
Appendix G

Charts and Tables

The following charts and tables are attached as resources to this report. The charts analyze baseline statistics as well as the impact of completing an action which removes 62 acres (20% land limitation) from Old Town/Chinatown in the Downtown Waterfront URA and adding it to the River District URA.

Assumptions used to develop this analysis are included.

Baseline Assessed Value and Tax Increment Revenues (without moving any land):

- Chart 1:** DTWF Tax Increment and Frozen Base
- Chart 2:** RD Tax Increment and Frozen Base
- Chart 3:** DTWF MTIR capacity vs. Tax Increment Resources
- Chart 4:** RD Tax Increment Revenues

Impact on Assessed Value and Tax Increment Revenues (of moving 20% of OT/CT):

- Chart 5:** DTWF Assessed Value (Increment + Frozen Base)
- Chart 6:** RD Assessed Value (Increment + Frozen Base)
- Chart 7:** DTWF Revenues from Taxes on Growth and Special Levy in comparison to MTIR.
- Chart 8:** RD Taxes on Growth Revenue (Divide the Taxes Revenue)

Impact on Net Change in Assessed Value:

- Chart 9:** Baseline assessed value for DTWF vs. assessed value after moving 20% of OT/CT's acres to RD.
- Chart 10:** Baseline assessed value for RD vs. assessed value after moving 20% of OT/CT's acres to RD.

Impact on Tax Increment Revenues:

- Chart 11:** Relationship between MTIR and Tax Increment Revenues for DTWF
- Chart 12:** Change in Amount of Taxes on Growth of Property Value (Divide the Taxes Revenues) for RD

Impact to Taxing Jurisdictions:

- Chart 13:** Net Gain/Loss of taxes from DTWF
- Chart 14:** Net Gain/Loss of taxes from RD

Impact on Bond Insurance Covenants for DTWF:

- Chart 15:** Baseline Debt Service Coverage Levels for DTWF
- Chart 16:** OT/CT Debt Service Coverage Levels for DTWF

Baseline Financing Capacity of DTWF and RD (without moving 20% of OT/CT)

Chart 17: Additional Debt Service Supported by DTWF

Chart 18: Future Bonding for DTWF

Chart 19: Additional Debt Service Supported by RD

Chart 20: Future Bonding Capacity for RD

Impact on Financing Capacity by Moving 20% of OT/CT

Chart 21: Additional Debt Service Supported by DTWF

Chart 22: Future Bonding for DTWF

Chart 23: Additional Debt Service Supported by RD

Chart 24: Future Bonding Capacity for RD

Chart 25: Additional Bonding Capacity Generated for RD by Moving 20% of OT/CT

KEY ASSUMPTIONS

Property Values (per PDC Financial Planning

Downtown Waterfront

AV Growth	3% annually
Incremental AV Growth	Approximately 3.3% annually

River District

AV Growth	Ranges from 4-13% annually based on combination of new construction and existing values, then 4% annually thereafter.
Incremental AV Growth	Ranges from 6-22% annually based on combination of new construction and existing values, then 6% annually thereafter.

Taxes and Tax Rates

Consolidated Tax Rate	\$21.8686 per \$1,000 AV
Compression	Estimates through FY 2009-10 per PDC/Tashman Johnson, then stabilize at FY 2009-10 values.
Special Levy Allocation	Based on current allocations, with planned swap between DTWF and OCC in FY 2008-09 for debt service coverage.

Bonds***Downtown Waterfront***

Required Coverage (Tax Increment)	1.15x
Other Bond Assumptions	Rate = 7.0%; Term = 20 Years
New Bonds Issued	\$42 million in FY 2005-2006

River District

Required Coverage (Tax Increment)	1.50x
Other Bond Assumptions	Rate = 7.0%, Term = 20 Years