012	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2013	\$ 244,667	\$ 18,269	\$ 3,150,000	\$ 235,211	\$ 18,269	\$ 15,224	\$ 500,000	\$ 5,787,500	\$ 86,063	\$ 50,781	\$ 37,616	\$ 16,269	\$ 15,224	\$ 2,500	\$ 1,852	\$ 18,269	\$ 15,224
2014	\$ 244,667	\$ 18,269	\$ 3,244,500	\$ 242,267	\$ 18,452	\$ 15,377	\$ 505,000	\$ 5,794,875	\$ 86,923	\$ 51,289	\$ 37,892	\$ 69,051	\$ 52,840	\$ 2,500	\$ 1,852	\$ 71,551	\$ 54,692
2015	\$ 247,113	\$ 18,452	\$ 3,341,000	\$ 242,267	\$ 18,452	\$ 15,377	\$ 510,000	\$ 5,822,824	\$ 87,792	\$ 51,802	\$ 38,372	\$ 70,254	\$ 53,369	\$ 2,500	\$ 1,852	\$ 74,791	\$ 57,109
2016	\$ 249,894	\$ 18,636	\$ 3,441,000	\$ 242,267	\$ 18,636	\$ 15,500	\$ 515,151	\$ 5,911,352	\$ 88,670	\$ 52,320	\$ 38,756	\$ 70,956	\$ 54,286	\$ 2,500	\$ 1,852	\$ 75,354	\$ 58,102
2017	\$ 249,894	\$ 18,636	\$ 3,541,000	\$ 242,267	\$ 18,636	\$ 15,500	\$ 520,302	\$ 5,970,466	\$ 89,557	\$ 52,843	\$ 39,143	\$ 71,490	\$ 54,773	\$ 2,500	\$ 1,852	\$ 76,108	\$ 58,528
2018	\$ 252,080	\$ 18,823	\$ 3,642,000	\$ 242,267	\$ 18,823	\$ 15,586	\$ 525,505	\$ 6,030,170	\$ 90,453	\$ 53,372	\$ 39,535	\$ 72,194	\$ 55,220	\$ 2,500	\$ 1,852	\$ 76,863	\$ 59,113
2019	\$ 252,080	\$ 18,823	\$ 3,742,000	\$ 242,267	\$ 18,823	\$ 15,586	\$ 530,760	\$ 6,090,472	\$ 91,357	\$ 53,905	\$ 39,930	\$ 72,726	\$ 55,675	\$ 2,500	\$ 1,852	\$ 77,449	\$ 59,547
2020	\$ 254,601	\$ 19,011	\$ 3,843,000	\$ 242,267	\$ 19,011	\$ 15,643	\$ 536,068	\$ 6,151,377	\$ 92,271	\$ 54,444	\$ 40,329	\$ 73,455	\$ 56,172	\$ 2,500	\$ 1,852	\$ 78,036	\$ 59,981
2021	\$ 254,601	\$ 19,011	\$ 3,944,000	\$ 242,267	\$ 19,011	\$ 15,643	\$ 541,428	\$ 6,212,890	\$ 93,193	\$ 54,989	\$ 40,732	\$ 74,000	\$ 56,675	\$ 2,500	\$ 1,852	\$ 78,616	\$ 60,415
2022	\$ 257,147	\$ 19,201	\$ 4,045,000	\$ 242,267	\$ 19,201	\$ 15,701	\$ 546,843	\$ 6,275,019	\$ 94,125	\$ 55,539	\$ 41,140	\$ 74,740	\$ 57,141	\$ 2,500	\$ 1,852	\$ 79,194	\$ 60,849
2023	\$ 257,147	\$ 19,201	\$ 4,146,000	\$ 242,267	\$ 19,201	\$ 15,701	\$ 552,311	\$ 6,337,769	\$ 95,067	\$ 56,084	\$ 41,551	\$ 75,480	\$ 57,680	\$ 2,500	\$ 1,852	\$ 79,773	\$ 61,283
2024	\$ 259,719	\$ 19,393	\$ 4,247,000	\$ 242,267	\$ 19,393	\$ 15,760	\$ 557,844	\$ 6,401,147	\$ 96,017	\$ 56,633	\$ 41,962	\$ 76,220	\$ 58,220	\$ 2,500	\$ 1,852	\$ 80,352	\$ 61,717
2025	\$ 259,719	\$ 19,393	\$ 4,348,000	\$ 242,267	\$ 19,393	\$ 15,760	\$ 563,413	\$ 6,465,139	\$ 96,977	\$ 57,182	\$ 42,373	\$ 76,960	\$ 58,760	\$ 2,500	\$ 1,852	\$ 80,931	\$ 62,151
2026	\$ 262,316	\$ 19,587	\$ 4,449,000	\$ 242,267	\$ 19,587	\$ 15,819	\$ 569,047	\$ 6,529,810	\$ 97,947	\$ 57,734	\$ 42,784	\$ 77,700	\$ 59,300	\$ 2,500	\$ 1,852	\$ 81,510	\$ 62,585
2027	\$ 262,316	\$ 19,587	\$ 4,550,000	\$ 242,267	\$ 19,587	\$ 15,819	\$ 574,737	\$ 6,595,108	\$ 98,916	\$ 58,286	\$ 43,195	\$ 78,440	\$ 59,840	\$ 2,500	\$ 1,852	\$ 82,089	\$ 63,019
2028	\$ 264,939	\$ 19,783	\$ 4,651,000	\$ 242,267	\$ 19,783	\$ 15,878	\$ 580,484	\$ 6,661,059	\$ 99,891	\$ 58,837	\$ 43,606	\$ 79,180	\$ 60,380	\$ 2,500	\$ 1,852	\$ 82,668	\$ 63,453
2029	\$ 264,939	\$ 19,783	\$ 4,752,000	\$ 242,267	\$ 19,783	\$ 15,878	\$ 586,289	\$ 6,727,670	\$ 100,871	\$ 59,388	\$ 44,017	\$ 79,920	\$ 60,920	\$ 2,500	\$ 1,852	\$ 83,247	\$ 63,887
2030	\$ 267,588	\$ 19,981	\$ 4,853,000	\$ 242,267	\$ 19,981	\$ 15,937	\$ 592,152	\$ 6,794,947	\$ 101,854	\$ 60,140	\$ 44,428	\$ 80,660	\$ 61,460	\$ 2,500	\$ 1,852	\$ 83,826	\$ 64,321
2031	\$ 267,588	\$ 19,981	\$ 4,954,000	\$ 242,267	\$ 19,981	\$ 15,937	\$ 598,074	\$ 6,862,896	\$ 102,843	\$ 60,742	\$ 44,839	\$ 81,400	\$ 61,999	\$ 2,500	\$ 1,852	\$ 84,405	\$ 64,755
2032	\$ 270,264	\$ 20,181	\$ 5,055,000	\$ 242,267	\$ 20,181	\$ 16,001	\$ 604,054	\$ 6,931,525	\$ 103,833	\$ 61,349	\$ 45,250	\$ 82,140	\$ 62,539	\$ 2,500	\$ 1,852	\$ 84,984	\$ 65,189
2033	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2034	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2035	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Note: CID revenues will be supported by a 1% sales tax from the establishment of a CID district.

NPV @7% \$1,292,014 NPV @7% \$35,404 NPV @7% \$1,327,418

10 Year - 100% Tax Abatement

TIF Projections
Carondelet Coke Redevelopment Area

Table 5
TIF Projections - Building D

Year Base	Land - Equalized Assessed Value	Real Estate Taxes	Actual Equalized Assessed Value (Improvements)	Real Estate Taxes	PILOTS	PILOTS with 1.2 Coverage	Retail sales	TIF Retail Sales Tax	Payroll	Payroll and Earnings Taxes	EATs	EATs with 1.35 Coverage	TIF Increment	TIF Increments with Coverage	CID Revenues (1% Sales Tax)	CID Revenues w/ Coverage (1.35)	Total TIF/CID	Total (TIF/CID) Increments w/ coverage
2013	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2014	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2015	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2016	\$ 283,900	\$ 21,199	\$ -	\$ -	\$ 21,199	\$ 17,666	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,199	\$ -	\$ -	\$ -	\$ 21,199	\$ 17,666
2017	\$ 286,739	\$ 21,411	\$ 2,687,600	\$ 193,209	\$ 21,411	\$ 17,842	\$ 500,000	\$ 15,500	\$ 4,303,125	\$ 64,547	\$ 40,023	\$ 29,647	\$ 61,434	\$ 17,666	\$ 3,704	\$ 3,704	\$ 66,434	\$ 51,193
2018	\$ 286,739	\$ 21,411	\$ 2,665,125	\$ 193,209	\$ 21,411	\$ 17,842	\$ 500,000	\$ 15,655	\$ 4,346,156	\$ 65,192	\$ 40,424	\$ 29,943	\$ 61,834	\$ 17,666	\$ 3,741	\$ 3,741	\$ 66,884	\$ 51,527
2019	\$ 289,606	\$ 21,625	\$ 2,665,125	\$ 193,209	\$ 21,625	\$ 18,021	\$ 510,050	\$ 15,812	\$ 4,389,618	\$ 65,844	\$ 40,828	\$ 30,243	\$ 62,453	\$ 17,666	\$ 3,778	\$ 3,778	\$ 67,553	\$ 52,042
2020	\$ 289,606	\$ 21,625	\$ 2,745,079	\$ 193,209	\$ 21,625	\$ 18,021	\$ 515,151	\$ 15,970	\$ 4,433,514	\$ 66,503	\$ 41,236	\$ 30,545	\$ 62,851	\$ 17,666	\$ 3,816	\$ 3,816	\$ 68,013	\$ 52,382
2021	\$ 292,502	\$ 21,841	\$ 2,745,079	\$ 193,209	\$ 21,841	\$ 18,201	\$ 520,302	\$ 16,129	\$ 4,477,849	\$ 67,168	\$ 41,649	\$ 30,851	\$ 63,249	\$ 17,666	\$ 3,854	\$ 3,854	\$ 68,693	\$ 52,906
2022	\$ 295,427	\$ 22,056	\$ 2,827,431	\$ 193,209	\$ 22,056	\$ 18,383	\$ 525,505	\$ 16,291	\$ 4,522,628	\$ 67,839	\$ 42,065	\$ 31,159	\$ 63,645	\$ 17,666	\$ 3,893	\$ 3,893	\$ 69,161	\$ 53,253
2023	\$ 295,427	\$ 22,056	\$ 2,827,431	\$ 193,209	\$ 22,056	\$ 18,383	\$ 530,760	\$ 16,454	\$ 4,567,854	\$ 68,518	\$ 42,468	\$ 31,471	\$ 64,045	\$ 17,666	\$ 3,932	\$ 3,932	\$ 69,853	\$ 53,785
2024	\$ 298,362	\$ 22,280	\$ 2,912,254	\$ 193,209	\$ 22,280	\$ 18,567	\$ 536,068	\$ 16,618	\$ 4,613,532	\$ 69,203	\$ 42,873	\$ 31,786	\$ 64,440	\$ 17,666	\$ 3,971	\$ 3,971	\$ 70,331	\$ 54,139
2025	\$ 298,362	\$ 22,280	\$ 2,912,254	\$ 217,458	\$ 22,280	\$ 18,750	\$ 541,428	\$ 16,784	\$ 4,659,668	\$ 69,895	\$ 43,340	\$ 32,103	\$ 64,835	\$ 17,666	\$ 4,011	\$ 4,011	\$ 71,034	\$ 54,681
2026	\$ 298,362	\$ 22,280	\$ 2,992,622	\$ 223,962	\$ 22,280	\$ 18,933	\$ 546,943	\$ 16,952	\$ 4,705,254	\$ 70,594	\$ 43,773	\$ 32,424	\$ 65,230	\$ 17,666	\$ 4,051	\$ 4,051	\$ 71,732	\$ 55,042
2027	\$ 301,366	\$ 22,503	\$ 2,992,622	\$ 223,962	\$ 22,503	\$ 19,116	\$ 552,311	\$ 17,122	\$ 4,751,327	\$ 71,300	\$ 44,211	\$ 32,749	\$ 65,625	\$ 17,666	\$ 4,091	\$ 4,091	\$ 72,430	\$ 55,404
2028	\$ 304,379	\$ 22,728	\$ 3,089,610	\$ 230,701	\$ 22,728	\$ 19,300	\$ 557,834	\$ 17,293	\$ 4,800,860	\$ 72,013	\$ 44,653	\$ 33,076	\$ 66,020	\$ 17,666	\$ 4,132	\$ 4,132	\$ 73,132	\$ 55,766
2029	\$ 304,379	\$ 22,728	\$ 3,089,610	\$ 230,701	\$ 22,728	\$ 19,300	\$ 563,413	\$ 17,466	\$ 4,848,958	\$ 72,733	\$ 45,098	\$ 33,407	\$ 66,415	\$ 17,666	\$ 4,173	\$ 4,173	\$ 73,835	\$ 56,128
2030	\$ 304,379	\$ 22,728	\$ 3,182,298	\$ 237,622	\$ 22,728	\$ 19,489	\$ 569,047	\$ 17,640	\$ 4,897,356	\$ 73,460	\$ 45,550	\$ 33,741	\$ 66,809	\$ 17,666	\$ 4,215	\$ 4,215	\$ 74,539	\$ 56,490
2031	\$ 307,433	\$ 22,955	\$ 3,182,298	\$ 237,622	\$ 22,955	\$ 19,678	\$ 574,737	\$ 17,817	\$ 4,946,931	\$ 74,195	\$ 46,006	\$ 34,078	\$ 67,203	\$ 17,666	\$ 4,257	\$ 4,257	\$ 75,243	\$ 56,852
2032	\$ 307,433	\$ 22,955	\$ 3,277,768	\$ 244,751	\$ 22,955	\$ 19,868	\$ 580,484	\$ 17,995	\$ 4,996,795	\$ 74,937	\$ 46,466	\$ 34,419	\$ 67,597	\$ 17,666	\$ 4,300	\$ 4,300	\$ 75,947	\$ 57,214
2033	\$ 310,487	\$ 23,185	\$ 3,277,768	\$ 244,751	\$ 23,185	\$ 20,060	\$ 586,289	\$ 18,175	\$ 5,046,252	\$ 75,686	\$ 46,931	\$ 34,763	\$ 67,990	\$ 17,666	\$ 4,343	\$ 4,343	\$ 76,651	\$ 57,576
2034	\$ 310,487	\$ 23,185	\$ 3,376,101	\$ 252,093	\$ 23,185	\$ 20,254	\$ 592,132	\$ 18,357	\$ 5,096,210	\$ 76,443	\$ 47,400	\$ 35,111	\$ 68,384	\$ 17,666	\$ 4,386	\$ 4,386	\$ 77,355	\$ 57,938
2035	\$ 313,602	\$ 23,417	\$ 3,376,101	\$ 252,093	\$ 23,417	\$ 20,448	\$ 598,074	\$ 18,540	\$ 5,147,172	\$ 77,208	\$ 47,874	\$ 35,462	\$ 68,778	\$ 17,666	\$ 4,430	\$ 4,430	\$ 78,059	\$ 58,300
TOTAL																		\$1,007,882
																		\$33,566
																		\$974,326
																		NPV @7%
																		NPV @7%
																		NPV @7%

Note: CID revenues will be supported by a 1% sales tax from the establishment of a CID district.

10 Year - 100% Tax Abatement

TIF Projections
Carondelet Coke Redevelopment Area

Table 6
TIF Projections - Building E
(Buildings E, F & G on Site Plan to be combined in one building)

Year Base	Land - Equalized Assessed Value	Real Estate Taxes	Actual Equalized Assessed Value (Improvements)	Real Estate Taxes	PILOTs	PILOTs with 1.2 Coverage	Retail sales	TIF Retail Sales Tax	Payroll	Payroll and Earnings Taxes	EATs	EATs with 1.25 Coverage	TIF Increment	TIF Increments with Coverage	CID Revenues (1% Sales Tax)	CID Revenues w/ Coverage (1.35)	Total TIF/CID	Total (TIF/CID) Increments w/ coverage
2013	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
2014	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
2015	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
2016	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
2017	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
2018	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
2019	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
2020	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
2021	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
2022	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
2023	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
2024	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
2025	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
2026	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
2027	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
2028	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
2029	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
2030	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
2031	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
2032	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
2033	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
2034	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
2035	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$

Note: CID revenues will be supported by a 1% sales tax from the establishment of a CID district.

NPV @7%	\$0	NPV @7%	\$1,022,279	NPV @7%	\$1,022,279	TOTAL	\$1,022,279
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10 Year - 100% Tax Abatement

Year	Total PILOTS	Total PILOTS w/ 1.2 Coverage	Total EATS	Total EATS w/ 1.35 Coverage	Total TIF Revenues	Total TIF Revenues w/ Coverage	Total CID Sales Tax	Total CID Sales Tax w/ Coverage	Total CID Property Tax	Total CID Property Tax w/ 1.2 Coverage	Total CID Revenues	Total CID Revenues w/ Coverage	Total Annual Revenue (TIF/CID)	Total Annual Revenue (TIF/CID) w/ Coverage
Base	\$ 21,385													
2013	\$ 18,289	\$ 15,224	\$ 50,250	\$ 37,222	\$ 68,519	\$ 52,447	\$ -	\$ -	\$ 36,600	\$ 30,500	\$ -	\$ -	\$ 68,519	\$ 52,447
2014	\$ 55,204	\$ 46,004	\$ 117,713	\$ 87,194	\$ 172,917	\$ 133,198	\$ -	\$ -	\$ 81,600	\$ 68,000	\$ 36,600	\$ 30,500	\$ 209,517	\$ 163,698
2015	\$ 76,403	\$ 63,669	\$ 186,711	\$ 138,305	\$ 263,114	\$ 201,974	\$ -	\$ -	\$ 115,350	\$ 96,125	\$ 84,100	\$ 69,852	\$ 347,214	\$ 271,926
2016	\$ 77,381	\$ 64,484	\$ 228,602	\$ 169,335	\$ 305,963	\$ 233,919	\$ 2,500	\$ 1,852	\$ 175,350	\$ 146,125	\$ 125,400	\$ 103,569	\$ 431,363	\$ 337,388
2017	\$ 77,381	\$ 64,484	\$ 230,888	\$ 171,028	\$ 308,269	\$ 235,512	\$ 10,151	\$ 7,519	\$ 175,350	\$ 146,125	\$ 185,501	\$ 153,644	\$ 493,789	\$ 389,156
2018	\$ 78,155	\$ 65,129	\$ 233,197	\$ 172,738	\$ 311,352	\$ 237,867	\$ 10,252	\$ 7,594	\$ 175,350	\$ 146,125	\$ 185,602	\$ 153,719	\$ 496,954	\$ 391,586
2019	\$ 78,936	\$ 65,780	\$ 235,529	\$ 174,466	\$ 313,684	\$ 239,595	\$ 10,355	\$ 7,670	\$ 211,350	\$ 176,125	\$ 221,705	\$ 183,795	\$ 538,388	\$ 423,990
2020	\$ 79,726	\$ 66,438	\$ 237,864	\$ 176,210	\$ 316,820	\$ 241,991	\$ 10,458	\$ 7,747	\$ 211,350	\$ 176,125	\$ 221,808	\$ 183,872	\$ 538,628	\$ 425,662
2021	\$ 79,726	\$ 66,438	\$ 240,263	\$ 179,972	\$ 319,199	\$ 246,190	\$ 10,563	\$ 7,824	\$ 211,350	\$ 176,125	\$ 221,913	\$ 184,027	\$ 541,112	\$ 427,702
2022	\$ 79,726	\$ 66,438	\$ 242,665	\$ 179,752	\$ 322,391	\$ 247,988	\$ 10,668	\$ 7,902	\$ 211,350	\$ 176,125	\$ 222,018	\$ 184,106	\$ 544,409	\$ 430,218
2023	\$ 79,726	\$ 66,438	\$ 245,092	\$ 181,550	\$ 324,818	\$ 247,988	\$ 10,775	\$ 7,981	\$ 211,350	\$ 176,125	\$ 222,125	\$ 184,106	\$ 546,843	\$ 432,094
2024	\$ 665,151	\$ 554,292	\$ 247,543	\$ 183,365	\$ 324,818	\$ 247,988	\$ 10,883	\$ 8,061	\$ 211,350	\$ 176,125	\$ 222,233	\$ 184,106	\$ 1,134,926	\$ 921,844
2025	\$ 1,155,963	\$ 963,302	\$ 250,018	\$ 185,199	\$ 1,405,981	\$ 1,146,501	\$ 10,992	\$ 8,142	\$ 174,750	\$ 145,625	\$ 185,742	\$ 153,767	\$ 1,591,723	\$ 1,302,268
2026	\$ 1,407,119	\$ 1,172,599	\$ 252,519	\$ 187,051	\$ 1,659,658	\$ 1,359,650	\$ 11,101	\$ 8,223	\$ 129,750	\$ 108,125	\$ 140,651	\$ 116,348	\$ 1,800,489	\$ 1,475,999
2027	\$ 1,420,383	\$ 1,183,652	\$ 255,044	\$ 188,921	\$ 1,673,427	\$ 1,372,574	\$ 11,212	\$ 8,306	\$ 96,000	\$ 80,000	\$ 107,212	\$ 88,306	\$ 1,782,639	\$ 1,460,879
2028	\$ 1,448,357	\$ 1,208,984	\$ 257,594	\$ 190,811	\$ 1,705,951	\$ 1,397,775	\$ 11,325	\$ 8,389	\$ 36,000	\$ 30,000	\$ 47,325	\$ 38,389	\$ 1,753,276	\$ 1,436,163
2029	\$ 1,462,018	\$ 1,218,349	\$ 260,170	\$ 192,719	\$ 1,725,189	\$ 1,411,067	\$ 11,438	\$ 8,472	\$ -	\$ -	\$ 11,438	\$ 8,472	\$ 1,733,626	\$ 1,419,540
2030	\$ 1,480,815	\$ 1,234,346	\$ 262,772	\$ 194,646	\$ 1,753,587	\$ 1,436,992	\$ 11,552	\$ 8,557	\$ -	\$ -	\$ 11,552	\$ 8,557	\$ 1,765,140	\$ 1,445,549
2031	\$ 1,504,687	\$ 1,254,072	\$ 265,400	\$ 196,592	\$ 1,770,286	\$ 1,450,665	\$ 11,668	\$ 8,643	\$ -	\$ -	\$ 11,668	\$ 8,643	\$ 1,781,954	\$ 1,459,307
2032	\$ 1,534,531	\$ 1,278,776	\$ 268,054	\$ 198,558	\$ 1,802,585	\$ 1,477,334	\$ 11,784	\$ 8,729	\$ -	\$ -	\$ 11,784	\$ 8,729	\$ 1,814,369	\$ 1,486,064
2033	\$ 1,549,025	\$ 1,290,854	\$ 270,734	\$ 200,544	\$ 1,819,759	\$ 1,491,398	\$ 11,902	\$ 8,816	\$ -	\$ -	\$ 11,902	\$ 8,816	\$ 1,831,681	\$ 1,500,214
2034	\$ 1,579,542	\$ 1,316,285	\$ 273,441	\$ 202,549	\$ 1,852,984	\$ 1,518,835	\$ 12,021	\$ 8,905	\$ -	\$ -	\$ 12,021	\$ 8,905	\$ 1,865,005	\$ 1,527,739
NPV 7%	\$ 5,283,256	\$ 4,402,713	\$ 2,373,366	\$ 1,758,049	\$ 7,656,623	\$ 6,160,763	\$ 93,096	\$ 68,960	\$ 1,269,848	\$ 1,057,954	\$ 1,362,641	\$ 1,126,914	\$ 9,019,264	\$ 7,287,677

EXHIBIT G – PROPOSED TIF REDEVELOPMENT PROJECT SCHEDULE

First TIF Commission Meeting	Nov. 2012
Submit Redevelopment Plan to TIF Commission	December 2012
Public Hearing by TIF Commission / Recommendation to Board of Aldermen	January 2013
TIF Ordinances introduced adopting plan, approving project, Establishing special allocation fund, approving redevelopment Agreement and authorizing of TIF Note Issuance (no sooner than 14 and not more than 90 days after hearing) (RSMo. §99.820.1[1])	January 2013
HUDZ Committee Hearing on TIF Ordinances	January 2013
Second Reading of TIF Ordinances	February 2013
Perfection of Board Bill(s)	February 2013
Third Reading and Final Passage of TIF Ordinances	February 2013
Mayor Signs Bills (at least 10 days after third reading and final passage of TIF Ordinances)	March 2013
TIF Ordinances Become Effective (30 days following signature of TIF Ordinances by the Mayor)	April 2013
Execution of Redevelopment Agreement	June 2013
Commencement of Construction	June 2013
Completion of Construction	October 2017