

Amended 5/15/15

	Original Development Plan		Minimum Development Scenario	
Total Square Footage		1,478,830		680,000
Projected Value	\$	299,701,628	\$	140,300,000
Residential Units		673		250
<b>Annual Revenues</b>				
Property Tax	\$	1,640,865	\$	761,396
Sales Tax		651,979		398,545
Other		30,764		30,764
<b>Total</b>	<b>\$</b>	<b>2,323,608</b>	<b>\$</b>	<b>1,190,705</b>
<b>Annual Costs</b>				
Public Works	\$	30,764	\$	30,764
Leisure		193,797		71,990
Public Safety		638,721		271,424
Transit*		477,000		219,336
Other		257,332		108,313
<b>Total</b>	<b>\$</b>	<b>1,597,614</b>	<b>\$</b>	<b>701,827</b>
<b>Annual Net</b>	<b>\$</b>	<b>725,994</b>	<b>\$</b>	<b>488,877</b>

One Time Costs	\$	89,727	\$	41,259
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One Time Revenues	\$	1,093,750	\$	502,931
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\* Transit costs based on meeting demand calculated in trip generation analysis