

**INTERSTATE CORRIDOR URBAN RENEWAL AREA
Projections of Financial Impact on City of Portland**

1) BASELINE: NO EXPANSION

Assumes all taxing jurisdiction local option levies renewed at current rate
Bond levies assume no additional bonds issued

Fiscal Year	Incremental Assessed Value to URA	Revenue to URA	City Permanent Rate: Revenue Forgone (4.5770/1,000)	City Local Option Levy Foregone(.4026/1,000)	Total City taxes forgone
2010.11	\$677,519,025	\$14,548,912	\$3,101,005	\$272,769	\$3,373,774
2011.12	755,320,757	16,221,532	\$3,457,103	\$304,092	\$3,761,195
2012.13	836,623,567	18,007,857	\$3,829,226	\$336,825	\$4,166,051
2013.14	921,585,003	19,802,977	\$4,218,095	\$371,030	\$4,589,125
2014.15	1,000,504,737	21,360,730	\$4,579,310	\$402,803	\$4,982,113
2015.16	1,082,581,260	23,138,152	\$4,954,974	\$435,847	\$5,390,822
2016.17	1,167,940,845	24,860,814	\$5,345,665	\$470,213	\$5,815,878
2017.18	1,256,714,812	26,587,051	\$5,751,984	\$505,953	\$6,257,937
2018.19	1,349,039,739	28,307,086	\$6,174,555	\$543,123	\$6,717,678
2019.20	1,445,057,662	30,312,015	\$6,614,029	\$581,780	\$7,195,809
2020.21	1,544,916,303	32,396,308	\$7,071,082	\$621,983	\$7,693,065
2021.22	1,648,769,289	34,563,349	\$7,546,417	\$663,795	\$8,210,212
2022.23	1,756,776,394	36,817,227	\$8,040,766	\$707,278	\$8,748,044
2023.24	1,869,103,784	39,129,036	\$8,554,888	\$752,501	\$9,307,389
2024.25	1,985,924,270	41,563,818	\$9,089,575	\$799,533	\$9,889,108
2025.26	2,107,417,574	44,095,380	\$9,645,650	\$848,446	\$10,494,097
2026.27	2,233,770,611	46,632,068	\$10,223,968	\$899,316	\$11,123,284
17-year TOTAL:		\$498,344,312	\$108,198,292	\$9,517,289	\$117,715,581

2) EXPANSION SCENARIO: ADDS 3 NEW AREAS, NO INCREASE IN MAXIMUM INDEBTEDNESS

Assumes all taxing jurisdiction local option levies renewed at current rate
Bond levies assume no additional bonds issued

Fiscal Year	Incremental Assessed Value to URA	Revenue to URA	City Permanent Rate: Revenue Forgone (4.5770/1,000)	City Local Option Levy Foregone(.4026/1,000)	Total City taxes forgone
2010.11	\$677,519,025	\$14,548,912	\$3,101,005	\$272,769	\$3,373,774
2011.12	755,320,757	16,221,532	\$3,457,103	\$304,092	\$3,761,195
2012.13	860,205,923	18,007,857	\$3,937,163	\$346,319	\$4,283,481
2013.14	957,760,279	19,802,977	\$4,383,669	\$385,594	\$4,769,263
2014.15	1,048,377,437	21,360,730	\$4,798,424	\$422,077	\$5,220,500
2015.16	1,142,619,281	23,138,152	\$5,229,768	\$460,019	\$5,689,787
2016.17	1,240,630,799	24,860,814	\$5,678,367	\$499,478	\$6,177,845
2017.18	1,342,562,778	26,587,051	\$6,144,910	\$540,516	\$6,685,426
2018.19	1,448,572,036	28,307,086	\$6,630,114	\$583,195	\$7,213,309
2019.20	1,558,821,664	30,312,015	\$7,134,727	\$627,582	\$7,762,308
2020.21	1,673,481,277	32,396,308	\$7,659,524	\$673,744	\$8,333,267
2021.22	1,792,727,275	34,563,349	\$8,205,313	\$721,752	\$8,927,065
2022.23	1,916,743,113	36,817,227	\$8,772,933	\$771,681	\$9,544,614
2023.24	2,045,719,584	39,129,036	\$9,363,259	\$823,607	\$10,186,865
2024.25	2,179,855,114	41,563,818	\$9,977,197	\$877,610	\$10,854,807
2025.26	2,319,356,065	44,095,380	\$10,615,693	\$933,773	\$11,549,465
2026.27	2,464,437,055	46,632,068	\$11,279,728	\$992,182	\$12,271,911
17-year TOTAL:		\$498,344,312	\$116,368,895	\$10,235,988	\$126,604,883

3) EXPANSION SCENARIO: ADDS 3 NEW AREAS (RQ, MLK, ST. JOHN) - INCREASE IN MAXIMUM INDEBTEDNESS

The 2009 Legislature passed HB3065, which had several key features:

- 1) It set maximum indebtedness limits for new URAs based on the frozen base amount.
- 2) It requires concurrence of local taxing jurisdictions when URAs are amended to expand maximum indebtedness by 20% or more.
- 3) Revenues from the tax increment are shared with local jurisdictions: 25% sharing when TIF revenues equal 3% of maximum indebtedness, 100% when TIF reaches 10%.

Scenario 3 assumes:

- 1) Interstate URA Baseline Maximum Indebtedness of \$335,000,000 is increased to \$402,000,000 (20% increase as allowed by statute)
- 2) All taxing jurisdiction local option levies renewed at current rates
- 3) Bond levies assume no additional bonds issued

Fiscal Year	Incremental Assessed Value to URA	Revenue to URA	Additional Increment Sharing	Incremental Assessed Value Revenue to Taxing Jurisdictions	Incremental Assessed Value Revenue to Taxing Jurisdictions	City Permanent Rate: Revenue Forgone (4.5770/1,000)	City Local Option Levy Foregone(0.4026/1,000)	Total City taxes forgone	City Permanent Rate: Revenue Shared (4.5770/1,000)	City Local Option Levy Revenue Shared (.4026/1,000)	Total City taxes shared
2010.11	\$659,353,539	14,158,830	-	18,165,486	390,082	\$3,017,861	\$265,456	\$3,283,317	\$83,143	\$7,313	\$90,457
2011.12	734,283,186	15,769,722	25%	43,165,901	927,046	\$3,360,814	\$295,622	\$3,656,437	\$197,570	\$17,379	\$214,949
2012.13	803,784,813	17,301,021	25%	66,783,559	1,437,479	\$3,678,923	\$323,604	\$4,002,527	\$305,668	\$26,887	\$332,555
2013.14	877,023,222	18,845,436	25%	90,854,802	1,952,284	\$4,014,135	\$353,090	\$4,367,225	\$415,842	\$36,578	\$452,421
2014.15	945,792,384	20,192,624	25%	112,475,495	2,401,347	\$4,328,892	\$380,776	\$4,709,668	\$514,800	\$45,283	\$560,083
2015.16	1,016,131,539	21,717,913	25%	136,141,789	2,909,776	\$4,650,834	\$409,095	\$5,059,929	\$623,121	\$54,811	\$677,932
2016.17	1,090,077,524	23,203,414	25%	159,961,471	3,404,943	\$4,989,285	\$438,865	\$5,428,150	\$732,144	\$64,400	\$796,544
2017.18	1,167,272,328	24,694,807	25%	184,442,962	3,902,074	\$5,342,605	\$469,944	\$5,812,549	\$844,195	\$74,257	\$918,452
2018.19	1,247,844,238	26,183,687	25%	209,614,398	4,398,368	\$5,711,383	\$502,382	\$6,213,765	\$959,405	\$84,391	\$1,043,796
2019.20	1,330,374,224	27,906,376	25%	237,057,491	4,972,598	\$6,089,123	\$535,609	\$6,624,731	\$1,085,012	\$95,439	\$1,180,451
2020.21	1,416,202,804	29,697,234	25%	265,600,913	5,569,550	\$6,481,960	\$570,163	\$7,052,123	\$1,215,655	\$106,931	\$1,322,586
2021.22	1,505,460,978	31,559,159	25%	295,289,622	6,190,192	\$6,890,495	\$606,099	\$7,496,593	\$1,351,541	\$118,884	\$1,470,424
2022.23	1,598,282,829	33,495,635	25%	326,172,529	6,835,684	\$7,315,341	\$643,469	\$7,958,809	\$1,492,892	\$131,317	\$1,624,209
2023.24	1,694,939,901	35,482,976	25%	358,168,406	7,498,131	\$7,757,740	\$682,383	\$8,440,123	\$1,639,337	\$144,199	\$1,783,535
2024.25	1,600,634,060	33,500,000	100%	586,273,312	12,270,235	\$7,326,102	\$644,415	\$7,970,517	\$2,683,373	\$236,034	\$2,919,407
2025.26	1,601,040,506	33,500,000	100%	725,017,895	15,170,197	\$7,327,962	\$644,579	\$7,972,541	\$3,318,407	\$291,892	\$3,610,299
2026.27	1,604,717,915	33,500,000	100%	866,057,556	18,079,768	\$7,344,794	\$646,059	\$7,990,853	\$3,963,945	\$348,675	\$4,312,620
17-year Subtotal	\$20,893,215,992	\$440,708,835		\$4,681,243,588	\$98,309,753	\$95,628,250	\$8,411,609	\$104,039,858	\$21,426,052	\$1,884,669	\$23,310,721
2027.28	1,606,337,459	33,500,000	100%	1,014,943,765	21,166,546	\$7,352,207	\$646,711	\$7,998,918	\$4,645,398	\$408,616	\$5,054,014
2028.29	1,606,576,119	33,500,000	100%	1,171,231,088	24,422,274	\$7,353,299	\$646,808	\$8,000,106	\$5,360,725	\$471,538	\$5,832,262
2029.30	1,614,457,831	33,500,000	100%	1,326,136,398	27,517,330	\$7,389,373	\$652,887	\$8,042,260	\$6,069,726	\$536,290	\$6,606,016
2030.31	1,614,457,831	33,500,000	100%	1,495,434,901	31,030,274	\$7,389,373	\$652,887	\$8,042,260	\$6,844,606	\$604,754	\$7,449,359
21-year TOTAL:						\$125,112,502	\$11,010,901	\$136,123,403	\$44,346,506	\$3,905,866	\$48,252,372

**INTERSTATE CORRIDOR URBAN RENEWAL AREA
Projections of Financial Impact on Multnomah County**

1) BASELINE: NO EXPANSION

Assumes all taxing jurisdiction local option levies renewed at current rate
Bond levies assume no additional bonds issued

Fiscal Year	Incremental Assessed Value to URA	Revenue to URA	County Permanent Rate: Revenue Foregone (4.3434/1,000)	County Local Option Levy Foregone(.8900/1,000)	Total County taxes forgone
2010.11	\$677,519,025	\$14,548,912	\$2,942,736	\$602,992	\$3,545,728
2011.12	755,320,757	16,221,532	\$3,280,660	\$672,235	\$3,952,896
2012.13	836,623,567	18,007,857	\$3,633,791	\$744,595	\$4,378,386
2013.14	921,585,003	19,802,977	\$4,002,812	\$820,211	\$4,823,023
2014.15	1,000,504,737	21,360,730	\$4,345,592	\$890,449	\$5,236,041
2015.16	1,082,581,260	23,138,152	\$4,702,083	\$963,497	\$5,665,581
2016.17	1,167,940,845	24,860,814	\$5,072,834	\$1,039,467	\$6,112,302
2017.18	1,256,714,812	26,587,051	\$5,458,415	\$1,118,476	\$6,576,891
2018.19	1,349,039,739	28,307,086	\$5,859,419	\$1,200,645	\$7,060,065
2019.20	1,445,057,662	30,312,015	\$6,276,463	\$1,286,101	\$7,562,565
2020.21	1,544,916,303	32,396,308	\$6,710,189	\$1,374,976	\$8,085,165
2021.22	1,648,769,289	34,563,349	\$7,161,265	\$1,467,405	\$8,628,669
2022.23	1,756,776,394	36,817,227	\$7,630,383	\$1,563,531	\$9,193,914
2023.24	1,869,103,784	39,129,036	\$8,118,265	\$1,663,502	\$9,781,768
2024.25	1,985,924,270	41,563,818	\$8,625,663	\$1,767,473	\$10,393,136
2025.26	2,107,417,574	44,095,380	\$9,153,357	\$1,875,602	\$11,028,959
2026.27	2,233,770,611	46,632,068	\$9,702,159	\$1,988,056	\$11,690,215
17-year TOTAL:		\$498,344,312	\$102,676,089	\$21,039,213	\$123,715,303

2) EXPANSION SCENARIO: ADDS 3 NEW AREAS, NO INCREASE IN MAXIMUM INDEBTEDNESS

Assumes all taxing jurisdiction local option levies renewed at current rate
Bond levies assume no additional bonds issued

Fiscal Year	Incremental Assessed Value to URA	Revenue to URA	County Permanent Rate: Revenue Foregone (4.3434/1,000)	County Local Option Levy Foregone(.8900/1,000)	Total County taxes forgone
2010.11	\$677,519,025	\$14,548,912	\$2,942,736	\$602,992	\$3,545,728
2011.12	755,320,757	16,221,532	\$3,280,660	\$672,235	\$3,952,896
2012.13	860,205,923	18,007,857	\$3,736,218	\$765,583	\$4,501,802
2013.14	957,760,279	19,802,977	\$4,159,936	\$852,407	\$5,012,343
2014.15	1,048,377,437	21,360,730	\$4,553,523	\$933,056	\$5,486,578
2015.16	1,142,619,281	23,138,152	\$4,962,853	\$1,016,931	\$5,979,784
2016.17	1,240,630,799	24,860,814	\$5,388,556	\$1,104,161	\$6,492,717
2017.18	1,342,562,778	26,587,051	\$5,831,287	\$1,194,881	\$7,026,168
2018.19	1,448,572,036	28,307,086	\$6,291,728	\$1,289,229	\$7,580,957
2019.20	1,558,821,664	30,312,015	\$6,770,586	\$1,387,351	\$8,157,937
2020.21	1,673,481,277	32,396,308	\$7,268,599	\$1,489,398	\$8,757,997
2021.22	1,792,727,275	34,563,349	\$7,786,532	\$1,595,527	\$9,382,059
2022.23	1,916,743,113	36,817,227	\$8,325,182	\$1,705,901	\$10,031,083
2023.24	2,045,719,584	39,129,036	\$8,885,378	\$1,820,690	\$10,706,069
2024.25	2,179,855,114	41,563,818	\$9,467,983	\$1,940,071	\$11,408,054
2025.26	2,319,356,065	44,095,380	\$10,073,891	\$2,064,227	\$12,138,118
2026.27	2,464,437,055	46,632,068	\$10,704,036	\$2,193,349	\$12,897,385
17-year TOTAL:		\$498,344,312	\$110,429,683	\$22,627,991	\$133,057,674

3) EXPANSION SCENARIO: ADDS 3 NEW AREAS (RQ, MLK, ST.JOHN) - INCREASE IN MAXIMUM INDEBTEDNESS

The 2009 Legislature passed HB3065, which had several key features:

- 1) It set maximum indebtedness limits for new URAs based on the frozen base amount.
- 2) It requires concurrence of local taxing jurisdictions when URAs are amended to expand maximum indebtedness by 20% or more.
- 3) Revenues from the tax increment are shared with local jurisdictions: 25% sharing when TIF revenues equal 3% of maximum indebtedness, 100% when TIF reaches 10%.

Scenario 3 assumes:

- 1) Interstate URA Baseline Maximum Indebtedness of \$335,000,000 is increased to \$402,000,000 (20% increase as allowed by statute)
- 2) All taxing jurisdiction local option levies renewed at current rates
- 3) Bond levies assume no additional bonds issued

Fiscal Year	Incremental Assessed Value to URA	Revenue to URA	Additional Increment Sharing	Incremental Assessed Value Revenue to Taxing Jurisdictions	Incremental Assessed Value Revenue to Taxing Jurisdictions	County Permanent Rate: Revenue Foregone (4.3434/1,000)	County Local Option Levy Foregone(.8900/1,000)	Total County taxes forgone	County Permanent Rate: Revenue Shared (4.3434/1,000)	County Local Option Levy Revenue Shared (.8900/1,000)	Total County taxes shared
2010.11	\$659,353,539	14,158,830	-	18,165,486	390,082	\$2,863,836	\$586,825	\$3,450,661	\$78,900	\$16,167	\$95,067
2011.12	734,283,186	15,769,722	25%	43,165,901	927,046	\$3,189,286	\$653,512	\$3,842,798	\$187,487	\$38,418	\$225,904
2012.13	803,784,813	17,301,021	25%	66,783,559	1,437,479	\$3,491,159	\$715,368	\$4,206,527	\$290,068	\$59,437	\$349,505
2013.14	877,023,222	18,845,436	25%	90,854,802	1,952,284	\$3,809,263	\$780,551	\$4,589,813	\$394,619	\$80,861	\$475,480
2014.15	945,792,384	20,192,624	25%	112,475,495	2,401,347	\$4,107,955	\$841,755	\$4,949,710	\$488,526	\$100,103	\$588,629
2015.16	1,016,131,539	21,717,913	25%	136,141,789	2,909,776	\$4,413,466	\$904,357	\$5,317,823	\$591,318	\$121,166	\$712,484
2016.17	1,090,077,524	23,203,414	25%	159,961,471	3,404,943	\$4,734,643	\$970,169	\$5,704,812	\$694,777	\$142,366	\$837,142
2017.18	1,167,272,328	24,694,807	25%	184,442,962	3,902,074	\$5,069,931	\$1,038,872	\$6,108,803	\$801,110	\$164,154	\$965,264
2018.19	1,247,844,238	26,183,687	25%	209,614,398	4,398,368	\$5,419,887	\$1,110,581	\$6,530,468	\$910,439	\$186,557	\$1,096,996
2019.20	1,330,374,224	27,906,376	25%	237,057,491	4,972,598	\$5,778,347	\$1,184,033	\$6,962,380	\$1,029,636	\$210,981	\$1,240,617
2020.21	1,416,202,804	29,697,234	25%	265,600,913	5,569,550	\$6,151,135	\$1,260,420	\$7,411,556	\$1,153,611	\$236,385	\$1,389,996
2021.22	1,505,460,978	31,559,159	25%	295,289,622	6,190,192	\$6,538,819	\$1,339,860	\$7,878,679	\$1,282,561	\$262,808	\$1,545,369
2022.23	1,598,282,829	33,495,635	25%	326,172,529	6,835,684	\$6,941,982	\$1,422,472	\$8,364,453	\$1,416,698	\$290,294	\$1,706,991
2023.24	1,694,939,901	35,482,976	25%	358,168,406	7,498,131	\$7,361,802	\$1,508,497	\$8,870,298	\$1,555,669	\$318,770	\$1,874,439
2024.25	1,600,634,060	33,500,000	100%	586,273,312	12,270,235	\$6,952,194	\$1,424,564	\$8,376,758	\$2,546,420	\$521,783	\$3,068,203
2025.26	1,601,040,506	33,500,000	100%	725,017,895	15,170,197	\$6,953,959	\$1,424,926	\$8,378,885	\$3,149,043	\$645,266	\$3,794,309
2026.27	1,604,717,915	33,500,000	100%	866,057,556	18,079,768	\$6,969,932	\$1,428,199	\$8,398,131	\$3,761,634	\$770,791	\$4,532,426
17-year Subtotal	\$20,893,215,992	\$440,708,835		\$4,681,243,588	\$98,309,753	\$90,747,594	\$18,594,962	\$109,342,557	\$20,332,513	\$4,166,307	\$24,498,820
2027.28	1,606,337,459	33,500,000	100%	1,014,943,765	21,166,546	\$6,976,966	\$1,429,640	\$8,406,606	\$4,408,307	\$903,300	\$5,311,607
2028.29	1,606,576,119	33,500,000	100%	1,171,231,088	24,422,274	\$6,978,003	\$1,429,853	\$8,407,855	\$5,087,125	\$1,042,396	\$6,129,521
2029.30	1,614,457,831	33,500,000	100%	1,326,136,398	27,517,330	\$7,012,236	\$1,436,867	\$8,449,104	\$5,759,941	\$1,180,261	\$6,940,202
2030.31	1,614,457,831	33,500,000	100%	1,495,434,901	31,030,274	\$7,012,236	\$1,436,867	\$8,449,104	\$6,495,272	\$1,330,937	\$7,826,209
21-year TOTAL:						\$118,727,035	\$24,328,190	\$143,055,226	\$42,083,158	\$8,623,201	\$50,706,359

**INTERSTATE CORRIDOR URBAN RENEWAL AREA
Projections of Financial Impact on Portland Public Schools**

1) BASELINE: NO EXPANSION

Assumes all taxing jurisdiction local option levies renewed at current rate
Bond levies assume no additional bonds issued

Fiscal Year	Incremental Assessed Value to URA	Revenue to URA	PPS Permanent Rate: Revenue Forgone (4.7743/1,000)	PPS Local Option and Gap Levy Forgone (1.2500 and 0.5038/1,000)	Total PPS taxes forgone
2010.11	\$677,519,025	\$14,548,912	\$3,234,679	\$1,188,233	\$4,422,912
2011.12	755,320,757	16,221,532	\$3,606,128	\$1,324,682	\$4,930,809
2012.13	836,623,567	18,007,857	\$3,994,292	\$1,467,270	\$5,461,562
2013.14	921,585,003	19,802,977	\$4,399,923	\$1,616,276	\$6,016,199
2014.15	1,000,504,737	21,360,730	\$4,776,710	\$1,754,685	\$6,531,395
2015.16	1,082,581,260	23,138,152	\$5,168,568	\$1,898,631	\$7,067,199
2016.17	1,167,940,845	24,860,814	\$5,576,100	\$2,048,335	\$7,624,435
2017.18	1,256,714,812	26,587,051	\$5,999,934	\$2,204,026	\$8,203,960
2018.19	1,349,039,739	28,307,086	\$6,440,720	\$2,365,946	\$8,806,666
2019.20	1,445,057,662	30,312,015	\$6,899,139	\$2,534,342	\$9,433,481
2020.21	1,544,916,303	32,396,308	\$7,375,894	\$2,709,474	\$10,085,368
2021.22	1,648,769,289	34,563,349	\$7,871,719	\$2,891,612	\$10,763,331
2022.23	1,756,776,394	36,817,227	\$8,387,378	\$3,081,034	\$11,468,412
2023.24	1,869,103,784	39,129,036	\$8,923,662	\$3,278,034	\$12,201,696
2024.25	1,985,924,270	41,563,818	\$9,481,398	\$3,482,914	\$12,964,312
2025.26	2,107,417,574	44,095,380	\$10,061,444	\$3,695,989	\$13,757,433
2026.27	2,233,770,611	46,632,068	\$10,664,691	\$3,917,587	\$14,582,278
17-year TOTAL:		\$498,344,312	\$112,862,378	\$41,459,070	\$154,321,448

2) EXPANSION SCENARIO: ADDS 3 NEW AREAS, NO INCREASE IN MAXIMUM INDEBTEDNESS

Assumes all taxing jurisdiction local option levies renewed at current rate
Bond levies assume no additional bonds issued

Fiscal Year	Incremental Assessed Value to URA	Revenue to URA	PPS Permanent Rate: Revenue Forgone (4.7743/1,000)	PPS Local Option and Gap Levy Forgone (1.2500 and 0.5038/1,000)	Total PPS taxes forgone
2010.11	\$677,519,025	\$14,548,912	\$3,234,679	\$1,188,233	\$4,422,912
2011.12	755,320,757	16,221,532	\$3,606,128	\$1,324,682	\$4,930,809
2012.13	860,205,923	18,007,857	\$4,106,881	\$1,508,629	\$5,615,510
2013.14	957,760,279	19,802,977	\$4,572,635	\$1,679,720	\$6,252,355
2014.15	1,048,377,437	21,360,730	\$5,005,268	\$1,838,644	\$6,843,913
2015.16	1,142,619,281	23,138,152	\$5,455,207	\$2,003,926	\$7,459,133
2016.17	1,240,630,799	24,860,814	\$5,923,144	\$2,175,818	\$8,098,962
2017.18	1,342,562,778	26,587,051	\$6,409,797	\$2,354,587	\$8,764,384
2018.19	1,448,572,036	28,307,086	\$6,915,917	\$2,540,506	\$9,456,423
2019.20	1,558,821,664	30,312,015	\$7,442,282	\$2,733,861	\$10,176,144
2020.21	1,673,481,277	32,396,308	\$7,989,702	\$2,934,951	\$10,924,653
2021.22	1,792,727,275	34,563,349	\$8,559,018	\$3,144,085	\$11,703,103
2022.23	1,916,743,113	36,817,227	\$9,151,107	\$3,361,584	\$12,512,691
2023.24	2,045,719,584	39,129,036	\$9,766,879	\$3,587,783	\$13,354,662
2024.25	2,179,855,114	41,563,818	\$10,407,282	\$3,823,030	\$14,230,312
2025.26	2,319,356,065	44,095,380	\$11,073,302	\$4,067,687	\$15,140,989
2026.27	2,464,437,055	46,632,068	\$11,765,962	\$4,322,130	\$16,088,092
17-year TOTAL:		\$498,344,312	\$121,385,190	\$44,589,855	\$165,975,046

3) EXPANSION SCENARIO: ADDS 3 NEW AREAS (RQ, MLK, ST.JOHN) - INCREASE IN MAXIMUM INDEBTEDNESS

The 2009 Legislature passed HB3065, which had several key features:

- 1) It set maximum indebtedness limits for new URAs based on the frozen base amount.
- 2) It requires concurrence of local taxing jurisdictions when URAs are amended to expand maximum indebtedness by 20% or more.
- 3) Revenues from the tax increment are shared with local jurisdictions: 25% sharing when TIF revenues equal 3% of maximum indebtedness, 100% when TIF reaches 10%.

Scenario 3 assumes:

- 1) Interstate URA Baseline Maximum Indebtedness of \$335,000,000 is increased to \$402,000,000 (20% increase as allowed by statute)
- 2) All taxing jurisdiction local option levies renewed at current rates
- 3) Bond levies assume no additional bonds issued

Fiscal Year	Incremental Assessed Value to URA	Revenue to URA	Additional Increment Sharing	Incremental Assessed Value Revenue to to Taxing Jurisdictions	Incremental Assessed Value Revenue to to Taxing Jurisdictions	PPS Permanent Rate: Revenue Forgone (4.7743/1,000)	PPS Local Option and Gap Levy Forgone (1.2500 and 0.5038/1,000)	Total PPS taxes forgone	PPS Permanent Rate: Revenue Shared (4.7743/1,000)	PPS Local Option and Gap Levy Revenue Shared (1.2500 and 0.5038/1,000)	Total PPS taxes shared
2010.11	\$659,353,539	14,158,830	-	18,165,486	390,082	\$3,147,952	\$1,156,374	\$4,304,326	\$86,727	\$31,859	\$118,586
2011.12	734,283,186	15,769,722	25%	43,165,901	927,046	\$3,505,688	\$1,287,786	\$4,793,474	\$206,087	\$75,704	\$281,791
2012.13	803,784,813	17,301,021	25%	66,783,559	1,437,479	\$3,837,510	\$1,409,678	\$5,247,188	\$318,845	\$117,125	\$435,970
2013.14	877,023,222	18,845,436	25%	90,854,802	1,952,284	\$4,187,172	\$1,538,123	\$5,725,295	\$433,768	\$159,341	\$593,109
2014.15	945,792,384	20,192,624	25%	112,475,495	2,401,347	\$4,515,497	\$1,658,731	\$6,174,227	\$536,992	\$197,260	\$734,251
2015.16	1,016,131,539	21,717,913	25%	136,141,789	2,909,776	\$4,851,317	\$1,782,091	\$6,633,408	\$649,982	\$238,765	\$888,747
2016.17	1,090,077,524	23,203,414	25%	159,961,471	3,404,943	\$5,204,357	\$1,911,778	\$7,116,135	\$763,704	\$280,540	\$1,044,244
2017.18	1,167,272,328	24,694,807	25%	184,442,962	3,902,074	\$5,572,908	\$2,047,162	\$7,620,070	\$880,586	\$323,476	\$1,204,062
2018.19	1,247,844,238	26,183,687	25%	209,614,398	4,398,368	\$5,957,583	\$2,188,469	\$8,146,052	\$1,000,762	\$367,622	\$1,368,384
2019.20	1,330,374,224	27,906,376	25%	237,057,491	4,972,598	\$6,351,606	\$2,333,210	\$8,684,816	\$1,131,784	\$415,751	\$1,547,535
2020.21	1,416,202,804	29,697,234	25%	265,600,913	5,569,550	\$6,761,377	\$2,483,736	\$9,245,114	\$1,268,058	\$465,811	\$1,733,869
2021.22	1,505,460,978	31,559,159	25%	295,289,622	6,190,192	\$7,187,522	\$2,640,277	\$9,827,800	\$1,409,801	\$517,879	\$1,927,680
2022.23	1,598,282,829	33,495,635	25%	326,172,529	6,835,684	\$7,630,682	\$2,803,068	\$10,433,750	\$1,557,246	\$572,041	\$2,129,287
2023.24	1,694,939,901	35,482,976	25%	358,168,406	7,498,131	\$8,092,152	\$2,972,586	\$11,064,737	\$1,710,003	\$628,156	\$2,338,159
2024.25	1,600,634,060	33,500,000	100%	586,273,312	12,270,235	\$7,641,907	\$2,807,192	\$10,449,099	\$2,799,045	\$1,028,206	\$3,827,251
2025.26	1,601,040,506	33,500,000	100%	725,017,895	15,170,197	\$7,643,848	\$2,807,905	\$10,451,753	\$3,461,453	\$1,271,536	\$4,732,989
2026.27	1,604,717,915	33,500,000	100%	866,057,556	18,079,768	\$7,661,405	\$2,814,354	\$10,475,759	\$4,134,819	\$1,518,892	\$5,653,710
17-year Subtotal	\$20,893,215,992	\$440,708,835		\$4,681,243,588	\$98,309,753	\$99,750,481	\$36,642,522	\$136,393,003	\$22,349,661	\$8,209,965	\$30,559,626
2027.28	1,606,337,459	33,500,000	100%	1,014,943,765	21,166,546	\$7,669,137	\$2,817,195	\$10,486,332	\$4,845,646	\$1,780,008	\$6,625,654
2028.29	1,606,576,119	33,500,000	100%	1,171,231,088	24,422,274	\$7,670,276	\$2,817,613	\$10,487,890	\$5,591,809	\$2,054,105	\$7,645,914
2029.30	1,614,457,831	33,500,000	100%	1,326,136,398	27,517,330	\$7,707,906	\$2,831,436	\$10,539,342	\$6,331,373	\$2,325,778	\$8,657,151
2030.31	1,614,457,831	33,500,000	100%	1,495,434,901	31,030,274	\$7,707,906	\$2,831,436	\$10,539,342	\$7,139,655	\$2,622,694	\$9,762,349
21-year TOTAL:						\$130,505,706	\$47,940,202	\$178,445,909	\$46,258,144	\$16,992,550	\$63,250,694