

City's consolidated analysis of 708.xls

	2008*	2009	2010	2011***	2012	2013	2014*	2015	2016	2017*	2018	2019	2020	2021
<b>Existing Building (Assuming Full Occupancy)</b>														
Assessed Value	949,999	949,999	949,999	1,023,054	1,023,054	1,023,054	1,101,727	1,101,727	1,101,727	1,186,450	1,186,450	1,186,450	1,186,450	1,277,688
Equalized Assessed Value Building	2,572,217	2,572,217	2,572,217	2,770,021	2,770,021	2,770,021	2,983,035	2,983,035	2,983,035	3,212,431	3,212,431	3,212,431	3,212,431	3,459,467
Less Frozen Value Building	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	-
Incremental EAV Building	791,241	791,241	791,241	989,045	989,045	989,045	1,202,059	1,202,059	1,202,059	1,431,455	1,431,455	1,431,455	1,431,455	-
Total Property Taxes all taxing agencies	209,816	209,816	209,816	225,951	225,951	225,951	243,326	243,326	243,326	262,038	262,038	262,038	262,038	282,189
Less tax on frozen EAV for all agencies except City*	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)	-
City Property tax (on base and increment)	91,737	91,737	91,737	107,872	107,872	107,872	125,247	125,247	125,247	143,959	143,959	143,959	143,959	52,826
Sales Taxes - Retail	106,313	107,376	108,450	109,534	110,630	111,736	112,853	113,982	115,122	116,273	117,436	118,610	119,796	120,994
Revenue to city from 2nd floor	291,260	294,173	297,114	300,085	303,086	306,117	309,178	312,270	315,393	318,547	321,732	324,950	328,199	331,481
Total 708 Church Revenue	489,310	493,286	497,301	517,492	521,588	525,725	547,279	551,500	555,762	578,779	583,127	587,519	497,049	505,301
<b>Net Present Value to 2029</b>	6,359,180													
<b>Net Present Value to 2019</b>	4,449,752													
<b>Focus/Klutznick Proposal</b>														
Assessed Value	949,999	687,500	425,000	457,683	457,683	457,683	1,625,582	8,127,912	16,255,824	17,505,897	17,505,897	17,505,897	17,505,897	18,852,100
Equalized Assessed Value	2,572,217	1,861,474	1,150,730	1,239,221	1,239,221	1,239,221	4,401,427	22,007,135	44,014,269	47,398,966	47,398,966	47,398,966	47,398,966	51,043,947
Less Frozen Value Building	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	-
Incremental EAV Building	791,241	80,498	(630,246)	(541,755)	(541,755)	(541,755)	2,620,451	20,226,159	42,233,293	45,617,990	45,617,990	45,617,990	45,617,990	-
Total Property Taxes all taxing agencies	209,816	151,840	93,865	101,083	101,083	101,083	359,024	1,795,122	3,590,244	3,866,334	3,866,334	3,866,334	3,866,334	4,163,655
Less tax on frozen EAV for all agencies except City*	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)	-
City Property tax (on base and increment)	91,737	33,762	27,196	27,196	27,196	27,196	240,946	1,677,043	3,472,165	3,748,255	3,748,255	3,748,255	3,748,255	779,441
Sales Taxes - Retail	85,050	25,515	-	-	-	-	90,000	91,809	92,727	93,654	94,591	95,537	96,492	97,457
Revenue to city from 2nd floor	174,756	58,252	-	-	-	-	-	-	-	-	-	-	-	-
Sales Tax - Resident Spending	-	-	-	-	-	-	6,274	34,192	68,384	69,068	69,758	70,456	71,161	71,872
Parking - Tower Employees	-	-	-	-	-	-	4,680	4,680	4,680	4,680	4,680	4,680	4,680	4,680
Total Focus/Klutznick Revenue	351,543	117,529	27,196	27,196	27,196	121,876	342,799	1,807,724	3,637,956	3,915,657	3,917,284	3,918,928	896,115	953,450
<b>Net Present Value to 2029</b>	13,953,565													
<b>Net Present Value to 2019</b>	10,299,976													
<b>Net Revenue from Tower</b>	(137,767)	(375,757)	(470,106)	(490,296)	(494,392)	(403,850)	(204,480)	1,256,225	3,082,194	3,336,878	3,334,157	3,331,409	399,066	448,149
<b>NPV on Net Gain/Loss thru 2019</b>	5,850,224													

\*Property taxes on frozen EAV for all agencies except City is calculated as: 8.157% total rate less 1.527 City rate equals 6.63% tax rate

Analysis of City's share of property taxes in W/N TIF (both incremental and on base EAV)

Frozen (Base) EAV	25,727,379
City 2006 tax rate	0.015270
City share on base EAV	392,857
Total TIF EAV for 2006	58,614,367
Less frozen EAV	(25,727,379)
Incremental EAV	32,886,988

\*\* - Property taxes paid in calendar for previous year's tax levy

\*\*\* - Reflects taxes paid following triennial reassessment.

	2022	2023	2024	2025	2026	2027	2028	2029	Totals
<b>Existing Building (Assuming Full Occupancy)</b>									
Assessed Value	1,277,688	1,277,688	1,375,942	1,375,942	1,375,942	1,481,752	1,481,752	1,481,752	
Equalized Assessed Value Building	3,459,467	3,459,467	3,725,500	3,725,500	3,725,500	4,011,991	4,011,991	4,011,991	
Less Frozen Value Building	-	-	-	-	-	-	-	-	(21,371,712)
Incremental EAV Building	-	-	-	-	-	-	-	-	13,241,401
Total Property Taxes all taxing agencies	282,189	282,189	303,889	303,889	303,889	327,258	327,258	327,258	5,825,437
Less tax on frozen EAV for all agencies except City*	-	-	-	-	-	-	-	-	(1,416,945)
City Property tax (on base and increment)	52,826	52,826	56,888	56,888	56,888	61,263	61,263	61,263	1,968,434
Sales Taxes - Retail	122,204	123,426	124,660	125,907	127,166	128,438	129,722	131,019	2,601,648
Revenue to city from 2nd floor	334,796	338,144	341,525	344,941	348,390	351,874	355,393	358,946	7,127,594
Total 708 Church Revenue	509,826	514,396	523,074	527,736	532,444	541,575	546,378	551,229	11,697,675

**Net Present Value to 2029**  
**Net Present Value to 2019**

**Focus/Klutznick Proposal**

Assessed Value	18,852,100	18,852,100	20,301,827	20,301,827	20,301,827	21,863,037	21,863,037	21,863,037	
Equalized Assessed Value	51,043,947	51,043,947	54,969,226	54,969,226	54,969,226	59,196,360	59,196,360	59,196,360	
Less Frozen Value Building	-	-	-	-	-	-	-	-	(21,371,712)
Incremental EAV Building	-	-	-	-	-	-	-	-	200,550,102
Total Property Taxes all taxing agencies	4,163,655	4,163,655	4,483,840	4,483,840	4,483,840	4,828,647	4,828,647	4,828,647	62,396,921
Less tax on frozen EAV for all agencies except City*	-	-	-	-	-	-	-	-	(1,416,945)
City Property tax (on base and increment)	779,441	779,441	839,380	839,380	839,380	903,928	903,928	903,928	25,161,231
Sales Taxes - Retail	98,432	99,416	100,410	101,414	102,428	103,453	104,487	105,532	1,769,305
Revenue to city from 2nd floor	-	-	-	-	-	-	-	-	233,008
Sales Tax - Resident Spending	72,591	73,317	74,050	74,790	75,538	76,294	77,057	77,827	1,062,628
Parking - Tower Employees	4,680	4,680	4,680	4,680	4,680	4,680	4,680	4,680	79,560
Total Focus/Klutznick Revenue	955,144	956,854	1,018,520	1,020,265	1,022,027	1,088,355	1,090,152	1,091,968	28,305,732

**Net Present Value to 2029**  
**Net Present Value to 2019**

**Net Revenue from Tower**

2022	445,318	442,458	495,446	492,529	489,583	546,780	543,775	540,739	11,764,215
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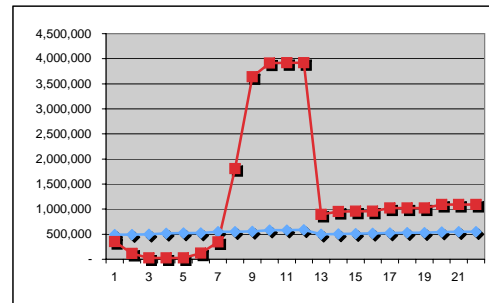
**NPV on Net Gain/Loss thru 2019**

\*Property taxes on frozen EAV for all agencies except City is calculated as: 8.157% total rate less 1.527 City rate equals 6.63% tax rate

Analysis of City's share of property taxes in W/N TIF (both incremental and on base EAV)

Frozen (Base) EAV  
 City 2006 tax rate  
 City share on base EAV

Total TIF EAV for 2006  
 Less frozen EAV  
 Incremental EAV



\*\* - Property taxes paid in calendar for previous year's tax levy

\*\*\* - Reflects taxes paid following triennial reassessment.

Tower Consolidated Files with 2yr delay.xls

	2008*	2009	2010	2011***	2012	2013	2014*	2015	2016	2017*	2018	2019	2020	2021
<b>Existing Building (Assuming Full Occupancy)</b>														
Assessed Value	949,999	949,999	949,999	1,023,054	1,023,054	1,023,054	1,101,727	1,101,727	1,101,727	1,186,450	1,186,450	1,186,450	1,186,450	1,277,688
Equalized Assessed Value Building	2,572,217	2,572,217	2,572,217	2,770,021	2,770,021	2,770,021	2,983,035	2,983,035	2,983,035	3,212,431	3,212,431	3,212,431	3,212,431	3,459,467
Less Frozen Value Building	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	-
Incremental EAV Building	791,241	791,241	791,241	989,045	989,045	989,045	1,202,059	1,202,059	1,202,059	1,431,455	1,431,455	1,431,455	1,431,455	-
Total Property Taxes all taxing agencies	209,816	209,816	209,816	225,951	225,951	225,951	243,326	243,326	243,326	262,038	262,038	262,038	262,038	282,189
Less tax on frozen EAV for all agencies except City*	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)	-
City Property tax (on base and increment)	91,737	91,737	91,737	107,872	107,872	107,872	125,247	125,247	125,247	143,959	143,959	143,959	143,959	52,826
Sales Taxes - Retail	106,313	107,376	108,450	109,534	110,630	111,736	112,853	113,982	115,122	116,273	117,436	118,610	119,796	120,994
Revenue to city from 2nd floor	291,260	294,173	297,114	300,085	303,086	306,117	309,178	312,270	315,393	318,547	321,732	324,950	328,199	331,481
Total 708 Church Revenue	489,310	493,286	497,301	517,492	521,588	525,725	547,279	551,500	555,762	578,779	583,127	587,519	497,049	505,301
<b>Net Present Value to 2029</b>	6,359,180													
<b>Net Present Value to 2019</b>	4,449,752													
<b>Focus/Klutznick Proposal</b>														
Assessed Value	949,999	949,999	949,999	687,500	425,000	457,683	457,683	457,683	1,625,582	8,127,912	16,255,824	17,505,897	17,505,897	17,505,897
Equalized Assessed Value	2,572,217	2,572,217	2,572,217	1,861,474	1,150,730	1,239,221	1,239,221	1,239,221	4,401,427	22,007,135	44,014,269	47,398,966	47,398,966	47,398,966
Less Frozen Value Building	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)
Incremental EAV Building	791,241	791,241	791,241	80,498	(630,246)	(541,755)	(541,755)	(541,755)	2,620,451	20,226,159	42,233,293	45,617,990	45,617,990	45,617,990
Total Property Taxes all taxing agencies	209,816	209,816	209,816	151,840	93,865	101,083	101,083	101,083	359,024	1,795,122	3,590,244	3,866,334	3,866,334	3,866,334
Less tax on frozen EAV for all agencies except City*	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)
City Property tax (on base and increment)	91,737	91,737	91,737	33,762	27,196	27,196	27,196	27,196	240,946	1,677,043	3,472,165	3,748,255	3,748,255	3,748,255
Sales Taxes - Retail	85,050	85,050	85,050	25,515	-	-	-	90,000	90,900	91,809	92,727	93,654	94,591	95,537
Revenue to city from 2nd floor	174,756	174,756	174,756	58,252	-	-	-	-	-	-	-	-	-	-
Sales Tax - Resident Spending	-	-	-	-	-	-	-	-	6,274	34,192	68,384	69,068	69,758	70,456
Parking - Tower Employees	-	-	-	-	-	-	-	-	4,680	4,680	4,680	4,680	4,680	4,680
Total Focus/Klutznick Revenue	351,543	351,543	351,543	117,529	27,196	27,196	27,196	121,876	342,799	1,807,724	3,637,956	3,915,657	3,917,284	3,918,928
<b>Net Present Value to 2029</b>	\$12,508,049.30													
<b>Net Present Value to 2019</b>	\$6,241,538.00													
<b>Net Revenue from Tower</b>	(137,767)	(375,757)	(470,106)	(490,296)	(494,392)	(403,850)	(204,480)	1,256,225	3,082,194	3,336,878	3,334,157	3,331,409	399,066	448,149
<b>NPV on Net Gain/Loss thru 2019</b>	5,850,224													

\*Property taxes on frozen EAV for all agencies except City is calculated as: 8.157% total rate less 1.527 City rate equals 6.63% tax rate

Analysis of City's share of property taxes in W/N TIF (both incremental and on base EAV)

Frozen (Base) EAV	25,727,379
City 2006 tax rate	0.015270
City share on base EAV	392,857
Total TIF EAV for 2006	58,614,367
Less frozen EAV	(25,727,379)
Incremental EAV	32,886,988

\*\* - Property taxes paid in calendar for previous year's tax levy

\*\*\* - Reflects taxes paid following triennial reassessment.



	2008*	2009	2010	2011***	2012	2013	2014*	2015	2016	2017*	2018	2019	2020	2021
<b>Existing Building (Assuming Full Occupancy)</b>														
Assessed Value	949,999	949,999	949,999	1,023,054	1,023,054	1,023,054	1,101,727	1,101,727	1,101,727	1,186,450	1,186,450	1,186,450	1,186,450	1,277,688
Equalized Assessed Value Building	2,572,217	2,572,217	2,572,217	2,770,021	2,770,021	2,770,021	2,983,035	2,983,035	2,983,035	3,212,431	3,212,431	3,212,431	3,212,431	3,459,467
Less Frozen Value Building	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	-
Incremental EAV Building	791,241	791,241	791,241	989,045	989,045	989,045	1,202,059	1,202,059	1,202,059	1,431,455	1,431,455	1,431,455	1,431,455	-
Total Property Taxes all taxing agencies	209,816	209,816	209,816	225,951	225,951	225,951	243,326	243,326	243,326	262,038	262,038	262,038	262,038	282,189
Less tax on frozen EAV for all agencies except City*	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)	-
City Property tax (on base and increment)	91,737	91,737	91,737	107,872	107,872	107,872	125,247	125,247	125,247	143,959	143,959	143,959	143,959	52,826
Sales Taxes - Retail	106,313	107,376	108,450	109,534	110,630	111,736	112,853	113,982	115,122	116,273	117,436	118,610	119,796	120,994
Revenue to city from 2nd floor	291,260	294,173	297,114	300,085	303,086	306,117	309,178	312,270	315,393	318,547	321,732	324,950	328,199	331,481
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<b>Net Present Value to 2029</b>	6,359,180													
<b>Net Present Value to 2019</b>	4,449,752													
<b>Focus/Klutznick Proposal</b>														
Assessed Value	949,999	949,999	949,999	687,500	425,000	457,683	457,683	457,683	1,625,582	8,127,912	16,255,824	17,505,897	17,505,897	17,505,897
Equalized Assessed Value	2,572,217	2,572,217	2,572,217	1,861,474	1,150,730	1,239,221	1,239,221	1,239,221	4,401,427	22,007,135	44,014,269	47,398,966	47,398,966	47,398,966
Less Frozen Value Building	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)
Incremental EAV Building	791,241	791,241	791,241	80,498	(630,246)	(541,755)	(541,755)	(541,755)	2,620,451	20,226,159	42,233,293	45,617,990	45,617,990	45,617,990
Total Property Taxes all taxing agencies	209,816	209,816	209,816	151,840	93,865	101,083	101,083	101,083	359,024	1,795,122	3,590,244	3,866,334	3,866,334	3,866,334
Less tax on frozen EAV for all agencies except City*	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)
City Property tax (on base and increment)	91,737	91,737	91,737	33,762	27,196	27,196	27,196	27,196	240,946	1,677,043	3,472,165	3,748,255	3,748,255	3,748,255
Sales Taxes - Retail	85,050	85,050	85,050	25,515	-	-	-	90,000	90,900	91,809	92,727	93,654	94,591	95,537
Revenue to city from 2nd floor	174,756	174,756	174,756	58,252	-	-	-	-	-	-	-	-	-	-
Hahn Building TIF Payment	-	(3,000,000)	-	-	-	-	-	-	6,274	34,192	68,384	69,068	69,758	70,456
Sales Tax - Resident Spending	-	-	-	-	-	-	-	-	4,680	4,680	4,680	4,680	4,680	4,680
Parking - lower employees	-	-	-	-	-	-	-	-	4,680	4,680	4,680	4,680	4,680	4,680
Total Focus/Klutznick Revenue	351,543	(2,648,457)	351,543	117,529	27,196	27,196	27,196	121,876	342,799	1,807,724	3,637,956	3,915,657	3,917,284	3,918,928
<b>Net Present Value to 2029</b>	\$9,838,059.58													
<b>Net Present Value to 2019</b>	\$3,571,548.28													
<b>Net Revenue from Tower</b>	(137,767)	(375,757)	(470,106)	(490,296)	(494,392)	(403,850)	(204,480)	1,256,225	3,082,194	3,336,878	3,334,157	3,331,409	399,066	448,149
<b>NPV on Net Gain/Loss thru 2019</b>	5,850,224													

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	2008*	2009	2010	2011***	2012	2013	2014*	2015	2016	2017*	2018	2019	2020	2021
<b>Existing Building (Assuming Full Occupancy)</b>														
Assessed Value	949,999	949,999	949,999	1,023,054	1,023,054	1,023,054	1,101,727	1,101,727	1,101,727	1,186,450	1,186,450	1,186,450	1,186,450	1,277,688
Equalized Assessed Value Building	2,572,217	2,572,217	2,572,217	2,770,021	2,770,021	2,770,021	2,983,035	2,983,035	2,983,035	3,212,431	3,212,431	3,212,431	3,212,431	3,459,467
Less Frozen Value Building	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	-
Incremental EAV Building	791,241	791,241	791,241	989,045	989,045	989,045	1,202,059	1,202,059	1,202,059	1,431,455	1,431,455	1,431,455	1,431,455	-
Total Property Taxes all taxing agencies	209,816	209,816	209,816	225,951	225,951	225,951	243,326	243,326	243,326	262,038	262,038	262,038	262,038	282,189
Less tax on frozen EAV for all agencies except City*	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)	-
City Property tax (on base and increment)	91,737	91,737	91,737	107,872	107,872	107,872	125,247	125,247	125,247	143,959	143,959	143,959	143,959	52,826
Sales Taxes - Retail	106,313	107,376	108,450	109,534	110,630	111,736	112,853	113,982	115,122	116,273	117,436	118,610	119,796	120,994
Revenue to city from 2nd floor	291,260	294,173	297,114	300,085	303,086	306,117	309,178	312,270	315,393	318,547	321,732	324,950	328,199	331,481
Total 708 Church Revenue	489,310	493,286	497,301	517,492	521,588	525,725	547,279	551,500	555,762	578,779	583,127	587,519	497,049	505,301
<b>Net Present Value to 2029</b>	6,359,180													
<b>Net Present Value to 2019</b>	4,449,752													
<b>Focus/Klutznick Proposal</b>														
Assessed Value	949,999	949,999	949,999	949,999	687,500	425,000	457,683	457,683	457,683	1,625,582	8,127,912	16,255,824	17,505,897	17,505,897
Equalized Assessed Value	2,572,217	2,572,217	2,572,217	2,572,217	1,861,474	1,150,730	1,239,221	1,239,221	1,239,221	4,401,427	22,007,135	44,014,269	47,398,966	47,398,966
Less Frozen Value Building	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)
Incremental EAV Building	791,241	791,241	791,241	791,241	80,498	(630,246)	(541,755)	(541,755)	(541,755)	2,620,451	20,226,159	42,233,293	45,617,990	45,617,990
Total Property Taxes all taxing agencies	209,816	209,816	209,816	209,816	151,840	93,865	101,083	101,083	101,083	359,024	1,795,122	3,590,244	3,866,334	3,866,334
Less tax on frozen EAV for all agencies except City*	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)
City Property tax (on base and increment)	91,737	91,737	91,737	91,737	33,762	27,196	27,196	27,196	27,196	240,946	1,677,043	3,472,165	3,748,255	3,748,255
Sales Taxes - Retail	85,050	85,050	85,050	85,050	25,515	-	-	-	-	90,000	90,900	91,809	92,727	94,591
Revenue to city from 2nd floor	174,756	174,756	174,756	174,756	58,252	-	-	-	-	-	-	-	-	-
Hahn Building TIF Payment	-	-	-	-	-	-	-	-	-	6,274	34,192	68,384	69,068	69,758
Sales Tax - Resident Spending	-	-	-	-	-	-	-	-	-	4,680	4,680	4,680	4,680	4,680
Parking - lower employees	-	-	-	-	-	-	-	-	-	4,680	4,680	4,680	4,680	4,680
Total Focus/Klutznick Revenue	351,543	351,543	351,543	351,543	117,529	27,196	27,196	27,196	121,876	342,799	1,807,724	3,637,956	3,915,657	3,917,284
<b>Net Present Value to 2029</b>	\$11,846,762.97													
<b>Net Present Value to 2019</b>	\$4,384,075.35													
<b>Net Revenue from Tower</b>	(137,767)	(375,757)	(470,106)	(490,296)	(494,392)	(403,850)	(204,480)	1,256,225	3,082,194	3,336,878	3,334,157	3,331,409	399,066	448,149
<b>NPV on Net Gain/Loss thru 2019</b>	5,850,224													

\*Property taxes on frozen EAV for all agencies except City is calculated as: 8.157% total rate less 1.527 City rate equals 6.63% tax rate

Analysis of City's share of property taxes in W/N TIF (both incremental and on base EAV)

Frozen (Base) EAV	25,727,379
City 2006 tax rate	0.015270
City share on base EAV	392,857
Total TIF EAV for 2006	58,614,367
Less frozen EAV	(25,727,379)
Incremental EAV	32,886,988

\*\* - Property taxes paid in calendar for previous year's tax levy

\*\*\* - Reflects taxes paid following triennial reassessment.

	2022	2023	2024	2025	2026	2027	2028	2029	Totals
<b>Existing Building (Assuming Full Occupancy)</b>									
Assessed Value	1,277,688	1,277,688	1,375,942	1,375,942	1,375,942	1,481,752	1,481,752	1,481,752	
Equalized Assessed Value Building	3,459,467	3,459,467	3,725,500	3,725,500	3,725,500	4,011,991	4,011,991	4,011,991	
Less Frozen Value Building	-	-	-	-	-	-	-	-	(21,371,712)
Incremental EAV Building	-	-	-	-	-	-	-	-	13,241,401
Total Property Taxes all taxing agencies	282,189	282,189	303,889	303,889	303,889	327,258	327,258	327,258	5,825,437
Less tax on frozen EAV for all agencies except City*	-	-	-	-	-	-	-	-	(1,416,945)
City Property tax (on base and increment)	52,826	52,826	56,888	56,888	56,888	61,263	61,263	61,263	1,968,434
Sales Taxes - Retail	122,204	123,426	124,660	125,907	127,166	128,438	129,722	131,019	2,601,648
Revenue to city from 2nd floor	334,796	338,144	341,525	344,941	348,390	351,874	355,393	358,946	7,127,594
Total 708 Church Revenue	509,826	514,396	523,074	527,736	532,444	541,575	546,378	551,229	11,697,675

**Net Present Value to 2029**  
**Net Present Value to 2019**

**Focus/Klutznick Proposal**

Assessed Value	17,505,897	17,505,897	18,852,100	18,852,100	18,852,100	20,301,827	20,301,827	20,301,827	
Equalized Assessed Value	47,398,966	47,398,966	51,043,947	51,043,947	51,043,947	54,969,226	54,969,226	54,969,226	
Less Frozen Value Building	(1,780,976)	-	-	-	-	-	-	-	(21,371,712)
Incremental EAV Building	45,617,990	-	-	-	-	-	-	-	200,550,102
Total Property Taxes all taxing agencies	3,866,334	3,866,334	4,163,655	4,163,655	4,163,655	4,483,840	4,483,840	4,483,840	47,910,980
Less tax on frozen EAV for all agencies except City*	(118,079)	-	-	-	-	-	-	-	(1,416,945)
City Property tax (on base and increment)	3,748,255	723,782	779,441	779,441	779,441	839,380	839,380	839,380	22,449,446
Sales Taxes - Retail	95,537	96,492	97,457	98,432	99,416	100,410	101,414	102,428	1,455,833
Revenue to city from 2nd floor	-	-	-	-	-	-	-	-	233,008
Hahn Building TIF Payment	-	-	-	-	-	-	-	-	-
Sales Tax - Resident Spending	70,456	71,161	71,872	72,591	73,317	74,050	74,790	75,538	831,451
Parking - 100 employees	4,680	4,680	4,680	4,680	4,680	4,680	4,680	4,680	65,520
Total Focus/Klutznick Revenue	3,918,928	896,115	953,450	955,144	956,854	1,018,520	1,020,265	1,022,027	25,035,258

**Net Present Value to 2029**  
**Net Present Value to 2019**

**Net Revenue from Tower** 445,318 442,458 495,446 492,529 489,583 #REF! #REF! #REF! 11,764,215

**NPV on Net Gain/Loss thru 2019**

\*Property taxes on frozen EAV for all agencies except City is calculated as: 8.157% total rate less 1.527 City rate equals 6.63% tax rate

Analysis of City's share of property taxes in W/N TIF (both incremental and on base EAV)

Frozen (Base) EAV  
 City 2006 tax rate  
 City share on base EAV

Total TIF EAV for 2006  
 Less frozen EAV  
 Incremental EAV

\*\* - Property taxes paid in calendar for previous year's tax levy

\*\*\* - Reflects taxes paid following triennial reassessment.

	2008*	2009	2010	2011***	2012	2013	2014*	2015	2016	2017*	2018	2019	2020	2021
<b>Existing Building (Assuming Full Occupancy)</b>														
Assessed Value	949,999	949,999	949,999	1,023,054	1,023,054	1,023,054	1,101,727	1,101,727	1,101,727	1,186,450	1,186,450	1,186,450	1,186,450	1,277,688
Equalized Assessed Value Building	2,572,217	2,572,217	2,572,217	2,770,021	2,770,021	2,770,021	2,983,035	2,983,035	2,983,035	3,212,431	3,212,431	3,212,431	3,212,431	3,459,467
Less Frozen Value Building	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	-
Incremental EAV Building	791,241	791,241	791,241	989,045	989,045	989,045	1,202,059	1,202,059	1,202,059	1,431,455	1,431,455	1,431,455	1,431,455	-
Total Property Taxes all taxing agencies	209,816	209,816	209,816	225,951	225,951	225,951	243,326	243,326	243,326	262,038	262,038	262,038	262,038	282,189
Less tax on frozen EAV for all agencies except City*	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)	-
City Property tax (on base and increment)	91,737	91,737	91,737	107,872	107,872	107,872	125,247	125,247	125,247	143,959	143,959	143,959	143,959	52,826
Sales Taxes - Retail	106,313	107,376	108,450	109,534	110,630	111,736	112,853	113,982	115,122	116,273	117,436	118,610	119,796	120,994
Revenue to city from 2nd floor	291,260	294,173	297,114	300,085	303,086	306,117	309,178	312,270	315,393	318,547	321,732	324,950	328,199	331,481
Total 708 Church Revenue	489,310	493,286	497,301	517,492	521,588	525,725	547,279	551,500	555,762	578,779	583,127	587,519	497,049	505,301
<b>Net Present Value to 2029</b>	6,359,180													
<b>Net Present Value to 2019</b>	4,449,752													
<b>Focus/Klutznick Proposal</b>														
Assessed Value	949,999	949,999	949,999	949,999	687,500	425,000	457,683	457,683	457,683	1,625,582	8,127,912	16,255,824	17,505,897	17,505,897
Equalized Assessed Value	2,572,217	2,572,217	2,572,217	2,572,217	1,861,474	1,150,730	1,239,221	1,239,221	1,239,221	4,401,427	22,007,135	44,014,269	47,398,966	47,398,966
Less Frozen Value Building	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)	(1,780,976)
Incremental EAV Building	791,241	791,241	791,241	791,241	80,498	(630,246)	(541,755)	(541,755)	(541,755)	2,620,451	20,226,159	42,233,293	45,617,990	45,617,990
Total Property Taxes all taxing agencies	209,816	209,816	209,816	209,816	151,840	93,865	101,083	101,083	101,083	359,024	1,795,122	3,590,244	3,866,334	3,866,334
Less tax on frozen EAV for all agencies except City*	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)	(118,079)
City Property tax (on base and increment)	91,737	91,737	91,737	91,737	33,762	27,196	27,196	27,196	27,196	240,946	1,677,043	3,472,165	3,748,255	3,748,255
Sales Taxes - Retail	85,050	85,050	85,050	85,050	25,515	-	-	-	-	90,000	90,900	91,809	92,727	94,591
Revenue to city from 2nd floor	174,756	174,756	174,756	174,756	58,252	-	-	-	-	-	-	-	-	-
Hahn Building TIF Payment	-	(3,000,000)	-	-	-	-	-	-	-	-	-	-	-	-
Sales Tax - Resident Spending	-	-	-	-	-	-	-	-	-	6,274	34,192	68,384	69,068	69,758
Parking - lower employees	-	-	-	-	-	-	-	-	4,680	4,680	4,680	4,680	4,680	4,680
Total Focus/Klutznick Revenue	351,543	(2,648,457)	351,543	351,543	117,529	27,196	27,196	27,196	121,876	342,799	1,807,724	3,637,956	3,915,657	3,917,284
<b>Net Present Value to 2029</b>	\$9,176,773.25													
<b>Net Present Value to 2019</b>	\$1,714,085.62													
<b>Net Revenue from Tower</b>	(137,767)	(375,757)	(470,106)	(490,296)	(494,392)	(403,850)	(204,480)	1,256,225	3,082,194	3,336,878	3,334,157	3,331,409	399,066	448,149
<b>NPV on Net Gain/Loss thru 2019</b>	5,850,224													

\*Property taxes on frozen EAV for all agencies except City is calculated as: 8.157% total rate less 1.527 City rate equals 6.63% tax rate

Analysis of City's share of property taxes in W/N TIF (both incremental and on base EAV)

Frozen (Base) EAV	25,727,379
City 2006 tax rate	0.015270
City share on base EAV	392,857
Total TIF EAV for 2006	58,614,367
Less frozen EAV	(25,727,379)
Incremental EAV	32,886,988

\*\* - Property taxes paid in calendar for previous year's tax levy

\*\*\* - Reflects taxes paid following triennial reassessment.

	2022	2023	2024	2025	2026	2027	2028	2029	Totals
<b>Existing Building (Assuming Full Occupancy)</b>									
Assessed Value	1,277,688	1,277,688	1,375,942	1,375,942	1,375,942	1,481,752	1,481,752	1,481,752	
Equalized Assessed Value Building	3,459,467	3,459,467	3,725,500	3,725,500	3,725,500	4,011,991	4,011,991	4,011,991	
Less Frozen Value Building	-	-	-	-	-	-	-	-	(21,371,712)
Incremental EAV Building	-	-	-	-	-	-	-	-	13,241,401
Total Property Taxes all taxing agencies	282,189	282,189	303,889	303,889	303,889	327,258	327,258	327,258	5,825,437
Less tax on frozen EAV for all agencies except City*	-	-	-	-	-	-	-	-	(1,416,945)
City Property tax (on base and increment)	52,826	52,826	56,888	56,888	56,888	61,263	61,263	61,263	1,968,434
Sales Taxes - Retail	122,204	123,426	124,660	125,907	127,166	128,438	129,722	131,019	2,601,648
Revenue to city from 2nd floor	334,796	338,144	341,525	344,941	348,390	351,874	355,393	358,946	7,127,594
Total 708 Church Revenue	509,826	514,396	523,074	527,736	532,444	541,575	546,378	551,229	11,697,675

**Net Present Value to 2029**  
**Net Present Value to 2019**

**Focus/Klutznick Proposal**

Assessed Value	17,505,897	17,505,897	18,852,100	18,852,100	18,852,100	20,301,827	20,301,827	20,301,827	
Equalized Assessed Value	47,398,966	47,398,966	51,043,947	51,043,947	51,043,947	54,969,226	54,969,226	54,969,226	
Less Frozen Value Building	(1,780,976)	-	-	-	-	-	-	-	(21,371,712)
Incremental EAV Building	45,617,990	-	-	-	-	-	-	-	200,550,102
Total Property Taxes all taxing agencies	3,866,334	3,866,334	4,163,655	4,163,655	4,163,655	4,483,840	4,483,840	4,483,840	47,910,980
Less tax on frozen EAV for all agencies except City*	(118,079)	-	-	-	-	-	-	-	(1,416,945)
City Property tax (on base and increment)	3,748,255	723,782	779,441	779,441	779,441	839,380	839,380	839,380	22,449,446
Sales Taxes - Retail	95,537	96,492	97,457	98,432	99,416	100,410	101,414	102,428	1,455,833
Revenue to city from 2nd floor	-	-	-	-	-	-	-	-	233,008
Hahn Building TIF Payment	-	-	-	-	-	-	-	-	-
Sales Tax - Resident Spending	70,456	71,161	71,872	72,591	73,317	74,050	74,790	75,538	831,451
Parking - 100 employees	4,680	4,680	4,680	4,680	4,680	4,680	4,680	4,680	65,520
Total Focus/Klutznick Revenue	3,918,928	896,115	953,450	955,144	956,854	1,018,520	1,020,265	1,022,027	25,035,258

**Net Present Value to 2029**  
**Net Present Value to 2019**

**Net Revenue from Tower** 445,318 442,458 495,446 492,529 489,583 #REF! #REF! #REF! 11,764,215

**NPV on Net Gain/Loss thru 2019**

\*Property taxes on frozen EAV for all agencies except City is calculated as: 8.157% total rate less 1.527 City rate equals 6.63% tax rate

Analysis of City's share of property taxes in W/N TIF (both incremental and on base EAV)

Frozen (Base) EAV  
 City 2006 tax rate  
 City share on base EAV

Total TIF EAV for 2006  
 Less frozen EAV  
 Incremental EAV

\*\* - Property taxes paid in calendar for previous year's tax levy

\*\*\* - Reflects taxes paid following triennial reassessment.