

Capacity of Waterfront TIF District to Support New Debt -- Key Variables

(Only change values of cells highlighted in green!) ----- (Results of choices shown at bottom of this page.)

Amount of municipal property taxes retained by TIF District:

Through FY09 the TIF district only retained portions of the municipal tax rate (general city, streets, police/fire, parks & highways, but not open space, housing trust, library, CCTA, county, retirement & debt service). The spreadsheet assumes that the TIF district will retain those same components in FY10. However, the City could decide in the future that the TIF district should retain more or even all of the municipal increment, which would have a significant impact on the district's capacity to support debt service.

Amount of municipal tax retained by TIF district for previous growth in TIF District: \$0.4415 *(Enter value between .4415 and .712 for amount retained from FY11 onward, where .4415 represents the current practice of retaining a portion of the municipal increment, and .712 equals retaining the full municipal increment)*

Amount of municipal tax retained by TIF district for current and future growth: \$0.4415 *(Enter value between .4415 and .712 for amount retained from FY11 onward, where .4415 represents the current practice of retaining a portion of the municipal increment, and .712 equals retaining the full municipal increment)*

Assumptions regarding tax rates and background growth:

Annual rate of increase of education tax rate: 3.00% *(actual rate over last five yrs was 7.5% for homestead & 5.8% for non-home)*

Annual rate of increase of municipal tax rate: 0.75% *(actual rate over last five years was 1.57%)*

Annual rate of background growth: 0.20% *(would add an average of \$145,862 in assessed property per year)*

Assumptions regarding post-development value of Marriott expansion, 41 Cherry St. hotel:

Marriot:	34	rooms appraised at	\$105,000	per room equals a value of	3,570,000	<i>(Current Marriot is \$107,888 a rm)</i>
41 Cherry St:	128	rms appraised at	\$105,000	per room equals a value of	13,440,000	
	3,000	ft ² commercial at	\$100	per sq ft equals add value of	300,000	<i>(assumes restaurant is leased)</i>
total projected value of 41 Cherry Street					13,740,000	

Assumptions regarding post-development value of Moran:

Original Taxable Value (OTV) of Moran* 902,600 *(enter either \$902,600 or \$0, see note below)*

Post-development appraised value 5,000,000 *(this is an estimate - the City Assessor is working on refining this number)*

Incremental value during NMTC compliance period 4,097,400

Ice Factor taxable value 3,000,000 *(this is also an estimate - more information soon from City Assessor)*

** This needs to be negotiated with JFO and Tax Dept. If OTV is \$902,600 then the taxes paid on that base value would go to the respective taxing authorities. If the OTV is \$0, then the taxes paid on the \$902K would be retained by the TIF district and would be available to pay TIF debt.*

Assumptions regarding when Marriott expansion, 41 Cherry St. hotel and Moran start paying property taxes:

Marriot expansion	50%	complete on April 1	2010	and 100% complete by April	2011	<i>(see "Marriott & 41 Cherry" tab)</i>
41 Cherry St.	25%	complete on April 1	2012	and 100% complete by April	2013	<i>(ditto)</i>
Moran project	75%	complete on April 1	2012	and 100% complete by April	2013	<i>(see "Moran" tab for details)</i>

Terms for Section 108 loan:

Amount of loan	2,091,000
Loan origination fee	0%
Interest rate	5.00%
Loan period (in years)	15
Interest only for	9 years
Start date of loan	5/1/2010

Terms for additional TIF debt:

Amount of loan	7,500,000
Loan origination fee	2%
Interest rate	7.75%
Loan period (in years)	20 <i>(if over 15 years, assumes a balloon payment at year 15)</i>
Interest only for	3 years
Start date of loan	10/1/2010

Results of Assumptions Above:

Net TIF Revenue (loss) After Paying Annual Debt Service			
Fiscal Year	TIF District Annual Net Revenue (loss)	Debt Service from Moran Net Operating Inc.	Cumulative Net Revenue (loss)**
2009	\$ 4,156	\$ -	\$ (44,214)
2010	302,760	-	258,546
2011	(308,557)	-	(50,011)
2012	(224,169)	-	(274,180)
2013	(48,687)	-	(322,867)
2014	16,380	-	(306,487)
2015	80,439	-	(226,049)
2016	125,664	-	(100,384)
2017	159,865	-	59,481
2018	(36,623)	-	22,858
2019	160,430	-	183,288
2020	567,883	-	751,171
2021	613,235	-	1,364,406
2022	712,391	-	2,076,797
2023	778,593	-	2,855,390
2024	852,822	-	3,708,212
2025	(2,427,706)	-	1,280,506
Total			\$1,280,506

Capacity of TIF District to Incur New Debt - Summary

Fiscal Year	Existing and Projected TIF Revenue						Existing and Projected Debt Service Payments				Net Revenue (loss)	
	Revenue from Previous Growth in TIF District*	Projected Revenue from Marriott Expansion	Projected Revenue from 41 Cherry St.	Projected Revenue from Moran	Projected Revenue from Background Growth	Total Projected Revenue TIF Revenue	Existing TIF Debt Payments	Payments on Section 108 Loan \$2,091,000	Payments on Additional Debt \$7,500,000	Total Projected Debt Payments	Annual Net Revenue (loss)	Cumulative Net Revenue (loss)**
2009	\$ 1,369,839	\$ -	\$ -	\$ -	\$ -	\$ 1,369,839	\$ 1,365,683	\$ -	\$ -	\$ 1,365,683	\$ 4,156	\$ (44,214)
2010	1,486,732	-	-	-	-	1,486,732	1,183,972	-	-	1,183,972	302,760	258,546
2011	1,523,672	37,720	-	-	2,135	1,563,527	1,174,659	104,550	592,875	1,872,084	(308,557)	(50,011)
2012	1,561,663	77,275	-	-	4,326	1,643,264	1,170,008	104,550	592,875	1,867,433	(224,169)	(274,180)
2013	1,600,736	79,161	76,168	55,269	6,574	1,817,908	1,169,170	104,550	592,875	1,866,595	(48,687)	(322,867)
2014	1,640,922	81,101	312,136	75,403	8,883	2,118,445	1,172,784	104,550	824,731	2,102,065	16,380	(306,487)
2015	1,682,256	83,095	319,812	77,162	11,253	2,173,578	1,163,858	104,550	824,731	2,093,139	80,439	(226,049)
2016	1,724,770	85,146	327,706	78,970	13,686	2,230,279	1,175,333	104,550	824,731	2,104,614	125,664	(100,384)
2017	1,768,500	87,256	335,824	80,828	16,185	2,288,593	1,199,447	104,550	824,731	2,128,728	159,865	59,481
2018	1,813,482	89,425	344,173	82,738	18,751	2,348,569	1,455,910	104,550	824,731	2,385,191	(36,623)	22,858
2019	1,859,752	91,656	352,760	84,702	21,386	2,410,255	1,320,544	104,550	824,731	2,249,825	160,430	183,288
2020	1,907,350	93,950	361,591	86,720	24,092	2,473,703	669,126	411,964	824,731	1,905,821	567,883	751,171
2021	1,956,314	96,310	370,673	65,014	26,872	2,515,183	665,254	411,964	824,731	1,901,949	613,235	1,364,406
2022	2,006,686	98,738	380,016	66,576	29,727	2,581,742	632,656	411,964	824,731	1,869,351	712,391	2,076,797
2023	2,058,506	101,234	389,624	68,182	32,661	2,650,207	634,919	411,964	824,731	1,871,614	778,593	2,855,390
2024	2,111,817	103,802	399,508	69,833	35,674	2,720,636	631,119	411,964	824,731	1,867,814	852,822	3,708,212
2025	2,166,665	106,444	409,675	71,531	38,771	2,793,086	631,469	411,964	4,177,360	5,220,793	(2,427,706)	1,280,506
Total	30,239,663	1,312,314	4,379,666	962,928	290,974	37,185,546	17,415,911	3,412,731	15,028,028	35,856,670		1,280,506

* This column includes increases in incremental tax revenues due to changes in tax rates

** Includes carry-forward deficit of \$48,370

Projected values of Marriott expansion and 41 Cherry Street hotel

Do not change any values on this page!

Fiscal Year	Non-homestead educational tax rate	"Effective" Municipal tax rate	Marriott Expansion			41 Cherry Street		
			Construction percent complete	Increase in assessed property value	Total increment available to pay debt*	41 Cherry Street percent complete	Projected increase in property value	Total increment available to pay debt*
2010	1.5334	0.4415	0%	-	\$ -	0%	-	\$ -
2011	1.5794	0.4448	50%	1,785,000	37,720	0%	-	-
2012	1.6268	0.4481	100%	3,570,000	77,275	0%	-	-
2013	1.6756	0.4515	100%	3,570,000	79,161	25%	3,435,000	76,168
2014	1.7259	0.4549	100%	3,570,000	81,101	100%	13,740,000	312,136
2015	1.7776	0.4583	100%	3,570,000	83,095	100%	13,740,000	319,812
2016	1.8310	0.4617	100%	3,570,000	85,146	100%	13,740,000	327,706
2017	1.8859	0.4652	100%	3,570,000	87,256	100%	13,740,000	335,824
2018	1.9425	0.4687	100%	3,570,000	89,425	100%	13,740,000	344,173
2019	2.0007	0.4722	100%	3,570,000	91,656	100%	13,740,000	352,760
2020	2.0608	0.4758	100%	3,570,000	93,950	100%	13,740,000	361,591
2021	2.1226	0.4793	100%	3,570,000	96,310	100%	13,740,000	370,673
2022	2.1863	0.4829	100%	3,570,000	98,738	100%	13,740,000	380,016
2023	2.2518	0.4865	100%	3,570,000	101,234	100%	13,740,000	389,624
2024	2.3194	0.4902	100%	3,570,000	103,802	100%	13,740,000	399,508
2025	2.3890	0.4939	100%	3,570,000	106,444	100%	13,740,000	409,675

* Marriott and 41 Cherry fall under the City's grandfathered TIF authority; we retain 100% of education increment

Estimated post-Development Value of Moran

Do not change any values on this page!

Projected Incremental Revenue from Moran

Fiscal Year	Incremental Property Value*	Non-Homestead education tax rate	75% of Education Property tax Increment**	"Effective" Municipal tax rate	Total Municipal Property Tax Increment	Total Increment
2010	-	1.5334	\$ -	0.4415	\$ -	\$ -
2011	-	1.5794	-	0.4448	-	-
2012	-	1.6268	-	0.4481	-	-
2013	3,073,050	1.6756	38,619	0.4515	16,650	55,269
2014	4,097,400	1.7259	53,036	0.4549	22,367	75,403
2015	4,097,400	1.7776	54,627	0.4583	22,534	77,162
2016	4,097,400	1.8310	56,266	0.4617	22,703	78,970
2017	4,097,400	1.8859	57,954	0.4652	22,874	80,828
2018	4,097,400	1.9425	59,693	0.4687	23,045	82,738
2019	4,097,400	2.0007	61,484	0.4722	23,218	84,702
2020	4,097,400	2.0608	63,328	0.4758	23,392	86,720
2021	3,000,000	2.1226	47,758	0.4793	17,256	65,014
2022	3,000,000	2.1863	49,191	0.4829	17,385	66,576
2023	3,000,000	2.2518	50,667	0.4865	17,515	68,182
2024	3,000,000	2.3194	52,187	0.4902	17,647	69,833
2025	3,000,000	2.3890	53,752	0.4939	17,779	71,531

Notes:

The Moran property will pay property taxes on its full assessed value during the seven year NMTC compliance period, after which just Ice Factor will pay property taxes (both real estate and personal property - although the latter is not captured by the TIF district).

* Depends on whether the OTV of Moran is \$902K (its current appraised value as a non-taxable property), or whether it is \$0. See variables on "key variables" tab.

** Moran falls under the new TIF authority, therefore only 75% of the educational incremental taxes are available for paying TIF debt.

Section 108 Loan - Amortization Schedule

Do not change loan details on this page!

Loan Details	
Loan amount	\$ 2,091,000
Transaction costs	0%
Total loan amount	\$ 2,091,000
Annual interest rate	5.00 %
Loan period in years*	6
Number of payments per year	1
Start date of loan	5/1/2010

Repayment Summary	
Scheduled payment	\$ 411,964
Scheduled number of payments	6
Actual number of payments	15
Total early payments	\$ -
Total interest	\$ 1,321,731

*** 15 year term, interest only for nine years, equal principal interest payments for six years**

	Payment Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance
1	5/1/2011	\$ 2,091,000	\$ 104,550		\$ 104,550	\$ -	\$ 104,550	\$ 2,091,000
2	5/1/2012	2,091,000	104,550		104,550	-	104,550	2,091,000
3	5/1/2013	2,091,000	104,550		104,550	-	104,550	2,091,000
4	5/1/2014	2,091,000	104,550		104,550	-	104,550	2,091,000
5	5/1/2015	2,091,000	104,550		104,550	-	104,550	2,091,000
6	5/1/2016	2,091,000	104,550		104,550	-	104,550	2,091,000
7	5/1/2017	2,091,000	104,550		104,550	-	104,550	2,091,000
8	5/1/2018	2,091,000	104,550		104,550	-	104,550	2,091,000
9	5/1/2019	2,091,000	104,550		104,550	-	104,550	2,091,000
10	5/1/2020	2,091,000	411,964		411,964	307,414	104,550	1,783,586
11	5/1/2021	1,783,586	411,964		411,964	322,784	89,179	1,460,802
12	5/1/2022	1,460,802	411,964		411,964	338,923	73,040	1,121,879
13	5/1/2023	1,121,879	411,964		411,964	355,870	56,094	766,009
14	5/1/2024	766,009	411,964		411,964	373,663	38,300	392,346
15	5/1/2025	392,346	411,964		411,964	392,346	19,617	-

Additional Debt - Amortization Schedule

Do not change loan details on this page!

Loan Details	
Loan amount	\$ 7,500,000
Transaction costs	\$ 150,000
Total loan amount	\$ 7,650,000
Annual interest rate	7.75 %
Loan period in years*	17
Number of payments per year	1
Start date of loan	10/1/2010

Repayment Summary	
Scheduled payment	\$ 824,731
Scheduled number of payments	17
Actual number of payments	15
Total early payments	\$ 3,352,629
Total interest	\$ 7,340,123

* If more than 20 year term, prepay principal balance in year 15.

	Payment Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance
1	10/1/2011	\$ 7,650,000	592,875	\$ -	\$ 592,875	\$ -	\$ 592,875	\$ 7,650,000
2	10/1/2012	7,650,000	592,875	-	592,875	-	592,875	7,650,000
3	10/1/2013	7,650,000	592,875	-	592,875	-	592,875	7,650,000
4	10/1/2014	7,650,000	824,731	-	824,731	231,856	592,875	7,418,144
5	10/1/2015	7,418,144	824,731	-	824,731	249,825	574,906	7,168,319
6	10/1/2016	7,168,319	824,731	-	824,731	269,186	555,545	6,899,132
7	10/1/2017	6,899,132	824,731	-	824,731	290,048	534,683	6,609,084
8	10/1/2018	6,609,084	824,731	-	824,731	312,527	512,204	6,296,557
9	10/1/2019	6,296,557	824,731	-	824,731	336,748	487,983	5,959,809
10	10/1/2020	5,959,809	824,731	-	824,731	362,846	461,885	5,596,963
11	10/1/2021	5,596,963	824,731	-	824,731	390,967	433,765	5,205,996
12	10/1/2022	5,205,996	824,731	-	824,731	421,266	403,465	4,784,730
13	10/1/2023	4,784,730	824,731	-	824,731	453,915	370,817	4,330,815
14	10/1/2024	4,330,815	824,731	-	824,731	489,093	335,638	3,841,722
15	10/1/2025	3,841,722	824,731	3,352,629	4,177,360	3,879,627	297,733	-

Tax Rate Information and Calculations

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Historic Tax Rate Growth

Year	Municipal Taxes		Education Taxes			
	Tax rate	Percent increase	homestead		non-homestead	
			rate	increase	rate	increase
2006	0.670		0.9295		1.2201	
2007	0.670	0.00%	0.9920	6.72%	1.3026	6.76%
2008	0.670	0.00%	1.0217	2.99%	1.3786	5.83%
2009	0.670	0.00%	1.1090	8.54%	1.4560	5.61%
2010	0.712	6.27%	1.2394	11.76%	1.5334	5.32%
Average		1.57%		7.51%		5.88%

Projected Increases in Tax Rates and Projected Revenue from Previous Growth in District

Projected annual rate of increase in education tax rates: 3.00%

Projected annual rate of increase of municipal tax rate: 0.75%

Assumes in FY11 onward, TIF district retains: \$0.4415 of municipal tax rate

\$0.4415

Year	Projected Non-homestead Education Tax Rate	Projected Homestead Education Tax Rate	Projected Municipal Tax Rate	Projected "Effective" Municipal Tax Rate for TIF District for previous growth*	Revenue from previous growth in district		
					Non-Homestead Property value	Homestead Property value	Tax Increment
2009	1.4560	1.1090	0.6700	0.4115	64,715,700	12,413,700	1,397,316
2010	1.5334	1.2394	0.7120	0.4415	64,715,700	12,413,700	1,486,732
2011	1.5794	1.2766	0.7173	0.4448	64,715,700	12,413,700	1,523,672
2012	1.6268	1.3149	0.7227	0.4481	64,715,700	12,413,700	1,561,663
2013	1.6756	1.3543	0.7281	0.4515	64,715,700	12,413,700	1,600,736
2014	1.7259	1.3950	0.7336	0.4549	64,715,700	12,413,700	1,640,922
2015	1.7776	1.4368	0.7391	0.4583	64,715,700	12,413,700	1,682,256
2016	1.8310	1.4799	0.7446	0.4617	64,715,700	12,413,700	1,724,770
2017	1.8859	1.5243	0.7502	0.4652	64,715,700	12,413,700	1,768,500
2018	1.9425	1.5700	0.7559	0.4687	64,715,700	12,413,700	1,813,482
2019	2.0007	1.6171	0.7615	0.4722	64,715,700	12,413,700	1,859,752
2020	2.0608	1.6656	0.7672	0.4758	64,715,700	12,413,700	1,907,350
2021	2.1226	1.7156	0.7730	0.4793	64,715,700	12,413,700	1,956,314
2022	2.1863	1.7671	0.7788	0.4829	64,715,700	12,413,700	2,006,686
2023	2.2518	1.8201	0.7846	0.4865	64,715,700	12,413,700	2,058,506
2024	2.3194	1.8747	0.7905	0.4902	64,715,700	12,413,700	2,111,817
2025	2.3890	1.9309	0.7964	0.4939	64,715,700	12,413,700	2,166,665

Projected "Effective" Municipal Tax Rate for TIF District for current and future growth*
0.4115
0.4415
0.4448
0.4481
0.4515
0.4549
0.4583
0.4617
0.4652
0.4687
0.4722
0.4758
0.4793
0.4829
0.4865
0.4902
0.4939

* The "effective municipal tax rate" is what I am calling the amount of the municipal taxes actually retained by the district. Through FY10 the district retained \$0.41 (everything *but* general city services), but the City could decide that the TIF district should retail all of the municipal increment. This variable is found on the "key variables" tab of this spreadsheet.

Background Growth Calculations

Do not change any values on this page!

Projected rate of background growth: 0.20%
 Total background property growth over 15 years: 2,187,924
 Average background property growth per year: 145,862

Year	Non-Homestead Property							Homestead Property							Total Tax Increment	Cumulative Tax Increment	75% of increment*
	Non-Homestead Property value	Increment due to Background Growth	Non-Homestead Education tax rate**	Non-Homestead Education tax Increment	"Effective" Municipal tax rate	Non-homestead Municipal tax increment	Total Non-Homestead Tax Increment	Homestead Property value	Increment due to background growth	Homestead Education tax rate**	Homestead Education tax Increment	"Effective" Municipal tax rate	Homestead Municipal tax increment	Total Homestead Tax Increment			
2009	64,715,700	-	1.4560	-	0.4115	-	-	12,413,700	-	1.1090	-	0.4115	-	-	-	-	-
2010	64,715,700	-	1.5334	-	0.4415	-	-	12,413,700	-	1.2394	-	0.4415	-	-	-	-	-
2011	64,715,700	129,431	1.5794	1,840	0.4448	622	2,462	12,413,700	24,827	1.2766	285	0.4448	99	385	2,846	2,846	2,135
2012	64,845,131	129,690	1.6268	1,899	0.4481	628	2,527	12,438,527	24,877	1.3149	294	0.4481	100	395	2,921	5,767	4,326
2013	64,974,822	129,950	1.6756	1,960	0.4515	634	2,593	12,463,404	24,927	1.3543	304	0.4515	101	405	2,998	8,766	6,574
2014	65,104,771	130,210	1.7259	2,023	0.4549	640	2,662	12,488,331	24,977	1.3950	314	0.4549	102	416	3,078	11,844	8,883
2015	65,234,981	130,470	1.7776	2,087	0.4583	646	2,733	12,513,308	25,027	1.4368	324	0.4583	103	427	3,160	15,004	11,253
2016	65,365,451	130,731	1.8310	2,154	0.4617	652	2,806	12,538,335	25,077	1.4799	334	0.4617	104	438	3,244	18,248	13,686
2017	65,496,182	130,992	1.8859	2,223	0.4652	658	2,881	12,563,411	25,127	1.5243	345	0.4652	105	450	3,331	21,580	16,185
2018	65,627,174	131,254	1.9425	2,295	0.4687	664	2,959	12,588,538	25,177	1.5700	356	0.4687	106	462	3,421	25,001	18,751
2019	65,758,428	131,517	2.0007	2,368	0.4722	671	3,039	12,613,715	25,227	1.6171	367	0.4722	107	474	3,513	28,514	21,386
2020	65,889,945	131,780	2.0608	2,444	0.4758	677	3,121	12,638,943	25,278	1.6656	379	0.4758	108	487	3,608	32,122	24,092
2021	66,021,725	132,043	2.1226	2,522	0.4793	684	3,206	12,664,220	25,328	1.7156	391	0.4793	109	500	3,706	35,829	26,872
2022	66,153,769	132,308	2.1863	2,603	0.4829	690	3,293	12,689,549	25,379	1.7671	404	0.4829	110	514	3,807	39,636	29,727
2023	66,286,076	132,572	2.2518	2,687	0.4865	697	3,383	12,714,928	25,430	1.8201	417	0.4865	111	528	3,911	43,547	32,661
2024	66,418,648	132,837	2.3194	2,773	0.4902	703	3,476	12,740,358	25,481	1.8747	430	0.4902	112	542	4,019	47,566	35,674
2025	66,551,486	133,103	2.3890	2,862	0.4939	710	3,572	12,765,839	25,532	1.9309	444	0.4939	113	557	4,129	51,695	38,771

* Background growth falls under new TIF authority, therefore the City only retains 75% of increment