







TIF is the difference between current taxable value and what the developed taxable value will be.

An undeveloped property may have little to no tax base depending on who owned it or what it was used for.

Example: Purchase a property from a municipality, church, school there were no taxes paid

3

What is Tax Incremental Financing? Purchase a 4-acre parcel of land that the previous owner was paying \$400 per year in property taxes.

You build 10 homes that appraise at \$280,000

The taxes went from \$400 per year to 10X\$5,000 or \$50,000 that the municipality receives every year

Some portion of the \$50,000 can be paid back to the developer to cover the land improvements

Why is it legal?

In 1996 the State of Michigan added Act 381 to define anything that is owned or under control of a land bank as blighted. This will allow for a greenfield to be added to the land bank and thus be considered blighted

The intent of a TIF is to develop a blighted property into a usable property by offering incentive over time so that the developer can recover the investment made.

The original intent was to provide incentives to clean up and use a piece of contaminated property

Any authorized land bank can be used. If your county does not have a land bank, you can use the State of Michigan Land Bank Authority

5

What are eligible costs that can be recovered? Department Specific Activities Permits, Closings fees, Phase 1 and 2 Environmental

Demolition of structures

Site Preparation

Tree Clearing, Stump Removal,

Infrastructure Improvements Storm Water Control, Water, Sewer, Electrical, Gas, Roads

Land Bank Assistance for Cost of Sale

Contingency

Brownfield Plan Work

How do you get started? First you need land control, either purchased or an option to purchase

Develop the plan for the property, number of housing units, amenities, who will you serve

Get the infrastructure work quoted, put together the cost associated with the development

Permits – department specific

Any demolition

Site preparation – tree removal Infrastructure improvements, roads, water, sewer, gas, electric

Cost of sale – Difference between what your seller pays for the house and what it cost to build

Contingency

Attorney fees

Hire a good Attorney!

Ask the best local developers who they use, then go with them, don't worry about the cost, you will recover this

The State Land Bank Authority is a good resource

Be prepared to spend \$30,000 or so for this

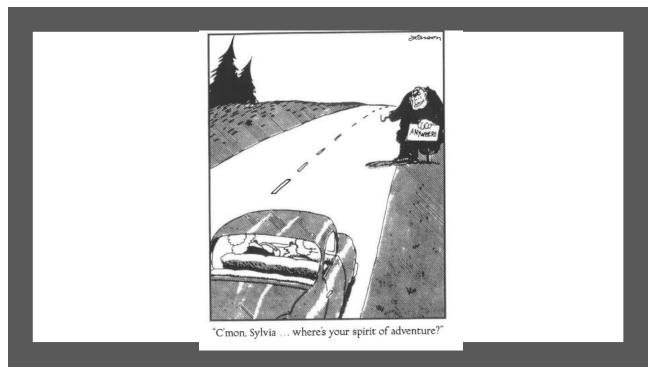
The attorney will be able to lay out the cost and return on investment

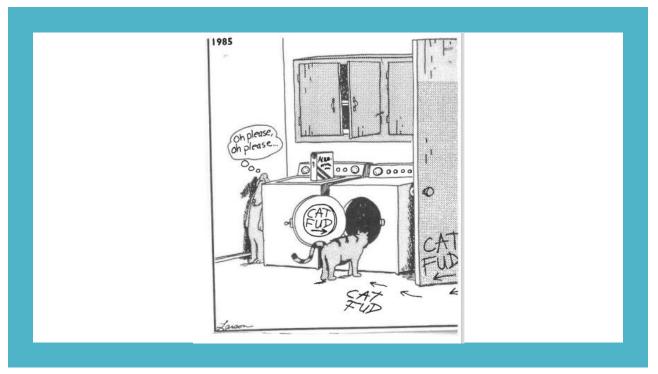
The larger the project, the longer the project for payback can be

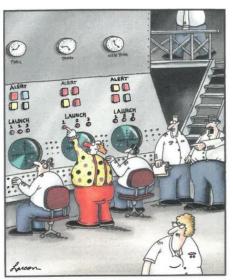
Project does not have to be complete before payments from municipalities start coming in

Get the project recommended by your local brown field board

Go for approval from the municipal governing body







"Hey! What's that clown think he's doing?"

Taxes I would *not* recommend going after

There are some taxes that would need to be approved at the state level

School mileages and such

These require a longer time and must go through an additional level of approval

How does an affiliate pay for the up-front cost?

Once the TIF has been approved locally most banks will loan up to 80% of the total project

This is a very secure loan for them because they are guaranteed an annual payment

The interest from this loan can also be included in the calculation for the TIF

Don't commit to the project without approval.

Lakeshore Habitat has two TIF projects which we were able to receive approval after we committed

Very dangerous, this is leverage to use on the municipality

We are fortunate that the City of Holland sees this as a way to help with affordable housing

Real Life Example #1

Brownfield Plan for the Lakeshore Habitat for Humanity and Jubilee Ministries Project at 60 E. 40th Avenue, Holland, MI

Prepared for: City of Holland Brownfield Redevelopment Authority – 270 S. River Avenue, Holland, MI 49423

Prepared with the assistance of: Warner Norcross + Judd LLP – 150 Ottawa Ave NW, Suite 1500, Grand Rapids, MI 49503

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ELIGIBLE ACTIVITIES	
TASK	COST ESTIMATE
1. Infrastructure Improvements	\$382,000
2. Land Bank Assistance for Cost of Sale	\$250,000

ELIGIBLE ACTIVITIES	
TASK	COST ESTIMATE
Eligible Activity Subtotal	\$632,000
3. Contingency (15%)	\$94,800
4. Brownfield Plan Amendment/Work Plan Preparation and Development	\$20,000
TOTAL	\$746,800





Map of Eligible Property

6	stimated Taxable Value (TV) Increase Rate	1.5%															
	Plan Yea	r 1		2	3	4		5	6		7	8	9	10	11	1	OTAL
	Calendar Yea	2021	20	122	2023	2024		2025	2026		2027	2028	2029	2030	2031		
	Base Taxable Value	\$ 1,724,770	\$ 1,7	24,770 \$	1,724,770	\$ 1,724	,770 \$	1,724,770	\$ 1,724,770	Ś	1,724,770 \$	1,724,770	\$ 1,724,770	\$ 1,724,770	\$ 1,724,770	ŝ	1,724,770
	Estimated Total New T	v \$ 1,724,770	\$ 3,5	\$1,663	5,773,556	\$ 7,303	,302 \$	8,567,366	\$ 8,695,876	s	8,826,314 \$	8,958,709	\$ 9,093,090	\$ 9,229,485	\$ 9,367,928	s	9,367,928
Incr	emental Difference (New TV - Base TV	15 -	\$ 2,3	56,893 \$	4,048,786	\$ 5,578	532 \$	6,842,596	\$ 6,971,10	5	7,101,544 \$	7,233,939	7,368,320	\$ 7,504,716	\$ 7,643,158	\$	7,643,158
School Capture	Millage Rate																
State Education Tax (SET)	6.0000	ş .	s	- s		\$	- s		ş .	ş	- \$		5 -	ş -	\$ -	s	
School Operating Tax*	0.0000	ś.,	\$	- s		\$	- 5	-	ş .	\$	- \$		s -	ş .	\$ -	\$	
School Tota	al 6.0000	ś.,	\$. s	-	\$	- \$	-	s .	\$	- \$		ş -	s .	\$ -	\$	
Local Cepture	Millage Rate																
City General Op	8.3000	ś.	ŝ	18,732 \$	33,605	\$ 46	,302 \$	56,794	\$ 57,860	\$	58,943 \$	60,042	\$ 61,157	\$ 62,289	\$ 63,438	\$	519,162
Muni Cep Proj	0.2515	\$.	\$	568 \$	1,018	\$ 1	,403 \$	1,721	\$ 1,753	\$	1,786 \$	1,819	3 1,853	\$ 1,887	\$ 1,922	\$	15,731
Street Improvement	1.2000	\$.	\$	2,708 \$	4,859	\$ e	,694 \$	8,211	\$ 8,365	\$	8,522 \$	8,681 \$	5 8,842	\$ 9,006	\$ 9,172	\$	75,060
Sidewalk Improvement	0.1500	s -	s	339 \$	607	s	837 \$	1.026	\$ 1,044	s	1.065 \$	1.085 \$	1.105	\$ 1.126	\$ 1,146	s	9,382
Library Op	1.4463	ś -	Ś	3,264 \$	5,856	\$ 8	,068 \$	9,896	\$ 10,083	\$	10,271 \$	10,462	\$ 10,657	\$ 10,854	\$ 11,054	\$	90,465
Holland Sch Bidg/Site	1.2169	ś .	Ś	2,746 \$	4,927	\$ 6	,789 \$	8,327	\$ 8,483	\$	8,642 \$	8,803 \$	\$ 8,967	\$ 9,132	\$ 9,301	\$	76,117
QAISD - Ed Prog	5.4019	\$ -	\$	12,192 \$	21,871	\$ 30	.135 \$	36,963	\$ 37,657	ş	38,362 \$	39,077 \$	\$ 39,803	\$ 40,540	\$ 41,288	\$	337,887
QAISD - Reg Enhmnt	0.8887	ś .	\$	2,006 \$	3,598	\$ 4	,958 \$	6,081	\$ 6,195	\$	6,311 \$	6,429	5 6,548	\$ 6,669	\$ 6,792	\$	55,588
Pool Op	0.9788	ś -	Ś	2,209 \$	3,963	\$ 5	,460 \$	6,698	\$ 6,823	\$	6,951 \$	7,081	3 7,212	\$ 7,346	\$ 7,481	\$	61,224
Ott County	6.2341	\$.	\$	14,070 \$	25,241	\$ 34	,777 \$	42,657	\$ 43,455	\$	44,272 \$	45,097 \$	\$ 45,935	\$ 46,785	\$ 47,648	\$	389,940
Max Authority	0.3838	\$ -	s	866 S	1.554	\$ 2	.141 S	2.626	\$ 2.67	s	2.726 \$	2,776 \$	5 2.828	\$ 2,880	\$ 2,933	s	24.007
Airport Authority	0.0965	ś -	\$	218 \$	391	\$	538 \$	660	\$ 673	\$	685 \$	698 \$	3 711	\$ 724	\$ 738	\$	6,036
Local Tota	al 26.5485	\$ ·	\$	59,917 \$	107,489	\$ 148	,102 \$	181,661	\$ 185,072	\$	188,535 \$	192,050	5 195,618	\$ 199,239	\$ 202,914	\$	1,660,598
Less LB 5/50 Capture f	rom Park Vista units		\$ 1	(10,802) \$	(15,431)	\$ (15	,663) \$	(15,898)	\$ (16,13))							
		Adjusted Loca	# \$	49,115 \$	92,058	\$ 132	,439 \$	165,763	\$ 168,931								
Non-Capturable Millages	Millage Rate																
City Debt	3.8712	\$.	\$	8,737 \$	15,674	\$ 21	,596 \$	26,489	\$ 26,987	\$	27,491 \$	28,004 \$	3 28,524	\$ 29,052	\$ 29,588	\$	242,142
Pool Debt	1.2400	ş .	\$	2,799 \$	5,020	\$ e	,917 \$	8,485	\$ 8,64	\$	8,806 \$	8,970 \$	9,137	\$ 9,306	\$ 9,478	\$	77,561
Holland Sch Debt	4.9800	s -	\$	11,239 \$	20,163	\$ 27	,781 \$	34,076	\$ 34,716	\$	35,366 \$	36,025	36,694	\$ 37,373	\$ 38,063	\$	311,497
Total Non-Capturable Taxe	s 10.0912	ś.,	\$	22,775 \$	40,857	\$ 56	,294 \$	69,050	\$ 70,34	\$	71,663 \$	72,999	\$ 74,355	\$ 75,732	\$ 77,129	\$	631,200
Total Tax Increment	nt Revenue (TIR) Available for Captur	eŝ -	\$	59,917 \$	107,489	\$ 145	,102 \$	181,661	\$ 185,072	\$	188,535 \$	192,050	\$ 195,618	\$ 199,239	\$ 202,914	\$	1,660,598
Footnotes:						1											

d build out, plus 1.5% annual

/Jubilee Residentia Holland, Michigar June 21, 2021

							_							
	Developer													
	Maximum			School & Local	Local-Only									
	Reimbursement		Proportionality	Taxes	Taxes	Total						Estimated Captu	ire :	\$ 1,
	State		0.0%	\$ -	\$ -	s -	1	Estin	nated Total			Administrative F	ees :	\$
	Local		100.0%	5 -	\$ 746,800	\$ 746,800			ars of Plan:	11		State Revolving	Fund	\$
	TOTAL					\$ 745.800	1 '					LSRRF		Ś
	EGLE			15 -	\$.	\$.	1							-
	MSF			\$ -	\$ 746,800	\$ 746,800								
	_	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	TOTAL	
otal State Incremental Revenue		\$					\$ -		- 5			\$ -	S .	
itate Brownfield Revolving Fund (50% of SET)		š .					s .		- 5			s -	š .	
tate TIR Available for Reimbursement		s .						\$. \$	- 5			s .	s .	
Care The Apartment of Hermoursement		*									, .		· ·	
otal Local Incremental Revenue		\$.	\$ 49,115	\$ 92,058	\$ 132,439	\$ 165,763	\$ 168,936	\$ 188,535 \$	192,050 \$	195,618	\$ 199,239	\$ 202,914	\$ 1,586,668	
RA Administrative Fee (5%)		\$.	\$ (2,456)	\$ (4,603) \$ (6,622) \$ (8,288) \$ (8,447)	\$ (9,427) \$	(9,603) \$	(9,781)	5 (9,962)	\$ (10,146)	\$ (79,333)	
ocal TIR Available for Reimbursement		\$	\$ 46,659	\$ 87,455	\$ 125,817	\$ 157,475	\$ 160,489	\$ 179,109 \$	182,448 \$	185,837	\$ 189,277	\$ 192,769	\$ 1,507,334	
otal State & Local TIR Available		\$	s -	\$ 87,455	\$ 125.817	\$ 157.475	\$ 160.489	\$ 179.109 \$	182,448 \$	185,837	\$ 189,277	\$ 192,769	\$ 1,460,675	
oran starte a coolar mit Availabile	Beginning	*		\$ 67,433	÷ 123/617	+ 157/475	200/403	\$ 1.9,109 \$	102/440 0	103/037	235,611	× 192,709	× 1,430,075	
EVELOPER	Balance												1	
EVELOPER Reimbursement Balance	\$ 746,800	\$ 746,800	\$ 700,141	\$ 612,686	\$ 486.869	\$ 329.394	\$ 168.904	5 . 5	- 5			5 -	5 -	
ASE Non-Environmental Costs	\$ -							\$.\$				\$ -		
State Tax Reimbursement		\$.	\$.				\$ -		. 5			\$ -	<u>s</u> -	
Local Tax Reimbursement		\$ -	ş -			ş -		s . s	- \$			\$ -	5 -	
Total MSF Reimbursement Balance		\$	\$ -	\$.	\$.	. \$.	5 -	5 . 5	- 5		y .	\$.		
3LE Environmental Costs	\$ -	\$	\$ -	\$ -	\$.	\$.	\$.	\$.\$	- \$		\$ -	\$.		
State Tax Reimbursement		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$. \$	- \$		ş .	\$ -	ş -	
Local Tax Reimbursement		\$ -	\$.	\$ -	\$ -	\$ -	\$ -	\$. \$	- 5		5 -	\$ -	s -	
Total EGLE Reimbursement Balance		\$.	\$ -	\$ -	s -	\$.	· s -	5 - 5	- 5		ş -	\$ -		
ocal Only Costs	\$ 746,800	\$ 746,800	\$ 746,800	\$ 700.141	\$ 612.686	\$ 486.869	\$ 329,394	\$ 168.904 \$	- 5			\$ -		
Local Tax Reimbursement	\$ 746,800	\$ 746,800	\$ 46,659						- 5			\$ ·	\$ 746.800	
Total Local Only Reimbursement Balance		\$ 746.800							- 5			\$.	3 140,000	
otal Annual Developer Reimbursement			1	1	1	1						1		
otal Annual Developer Reimbursement		\$	\$ 46,659	\$ 87,455	\$ 125,817	\$ 157,475	\$ 160,489	\$ 168,904 \$	- \$	- ;	5 -	\$ -	\$ 746,800	
OCAL BROWNFIELD REVOLVING FUN	D													
3RF Deposits *								\$ 10,204 \$	182,448 \$				\$ 746,800	
State Tax Capture							5 -		- 3			\$ -	\$.	
Local Tax Capture	\$ -	\$	\$ -	\$ -	s -	\$.	· S -	\$ 10,204 \$	182,448 \$	185,837	\$ 189,277	\$ 179,034	\$ 746,800	
Total LBRF Capture														
* Up to five years of capture for LBRF Deposits	s after eligible activiti	ies are reimbur:	ed. May be take	en from EGLE & Li	ocal TIR only.	-								
ootnotes:			ed. May be take	en from EGLE & Li	ocal TIR only.	1								
ootnotes: Land increment will be captured but TIF proje			ed. May be take	n from EGLE & Li	ocal TIR only.]								
 Up to five years of capture for LBRF Deposits optimized. Land increment will be captured but TIF proje apture for ease of reference. Assumes new taxable value based on propose 	ections only show imp	provements	ed. May be take	en from EGLE & Li	ocal TIR only.]								



Real Life Example #2

Brownfield Plan for the Lakeshore Habitat for Humanity and Jubilee Ministries Project at 285 W 36th Street and 906 Washington Avenue, Holland, Michigan

Prepared for: City of Holland Brownfield Redevelopment Authority – 270 S. River Avenue, Holland, MI 49423

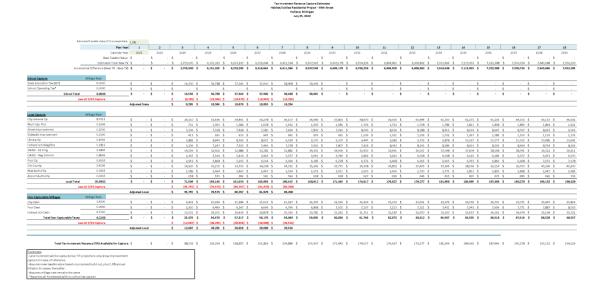
Prepared with the assistance of: Warner Norcross + Judd LLP – 150 Ottawa Ave NW, Suite 1500, Grand Rapids, MI 49503





Map of Eligible Property

ELIGIBLE ACTIVITIES	
TASK	COST ESTIMATE
1. Department Specific Activities	\$9,000
2. Demolition	\$14,000
3. Site Preparation	\$65,000
4. Infrastructure Improvements	\$1,450,000
5. Land Bank Assistance for Cost of Sale	\$1,920,000
Eligible Activity Subtotal	\$3,458,000
6. Contingency (15%)	\$518,700
7. Brownfield Plan Amendment/Work Plan Preparation and Development	\$30,000
TOTAL	\$4,006,700



6th Street

	Estimated Taxable Value (TV) in	crease Rate:														
		Plan Year	19	20	21	22	23	24	25	26	27	28	29	30	31	TOTAL
	0	lendar Year	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	
	Base Tar	able Value \$	- \$	- 5	- \$	- 5	- \$	- 5	- \$	- 5	- 5	- 5	- \$	- 5		\$ -
	Estimated To	otal New TV \$	7,665,579 \$	7,780,563 \$	7,897,271 \$	8,015,730 \$	8,135,966 \$	8,258,006 \$	8,381,876 \$	8,507,604 \$	8,635,218 \$	8,764,746 \$	8,896,218 \$	9,029,661 \$	9,165,106	\$ 9,165,106
	Incremental Difference (New T	V - Base TV) \$	7,665,579 \$	7,780,563 \$	7,897,271 \$	8,015,730 \$	8,135,966 \$	8,258,006 \$	8,381,876 \$	8,507,604 \$	8,635,218 \$	8,764,746 \$	8,896,218 \$	9,029,661 \$	9,165,106	\$ 9,165,100
School Capture	Millage Rate															
State Education Tax (SET)	6.0000	\$	- 5	· \$	- s	- s	- 5	- s	- 5	· \$	- s	- s	- 5	· 5		\$ 206,071
School Operating Tax*	0.0000	s	- 5	. 5	- 5	· \$	- 5	· 5	- \$. \$	- 5	- 5	- 5	· 5		s -
School	Total 6.0000	\$	- \$	- 5	- \$	- 5	- \$	- \$	- \$	- 5	- \$	- 5	- \$	- 5		\$ 206,071
	Less LB 5/50 Capture															
Local Capture	Millage Rate															
City General Op	8.7512	s	67,083 \$	68,089 \$	69,111 \$	70,147 \$	71,199 \$	72,267 \$	73,351 \$	74,452 \$	75,569 \$	76,702 \$	77,853 \$	79,020 \$	80,205	\$ 1,874,263
Muni Cap Proj	0.2545	\$	1,951 \$	1,980 \$	2,010 \$	2,040 \$	2,071 \$	2,102 \$	2,133 \$	2,165 \$	2,198 \$	2,231 \$	2,264 \$	2,298 \$	2,333	\$ 54,507
Street Improvement	1.2000	s	9,199 \$	9,337 \$	9,477 \$	9,619 \$	9,763 \$	9,910 \$	10,058 \$	10,209 \$	10,352 \$	10,518 \$	10,675 \$	10,835 \$	10,998	\$ 257,007
Sidewalk Improvement	0.1500	s	1,150 \$	1,167 \$	1,185 \$	2,202 \$	1,220 \$	1,239 \$	1,257 \$	1,276 \$	1,295 \$	1,315 \$	1,334 \$	1,354 \$	1,375	\$ 32,126
Library Op	1.4091	s	10,802 \$	10,964 \$	11,128 \$	11,295 \$	11,464 \$	11,636 \$	11,811 \$	11,988 \$	12,168 \$	12,350 \$	12,536 \$	12,724 \$	12,915	\$ 301,790
Holland Sch Bidg/Site	1.1819	s	9,060 \$	9,195 \$	9,334 \$	9,474 \$	9,616 \$	9,760 \$	9,907 \$	10,055 \$	10,206 \$	20,359 \$	10,514 \$	10,672 \$	10,832	\$ 253,130
CAISD - Ed Prog	5.2847	s	40,510 \$	41,118 \$	41,735 \$	42,361 \$	42,996 \$	43,641 \$	44,296 \$	44,960 \$	45,635 \$	46,319 \$	47,014 \$	47,719 \$	48,435	\$ 1,131,836
CAISD - Reg Enhmot	0.8699	s	6,668 \$	6,768 \$	6,870 \$	6,973 \$	7,077 \$	7,184 \$	7,291 \$	7,401 \$	7,512 \$	7,624 \$	7,739 \$	7,855 \$	7,973	\$ 185,308
Pool Op	0.9505	s	7,286 \$	7,395 \$	7,506 \$	7,619 \$	7,733 \$	7,849 \$	7,967 \$	8,085 \$	8,208 \$	8,331 \$	8,456 \$	8,583 \$	8,711	\$ 203,571
Ott County	5.4356	\$	41,514 \$	42,136 \$	42,768 \$	43,410 \$	44,051 \$	44,722 \$	45,393 \$	45,074 \$	46,765 \$	47,466 \$	48,178 \$	48,901 \$	49,635	\$ 1,159,871
Max Authority	0.3953	s	3,030 \$	3,076 \$	3,122 \$	3,169 \$	3,216 \$	3,264 \$	3,313 \$	3,363 \$	3,414 \$	3,465 \$	3,517 \$	3,569 \$	3,623	\$ \$4,662
Airport Authority	0.0935	\$	717 \$	727 \$	738 \$	749 \$	761 \$	772 \$	784 \$	795 \$	807 \$	820 \$	832 \$	344 \$	857	\$ 20,025
Local	Total 25.9562	\$	198,969 \$	201,954 \$	204,983 \$	208,058 \$	211,179 \$	214,346 \$	217,562 \$	220,825 \$	224,137 \$	227,500 \$	230,912 \$	234,376 \$	237,891	\$ 5,559,095
	Less LB 5/50 Capture															
Non-Cepturable Millages	Millage Rate															
City Debt	3.4200	\$	26,216 \$	26,610 \$	27,009 \$	27,414 \$	27,825 \$	28,242 \$	28,666 \$	29,095 \$	29,532 \$	29,975 \$	30,425 \$	30,881 \$	31,345	\$ 732,469
Pool Debt	1.0600	\$	8,126 \$	8,247 \$	8,371 \$	8,497 \$	8,624 \$	8,753 \$	8,883 \$	9,018 \$	9,153 \$	9,291 \$	9,430 \$	9,571 \$	9,715	\$ 227,022
Holland Sch Debt	4.7300	5	36,258 \$	36,802 \$	37,354 \$	37,914 \$	38,483 \$	39,060 \$	39,646 \$	40,241 \$	40,845 \$	41,457 \$	42,079 \$	42,710 \$	43,351	\$ 1,013,034
Total Non-Capturable		\$	70,600 \$	71,659 \$	72,734 \$	73,825 \$	74,932 \$	76,056 \$	77,197 \$	78,355 \$	79,530 \$	80,723 \$	81,994 \$	83,163 \$	84,411	\$ 1,972,526
	Less LB 5/50 Cepture															
Total Tax incr	rement Revenue [TIR] Available	for Capture S	198,969 \$	201,954 \$	204,983 \$	208,058 \$	211,179 \$	214,346 \$	217,562 \$	220,825 \$	224,137 \$	227,500 \$	230,912 \$	234,376 \$	237,891	\$ 5,765,167

out. plus 1.5% annual

Tax Increment Financing Reimbursement Table Habitat/Jubilee Residential Project - 36th Street
Holland, Michigan
July 25, 2022

	Developer Maximum Reimbursement State Local TOTAL EGLE MSF	Pi	0.0% \$ 100.0% \$		Local-Only Taxes \$ 3,996,350	Total \$ 1,779 \$ 4,004,921 \$ 4,006,700 \$ 10,350 \$ 10,350 \$ 10,350 \$ 10,350 \$ 10,350 \$ 10,350 \$ 10,000 \$ 10,0000 \$ 10,0000 \$ 10,0000 \$ 10,0	C		nated Total ars of Plan:	31	Ad	timated Capture Iministrative Fees ate Revolving Fur RRF	\$	103,036					
	Mor		1	2 -	5 5,996,530	2 3,396,330													
	_	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Total State Incremental Revenue		s - :	s - :	\$ 8,265	\$ 18,394	\$ 18,670 \$	18,950 \$	19,234 \$	39,045 \$	- 5	- 5	- \$	- 5	- 5	- 5	- 5	- 5	- 5	
State Brownfield Revolving Fund (50% of SET)		s	s - :	5 (8,265)	\$ (18,394)	\$ (18,670) \$	(18,950) \$	(19,234) \$	(19,523) \$	- 5	- 5	- 5	- 5	- 5	- 5	- 5	- 5	- 5	
State TIR Available for Reimbursement		\$ - :	s - :	s -	\$ -	\$. \$	- 5	- \$	19,523 \$	- 5	- 5	- \$	- \$	- \$	- \$	- \$	- 5	- \$	-
Total Local Incremental Revenue		s - :	s - 1	\$ 35,755	\$ 79,573	\$ 80,767 \$	81.978 S	83.208 S	168.912 5	171.445 \$	174.017 \$	176.627 \$	179.277 \$	181,966 \$	184.695 S	187.466 S	190.278 S	193.132 S	196.029
BRA Administrative Fee (5%)		s - :	s - 1	5 (2,201)	\$ (4,898)	s (4,972) s	(5,046) \$	(5,122) \$	(10,398) 5	(8,572) 5	(8,701) \$	(8,831) \$	(8.964) \$	(9.098) \$	(9,235) \$	(9,373) \$	(9,514) \$	(9,657) \$	(9,801)
Local TIR Available for Reimbursement		\$ - :	s - :	\$ 33,554	\$ 74,675	\$ 75,795 \$	76,932 \$	78,086 \$	158,514 \$	162,873 \$	165,316 \$	167,796 \$	170,313 \$	172,868 \$	175,461 \$	178,092 \$	180,764 \$	183,475 \$	186,227
Total State & Local TIR Available		s - :	s - :	\$ 33,554	\$ 74,675	\$ 75,795 \$	76,932 \$	78,086 \$	178.036 5	162.873 5	165,316 \$	167.796 \$	170.313 \$	172,868 \$	175.461 \$	178.092 S	180.764 S	183,475 \$	186.227
	Beginning			,,	+														
DEVELOPER	Balance																		
DEVELOPER Reimbursement Balance		\$ 3,996,350	5 3 996 350	\$ 3.962.883	\$ 3,888,401	\$ 3,812,802 \$	3 736 069 \$	3.658.186 \$	8 500 182 0	3 337 679 0	8 172 790 \$	3.005.428 \$	2 895 555 6	2 662 134 5	2 488 127 5	2 310 494 5	2 180 197 \$	1.947,196 \$	1.761.450
MSE Non-Environmental Costs State Tax Reimbursement Local Tax Reimbursement	5 -		\$-{ 5-}	5 -			- \$	- 5	- 5 - 5 - 5	- 5	- 5	- \$	- 5	. 5	- \$	- 5	- 5	- 5 - 5 - 5	
MSE Non-Environmental Costs State Tax Reimbursement	\$ -	ş - ş -	5 - 5 5 - 5	s - s -	\$ -	5 - 5 5 - 5	- 5	- \$	- 5	- 5	- 5	- 5	- 5	- 5	- \$	- \$	- 5	- 5	
MSF Non-Environmental Costs State Tax Reimbursement Local Tax Reimbursement Total MSF Reimbursement Balance	\$ -	\$ - \$ -	5 - 5 5 - 5	s - s -	s - s -	\$ - \$ \$ - \$ \$ - \$	- 5 - 5	- \$	- 5 - 5 - 5	- 5 - 5 - 5	- 5	- 5	- \$	\$ \$ \$	- \$	- \$	- 5 - 5	- 5	
MSF Non-Environmental Costs State Tax Reimbursement Local Tax Reimbursement Total MSF Reimbursement Balance EGLE Environmental Costs	\$ -	\$ - \$ - \$ -	5 - 5 5 - 5 5 - 5 5 - 5 5 - 5 5 - 5	5 - 5 - 5 - 5 -	\$ - \$ - \$ - \$ - \$	5 - 5 5 - 5 5 - 5 5 - 5 5 - 5	- \$ - \$ - \$	- \$ - \$ - \$ 9,676 \$	- 5 - 5 - 5 9,474 5	- 5 - 5 - 5 7,235 5	- 5	- \$ - \$ 6,388 \$	- \$ - \$ - \$ 5,954 \$	- 5 - 5 - 5	- \$ - \$ - \$	- \$ - \$ - \$ 4,614 \$	- 5 5 4,154 5	- 5 - 5 - 5 3,688 5	3,214
MSF Non-Environmental Costs State Tax Reimbursement Local Tax Reimbursement Total MSF Reimbursement Balance	\$ -	\$ - \$ - \$ -	5 - 5 5 - 5	5 - 5 - 5 - 5 - 5 - 5 - 5 -	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ - \$ \$ - \$ \$ - \$	- 5 - 5	- \$	- 5 - 5 - 5	- 5 - 5 - 5	- \$ - \$ - 5 - 5 - 5	- \$ - \$	- 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5	- 5 - 5 - 5	- \$	- \$	- 5 5 4,154 5	- \$ - \$ - \$	3,214
MSF Non-Environmental Costs State Tax Reimbursement Local Tax Reimbursement Total MSF Reimbursement Balance EGLE Environmental Costs	\$ -	\$	5 - 5 5 - 5	5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 -	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ - 5 \$	- \$ - \$ 9,875 \$ - \$ 199 \$	- \$ - \$ - \$ 9,676 \$ - \$ 202 \$	- \$ - \$ 9,474 \$ 1,779 \$ 460 \$	- 5 - 5 - 5 7,235 5 - 5 421 5	- \$ - \$ - \$ 6,815 \$ - \$ - \$ 427 \$	- \$ - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5	- \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$	- 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 447 5	- \$ - \$ 5,068 \$ - \$ 453 \$	- \$ - \$ - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 4,614 - 5 - 4,60 - 5	- 5 - 5 - 5 - 5 - 5 - 5 - 5 - 4,254 5 - 5 - 467 5	- \$ - \$ - \$ 3,688 \$ - \$ 474 \$	3,214
MSF Non-Environmental Costs State Tax Reimbursement Local Tax Reimbursement Total MSF Reimbursement Balance <u>TGEI Environmental Costs</u> State Tax Reimbursement	\$	\$	5 - 5 5 - 5	5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 -	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ - 5 \$	- \$ - \$ 9,875 \$ - \$ 199 \$	- \$ - \$ - \$ 9,676 \$ - \$	- \$ - \$ 9,474 \$ 1,779 \$	- 5 - 5 - 5 7,235 5 - 5 421 5	- \$ - \$ - 5 - 5 - 5	- \$ - \$ - \$ 6,388 \$	- 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5	- 5 - 5 - 5 - 5 - 5	- \$ - \$ 5,068 \$ - \$	- \$ - \$ - 5 4,614 \$	- 5 - 5 - 5 - 5 - 5 - 5 - 5 - 4,254 5 - 5 - 467 5	- 5 - 5 - 5 3,688 5 - 5	3,214
MSI Ron Environmental Cody State Tax Reinbursement Local Tax Reinbursement Balance Total MSF Reinbursement Balance GLE Environmental Cody State Tax Reinbursement Local Tax Reinbursement Total EGLE Reinbursement Balance	\$. 5 10,350	\$	5 - 5 5	5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 -	\$ - \$ - \$ 10,263 \$ - \$ 193 \$ 10,070	\$ - \$ \$	- \$ - \$ 9,875 \$ - \$ 199 \$ 9,676 \$	- \$ - \$ - \$ 9,676 \$ - \$ 202 \$ 9,474 \$	- \$ - \$ - \$ 9,474 \$ 1,779 \$ 460 \$ 7,235 \$	- 5 - 5 - 5 - 5 - 5 - 5 - 5 - 6,815 5	- 5 - 5 6,815 5 - 5 427 5 6,388 5	- \$ - \$ 6,388 \$ - \$ 433 \$ 5,954 \$	- \$ 5,954 \$ - \$ 5,954 \$ - \$ 440 \$ 5,514 \$	- 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5	- \$ - \$ - \$ 5,068 \$ - \$ 453 \$ 4,614 \$	- 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5	- 5 - 5 - 5 - 5 - 5 - 5 - 5 - 4,154 - 5 - 467 - 5 - 3,688 - 5	- 5 - 5 - 5 - 5 - 5 - 5 - 5 - 474 5 - 3,224 5	3,214
Mar Non-Environmental Cods State Tan Reinbursement Deal Tan Neinbursement Deal MS Reinbursement Balance Cell Environmental Cods State Tan Reinbursement Local Tan Reinbursement Total SELE Reinbursement Datal SelE Reinbursement Datas	\$	\$	\$ - 3 5 - 3 5 - 5 5	5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	\$ - \$ - \$ 10,263 \$ - \$ 193 \$ 10,070 \$ 3,962,883	\$ - \$ \$	- \$ - \$ 9,875 \$ - \$ 199 \$ 9,676 \$ 3,812,802 \$	- \$ - \$ 9,676 \$ - \$ 202 \$ 9,474 \$ 3,736,066 \$	- \$ - \$ 9,474 \$ 1,779 \$ 460 \$ 7,235 \$ 3,658,186 \$	- \$ - \$ 7,235 \$ - \$ 421 \$ 6,825 \$ 3,500,132 \$	- 5 - 5 6,815 5 - 5 427 5 6,388 5 3,337,679 5	- \$ - \$ - \$ 6,388 \$ - \$ 433 \$ 5,954 \$ 3,172,790 \$	- 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5	- 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5	- \$ - \$ 5,068 \$ - \$ 453 \$ 4,614 \$ 2,663,134 \$	- \$ - \$ - \$ 4,614 \$ - \$ 460 \$ 4,154 \$ 2,488,127 \$	- 5 - 5 - 5 - 5 - 5 - 5 - 5 - 467 5 - 3,688 5 - 2,310,494 5	- 5 - 5 - 5 - 5 - 5 - 5 - 474 5 - 3,214 5 - 2,130,197 5	3,214 481 2,733 1,947,196
MV Non Fankarpenetal Gods Salet Tan Reinburg enered Local Tan Reinburg enered Local Tan Reinburg enered Total MS Reinburgenet Balance Salet Tan Reinburgenet Ibaci Tan Reinburgenet Ibaci Tan Reinburgenet Total GGL Reinburgenet Balance Local Tan Reinburgenet Local Tan Reinburgenet	5	\$	5 - 5 5	5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 -	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ - \$ \$ - \$ \$ - \$ \$ - \$ \$ - \$ \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$	- \$ - \$ 9,875 \$ - \$ 9,676 \$ 9,676 \$ 3,812,802 \$ 76,733 \$	- \$ - \$ 9,676 \$ - \$ 202 \$ 9,474 \$ 3,736,069 \$ 77,884 \$	- \$ - \$ 9,474 \$ 1,779 \$ 460 \$ 7,235 \$ 3,658,186 \$ 158,054 \$	- \$ - \$ 7,235 \$ - \$ 421 \$ 6,815 \$ 3,500,132 \$	- \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$	- \$ - \$ 6,388 \$ - \$ 433 \$ 5,954 \$ 3,172,790 \$ 167,362 \$	- \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$	- \$ 5,514 \$ - \$ 447 \$ 5,068 \$ 2,835,555 \$ 172,421 \$	- \$ 5,068 \$ - \$ 453 \$ 4,614 \$ 2,663,134 \$ 175,007 \$	- \$ - \$ 4,614 \$ - \$ 460 \$ 4,154 \$ 2,488,127 \$ 177,632 \$	- 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5	- \$ - \$ 3,688 \$ - \$ 474 \$ 3,214 \$ 2,130,297 \$ 183,001 \$	3,214 481 2,733 2,947,196 185,746
Mar Non-Environmental Cods State Tan Reinbursement Deal Tan Neinbursement Deal MS Reinbursement Balance Cell Environmental Cods State Tan Reinbursement Local Tan Reinbursement Total SELE Reinbursement Datal SelE Reinbursement Datas	5	\$	5 - 5 5	5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 -	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ - \$ \$	- \$ - \$ 9,875 \$ - \$ 9,676 \$ 9,676 \$ 3,812,802 \$ 76,733 \$	- \$ - \$ 9,676 \$ - \$ 202 \$ 9,474 \$ 3,736,069 \$ 77,884 \$	- \$ - \$ 9,474 \$ 1,779 \$ 460 \$ 7,235 \$ 3,658,186 \$ 158,054 \$	- \$ - \$ 7,235 \$ - \$ 421 \$ 6,815 \$ 3,500,132 \$	- \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$	- \$ - \$ 6,388 \$ - \$ 433 \$ 5,954 \$ 3,172,790 \$ 167,362 \$	- \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$	- \$ 5,514 \$ - \$ 447 \$ 5,068 \$ 2,835,555 \$ 172,421 \$	- \$ 5,068 \$ - \$ 453 \$ 4,614 \$ 2,663,134 \$ 175,007 \$	- \$ - \$ 4,614 \$ - \$ 460 \$ 4,154 \$ 2,488,127 \$ 177,632 \$	- 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5	- \$ - \$ 3,688 \$ - \$ 474 \$ 3,214 \$ 2,130,297 \$ 183,001 \$	3,214 481 2,733 2,947,196 185,746
MV Non Fankarpenetal Gods Salet Tan Reinburg enered Local Tan Reinburg enered Local Tan Reinburg enered Total MS Reinburgenet Balance Salet Tan Reinburgenet Ibaci Tan Reinburgenet Ibaci Tan Reinburgenet Total GGL Reinburgenet Balance Local Tan Reinburgenet Local Tan Reinburgenet	5	\$	5 - 5 5	5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 -	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ - \$ \$ - \$	- \$ - \$ - \$ 9,875 \$ - \$ 9,676 \$ 9,676 \$ 3,822,802 \$ 76,733 \$ 3,736,069 \$	- \$ - \$ 9,676 \$ - \$ 202 \$ 9,474 \$ 3,736,069 \$ 77,884 \$	- \$ - \$ 9,474 \$ 1,779 \$ 460 \$ 7,235 \$ 3,658,186 \$ 158,054 \$	- 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5	- \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$	- \$ - \$ - \$ 6,388 \$ - \$ 433 \$ 5,954 \$ 3,172,790 \$ 167,362 \$ 3,005,428 \$	- \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$	- \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$	- \$ - \$ - \$ 5,068 \$ - \$ 4,513 \$ 4,614 \$ 2,663,134 \$ 175,007 \$ 2,488,127 \$	4,614 5 - 5 4,614 5 - 5 4,00 5 4,154 5 2,488,127 5 177,652 5 2,310,494 5	- \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$	- \$ - \$ 3,688 \$ - \$ 474 \$ 3,214 \$ 2,130,297 \$ 183,001 \$	3,214 481 2,733 2,947,196 185,746
NO Biod Indocemental Costs Start is a Neinbarrent of Line Ten Keinbarrent of Total MS Reinbursement Balance Start Tan Keinbarrent Balance Start Tan Keinbarrent Balance Total (SCI Reinbursement Balance Total (SCI Reinbarrent Balance Total (SCI Reinbarrent Balance Total Local Cost, Reinbarrent Balance	5	\$	5 - 5 5	5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 -	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ - \$ \$ - \$	- \$ - \$ - \$ 9,875 \$ - \$ 9,676 \$ 9,676 \$ 3,822,802 \$ 76,733 \$ 3,736,069 \$	- \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$	- \$ - \$ 9,474 \$ 1,779 \$ 460 \$ 7,235 \$ 3,658,186 \$ 158,054 \$ 3,500,132 \$	- 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5	- \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$	- \$ - \$ - \$ 6,388 \$ - \$ 433 \$ 5,954 \$ 3,172,790 \$ 167,362 \$ 3,005,428 \$	- \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$	- \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$	- \$ - \$ - \$ 5,068 \$ - \$ 4,513 \$ 4,614 \$ 2,663,134 \$ 175,007 \$ 2,488,127 \$	4,614 5 - 5 4,614 5 - 5 4,00 5 4,154 5 2,488,127 5 177,652 5 2,310,494 5	- \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$	- \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$	3,214 481 2,733 1,947,196 185,746 1,761,456
MAX Intel-Environmental Code) State: Ta Reinforwarement Code Tas Reinforwarement Total RAS Bachturement Total RAS Bachturement Code Tas Reinforwarement Code Tas Reinforwarement Total Code Rominger State: Tas Reinforwarement Total Code Rominger State Code Rominger State Code Rominger State Code Rominger State Code Rominger Total Lack Code Rominger Reinforwarement Total Lack Rominger Reinforwarement T	5	\$	\$	5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 -	\$ - \$ - \$ - \$ - \$ - \$ - \$ 293 \$ 12,070 \$ 3,962,883 \$ 74,482 \$ 3,888,401 \$ 74,675	S - S S - S S - S S 10,070 S S - S S - S S 196 S S 3,888,402 S S 75,599 S S 75,795 S	- \$ - \$ - \$ 9,875 \$ - \$ 9,676 \$ 9,676 \$ 3,812,802 \$ 76,733 \$ 3,736,069 \$ 76,932 \$	- \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$	- \$ - \$ 9,474 \$ 1,779 \$ 460 \$ 7,235 \$ 3,658,186 \$ 158,054 \$ 3,500,132 \$	- 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5	- 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 427 5 - 6,388 5 - 3,337,679 5 - 164,889 5 - 3,337,679 5 - 164,889 5 - 3,172,796 5 - 165,316 5	- \$ - \$ - \$ 6,388 \$ - \$ 433 \$ 5,954 \$ 3,172,790 \$ 167,362 \$ 3,005,428 \$	- \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$	- 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5	- \$ - \$ - \$ 5,068 \$ - \$ 4,513 \$ 4,614 \$ 2,663,134 \$ 175,007 \$ 2,488,127 \$	4,614 5 - 5 4,614 5 - 5 4,00 5 4,154 5 2,488,127 5 177,652 5 2,310,494 5	- 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5	- \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$	3,214 481 2,733 1,947,196 185,746 1,761,456
MiX Into-Environmental Cosh State: Ta Reinitours most Cost of Ta Reinitours ment Total RS Reinitours ment Total RS Reinitours ment Cost Into Reinitours ment Cost I an Reinitours ment Total Cost Reinitours ment Total Cost Reinitours ment Total Cost Reinitours ment Earl I an Reinitours ment Total Cost Reinitours ment Total Cost Reinitours ment Total Cost Open Reinitours Raines Total Round Developer Reinitoursement LICCAL BROWNERELD EVOLVING FUN ILEG Openins'	\$ \$	\$ - 5 \$ -	5 - 5 5 - 1 5	5 - 5 - 5 - 5 10,350 5 87 5 87 5 87 5 87 5 87 5 32,963,356 5 33,467 5 3,962,883 5 33,554 5 -	\$	S - S S - S S - S S - S S 10070 S S - S S - S S - S S - S S - S S - S S - S S - S S - S S - S S - S S - S S - S	- \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$	- 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5	- 5 - 5 - 5 - 7 - 5 - 5 - 5 - 5 - 7 - 5 - 7 - 7 - 5 - 7 - 7 - 7 - 7 - 7 - 7 - 7 - 7 - 7 - 7	- 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5	- 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 427 5 - 6,388 5 - 427 5 - 6,388 5 - 3,372,679 5 - 3,372,679 5 - 3,172,790 5 - 165,316 5 - 165,316 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 -	- \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$	- \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$	- 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5	- \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$	- \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$	- 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 467 5 - 3,688 5 - 2,310,494 5 - 180,764 5 - 5 - 5	- \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$	3,214 481 2,733 1,947,196 185,746 1,761,456
MU Rosi-Invisormental Cody State: Ta A Reinforcement Local Ta Reinforcement Excel Ta Reinforcement Test Reinforcement Cod Ta Reinforcement Local Ta Reinforcement Local Ta Reinforcement Test Eccl Reinforcement Local Ta Reinforcement Local Ta Reinforcement Local Ta Reinforcement Local Ta Reinforcement Test and Cody Reinforcement Coda Local Ophic Reinforcement Local Ta Reinforce Reinforcement Local Ta Reinforce Reinforcement Local Ta Reinforce Reinforcement Local Local Developer Reinforcement Local Ta Reinforce Reinforcement Local Ta Reinforcement Local Rein	\$ \$	\$	\$ - 2 \$ - 2 \$ - 2 \$ 10,350	5 5 5 5 5 5 5 5 5 5 5 - 7 5 - 7	\$	S - S S - S S - S S - S S 10,070 S S - S S - S S - S S - S S - S S 3,888,402 S S 3,812,802 S S 75,795 S S - S S - S	- \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$	- \$ - \$ - \$ 9,676 \$ - \$ 9,474 \$ 9,474 \$ 3,736,066 \$ 77,884 \$ 3,658,386 \$ 78,086 \$ - \$ - \$	- 5 - 5 - 5 - 7 - 5 - 5 - 5 - 5 - 5 - 7 - 27 - 7 - 27 - 7 - 27 - 27 - 27 -	- 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5	- 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5	- \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$	- 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5	- 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5	- \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$	- 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 460 5 -	- 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5	- \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$	3,214 481 2,733 1,947,196 185,746 1,761,456
MiX Into-Environmental Cosh State: Ta Reinitours most Cost of Ta Reinitours ment Total RS Reinitours ment Total RS Reinitours ment Cost Into Reinitours ment Cost I an Reinitours ment Total Cost Reinitours ment Total Cost Reinitours ment Total Cost Reinitours ment Earl I an Reinitours ment Total Cost Reinitours ment Total Cost Reinitours ment Total Cost Open Reinitours Raines Total Round Developer Reinitoursement LICCAL BROWNERELD EVOLVING FUN ILEG Openins'	\$	\$	\$ - 2 \$ - 2 \$ - 2 \$ 10,350	5 5 5 5 5 5 5 5 5 5 5 - 7 5 - 7	\$	\$ - \$ \$ - \$ \$ - \$ \$ - \$ \$ - \$ \$ 10,070 \$ \$ - \$ \$ 3,888,401 \$ \$ 3,888,401 \$ \$ 3,888,401 \$ \$ 75,599 \$ \$ 75,599 \$ \$ 75,595 \$ \$ 75,795 \$ \$ 7	- \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$	- \$ - \$ - \$ 9,676 \$ - \$ 9,474 \$ 9,474 \$ 3,736,066 \$ 77,884 \$ 3,658,386 \$ 78,086 \$ - \$ - \$	- 5 - 8 - 8 - 7 - 8 - 8 - 8 - 8 - 8 - 8 - 8 - 8 - 8 - 8	- 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5	- 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5	- \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$	- 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5	- 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5	- \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$	- 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 460 5 -	- 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5	- \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$	3,214 481 2,733 1,947,196 185,746 1,761,456
MV Into Environmental (ach) State: Ta Reinforwarenet Ecol Ta Reinforwarenet Total MS Bahnurenemt Banne Total (MS Bahnurenemt Banne Total (Col) State: Ta Reinforwarenet Total (Col) Banne Total (Col) Col) Banne Col) Banne Banne Col) Banne Banne Col) Banne Banne Col) Banne Banne Col) Banne Banne Banne Col) Banne Ba	5 10,350 5 10,350 5 2,996,357 0 0	\$ -	\$ - 1 \$ - 1 5 \$ - 1 5 \$ 10,350 2 5 \$ 10,350 2 5 \$ 10,350 2 5 \$ 10,350 2 5 \$ 3,996,35C 3 5 \$ 3,996,35C 3 5 \$ - 2 - \$ - 3 5 - \$ - 5 - 5 \$ - 5 - 5 \$ - 5 - 5	5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 -	\$ \$	\$ - \$ \$ - \$ \$ - \$ \$ - \$ \$ - \$ \$ 10,070 \$ \$ - \$ \$ 3,888,401 \$ \$ 3,888,401 \$ \$ 3,888,401 \$ \$ 75,599 \$ \$ 75,599 \$ \$ 75,595 \$ \$ 75,795 \$ \$ 7	- \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$	- \$ - \$ - \$ 9,676 \$ - \$ 9,474 \$ 9,474 \$ 3,736,066 \$ 77,884 \$ 3,658,386 \$ 78,086 \$ - \$ - \$	- 5 - 8 - 8 - 7 - 8 - 8 - 8 - 8 - 8 - 8 - 8 - 8 - 8 - 8	- 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5	- 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5	- \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$	- 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5	- 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5	- \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$	- 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 460 5 -	- 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5	- \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$	3,214 481 2,733 1,947,196 185,746 1,761,456
Mill Non-Environmental Costs, State Ta Reinhursement Local Ta Reinhursement Total MS Reinhursement Balance Call Innovement Cost Ta Reinhursement Total Call Call Reinhursement Tatal Xinau Caller (CAL) BROWNERLD REVOLVING FUR URI Propenti- State Tac Caltere	5 10,350 5 10,350 5 2,996,357 0 0	\$ -	\$ - 1 \$ - 1 5 \$ - 1 5 \$ 10,350 2 5 \$ 10,350 2 5 \$ 10,350 2 5 \$ 10,350 2 5 \$ 3,996,35C 3 5 \$ 3,996,35C 3 5 \$ - 2 - \$ - 3 5 - \$ - 5 - 5 \$ - 5 - 5 \$ - 5 - 5	5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 -	\$ \$	\$ - \$ \$ - \$ \$ - \$ \$ - \$ \$ - \$ \$ 10,070 \$ \$ - \$ \$ 3,888,401 \$ \$ 3,888,401 \$ \$ 3,888,401 \$ \$ 75,599 \$ \$ 75,599 \$ \$ 75,595 \$ \$ 75,795 \$ \$ 7	- \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$	- \$ - \$ - \$ 9,676 \$ - \$ 9,474 \$ 9,474 \$ 3,736,066 \$ 77,884 \$ 3,658,386 \$ 78,086 \$ - \$ - \$	- 5 - 8 - 8 - 7 - 8 - 8 - 8 - 8 - 8 - 8 - 8 - 8 - 8 - 8	- 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5	- 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5	- \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$	- 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5	- 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5	- \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$	- 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 460 5 -	- 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5	- \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$	3,214 481 2,733 1,947,196 185,746 1,761,456
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reases thereafter. nillage rate remains the same all Homestead with no school tax capture



Questions



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