

Redevelopment Project Area One - Residential Property - FISCAL IMPACT
 University City Public Schools
 University City, Missouri

	Real Property							Difference
	Build Scenario Residential Assessed Value	No-Build Residential Assessed Value	School District Tax Rate for Commercial Property	Build	Developer Contribution *	Total "Build" Scenario	No-Build	
2018	\$ 884,900	\$ 884,900	\$ 4.9002	\$ 43,400		\$ 43,400	\$ 43,400	\$ -
2019	\$ 884,900	\$ 902,598	\$ 4.9002	\$ 43,400	\$ 1,300	\$ 44,700	\$ 44,200	\$ 500
2020	\$ 884,900	\$ 902,598	\$ 4.9002	\$ 43,400	\$ 1,300	\$ 44,700	\$ 44,200	\$ 500
2021	\$ 884,900	\$ 920,650	\$ 4.9002	\$ 43,400	\$ 2,640	\$ 46,040	\$ 45,100	\$ 940
2022	\$ 3,009,600	\$ 920,650	\$ 4.9002	\$ 43,400	\$ 2,640	\$ 46,040	\$ 45,100	\$ 940
2023	\$ 3,099,888	\$ 939,063	\$ 4.9002	\$ 43,400	\$ 4,020	\$ 47,420	\$ 46,000	\$ 1,420
2024	\$ 3,099,888	\$ 939,063	\$ 4.9002	\$ 43,400	\$ 4,020	\$ 47,420	\$ 46,000	\$ 1,420
2025	\$ 3,192,885	\$ 957,844	\$ 4.9002	\$ 43,400	\$ 5,440	\$ 48,840	\$ 46,900	\$ 1,940
2026	\$ 3,192,885	\$ 957,844	\$ 4.9002	\$ 43,400	\$ 5,440	\$ 48,840	\$ 46,900	\$ 1,940
2027	\$ 3,288,671	\$ 977,001	\$ 4.9002	\$ 43,400	\$ 6,910	\$ 50,310	\$ 47,900	\$ 2,410
2028	\$ 3,288,671	\$ 977,001	\$ 4.9002	\$ 43,400	\$ 6,910	\$ 50,310	\$ 47,900	\$ 2,410
2029	\$ 3,387,331	\$ 996,541	\$ 4.9002	\$ 43,400	\$ 8,420	\$ 51,820	\$ 48,800	\$ 3,020
2030	\$ 3,387,331	\$ 996,541	\$ 4.9002	\$ 43,400	\$ 8,420	\$ 51,820	\$ 48,800	\$ 3,020
2031	\$ 3,488,951	\$ 1,016,472	\$ 4.9002	\$ 43,400	\$ 9,970	\$ 53,370	\$ 49,800	\$ 3,570
2032	\$ 3,488,951	\$ 1,016,472	\$ 4.9002	\$ 43,400	\$ 9,970	\$ 53,370	\$ 49,800	\$ 3,570
2033	\$ 3,593,620	\$ 1,036,801	\$ 4.9002	\$ 43,400	\$ 11,570	\$ 54,970	\$ 50,800	\$ 4,170
2034	\$ 3,593,620	\$ 1,036,801	\$ 4.9002	\$ 43,400	\$ 11,570	\$ 54,970	\$ 50,800	\$ 4,170
2035	\$ 3,701,428	\$ 1,057,537	\$ 4.9002	\$ 43,400	\$ 13,220	\$ 56,620	\$ 51,800	\$ 4,820
2036	\$ 3,701,428	\$ 1,057,537	\$ 4.9002	\$ 43,400	\$ 13,220	\$ 56,620	\$ 51,800	\$ 4,820
2037	\$ 3,812,471	\$ 1,078,688	\$ 4.9002	\$ 43,400	\$ 14,920	\$ 58,320	\$ 52,900	\$ 5,420
2038	\$ 3,812,471	\$ 1,078,688	\$ 4.9002	\$ 43,400	\$ 14,920	\$ 58,320	\$ 52,900	\$ 5,420
2039	\$ 3,926,845	\$ 1,100,262	\$ 4.9002	\$ 43,400	\$ 16,670	\$ 60,070	\$ 53,900	\$ 6,170
2040	\$ 3,926,845	\$ 1,100,262	\$ 4.9002	\$ 43,400	\$ 16,670	\$ 60,070	\$ 53,900	\$ 6,170
Subtotal 2018-2040				\$ 998,200	\$ 190,160	\$ 1,188,360	\$ 1,119,600	\$ 68,760
2041 (Post-TIF)	\$ 4,044,651	\$ 1,122,267	\$ 4.9002	\$ 198,200		\$ 198,200	\$ 55,000	\$ 143,200

Note: The TIF will expire in the summer of the year 2041 (if it is not terminated earlier). Tax bills paid that year are not anticipated to be eligible for capture by TIF as they will be paid after the last statutory date on which the TIF may still be active.

* The Developer has proposed to pay to the School District an annual contribution so that the total amount the School District receives (from both property taxes from property within RPA 1 and the Developer's contribution) are equivalent to the amount the School District would have received if property tax revenues generated by real property within RPA 1 increased at a rate of 3% each reassessment year.

Redevelopment Project Area One - Commercial Property - FISCAL IMPACT
 University City Public Schools
 University City, Missouri

	Real Property						Comm. Surcharge		TOTALS		Difference	
	Build Scenario Commercial Assessed Value	No-Build Commercial Assessed Value	School District Tax Rate for Commercial Property	Build	Developer Contribution *	Total "Build" Scenario	No-Build	Build	No-Build	Build		No-Build
2018	\$ 5,803,290	\$ 5,803,290	\$ 4.9961	\$ 289,900		\$ 289,900	\$ 289,900	\$ 700	\$ 700	\$ 290,600	\$ 290,600	\$ -
2019	\$ 5,803,290	\$ 5,919,356	\$ 4.9961	\$ 289,900	\$ 8,700	\$ 298,600	\$ 295,700	\$ 700	\$ 700	\$ 299,300	\$ 296,400	\$ 2,900
2020	\$ 7,741,920	\$ 5,919,356	\$ 4.9961	\$ 289,900	\$ 8,700	\$ 298,600	\$ 295,700	\$ 900	\$ 700	\$ 299,500	\$ 296,400	\$ 3,100
2021	\$ 17,556,320	\$ 6,037,743	\$ 4.9961	\$ 289,900	\$ 17,660	\$ 307,560	\$ 301,700	\$ 1,700	\$ 700	\$ 309,260	\$ 302,400	\$ 6,860
2022	\$ 21,160,160	\$ 6,037,743	\$ 4.9961	\$ 289,900	\$ 17,660	\$ 307,560	\$ 301,700	\$ 2,000	\$ 700	\$ 309,560	\$ 302,400	\$ 7,160
2023	\$ 21,794,965	\$ 6,158,498	\$ 4.9961	\$ 289,900	\$ 26,890	\$ 316,790	\$ 307,700	\$ 2,080	\$ 740	\$ 318,870	\$ 308,440	\$ 10,430
2024	\$ 21,794,965	\$ 6,158,498	\$ 4.9961	\$ 289,900	\$ 26,890	\$ 316,790	\$ 307,700	\$ 2,080	\$ 740	\$ 318,870	\$ 308,440	\$ 10,430
2025	\$ 22,448,814	\$ 6,281,668	\$ 4.9961	\$ 289,900	\$ 36,390	\$ 326,290	\$ 313,800	\$ 2,140	\$ 750	\$ 328,430	\$ 314,550	\$ 13,880
2026	\$ 22,448,814	\$ 6,281,668	\$ 4.9961	\$ 289,900	\$ 36,390	\$ 326,290	\$ 313,800	\$ 2,140	\$ 750	\$ 328,430	\$ 314,550	\$ 13,880
2027	\$ 23,122,278	\$ 6,407,301	\$ 4.9961	\$ 289,900	\$ 46,180	\$ 336,080	\$ 320,100	\$ 2,200	\$ 770	\$ 338,280	\$ 320,870	\$ 17,410
2028	\$ 23,122,278	\$ 6,407,301	\$ 4.9961	\$ 289,900	\$ 46,180	\$ 336,080	\$ 320,100	\$ 2,200	\$ 770	\$ 338,280	\$ 320,870	\$ 17,410
2029	\$ 23,815,947	\$ 6,535,447	\$ 4.9961	\$ 289,900	\$ 56,260	\$ 346,160	\$ 326,500	\$ 2,270	\$ 780	\$ 348,430	\$ 327,280	\$ 21,150
2030	\$ 23,815,947	\$ 6,535,447	\$ 4.9961	\$ 289,900	\$ 56,260	\$ 346,160	\$ 326,500	\$ 2,270	\$ 780	\$ 348,430	\$ 327,280	\$ 21,150
2031	\$ 24,530,425	\$ 6,666,156	\$ 4.9961	\$ 289,900	\$ 66,640	\$ 356,540	\$ 333,000	\$ 2,340	\$ 800	\$ 358,880	\$ 333,800	\$ 25,080
2032	\$ 24,530,425	\$ 6,666,156	\$ 4.9961	\$ 289,900	\$ 66,640	\$ 356,540	\$ 333,000	\$ 2,340	\$ 800	\$ 358,880	\$ 333,800	\$ 25,080
2033	\$ 25,266,338	\$ 6,799,479	\$ 4.9961	\$ 289,900	\$ 77,340	\$ 367,240	\$ 339,700	\$ 2,400	\$ 800	\$ 369,640	\$ 340,500	\$ 29,140
2034	\$ 25,266,338	\$ 6,799,479	\$ 4.9961	\$ 289,900	\$ 77,340	\$ 367,240	\$ 339,700	\$ 2,400	\$ 800	\$ 369,640	\$ 340,500	\$ 29,140
2035	\$ 26,024,328	\$ 6,935,469	\$ 4.9961	\$ 289,900	\$ 88,360	\$ 378,260	\$ 346,500	\$ 2,500	\$ 830	\$ 380,760	\$ 347,330	\$ 33,430
2036	\$ 26,024,328	\$ 6,935,469	\$ 4.9961	\$ 289,900	\$ 88,360	\$ 378,260	\$ 346,500	\$ 2,500	\$ 830	\$ 380,760	\$ 347,330	\$ 33,430
2037	\$ 26,805,058	\$ 7,074,178	\$ 4.9961	\$ 289,900	\$ 99,710	\$ 389,610	\$ 353,400	\$ 2,550	\$ 850	\$ 392,160	\$ 354,250	\$ 37,910
2038	\$ 26,805,058	\$ 7,074,178	\$ 4.9961	\$ 289,900	\$ 99,710	\$ 389,610	\$ 353,400	\$ 2,550	\$ 850	\$ 392,160	\$ 354,250	\$ 37,910
2039	\$ 27,609,209	\$ 7,215,662	\$ 4.9961	\$ 289,900	\$ 111,400	\$ 401,300	\$ 360,500	\$ 2,630	\$ 870	\$ 403,930	\$ 361,370	\$ 42,560
2040	\$ 27,609,209	\$ 7,215,662	\$ 4.9961	\$ 289,900	\$ 111,400	\$ 401,300	\$ 360,500	\$ 2,630	\$ 870	\$ 403,930	\$ 361,370	\$ 42,560
Subtotal 2018-2040				\$ 6,667,700	\$ 1,271,060	\$ 7,938,760	\$ 7,487,100	\$ 48,220	\$ 17,880	\$ 7,986,980	\$ 7,504,980	\$ 482,000
2041 (Post-TIF)	\$ 28,437,486	\$ 7,359,975	\$ 4.9961	\$ 1,325,075		\$ 1,325,075	\$ 367,700	\$ 2,700	\$ 880	\$ 1,327,775	\$ 368,580	\$ 959,195

Note: The TIF will expire in the summer of the year 2041 (if it is not terminated earlier). Tax bills paid that year are not anticipated to be eligible for capture by TIF as they will be paid after the last statutory date on which the TIF may still be active.

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Redevelopment Project Area One - All Property Classes - FISCAL IMPACT
 University City Public Schools
 University City, Missouri

	Real Property						Comm. Surcharge		Personal Property		TOTALS		Difference	
	Build Scenario Assessed Value	No-Build Assessed Value	Build *	Build	Developer Contribution *	Total "Build" Scenario	No-Build	Build	No-Build	Build	No-Build	Build		No-Build
2018	\$ 6,688,190	\$ 6,688,190	\$ 333,300	\$ 333,300	\$ -	\$ 333,300	\$ 333,300	\$ 700	\$ 700	\$ 34,000	\$ 34,000	\$ 368,000	\$ 368,000	\$ -
2019	\$ 6,688,190	\$ 6,821,954	\$ 343,300	\$ 333,300	\$ 10,000	\$ 343,300	\$ 339,900	\$ 700	\$ 700	\$ 34,000	\$ 34,000	\$ 378,000	\$ 374,600	\$ 3,400
2020	\$ 8,626,820	\$ 6,821,954	\$ 343,300	\$ 333,300	\$ 10,000	\$ 343,300	\$ 339,900	\$ 900	\$ 700	\$ 69,350	\$ 34,000	\$ 413,550	\$ 374,600	\$ 38,950
2021	\$ 18,441,220	\$ 6,958,393	\$ 353,600	\$ 333,300	\$ 20,300	\$ 353,600	\$ 346,800	\$ 1,700	\$ 700	\$ 110,960	\$ 34,000	\$ 466,260	\$ 381,500	\$ 84,760
2022	\$ 24,169,760	\$ 6,958,393	\$ 353,600	\$ 333,300	\$ 20,300	\$ 353,600	\$ 346,800	\$ 2,000	\$ 700	\$ 138,700	\$ 34,000	\$ 494,300	\$ 381,500	\$ 112,800
2023	\$ 24,894,853	\$ 7,097,561	\$ 364,210	\$ 333,300	\$ 30,910	\$ 364,210	\$ 353,700	\$ 2,080	\$ 740	\$ 138,700	\$ 34,000	\$ 504,990	\$ 388,440	\$ 116,550
2024	\$ 24,894,853	\$ 7,097,561	\$ 364,210	\$ 333,300	\$ 30,910	\$ 364,210	\$ 353,700	\$ 2,080	\$ 740	\$ 138,700	\$ 34,000	\$ 504,990	\$ 388,440	\$ 116,550
2025	\$ 25,641,698	\$ 7,239,512	\$ 375,140	\$ 333,300	\$ 41,830	\$ 375,130	\$ 360,700	\$ 2,140	\$ 750	\$ 138,700	\$ 34,000	\$ 515,970	\$ 395,450	\$ 120,520
2026	\$ 25,641,698	\$ 7,239,512	\$ 375,140	\$ 333,300	\$ 41,830	\$ 375,130	\$ 360,700	\$ 2,140	\$ 750	\$ 138,700	\$ 34,000	\$ 515,970	\$ 395,450	\$ 120,520
2027	\$ 26,410,949	\$ 7,384,302	\$ 386,390	\$ 333,300	\$ 53,090	\$ 386,390	\$ 368,000	\$ 2,200	\$ 770	\$ 138,700	\$ 34,000	\$ 527,290	\$ 402,770	\$ 124,520
2028	\$ 26,410,949	\$ 7,384,302	\$ 386,390	\$ 333,300	\$ 53,090	\$ 386,390	\$ 368,000	\$ 2,200	\$ 770	\$ 138,700	\$ 34,000	\$ 527,290	\$ 402,770	\$ 124,520
2029	\$ 27,203,278	\$ 7,531,988	\$ 397,980	\$ 333,300	\$ 64,680	\$ 397,980	\$ 375,300	\$ 2,270	\$ 780	\$ 138,700	\$ 34,000	\$ 538,950	\$ 410,080	\$ 128,870
2030	\$ 27,203,278	\$ 7,531,988	\$ 397,980	\$ 333,300	\$ 64,680	\$ 397,980	\$ 375,300	\$ 2,270	\$ 780	\$ 138,700	\$ 34,000	\$ 538,950	\$ 410,080	\$ 128,870
2031	\$ 28,019,376	\$ 7,682,628	\$ 409,920	\$ 333,300	\$ 76,610	\$ 409,910	\$ 382,800	\$ 2,340	\$ 800	\$ 138,700	\$ 34,000	\$ 550,950	\$ 417,600	\$ 133,350
2032	\$ 28,019,376	\$ 7,682,628	\$ 409,920	\$ 333,300	\$ 76,610	\$ 409,910	\$ 382,800	\$ 2,340	\$ 800	\$ 138,700	\$ 34,000	\$ 550,950	\$ 417,600	\$ 133,350
2033	\$ 28,859,957	\$ 7,836,281	\$ 422,220	\$ 333,300	\$ 88,910	\$ 422,210	\$ 390,500	\$ 2,400	\$ 800	\$ 138,700	\$ 34,000	\$ 563,310	\$ 425,300	\$ 138,010
2034	\$ 28,859,957	\$ 7,836,281	\$ 422,220	\$ 333,300	\$ 88,910	\$ 422,210	\$ 390,500	\$ 2,400	\$ 800	\$ 138,700	\$ 34,000	\$ 563,310	\$ 425,300	\$ 138,010
2035	\$ 29,725,756	\$ 7,993,006	\$ 434,890	\$ 333,300	\$ 101,580	\$ 434,880	\$ 398,300	\$ 2,500	\$ 830	\$ 138,700	\$ 34,000	\$ 576,080	\$ 433,130	\$ 142,950
2036	\$ 29,725,756	\$ 7,993,006	\$ 434,890	\$ 333,300	\$ 101,580	\$ 434,880	\$ 398,300	\$ 2,500	\$ 830	\$ 138,700	\$ 34,000	\$ 576,080	\$ 433,130	\$ 142,950
2037	\$ 30,617,529	\$ 8,152,866	\$ 447,940	\$ 333,300	\$ 114,630	\$ 447,930	\$ 406,300	\$ 2,550	\$ 850	\$ 138,700	\$ 34,000	\$ 589,180	\$ 441,150	\$ 148,030
2038	\$ 30,617,529	\$ 8,152,866	\$ 447,940	\$ 333,300	\$ 114,630	\$ 447,930	\$ 406,300	\$ 2,550	\$ 850	\$ 138,700	\$ 34,000	\$ 589,180	\$ 441,150	\$ 148,030
2039	\$ 31,536,055	\$ 8,315,924	\$ 461,380	\$ 333,300	\$ 128,070	\$ 461,370	\$ 414,400	\$ 2,630	\$ 870	\$ 138,700	\$ 34,000	\$ 602,700	\$ 449,270	\$ 153,430
2040	\$ 31,536,055	\$ 8,315,924	\$ 461,380	\$ 333,300	\$ 128,070	\$ 461,370	\$ 414,400	\$ 2,630	\$ 870	\$ 138,700	\$ 34,000	\$ 602,700	\$ 449,270	\$ 153,430
Subtotal 2018-2040				\$ 7,665,900	\$ 1,461,220	\$ 9,127,120	\$ 8,606,700	\$ 48,220	\$ 17,880	\$ 2,883,610	\$ 782,000	\$ 12,058,950	\$ 9,406,580	\$ 2,652,370
2041 (Post-TIF)	\$ 32,482,136	\$ 8,482,242		\$ 1,523,275		\$ 1,523,275	\$ 422,700	\$ 2,700	\$ 880	\$ 138,700	\$ 34,000	\$ 1,664,675	\$ 457,580	\$ 1,207,095

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