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Eureka S. I-44 Redevelopment Area, 2007

City of Eureka

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2007 AMENDMENT

**EUREKA S. I-44 REDEVELOPMENT AREA
TAX INCREMENT FINANCING
REDEVELOPMENT PLAN & PROJECT**



City of Eureka, Missouri

October 18, 2007

PGAVURBANCONSULTING
www.pgav.com

2007 PLAN AMENDMENT

BACKGROUND OF THE REDEVELOPMENT AREA

The City of Eureka, Missouri ("City") approved the Eureka S. I-44 Redevelopment Plan ("Original Plan") and adopted Tax Increment Financing ("TIF") for the Eureka S. I-44 Redevelopment Area ("Redevelopment Area") on August 16, 2005 by Ordinance No. 1845. Generally, the boundaries of the Redevelopment Area are the railroad to the north, Lost Hill Road on the west, The Legends development on the east and southeast, and an irregular line to the south roughly including the southern properties of "Allenton" and the "Wallach property". The Redevelopment Area consists of approximately 936 acres, including rights-of-way.

The need to redevelop the portion of the City outlined in the Original Plan was prompted by a need to improve certain physical and infrastructure conditions in the Redevelopment Area that had prevented redevelopment. As such, the physical and economic factors found in the Redevelopment Area had affected the existing development patterns and were barriers to the redevelopment envisioned by the City.

In the Original Plan, the following blighting factors were found to exist:

- Defective or inadequate street layout;
- Improper subdivision and obsolete platting;
- Deterioration of site improvements;
- Unsanitary or unsafe conditions; and,
- the Redevelopment Area was also found to be an economic liability in its present condition and use.

2007 PLAN AMENDMENT

As indicated in the Real Property Tax Increment Allocation Redevelopment Act (the "Act") in Section 99.825 (1.), changes may be made to the Original Plan as follows:

...After adoption of an ordinance approving a redevelopment plan or redevelopment project, or designating a redevelopment area, no ordinance shall be adopted altering the exterior boundaries, affecting the general land uses established pursuant to the redevelopment plan or changing the nature of the redevelopment project without complying with the procedures provided in this

section pertaining to the initial approval of a redevelopment plan or redevelopment project and designation of a redevelopment area.

The 2007 Plan Amendment proposes changes to the general land uses presented in the Original Plan. The Original Plan stated that the Original General Land Use Plan will include:

...residential, public/semi-public and commercial uses. It is anticipated that the principle uses will be single-family residential uses, supported by retail or other commercial uses.

The 2007 Plan Amendment proposes changes to the General Land Use Plan ("Amended General Land Use Plan") to include **single-family, multi-family, retail and commercial uses**. The changes to the general land use plan are depicted on **Plate 1, Amended General Land Use Plan** in **Attachment 1** of the 2007 Plan Amendment. The Amended General Land Use Plan is in conformance with the City's Comprehensive Plan as amended through the 2007 Update to the S. I-44 Target Area for the 2003 Comprehensive Plan. In addition, the 2007 Plan Amendment has incorporated an Amended Cost-Benefit Analysis which incorporates the Amended General Land Use Plan. A copy of the **2007 Amended Cost-Benefit Analysis** is provided in **Attachment 2** of the 2007 Plan Amendment.

The Original Plan identified that a Transportation Development District (TDD) under Missouri RSMo. 238.200 to 238.265 of the Missouri Revised Statutes or a Community Improvement District (CID) under Section 67.1401 to 67.1561 of the Missouri Revised Statutes may be used to pay for costs of the Project. The 2007 Amended Cost-Benefit Analysis has substituted a CID for a TDD as displayed in the Original Cost-Benefit Analysis.

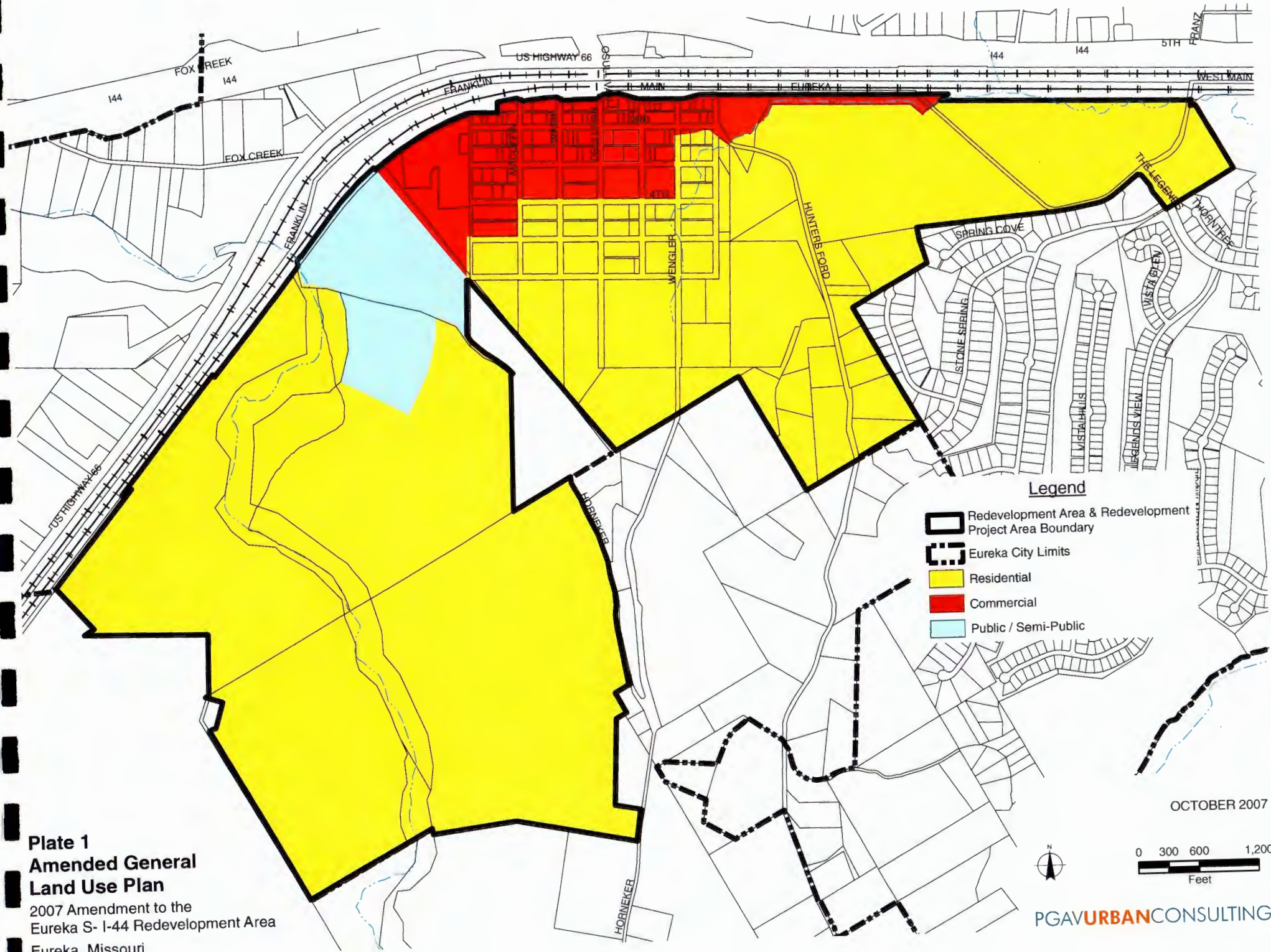
Any and all difference between the Original Plan and the 2007 Plan Amendment shall be resolved in favor of this 2007 Plan Amendment.

ATTACHMENT 1

Amended General Land Use Plan

**Plate 1
Amended General
Land Use Plan**

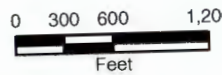
2007 Amendment to the
Eureka S- I-44 Redevelopment Area
Eureka, Missouri



Legend

- Redevelopment Area & Redevelopment Project Area Boundary
- Eureka City Limits
- Residential
- Commercial
- Public / Semi-Public

OCTOBER 2007



PGAVURBANCONSULTING

ATTACHMENT 2

Amended Cost Benefit Analysis

PGAVURBANCONSULTING

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Urban Consulting

Graphics
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of Architects

TECHNICAL MEMORANDUM

To: Members of the TIF Commission
City of Eureka

Date: October 18, 2007

From: Brian Pratt

Re: 2007 Amendment to the Cost-Benefit Analysis

Project
Name: Eureka S I-44 Redevelopment Area

Cc: Mayor Kevin Coffey
Eureka Board of Aldermen
Craig Sabo, City Administrator

Project
No: 80735

INTRODUCTION

This Memorandum and the accompanying tables comprise the 2007 Amendment to the Cost/Benefit Analysis for the Amended Redevelopment Project for the Eureka S. I-44 Redevelopment Area. The purpose of this analysis is to meet the statutory requirement of R.S. Mo.99.810, for the preparation of a cost-benefit analysis. In addition to this analysis, JBA Eureka, LLC

(Developer) has provided information (included within the Developer's revised proposal) to enable the TIF Commission to evaluate whether the Amended Redevelopment Project, as proposed, is financially feasible; such information is incorporated by reference herein.

The incremental tax revenue projections in this analysis are based on a concept for the revitalization of a Redevelopment

Area in the City of Eureka generally referred to as the old community of Allenton, properties to the east of Allenton, and properties west of Allenton that are sometimes referred to as the Wallach Farm properties. The Amended Redevelopment Project contemplates a three-phase construction development program containing residential and commercial development to occur in the existing Eureka S I-44 Redevelopment Project Area. Construction Phases 1 and 3 will contain single-family homes with varying lot sizes and condominium units. Construction Phase 2 is anticipated to be a neighborhood commercial center. Certain assumptions regarding the size of the uses in the Amended Redevelopment Project Concept are displayed in Table 1.

Because the Amended Redevelopment Project is not yet built, the calculations contained in this document are based on these assumptions in order to project the future level of tax revenue that the Amended Redevelopment Project may generate. While these assumptions are reasonable based on the existing information, actual redevelopment activity will vary from these assumptions, impacting the tax revenue projections contained within this document. The projected tax revenue to be generated by the Amended Redevelopment Project is based on a series of assumptions that must be considered when interpreting the results of this analysis. The user of this analysis is cautioned to study the assumptions noted on each of the attached spreadsheets, in addition to the assumptions stated in the following paragraphs.

AVAILABILITY OF INCREMENTAL TAX REVENUES

The availability of the projected preliminary incremental tax revenues for both the affected taxing districts and for deposit into the Special Allocation Fund is impacted by several events.

First, the availability of the incremental tax revenues is predicated upon implementation of an administrative system for the identification and collection of these revenues by the City, the various offices charged with administration of these taxes, and the Developer. This system must be in place as of the initiation of the Redevelopment Project.

Second, there is a time lag between the taxable event and the payment and administrative processing of the tax payments to the various taxing districts and to the Special Allocation Fund. This time lag is greatest for real property taxes that are typically paid in full by the end of the tax year and are available for deposit in the Special Allocation Fund two to three months after the first of the following year. Payment due dates for EATS (Economic Activity Taxes) vary depending on the tax, and, in some cases, the size of the business. Typically, EATS are available for deposit in the Special Allocation Fund three to four months after the time they are generated.

2005 COST-BENEFIT ANALYSIS AND 2007 AMENDED COST-BENEFIT ANALYSIS SUMMARY COMPARISON

Exhibit A, TIF & CID Revenue Comparison compares the revenue resulting from the Original Redevelopment Project versus the Amended Redevelopment Project.

Exhibit A
TIF & CID Revenue Comparison

Revenue Sources	2005 CBA	2007 CBA
TIF Revenues (Table 8 Summary)	122,877,880	119,123,136
CID Revenues (Table 9 Summary)	14,601,824	14,327,130
Total	\$137,479,704	\$133,450,267

Exhibit B, Taxing District Impact Comparison depicts the tax revenues to be received by each taxing district after comparing the Original Redevelopment Project and the Amended Redevelopment Project. The taxes are summed over the 23-year life of the TIF. See Appendix A and the following section of this Memorandum for explanation of the 2007 Amended CBA tax revenues.

Exhibit B
Taxing District Impact Comparison

Tax Districts	2005 CBA	2007 CBA
St. Louis County (all taxes)	17,231,703	15,742,601
Junior College District	1,357,657	1,429,641
Special School District	5,046,483	5,156,750
Metro Zoo, Park & Museum	1,572,205	1,661,515
Sheltered Workshop	470,429	516,684
Rockwood School District	18,323,235	18,976,929
City of Eureka	15,278,070	16,633,413
Meramec Valley School District	7,462,819	7,839,936
Eureka Fire Protection District	11,967,725	12,540,206
Metro Parks & Recreation District	945,952	793,583
Metro	4,686,731	3,924,884
Total	\$84,343,008	\$85,216,143

TAX REVENUE PROJECTION TABLES

The attached revenue tables in **Appendix A** comprise the substance of this analysis and are identified in the "List of Tables." The Overview Tables describe the proposed Amended Redevelopment Project by identifying the basic assumptions regarding the future market value and sales volume that the Amended Redevelopment Project may generate. The Baseline Tables establish identify the Base Equalized Assessed Value

and Base Sales Taxes. The Build Alternative Tables describe the assumptions used to project the tax revenues and detail the projection of tax revenues and the potential revenues that could be generated as a result of the adoption of tax increment financing. The Taxing District Tables for the Build Scenario show the distribution of taxes to the affected taxing districts over the life of the Redevelopment Area based on the Amended Redevelopment Project. The Taxing District Tables for the No Build Scenario show the distribution of taxes to the affected taxing districts over the life of the Redevelopment Area if no redevelopment occurred.

Tax increment financing (TIF) and a community improvement district (CID) using a 1% sales tax rate, is expected to be applied to the commercial uses in Phase 2. TIF and CID, using an average \$250 per household unit assessment, are expected to be applied to residential uses in Phases 1 and 3.

For purposes of this analysis, it is assumed that the Redevelopment Area will be in existence for 23-years. However, the City is committed to reducing the life of the TIF to a period less than the statutory allowable 23-year life.

ASSUMPTIONS USED TO PROJECT BUILD SCENARIO

A. AMENDED REDEVELOPMENT PROJECT ASSUMPTIONS

1. Size and Components of the Amended Redevelopment Project

See Table 1, Amended Redevelopment Project Concept. As indicated previously, actual

redevelopment activity will impact these revenue projections.

2. Build-out and Absorption Schedule

See Tables 2A thru 2D. A slower absorption will impact the amount of TIF revenues available in the early years of the Amended Redevelopment Project.

B. REAL PROPERTY TAXES (PILOTS)

1. Certified Taxable Equalized Assessed Value

The St. Louis County Assessor has certified the Base Taxable Assessed Value as \$1,175,560. A copy of the Assessor's certification letter is located in **Appendix B**.

2. Projected Market Value and Assessed Value

See Tables 2A-2D attached. The assumptions used in this analysis to project future market values are based on information from the St. Louis County Assessor's real estate data. At the time the buildings are built, the Assessor will appraise the actual project as constructed. Since the Amended Redevelopment Project has not yet been fully built, the St. Louis County Assessor cannot determine the future appraised value for purposes of levying real property taxes.

3. Tax Rates

The applicable 2006 tax rates for Phase 1 are from Tax Codes 110IK (Rockwood School District) and

112XB (Meramec Valley School District). The applicable 2006 tax rate for Phase 2 and Phase 3 is Tax Code 110IK only. The tax rate to be applied for the calculation of tax increment financing revenues in Phase 1 is the total residential tax rate of \$8.0831/\$100 of assessed valuation (for properties in the Rockwood School District) and the total residential tax rate of \$7.8854/\$100 of assessed valuation (for properties in the Meramec Valley School District). The total tax rate to be applied for the calculation of tax increment revenues in Phase 2 is the total commercial tax rate of \$8.1001/\$100 of assessed valuation. The tax rate to be applied for the calculation of tax increment financing revenues in Phase 3 is the total residential tax rate of \$8.0831/\$100 of assessed valuation. These rates do not include the Merchant's and Manufacturer's Replacement tax (Commercial Surcharge) of \$1.70/\$100 of assessed valuation, or the State of Missouri's \$.030/\$100 of assessed value for the Blind Pension Fund. Because future tax rates are unknown, and tax rates are subject to "rollback", the 2006 tax rate is used throughout these projections.

4. Growth in Market Value

The market value is assumed to grow at 3% in each assessment year. Reassessment occurs on odd-numbered years.

C. SALES TAXES (ECONOMIC ACTIVITY TAXES OR EATS)

1. Base Sales Taxes

The Base Sales taxes have been estimated by PGAV to protect the confidentiality of individual sales, given the limited number of businesses present in the Area. The actual sales tax base will be certified by the City upon approval of the Redevelopment Project and used in the determination of the actual increment each year. The MetroLink tax of 0.25% is not captured for TIF purposes per the Act.

2. Sales Taxes Applied

The sales taxes that now apply to the generation of tax increment financing revenues are as follows:

- Countywide Sales Tax (1.0%)
- City Capital Improvements Sales Tax (0.50%)
- City Parks and Stormwater Sales Tax (0.50%)
- County Transportation Sales Tax (0.50%)
- Metropolitan Parks & Recreation District Sales Sales Tax (0.10%)

In addition, it is anticipated that the Developer will form a Community Improvement District and impose an additional sales tax levy of 1.0% (on commercial properties in Phase 2). These revenues are included in this report.

3. Projected Sales Volumes

The baseline sales volume assumptions are displayed in Table 3. Note that because the majority of the tenants or even the types of tenants have not yet been identified the sales projections are based on generic uses.

The 1% administrative fee imposed by St. Louis County and the 2% discount for prompt payment has been subtracted from these projections.

4. Sales Growth

Growth in sales volume is assumed to be 1.5%.

5. Utility Revenues

Utility taxes are also an economic activity tax eligible for capture by TIF. This is typically a small amount of incremental revenue. The administration, determination, and collection of utility tax revenues from the various utility providers is extremely difficult.

For the purposes of this report, incremental utility tax revenues are not included in the projected revenues that will be available for debt retirement. What utility tax revenues the City is ultimately able to collect will be in addition to the projections herein and will be deposited in the Special Allocation Fund to be allocated towards debt retirement.

D. IMPACT ANALYSIS

As a "point-of-sale" or "A" type city, Eureka contributes portions of certain sales taxes to the Countywide Sales Tax Pool. The percentage shared is applied after the capture of sales taxes for TIF, meaning that the amount shared comes out of the City's "Bottom Half" revenues. Eureka shares 15% of the Local Capital Improvement Sales Tax with the Countywide CIP Pool. This percentage is not impacted by an increase in sales.

The Redevelopment Area is located in a "B" portion of the City. Therefore, the County distributes sales taxes from the Countywide Sales Tax Pool to the City based upon the number of residents living with the "B" portion of the municipal limits. The City currently receives a per capita distribution of \$119 per resident in the "B" portion of the City. For purposes of this analysis, the current per capita distribution of \$119 per resident has been applied to the projected resident population in the redevelopment to estimate the future per capita distribution to the City. Note that the per capita distribution to the City will not be adjusted for the redevelopment area until the next census (2010) confirms the population count.

CID ASSESSMENT REVENUES (PHASES 1 AND 3)

The assessment rates have been provided by the Developer and are anticipated to be applied on average at \$250 per housing unit.

TAXING DISTRICT REVENUES

1. Eureka Fire District

The TIF Act allows that any district providing emergency services shall be entitled to reimbursement from the special allocation fund in the amount of at least 50% of incremental taxes generated by its tax levy. This analysis has set aside this 50% in accordance with the emergency services districts provisions in the TIF Act.

2. Other Taxing Districts

The analysis has provided for a 25% "pass through" to other taxing districts levying a property tax, resulting from PILOTS generated from increased valuation of the Project.

3. Annual City Allocation of "Pass Through" Revenues

The City shall allocate, on an annual basis, its 25% "pass through" of PILOTS to the payment of TIF or other financial obligations. These revenues are not considered statutory revenues, but may be used to retire TIF or other financial obligations.

ASSUMPTIONS USED TO PROJECT NO BUILD SCENARIO

The No Build Scenario assumes that conditions within the proposed Redevelopment Area remain substantially as it exists today. Therefore, the existing uses will continue to remain and will generate tax revenues at approximately the same

performance levels as today. Growth in the existing assessed value is assumed to occur at a rate of 4% at reassessment. Sales volume is assumed to grow at 1.5% annually. The personal property tax value has been estimated by PGAV. All tax rates are assumed to remain the same. This also assumes that the CID would not be implemented without the Build Scenario.

GENERAL ASSUMPTIONS AND CONDITIONS

This Memorandum and the financial projections contained herein are based on assumptions, projections, and information provided by the Developer and various other sources considered reliable. PGAV neither verified nor audited the information that was provided by the other sources. Information provided by others is assumed to be reliable, but PGAV assumes no responsibility for its accuracy or certainty.

These projections are intended to be interpreted and used based on the assumptions used for their preparation. Projections formulated in this document are based on currently available information and the assumptions as stated. PGAV believes that the assumptions used in this analysis constitute a reasonable basis for its preparation.

In addition to the impact on these projections of actual implementation activities, external factors may influence these assumptions and projections as well. Changes in the national, regional, and local economic and real estate market conditions and trends may impact the real estate market and redevelopment activity. Changes or modifications may also be caused by economic, environmental, legislative, or physical events or conditions. PGAV assumes no liability should market conditions change or the schedule is not met.

The tax revenue projections contained in this report represent prospective information, opinions, and estimates regarding a development project that is not yet constructed. These projections are not provided as predictions or assurances that a certain level of performance will be achieved or that certain events will occur. The actual results will vary from the projections described herein, and the variations may be material. Because the future is uncertain, there is risk associated with achieving the results projected. PGAV assumes no responsibility for any degree of risk involved.

This report and the information included herein are intended for the purposes of this Preliminary Cost/Benefit Analysis as prescribed by the TIF Act, and should not be used for other purposes. Neither this document nor its contents may be referred to or quoted, in whole or in part, for any purpose including, but not limited to, any official statement for a bond issue and consummation of a bond sale, any registration statement, prospectus, loan, or other agreement or document, without prior review and written approval by PGAV regarding any representation therein with respect to PGAV's organization and work product.

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APPENDIX A

Eureka S. I-44 Redevelopment Area
City of Eureka, Missouri

List of Tables

Overview Tables

- Table 1 Amended Redevelopment Project Concept
- Table 2A Projected Market & Assessed Value Upon Redevelopment for Ashton Park (Meramec Valley)
- Table 2B Projected Market & Assessed Value Upon Redevelopment for Ashton Park (Rockwood)
- Table 2C Projected Market & Assessed Value Upon Redevelopment for Ashton Town Center
- Table 2D Projected Market & Assessed Value Upon Redevelopment for Ashton Woods (Rockwood)
- Table 3 Projected Sales Upon Redevelopment

Baseline Tables

- Table 4A 2006 Property Tax Rates Per \$100 of Assessed Valuation (Rockwood)
- Table 4B 2006 Property Tax Rates Per \$100 of Assessed Valuation (Meramec Valley)
- Table 5 Base Equalized Assessed Valuation
- Table 6 Estimated Base Economic Activity Taxes (Base Year 2004)

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Build Alternative Tables

- Table 7 Summary of Projected Tax Revenues (TIF and CID) for Project
- Table 8 Proposed Tax Increment Finance (TIF) Revenues for Project
- Table 9 Proposed Community Improvement District Revenues (Revenues Distributed to the CID)
- Table 10 Ashton Park - Tax Increment Financing & Community Improvement District Revenue Projections
- Table 11 Ashton Town Center - Tax Increment Financing & Community Improvement District Revenue Projections
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- Table 13 Distribution of Projected New "Bottom Half" Sales Tax Revenues (Sales Tax Revenues Not Captured During TIF) - Build Alternative
- Table 14 Projected Base and New Sales Taxes for Normal Distribution - Build Alternative
- Table 15 Distribution of Real Property Tax Revenues from Base Equalized Assessed Value - Build Alternative - Rockwood School District Residential Assessment and Tax Rate

Table 16 Distribution of Real Property Tax Revenues from Base Equalized Assessed Value - Build Alternative - Rockwood School District Commercial Assessment and Tax Rate

Table 17 Distribution of Real Property Tax Revenues from Base Equalized Assessed Value - Build Alternative - Meramec Valley School District Residential Assessment and Tax Rate

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Table 23 Fiscal Impact by Affected Taxing District

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Table 29 Distribution of Projected Average Annual Personal Property Taxes From Redevelopment Project - No Build Alternative - Rockwood School District

Table 30 Distribution of Projected Average Annual Personal Property Taxes From Redevelopment Project - No Build Alternative - Meramec Valley School District

Table 1
Amended Redevelopment Project Concept^{1, 2}
Eureka S. I-44 Redevelopment Area
City of Eureka, Missouri

Use	Size	Units
Ashton Park (Meramec Valley)		
23' Townhomes	109	Units
25' Cluster	152	Units
34' Attached	103	Units
50' Attached	86	Units
52' Single Family	191	Units
60' Single Family	98	Units
Ashton Park (Rockwood)		
50' Attached	89	Units
52' Single Family	121	Units
62' Single Family	133	Units
70' Single Family	105	Units
80' Single Family	145	Units
Total Housing Units	1,332	Units

Use	Size	Units
Ashton Woods/Condos (Rockwood)		
70' Single Family	131	Units
80' Single Family	81	Units
Condos	176	Units
Total Housing Units	388	Units

Use	Size	Units
Ashton Town Center		
Anchor 1	102,800	Sq. Ft.
Anchor 2	133,100	Sq. Ft.
Anchor 3	90,100	Sq. Ft.
Retail 1	33,000	Sq. Ft.
Retail 2	30,000	Sq. Ft.
Outlot 1 (Restaurant)	2,500	Sq. Ft.
Outlot 2 (Bank)	5,000	Sq. Ft.
Outlot 3 (Restaurant)	5,000	Sq. Ft.
Outlot 4 (Restaurant)	5,000	Sq. Ft.
Outlot 5 (Restaurant)	5,000	Sq. Ft.
Outlot 6 (Restaurant)	5,000	Sq. Ft.
Outlot 7 (Restaurant)	5,000	Sq. Ft.
Outlot 8 (Strip Commercial)	25,000	Sq. Ft.
Outlot 9 (Strip Commercial)	22,000	Sq. Ft.
Total Retail/Commercial	468,500	Sq. Ft.

Build-Out Assumptions
Ashton Park - See Table 2A and 2B.
Ashton Town Center - See Table 2C.
Ashton Woods/Condos - See Table 2D.

¹ Information Provided by Developer.

² Ashton Park contains two school districts - Meramec Valley and Rockwood School. Different tax rates apply.

Table 2A
Projected Market & Assessed Value Upon Redevelopment for Ashton Park (Meramec Valley)^{1,2}
Eureka S. I-44 Redevelopment Area
City of Eureka, Missouri

Use	Total Units	Annual Absorption of Units											
		Year in which Unit is Sold											
		2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
23' Townhomes	109	0	0	0	10	18	27	27	27	18	9	0	0
25' Cluster	152	0	0	0	13	26	26	25	25	13	12	12	12
34' Attached	103	0	0	0	9	17	17	17	17	9	9	8	8
50' Attached	86	0	0	0	11	22	22	22	22	9	0	0	0
52' Single Family	191	0	0	0	16	25	25	25	25	25	25	25	25
60' Single Family	98	0	0	0	9	17	17	16	16	8	8	7	7
Annual Absorption Subtotal		0	0	0	68	125	134	132	110	64	54	52	52
Annual Cumulative Units		0	0	0	68	193	327	459	569	633	687	739	739

Use		Annual Estimated Market Value of Unit											
		Year in which Unit is Sold											
		2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
23' Townhomes		149,350	153,831	158,445	163,199	168,095	173,138	178,332	183,682	189,192	194,868	200,714	200,714
25' Cluster		175,100	180,353	185,764	191,336	197,077	202,989	209,079	215,351	221,811	228,466	235,320	235,320
34' Attached		185,400	190,962	196,691	202,592	208,669	214,929	221,377	228,019	234,859	241,905	249,162	249,162
50' Attached		206,000	212,180	218,545	225,102	231,855	238,810	245,975	253,354	260,955	268,783	276,847	276,847
52' Single Family		216,300	222,789	229,473	236,357	243,448	250,751	258,274	266,022	274,002	282,222	290,689	290,689
60' Single Family		257,500	265,225	273,182	281,377	289,819	298,513	307,468	316,693	326,193	335,979	346,058	346,058

Use		Total Estimated Market Value of Units Based on Annual Absorption											
		Year in which Unit is Sold											
		2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
23' Townhomes		-	-	-	1,631,988	3,025,705	4,674,715	4,814,956	3,306,270	1,702,729	-	-	-
25' Cluster		-	-	-	2,487,374	5,123,991	5,277,711	5,226,964	5,383,773	2,883,549	2,741,589	2,823,837	2,823,837
34' Attached		-	-	-	1,823,324	3,547,379	3,653,800	3,763,414	3,876,316	2,113,733	2,177,145	1,993,297	1,993,297
50' Attached		-	-	-	2,476,119	5,100,806	5,253,830	5,411,445	2,280,186	-	-	-	-
52' Single Family		-	-	-	3,781,710	6,086,189	6,268,775	6,456,838	6,650,543	6,850,059	7,055,561	7,267,228	7,267,228
60' Single Family		-	-	-	2,532,395	4,926,915	5,074,722	4,919,495	5,067,080	2,609,546	2,687,833	2,422,409	2,422,409
Annual Market Value Subtotal		\$0	\$0	\$0	\$14,732,910	\$27,810,985	\$30,203,553	\$30,593,112	\$26,564,169	\$16,159,616	\$14,662,128	\$14,506,771	\$14,506,771

Use		Total Estimated Cumulative Market Value of Units											
		Assessment and Tax Collection Year											
		2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
23' Townhomes		-	-	-	-	1,631,988	4,657,693	9,332,408	14,147,364	17,453,634	19,156,363	19,156,363	19,156,363
25' Cluster		-	-	-	-	2,487,374	7,611,366	12,889,077	18,116,041	23,499,814	26,383,363	29,124,952	31,948,789
34' Attached		-	-	-	-	1,823,324	5,370,703	9,024,503	12,787,917	16,664,233	18,777,966	20,955,111	22,948,407
50' Attached		-	-	-	-	2,476,119	7,576,925	12,830,755	18,242,200	20,522,387	20,522,387	20,522,387	20,522,387
52' Single Family		-	-	-	-	3,781,710	9,867,898	16,136,673	22,593,511	29,244,054	36,094,113	43,149,674	50,416,902
60' Single Family		-	-	-	-	2,532,395	7,459,310	12,534,032	17,453,527	22,520,608	25,130,154	27,817,987	30,240,396
Cumulative Market Value Subtotal		\$0	\$0	\$0	\$0	\$14,732,910	\$42,543,895	\$72,747,448	\$103,340,561	\$129,904,729	\$146,064,345	\$160,726,473	\$175,233,244

Use	Assessment Rate	Total Estimated Cumulative Assessed Value of Units											
		Assessment and Tax Collection Year											
		2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
23' Townhomes	19%	-	-	-	-	310,078	884,962	1,773,157	2,687,999	3,316,190	3,639,709	3,639,709	3,639,709
25' Cluster	19%	-	-	-	-	472,601	1,446,160	2,448,925	3,442,048	4,464,965	5,012,839	5,533,741	6,070,270
34' Attached	19%	-	-	-	-	346,432	1,020,434	1,714,656	2,429,704	3,166,204	3,567,814	3,981,471	4,360,197
50' Attached	19%	-	-	-	-	470,463	1,439,616	2,437,844	3,466,018	3,899,253	3,899,253	3,899,253	3,899,253
52' Single Family	19%	-	-	-	-	718,525	1,874,901	3,065,968	4,292,767	5,556,370	6,857,881	8,198,438	9,579,211
60' Single Family	19%	-	-	-	-	481,155	1,417,269	2,381,466	3,316,170	4,278,915	4,774,729	5,285,417	5,745,675
Cumulative Assessed Value Subtotal		\$0	\$0	\$0	\$0	\$2,799,253	\$8,083,340	\$13,822,015	\$19,634,707	\$24,681,899	\$27,752,226	\$30,538,030	\$33,294,316

¹ Information and absorption schedule provided by the Developer.

² The assessment year and tax collection year is assumed to be the year after a unit is sold. Market value is based on 95% of estimated sale price.

Projected Market & Assessed Value Upon Redevelopment for Ashton Park (Rockwood)^{1,2}
 Eureka S. I-44 Redevelopment Area
 City of Eureka, Missouri

Annual Absorption of Units												
Use	Total Units	Year in which Unit is Sold										
		2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
50' Attached	89	0	0	0	0	0	12	22	22	22	11	0
52' Single Family	121	0	0	0	11	20	20	20	20	20	10	0
62' Single Family	133	0	0	0	12	22	22	22	22	22	11	0
70' Single Family	105	0	0	0	9	18	18	17	17	17	9	0
80' Single Family	145	0	0	0	12	24	24	24	24	24	13	0
Annual Absorption Subtotal		0	0	0	44	84	96	105	105	105	54	0
Annual Cumulative Units		0	0	0	44	128	224	329	434	539	593	593

Annual Estimated Market Value of Unit												
Use		Year in which Unit is Sold										
		2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
50' Attached		247,200	254,616	262,254	270,122	278,226	286,573	295,170	304,025	313,146	322,540	332,216
52' Single Family		257,500	265,225	273,182	281,377	289,819	298,513	307,468	316,693	326,193	335,979	346,058
62' Single Family		278,100	286,443	295,036	303,887	313,004	322,394	332,066	342,028	352,289	362,857	373,743
70' Single Family		334,750	344,793	355,136	365,790	376,764	388,067	399,709	411,700	424,051	436,773	449,876
80' Single Family		386,250	397,838	409,773	422,066	434,728	447,770	461,203	475,039	489,290	503,969	519,088

Total Estimated Market Value of Units Based on Annual Absorption												
Use		Year in which Unit is Sold										
		2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
50' Attached		-	-	-	-	-	3,438,871	6,493,734	6,688,546	6,889,202	3,547,939	-
52' Single Family		-	-	-	3,095,149	5,796,370	5,970,261	6,149,369	6,333,850	6,523,866	3,359,791	-
62' Single Family		-	-	-	3,646,649	6,886,088	7,092,671	7,305,451	7,524,614	7,750,353	3,991,432	-
70' Single Family		-	-	-	3,292,113	6,781,753	6,985,206	6,795,053	6,998,905	7,208,872	3,930,955	-
80' Single Family		-	-	-	5,064,790	10,433,467	10,746,471	11,068,865	11,400,931	11,742,959	6,551,592	-
Annual Market Value Subtotal		\$0	\$0	\$0	\$15,098,701	\$29,897,678	\$34,233,479	\$37,812,472	\$38,946,846	\$40,115,252	\$21,381,710	\$0

Total Estimated Cumulative Market Value of Units												
Use		Assessment and Tax Collection Year										
		2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
50' Attached		-	-	-	-	-	3,438,871	9,932,605	16,621,151	23,510,353	27,058,292	-
52' Single Family		-	-	-	-	3,095,149	8,891,520	14,861,781	21,011,150	27,345,001	33,868,867	37,228,658
62' Single Family		-	-	-	-	3,646,649	10,532,737	17,625,407	24,930,858	32,455,472	40,205,825	44,197,257
70' Single Family		-	-	-	-	3,292,113	10,073,867	17,059,073	23,854,126	30,853,030	38,081,902	41,992,858
80' Single Family		-	-	-	-	5,064,790	15,498,256	26,244,727	37,313,592	48,714,523	60,457,481	67,009,074
Cumulative Market Value Subtotal		\$0	\$0	\$0	\$0	\$15,098,701	\$44,996,379	\$79,229,858	\$117,042,330	\$155,989,177	\$196,104,428	\$217,486,138

Total Estimated Cumulative Assessed Value of Units												
Use	Assessment Rate	Assessment and Tax Collection Year										
		2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
50' Attached	19%	-	-	-	-	-	653,385	1,887,195	3,158,019	4,466,967	5,141,076	-
52' Single Family	19%	-	-	-	-	588,078	1,689,389	2,823,738	3,992,119	5,195,550	6,435,085	7,073,445
62' Single Family	19%	-	-	-	-	692,863	2,001,220	3,348,827	4,736,863	6,166,540	7,639,107	8,397,479
70' Single Family	19%	-	-	-	-	625,502	1,914,035	3,241,224	4,532,284	5,862,076	7,231,761	7,978,643
80' Single Family	19%	-	-	-	-	962,310	2,944,669	4,986,498	7,089,582	9,255,759	11,486,921	12,731,724
Cumulative Assessed Value Subtotal		\$0	\$0	\$0	\$0	\$2,868,753	\$8,549,312	\$15,053,673	\$22,238,043	\$29,637,944	\$37,259,841	\$41,322,366

¹ Information and absorption schedule provided by the Developer.

² The assessment year and tax collection year is assumed to be the year after a unit is sold. Market value is 95% of estimated sale price.

Table 2C
Projected Market & Assessed Value Upon Redevelopment for Ashton Town Center ¹
Eureka S. I-44 Redevelopment Area
City of Eureka, Missouri

Use	Size	Units	Market Value Per Unit	Projected Total Market Value (\$)	Assessment Rate	Projected Assessed Value (\$)	Projected Occupancy
Anchor 1	102,800	Sq. Ft.	65	\$6,682,000	32%	\$2,138,240	Summer 2011
Anchor 2	133,100	Sq. Ft.	65	\$8,651,500	32%	\$2,768,480	Fall 2010
Anchor 3	90,100	Sq. Ft.	65	\$5,856,500	32%	\$1,874,080	Summer 2012
Retail 1	33,000	Sq. Ft.	65	\$2,145,000	32%	\$686,400	Summer 2011
Retail 2	30,000	Sq. Ft.	65	\$1,950,000	32%	\$624,000	Summer 2011
Outlot 1 (Restaurant)	2,500	Sq. Ft.	200	\$500,000	32%	\$160,000	Summer 2012
Outlot 2 (Bank)	5,000	Sq. Ft.	200	\$1,000,000	32%	\$320,000	Summer 2011
Outlot 3 (Restaurant)	5,000	Sq. Ft.	200	\$1,000,000	32%	\$320,000	Summer 2011
Outlot 4 (Restaurant)	5,000	Sq. Ft.	200	\$1,000,000	32%	\$320,000	Summer 2012
Outlot 5 (Restaurant)	5,000	Sq. Ft.	200	\$1,000,000	32%	\$320,000	Summer 2012
Outlot 6 (Restaurant)	5,000	Sq. Ft.	200	\$1,000,000	32%	\$320,000	Summer 2013
Outlot 7 (Restaurant)	5,000	Sq. Ft.	200	\$1,000,000	32%	\$320,000	Summer 2013
Outlot 8 (Strip Commercial)	25,000	Sq. Ft.	65	\$1,625,000	32%	\$520,000	Summer 2013
Outlot 9 (Strip Commercial)	22,000	Sq. Ft.	65	\$1,430,000	32%	\$457,600	Summer 2014
Total Retail/Commercial	468,500	Sq. Ft.	250⁷⁴	\$34,840,000	32%	\$11,148,800	

¹ PGAV estimates based on generic uses on comparable developments in St. Louis County.

Projected Market & Assessed Value Upon Redevelopment by Redevelopment Project Area for Ashton Woods/Condos^{1,2}
Eureka S. I-44 Redevelopment Area
City of Eureka, Missouri

Annual Absorption of Units										
Use	Total Units	Year in which Unit is Sold								
		2007	2008	2009	2010	2011	2012	2013	2014	2015
70' Single Family	131	22	30	30	30	19	0	0	0	0
80' Single Family	81	8	20	20	20	13	0	0	0	0
Condos	176	0	0	0	24	24	26	26	26	26
Annual Absorption Subtotal		30	50	50	74	56	26	26	26	26
Annual Cumulative Units		30	80	130	204	260	286	312	338	364
Annual Estimated Market Value of Unit										
Use		Year in which Unit is Sold								
		2007	2008	2009	2010	2011	2012	2013	2014	2015
70' Single Family		334,750	344,793	355,136	365,790	376,764	388,067	399,709	411,700	424,051
80' Single Family		386,250	397,838	409,773	422,066	434,728	447,770	461,203	475,039	489,290
Condos		-	-	-	142,500	146,775	151,178	155,714	160,385	165,197
Total Estimated Market Value of Units Based on Annual Absorption										
Use		Year in which Unit is Sold								
		2007	2008	2009	2010	2011	2012	2013	2014	2015
70' Single Family		7,364,500	10,343,775	10,654,088	10,973,711	7,158,517	-	-	-	-
80' Single Family		3,090,000	7,956,750	8,195,453	8,441,316	5,651,461	-	-	-	-
Condos		-	-	-	3,420,000	3,522,600	3,930,635	4,048,554	4,170,010	4,295,110
Annual Market Value Subtotal		\$10,454,500	\$18,300,525	\$18,849,541	\$22,835,027	\$16,332,579	\$3,930,635	\$4,048,554	\$4,170,010	\$4,295,110
Total Estimated Cumulative Market Value of Units										
Use		Assessment and Tax Collection Year								
		2007	2008	2009	2010	2011	2012	2013	2014	2015
70' Single Family		7,364,500	17,708,275	28,362,363	39,336,074	46,494,592	46,494,592	46,494,592	46,494,592	46,494,592
80' Single Family		3,090,000	11,046,750	19,242,203	27,683,519	33,334,980	33,334,980	33,334,980	33,334,980	33,334,980
Condos		-	-	-	3,420,000	6,942,600	10,873,235	14,921,788	19,091,798	23,386,909
Cumulative Market Value Subtotal		\$10,454,500	\$28,755,025	\$47,604,566	\$70,439,593	\$86,772,171	\$90,702,806	\$94,751,359	\$98,921,369	\$103,216,480
Total Estimated Cumulative Assessed Value of Units										
Use	Assessment Rate	Assessment and Tax Collection Year								
		2007	2008	2009	2010	2011	2012	2013	2014	2015
70' Single Family	19%	1,399,255	3,364,572	5,388,849	7,473,854	8,833,972	8,833,972	8,833,972	8,833,972	8,833,972
80' Single Family	19%	587,100	2,098,883	3,656,018	5,259,869	6,333,646	6,333,646	6,333,646	6,333,646	6,333,646
Condos	19%	-	-	-	649,800	1,319,094	2,065,915	2,835,140	3,627,442	4,443,513
Cumulative Assessed Value Subtotal		\$1,986,355	\$5,463,455	\$9,044,867	\$13,383,523	\$16,486,713	\$17,233,533	\$18,002,758	\$18,795,060	\$19,611,131

¹ Information and absorption schedule provided by the Developer.

² The assessment year and tax collection year is assumed to be the year after a unit is sold.

Table 3
Projected Sales Upon Redevelopment
Eureka S. I-44 Redevelopment Area
City of Eureka, Missouri

Use	Size	Units	Sales Per Unit	Projected Sales Volume
Anchor 1	102,800	Sq. Ft.	200	20,560,000
Anchor 2	133,100	Sq. Ft.	225	29,947,500
Anchor 3	90,100	Sq. Ft.	175	15,767,500
Retail 1	33,000	Sq. Ft.	175	5,775,000
Retail 2	30,000	Sq. Ft.	175	5,250,000
Outlot 1 (Restaurant)	2,500	Sq. Ft.		1,750,000
Outlot 2 (Bank)	5,000	Sq. Ft.		0
Outlot 3 (Restaurant)	5,000	Sq. Ft.		2,000,000
Outlot 4 (Restaurant)	5,000	Sq. Ft.		2,000,000
Outlot 5 (Restaurant)	5,000	Sq. Ft.		2,000,000
Outlot 6 (Restaurant)	5,000	Sq. Ft.		2,000,000
Outlot 7 (Restaurant)	5,000	Sq. Ft.		2,000,000
Outlot 8 (Strip Commercial)	25,000	Sq. Ft.	125	3,125,000
Outlot 9 (Strip Commercial)	22,000	Sq. Ft.	125	2,750,000
Total				\$94,925,000

Table 4A
2006 Property Tax Rates Per \$100 of Assessed Valuation¹
School Subcode 110XZ, 110XR, 110G, 110IK, 110IJ, 110AJ (Rockwood)
Eureka S. I-44 Redevelopment Area
City of Eureka, Missouri

Taxing Jurisdiction	Residential	Commercial	Agricultural	Personal Property
County General	0.1900	0.1900	0.1900	0.1900
County Park Maintenance	0.0350	0.0350	0.0350	0.0350
County Bond Retirement	0.0630	0.0630	0.0630	0.0630
County Library	0.1500	0.1500	0.1500	0.1500
County Hospital-Health	0.1650	0.1650	0.1650	0.1650
County Roads & Bridges	0.1050	0.1050	0.1050	0.1050
Junior College District	0.2233	0.2233	0.2233	0.2233
Special School District	0.8235	0.8235	0.8235	0.8235
Metro Zoo, Park and Museum	0.2611	0.2611	0.2611	0.2611
Sheltered Workshop	0.0820	0.0820	0.0820	0.0820
Rockwood School District	4.4177	4.4177	4.4177	4.4177
City of Eureka	0.3730	0.3900	0.3730	0.3900
Eureka Fire District	1.1945	1.1945	1.1945	1.1945
Total Tax Rate Available for TIF	8.0831	8.1001	8.0831	8.1001
Merchants' and Manufacturers' Replacement Tax ²	0.0000	1.7000	0.0000	0.0000
State of Missouri ³	0.0300	0.0300	0.0300	0.0300
Total Tax Rate	\$8.1131	\$9.8301	\$8.1131	\$8.1301

¹Actual tax rates will vary from year-to-year due to changes in adopted tax rates, State mandated rollbacks resulting from increased assessed value through reassessment and/or bond issues and debt retirement.

²The Merchant's and Manufacturer's Replacement Tax is not captured by TIF per the TIF Act.

³State of Missouri Blind Pension Fund tax is excluded from TIF per the TIF Act.

Source: St. Louis County Collector of Revenue, St. Louis County, Missouri, from County website visited August 20, 2007.

Table 4B
2006 Property Tax Rates Per \$100 of Assessed Valuation¹
School Subcode 112XB, 112XC (Meramec Valley)
Eureka S. I-44 Redevelopment Area
City of Eureka, Missouri

Taxing Jurisdiction	Residential	Commercial	Agricultural	Personal Property
County General	0.1900	0.1900	0.1900	0.1900
County Park Maintenance	0.0350	0.0350	0.0350	0.0350
County Bond Retirement	0.0630	0.0630	0.0630	0.0630
County Library	0.1500	0.1500	0.1500	0.1500
County Hospital-Health	0.1650	0.1650	0.1650	0.1650
County Roads & Bridges	0.1050	0.1050	0.1050	0.1050
Junior College District	0.2233	0.2233	0.2233	0.2233
Special School District	0.8235	0.8235	0.8235	0.8235
Metro Zoo, Park and Museum	0.2611	0.2611	0.2611	0.2611
Sheltered Workshop	0.0820	0.0850	0.0850	0.0850
Meramec Valley School District	4.2200	4.2200	4.2200	4.2200
City of Eureka	0.3730	0.3900	0.3730	0.3900
Eureka Fire District	1.1945	1.1945	1.1945	1.1945
Total Tax Rate Available for TIF	7.8854	7.9054	7.8884	7.9054
Merchants' and Manufacturers' Replacement Tax ²	0.0000	1.7000	0.0000	0.0000
State of Missouri ³	0.0300	0.0300	0.0300	0.0300
Total Tax Rate	\$7.9154	\$9.6354	\$7.9184	\$7.9354

¹Actual tax rates will vary from year-to-year due to changes in adopted tax rates, State mandated rollbacks resulting from increased assessed value through reassessment and/or bond issues and debt retirement.

²The Merchant's and Manufacturer's Replacement Tax is not captured by TIF per the TIF Act.

³State of Missouri Blind Pension Fund tax is excluded from TIF per the TIF Act.

Source: St. Louis County Collector of Revenue, St. Louis County, Missouri, from County website visited August 20, 2007.

Table 5
Base Taxable Assessed Valuation
Eureka S. I-44 Redevelopment Area¹
City of Eureka, Missouri

2005 Certified Base Taxable Assessed Valuation	\$1,175,560
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Certified by St. Louis County Assessor on March 21, 2006.

Table 6
Estimated Base Economic Activity Taxes (Base Year 2004)
Eureka S. I-44 Redevelopment Area
City of Eureka, Missouri

Tax Type	Tax Rate	Base Taxes (\$)
		Total Area
<i>Estimated Base Sales Volume</i> ²		\$750,000
Local Sales Taxes Captured by TIF		
Countywide General Sales Tax ³	1.00%	\$7,500
City Capital Improvements Sales Tax	0.50%	\$3,750
City Parks and Stormwater Sales Tax	0.50%	\$3,750
County Transportation Sales Tax	0.50%	\$3,750
Metropolitan Parks & Rec. District Sales Tax	0.10%	\$750
Total Base Sales Taxes	2.60%	\$19,500
Community Improvement District (CID) Sales Tax	1.00%	\$0
Sales Tax Rate for TIF Capture	3.60%	
Other Local Sales Taxes		
MetroLink ¹	0.25%	\$1,875

¹ Per the TIF Act, the MetroLink tax is not captured for TIF purposes.

² PGAV Estimate.

³ The Countywide General Sales Tax revenues are "pool" sales.

Table 7
Summary of Projected Tax Revenues (TIF and CID) for Project - Build Alternative ^{1,2}
Eureka S. I-44 Redevelopment Area
City of Eureka, Missouri

Revenue Sources	Projected Revenues by Year (Program Year) in Dollars										
	2005 1	2006 2	2007 3	2008 4	2009 5	2010 6	2011 7	2012 8	2013 9	2014 10	2015 11
New Revenues for Project											
PILOTS (Real Property Taxes) (100%) ³	0	0	91,913	292,280	498,710	748,779	1,365,184	2,032,360	3,164,532	3,950,604	4,800,991
EATS (Sales Taxes (Top 50%) & "Top-Half" CID)	0	0	0	0	0	0	121,700	811,000	1,294,800	1,546,300	1,657,100
City Annual "Pass Through" Allocation to TIF ⁴	0	0	1,487	4,729	8,069	12,115	22,246	33,167	51,894	64,753	78,698
Total TIF Revenues	0	0	93,400	297,009	506,779	760,893	1,509,129	2,876,527	4,511,226	5,561,657	6,536,789
CID Tax (1%) ("Bottom-Half")	0	0	0	0	0	0	37,060	231,363	367,742	438,632	469,879
CID Assessment (Average \$250 per unit)	0	0	7,500	20,000	32,500	79,000	145,250	209,250	275,000	335,250	384,000
Total Tax Revenues for Project	0	0	100,900	317,009	539,279	839,893	1,691,439	3,317,140	5,153,968	6,335,538	7,390,668

Revenue Sources	Projected Revenues by Year in Dollars											
	2016 12	2017 13	2018 14	2019 15	2020 16	2021 17	2022 18	2023 19	2024 20	2025 21	2026 22	2027 23
New Revenues for Project												
PILOTS (Real Property Taxes) (100%) ³	5,457,419	5,757,703	5,757,703	5,932,485	5,932,485	6,112,468	6,112,468	6,297,870	6,297,870	6,488,906	6,488,906	6,685,569
EATS (Sales Taxes (Top 50%) & "Top-Half" CID)	1,682,100	1,707,500	1,733,300	1,759,400	1,786,000	1,812,900	1,840,200	1,868,000	1,896,100	1,924,700	1,953,800	1,983,200
City Annual "Pass Through" Allocation to TIF ⁴	89,392	94,283	94,283	97,145	97,145	100,092	100,092	103,128	103,128	106,256	106,256	109,477
Total TIF Revenues	7,228,911	7,559,485	7,585,285	7,789,029	7,815,629	8,025,460	8,052,760	8,268,998	8,297,098	8,519,862	8,548,962	8,778,246
CID Tax (1%) ("Bottom-Half")	476,927	484,081	491,342	498,712	506,193	513,786	521,493	529,315	537,255	545,313	553,493	561,796
CID Assessment (Average \$250 per unit)	411,000	424,000	424,000	424,000	424,000	424,000	424,000	424,000	424,000	424,000	424,000	424,000
Total Revenues for Project	8,116,838	8,467,566	8,500,627	8,711,741	8,745,822	8,963,246	8,998,253	9,222,313	9,258,353	9,489,175	9,526,455	9,764,041

¹These projections are based on a series of assumptions and should be used only to provide an indication of how the project may perform.

²These projections represent revenues generated by year-end, not time of receipt and allocation to the Special Allocation Fund or the CID Fund. Tax revenues generated over the course of the year must exceed the Base before distribution as TIF revenues to the Special Allocation Fund.

³PILOTS revenue excludes the statutory 50% emergency services "pass through" and 25% "pass through" to the other taxing districts.

⁴The City will allocate its 25% "pass through" to the retirement of TIF obligations on an annual basis. However, these revenues are subject to an annual appropriation by the City and are not considered statutory TIF revenues. See assumptions used in projecting future activity for interpretation of these projections.

Table 8
Proposed Tax Increment Finance (TIF) Revenues - Build Alternative ^{1,2}
Eureka S. I-44 Redevelopment Area
City of Eureka, Missouri

Revenue Sources	Projected Revenues by Year (Program Year) in Dollars										
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
	1	2	3	4	5	6	7	8	9	10	11
Ashton Park (TIF Revenues)	0	0	0	0	0	0	300,219	924,401	1,621,565	2,362,003	3,071,908
Ashton Park (City "Pass Through" Allocation to TIF) ³	0	0	0	0	0	0	4,920	15,145	26,561	38,681	50,288
Ashton Town Center - (TIF Revenues)	0	0	0	0	0	0	258,978	948,278	1,822,733	2,074,233	2,278,452
Ashton Town Center - (City "Pass Through" Allocation to TIF) ³	0	0	0	0	0	0	2,317	2,317	8,911	8,911	10,488
Ashton Woods/Condos - (TIF Revenues)	0	0	91,913	292,280	498,710	748,779	927,687	970,682	1,015,034	1,060,668	1,107,731
Ashton Town Center - (City "Pass Through" Allocation to TIF) ³	0	0	1,487	4,729	8,069	12,115	15,008	15,705	16,422	17,161	17,922
Total Revenues for TIF	0	0	93,400	297,009	506,779	760,893	1,509,129	2,876,527	4,511,226	5,561,657	6,536,789

Revenue Sources	Projected Revenues by Program Year in Dollars												
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	
	12	13	14	15	16	17	18	19	20	21	22	23	
Ashton Park (TIF Revenues)	3,683,628	3,964,585	3,964,585	4,084,172	4,084,172	4,207,321	4,207,321	4,334,252	4,334,252	4,464,959	4,464,959	4,599,585	
Ashton Park (City "Pass Through" Allocation to TIF) ³	60,258	64,823	64,823	66,779	66,779	68,793	68,793	70,868	70,868	73,005	73,005	75,206	
Ashton Town Center - (TIF Revenues)	2,303,452	2,348,178	2,373,978	2,419,975	2,446,575	2,494,015	2,521,315	2,570,223	2,598,323	2,648,674	2,677,774	2,729,566	
Ashton Town Center - (City "Pass Through" Allocation to TIF) ³	10,488	10,814	10,814	11,150	11,150	11,496	11,496	11,852	11,852	12,219	12,219	12,597	
Ashton Woods/Condos - (TIF Revenues)	1,152,439	1,152,439	1,152,439	1,187,738	1,187,738	1,224,032	1,224,032	1,261,394	1,261,394	1,299,973	1,299,973	1,339,618	
Ashton Town Center - (City "Pass Through" Allocation to TIF) ³	18,645	18,645	18,645	19,216	19,216	19,803	19,803	20,408	20,408	21,032	21,032	21,673	
Total Revenues for TIF	7,228,911	7,559,485	7,585,285	7,789,029	7,815,629	8,025,460	8,052,760	8,268,998	8,297,098	8,519,862	8,548,962	8,778,246	

¹These projections are based on a series of assumptions and should be used only to provide an indication of how the project may perform.

² PILOTS revenue excludes the statutory 50% emergency services "pass through" and 25% "pass through" to the other taxing districts.

³The City will allocate its 25% "pass through" to the retirement of TIF obligations on an annual basis. However, these revenues are subject to an annual appropriation by the City and are not considered statutory TIF revenues. See assumptions used in projecting future activity interpretation of these projections.

Table 9
Proposed Community Improvement District Revenues (Revenues Distributed to the CID)- Build Alternative ¹
Eureka S. I-44 Redevelopment Area
City of Eureka, Missouri

Revenue Sources	Projected Revenues by Year (Program Year) in Dollars										
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
	1	2	3	4	5	6	7	8	9	10	11
Ashton Park (Assessment)	0	0	0	0	0	28,000	80,250	137,750	197,000	250,750	293,000
Ashton Town Center - (Sales "Bottom Half")	0	0	0	0	0	0	37,060	231,363	367,742	438,632	469,879
Ashton Woods/Condos (Assessment)	0	0	7,500	20,000	32,500	51,000	65,000	71,500	78,000	84,500	91,000
Total CID Revenues	0	0	7,500	20,000	32,500	79,000	182,310	440,613	642,742	773,882	853,879

Revenue Sources	Projected Revenues by Program Year in Dollars											
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
	12	13	14	15	16	17	18	19	20	21	22	23
Ashton Park (Assessment)	320,000	333,000	333,000	333,000	333,000	333,000	333,000	333,000	333,000	333,000	333,000	333,000
Ashton Town Center (Sales "Bottom Half")	476,927	484,081	491,342	498,712	506,193	513,786	521,493	529,315	537,255	545,313	553,493	561,796
Ashton Woods/Condos (Assessment)	91,000	91,000	91,000	91,000	91,000	91,000	91,000	91,000	91,000	91,000	91,000	91,000
Total CID Revenues	887,927	908,081	915,342	922,712	930,193	937,786	945,493	953,315	961,255	969,313	977,493	985,796

¹These projections are based on a series of assumptions and should be used only to provide an indication of how the project may perform.
 See assumptions used in projecting future activity interpretation of these projections.

Table 10
Ashton Park - Sheet 1 of 2
Tax Increment Financing & Community Improvement District Revenue Projections - Build Alternative^{1,2,3}
Eureka S. I-44 Redevelopment Area
City of Eureka, Missouri

Revenue Sources	Prog. Yr.	Projected Revenues by Year in Dollars										
		2005 1	2006 2	2007 3	2008 4	2009 5	2010 6	2011 7	2012 8	2013 9	2014 10	2015 11
Real Property Tax Revenues (PILOTS)												
<i>Meramec Valley School District</i>												
Market Value from Redevelopment		0	0	0	0	0	0	14,732,910	42,543,895	72,747,448	103,340,561	129,904,729
Assessed Value from Redevelopment		0	0	0	0	0	0	2,799,253	8,083,340	13,822,015	19,634,707	24,681,899
Base Assessed Value for 2005		195,927	195,927	195,927	195,927	195,927	195,927	195,927	195,927	195,927	195,927	195,927
Incremental EAV		0	0	0	0	0	0	2,603,326	7,887,413	13,626,088	19,438,780	24,485,972
Per \$100 of EAV & Multiply by 2006 Tax Rate for TIF		7.885	7.885	7.885	7.885	7.885	7.885	7.885	7.885	7.885	7.885	7.885
Sub-Total Projected Incremental Real Property Taxes		0	0	0	0	0	0	205,300	622,000	1,074,500	1,532,800	1,930,800
<i>Rockwood School District</i>												
Market Value from Redevelopment		0	0	0	0	0	0	15,098,701	44,996,379	79,229,858	117,042,330	155,989,177
Assessed Value from Redevelopment		0	0	0	0	0	0	2,868,753	8,549,312	15,053,673	22,238,043	29,637,944
Base Assessed Value for 2005		195,927	195,927	195,927	195,927	195,927	195,927	195,927	195,927	195,927	195,927	195,927
Incremental EAV		0	0	0	0	0	0	2,672,826	8,353,385	14,857,746	22,042,116	29,442,017
Per \$100 of EAV & Multiply by 2006 Tax Rate for TIF		8.083	8.083	8.083	8.083	8.083	8.083	8.083	8.083	8.083	8.083	8.083
Sub-Total Projected Incremental Real Property Taxes		0	0	0	0	0	0	216,000	675,200	1,201,000	1,781,700	2,379,800
Total Projected Incremental Real Property Taxes (w/ Fire District Revenues)		0	0	0	0	0	0	421,300	1,297,200	2,275,500	3,314,500	4,310,600
Eureka Fire District Incremental Tax Revenues	\$1.19	0	0	0	0	0	0	63,024	193,996	340,239	495,489	644,170
Eureka Fire District Reimbursement Amount	50%	0	0	0	0	0	0	31,512	96,998	170,120	247,745	322,085
Total Projected Incremental Real Property Taxes (w/out Fire District Revenues)		0	0	0	0	0	0	358,276	1,103,204	1,935,261	2,819,011	3,666,430
Taxing District "Pass Through" ⁴	25%	0	0	0	0	0	0	89,569	275,801	483,815	704,753	916,608
Total Projected Incremental Real Property Taxes Available for Project Costs (Increment less Taxing District Reimbursement/Surplus)⁵		0	0	0	0	0	0	300,219	924,401	1,621,565	2,362,003	3,071,908
Total Annual Incremental Revenues Available for TIF		0	0	0	0	0	0	300,219	924,401	1,621,565	2,362,003	3,071,908
City of Eureka Incremental Property Tax Allocation (Annual)⁶		0	0	0	0	0	0	4,920	15,145	26,561	38,681	50,288
Community Improvement District (\$250 per Unit)		0	0	0	0	0	28,000	80,250	137,750	197,000	250,750	293,000
Total Revenues for Ashton Park (TIF and All CID)		0	0	0	0	0	28,000	385,389	1,077,295	1,845,126	2,651,434	3,415,195

¹These projections are based on a series of assumptions and should be used only to provide an indication of how the project may perform.

²These projections represents revenues generated by year-end, not time of receipt and allocation to the Special Allocation Fund. Tax revenues generated over the course of the year must exceed the Base before distribution as TIF revenues to the Special Allocation Fund.

³Per the TIF Act, any district providing emergency services pursuant to Chapter 190 or 321, RSMo, shall be entitled to reimbursement from the special allocation fund in the amount of at least fifty percent of the district's tax increment.

⁴All taxing districts levying a property tax, except the fire district, will receive 25% of all incremental revenues from redevelopment on a pro rata basis.

⁵The City will allocate its 25% "pass through" of PILOTS to the retirement of TIF obligations on an annual basis.

⁶Represents the Total Projected Incremental Real Property Taxes (with Fire District Revenues) less the Eureka Fire District Reimbursement Amount and the Taxing District "Pass Through". See assumptions for projecting future activity for interpretation of these projections.

Table 10
Ashton Park - Sheet 2 of 2
Tax Increment Financing & Community Improvement District Revenue Projections - Build Alternative 1,2,3
Eureka S. I-44 Redevelopment Area

Revenue Sources	Prog. Yr.	Projected Revenues by Year in Dollars											
		2016 12	2017 13	2018 14	2019 15	2020 16	2021 17	2022 18	2023 19	2024 20	2025 21	2026 22	2027 23
Real Property Tax Revenues (PILOTS)													
<i>Meramec Valley School District</i>													
Market Value from Redevelopment		146,064,345	150,446,275	150,446,275	154,959,664	154,959,664	159,608,454	159,608,454	164,396,707	164,396,707	169,328,608	169,328,608	174,408,467
Assessed Value from Redevelopment		27,752,226	28,584,792	28,584,792	29,442,336	29,442,336	30,325,606	30,325,606	31,235,374	31,235,374	32,172,436	32,172,436	33,137,609
Base Assessed Value for 2004		195,927	195,927	195,927	195,927	195,927	195,927	195,927	195,927	195,927	195,927	195,927	195,927
Incremental EAV		27,556,299	28,388,866	28,388,866	29,246,409	29,246,409	30,129,680	30,129,680	31,039,448	31,039,448	31,976,509	31,976,509	32,941,682
Per \$100 of EAV & Multiply by 2006 Tax Rate for TIF		7.885	7.885	7.885	7.885	7.885	7.885	7.885	7.885	7.885	7.885	7.885	7.885
Sub-Total Projected Incremental Real Property Taxes		2,172,900	2,238,600	2,238,600	2,306,200	2,306,200	2,375,800	2,375,800	2,447,600	2,447,600	2,521,500	2,521,500	2,597,600
<i>Rockwood School District</i>													
Market Value from Redevelopment		196,104,428	217,486,138	217,486,138	224,010,722	224,010,722	230,731,043	230,731,043	237,652,975	237,652,975	244,782,564	244,782,564	252,126,041
Assessed Value from Redevelopment		37,259,841	41,322,366	41,322,366	42,562,037	42,562,037	43,838,898	43,838,898	45,154,065	45,154,065	46,508,687	46,508,687	47,903,948
Base Assessed Value for 2004		195,927	195,927	195,927	195,927	195,927	195,927	195,927	195,927	195,927	195,927	195,927	195,927
Incremental EAV		37,063,915	41,126,439	41,126,439	42,366,110	42,366,110	43,642,972	43,642,972	44,958,139	44,958,139	46,312,760	46,312,760	47,708,021
Per \$100 of EAV & Multiply by 2006 Tax Rate for TIF		8.083	8.083	8.083	8.083	8.083	8.083	8.083	8.083	8.083	8.083	8.083	8.083
Sub-Total Projected Incremental Real Property Taxes		2,995,900	3,324,300	3,324,300	3,424,500	3,424,500	3,527,700	3,527,700	3,634,000	3,634,000	3,743,500	3,743,500	3,856,300
Total Projected Incremental Real Property Taxes		5,168,800	5,562,900	5,562,900	5,730,700	5,730,700	5,903,500	5,903,500	6,081,600	6,081,600	6,265,000	6,265,000	6,453,900
Eureka Fire District Incremental Tax Revenues	\$1.19	771,888	830,360	830,360	855,412	855,412	881,214	881,214	907,791	907,791	935,185	935,185	963,361
Eureka Fire District Reimbursement Amount	50%	385,944	415,180	415,180	427,706	427,706	440,607	440,607	453,896	453,896	467,583	467,583	481,680
Total Projected Incremental Real Property Taxes (w/out Fire District Revenues)		4,396,912	4,732,540	4,732,540	4,875,288	4,875,288	5,022,286	5,022,286	5,173,809	5,173,809	5,329,836	5,329,836	5,490,539
Taxing District "Pass Through"	25%	1,099,228	1,183,135	1,183,135	1,218,822	1,218,822	1,255,571	1,255,571	1,293,452	1,293,452	1,332,459	1,332,459	1,372,635
Total Projected Incremental Real Property Taxes Available for Project Costs (Increment less Taxing District Reimbursement/Surplus)⁴		3,683,628	3,964,585	3,964,585	4,084,172	4,084,172	4,207,321	4,207,321	4,334,252	4,334,252	4,464,959	4,464,959	4,599,585
Total Annual Incremental Revenues Available for TIF		3,683,628	3,964,585	3,964,585	4,084,172	4,084,172	4,207,321	4,207,321	4,334,252	4,334,252	4,464,959	4,464,959	4,599,585
City of Eureka Incremental Property Tax Allocation (Annual)⁵		60,268	64,823	64,823	66,779	66,779	68,793	68,793	70,868	70,868	73,006	73,006	75,206
Community Improvement District (\$250 per Unit)		320,000	333,000	333,000	333,000	333,000	333,000	333,000	333,000	333,000	333,000	333,000	333,000
Total Revenues for Phase 1 (TIF and All CID)		4,063,886	4,362,408	4,362,408	4,483,951	4,483,951	4,609,114	4,609,114	4,738,120	4,738,120	4,870,963	4,870,963	5,007,791

¹ These projections are based on a series of assumptions and should be used only to provide an indication of how the project may perform.
² These projections represents revenues generated by year-end, not time of receipt and allocation to the Special Allocation Fund. Tax revenues generated over the course of the year must exceed the Base before distribution as TIF revenues to the Special Allocation Fund.
³ Per the TIF Act, any district providing emergency services pursuant to Chapter 190 or 321, RSMo, shall be entitled to reimbursement from the special allocation fund in the amount of at least fifty percent of the district's tax increment.
⁴ All taxing districts levying a property tax, except the fire district, will receive 25% of all incremental revenues from redevelopment on a pro rata basis.
⁵ The City will allocate its 25% "pass through" of PILOTS to the retirement of TIF obligations on an annual basis.
⁶ Represents the Total Projected Incremental Real Property Taxes (with Fire District Revenues) less the Eureka Fire District Reimbursement Amount and the Taxing District "Pass Through".
 See assumptions for projecting future activity for interpretation of these projections.

Table 11
Ashton Town Center - Sheet 1 of 2
Tax Increment Financing & Community Improvement District Revenue Projections - Build Alternative ^{1,2,3}
Eureka S. I-44 Redevelopment Area
City of Eureka, Missouri

Revenue Sources	Prog. Yr.	Projected Revenues by Year in Dollars										
		2005 1	2006 2	2007 3	2008 4	2009 5	2010 6	2011 7	2012 8	2013 9	2014 10	2015 11
Real Property Tax Revenues (PILOTS)												
Market Value from Redevelopment		0	0	0	0	0	0	8,651,500	21,428,500	29,785,000	33,410,000	34,840,000
Assessed Value from Redevelopment		0	0	0	0	0	0	2,768,480	6,857,120	9,531,200	10,661,200	11,148,800
Base Assessed Value for 2005		391,853	391,853	391,853	391,853	391,853	391,853	391,853	391,853	391,853	391,853	391,853
Incremental EAV		0	0	0	0	0	0	2,378,627	2,378,627	9,139,347	9,139,347	10,756,947
Per \$100 of EAV & Multiply by 2006 Tax Rate for TIF ⁷		8.100	8.100	8.100	8.100	8.100	8.100	8.100	8.100	8.100	8.100	8.100
Total Projected Incremental Real Property Taxes		0	0	0	0	0	0	192,500	192,500	740,300	740,300	871,300
Eureka Fire District Incremental Tax Revenues	\$1.19	0	0	0	0	0	0	28,389	28,389	109,169	109,169	128,492
Eureka Fire District Reimbursement Amount	50%	0	0	0	0	0	0	14,194	14,194	54,585	54,585	64,246
Total Projected Incremental Real Property Taxes (w/out Fire District Revenues)		0	0	0	0	0	0	164,111	164,111	631,131	631,131	742,808
Taxing District "Pass Through" ⁴	25%	0	0	0	0	0	0	41,028	41,028	157,783	157,783	185,702
Total Projected Incremental Real Property Taxes Available for Project Costs (Increment less Taxing District Reimbursement/Surplus)⁵		0	0	0	0	0	0	137,278	137,278	527,933	527,933	621,352
Projected Taxable Sales Volume		0	0	0	0	0	0	7,486,875	46,740,000	74,291,250	88,612,500	94,925,000
Future Sales Tax Revenues												
Countywide Sales Tax	1.00%	0	0	0	0	0	0	72,623	453,378	720,625	859,541	920,773
City Capital Improvements Sales Tax	0.50%	0	0	0	0	0	0	36,311	226,889	360,313	429,771	460,386
City Parks and Stormwater Sales Tax	0.50%	0	0	0	0	0	0	36,311	226,889	360,313	429,771	460,386
County Transportation Sales Tax	0.50%	0	0	0	0	0	0	36,311	226,889	360,313	429,771	460,386
Metropolitan Parks & Rec. District Sales Tax	0.10%	0	0	0	0	0	0	7,262	45,338	72,063	85,954	92,077
Community Improvement District Tax	1.00%	0	0	0	0	0	0	74,120	462,726	735,483	877,264	939,758
Total Future Sales Tax Revenues		0	0	0	0	0	0	262,939	1,641,509	2,609,109	3,112,071	3,333,766
Base Sales Taxes												
Countywide Sales Tax	1.00%	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500
City Capital Improvements Sales Tax	0.50%	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750
City Parks and Stormwater Sales Tax	0.50%	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750
County Transportation Sales Tax	0.50%	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750
Metropolitan Parks & Rec. District Sales Tax	0.10%	750	750	750	750	750	750	750	750	750	750	750
Community Improvement District Tax	1.00%	0	0	0	0	0	0	0	0	0	0	0
Total Base Sales Taxes		19,500	19,500	19,500	19,500	19,500	19,500	19,500	19,500	19,500	19,500	19,500
Total Incremental Sales Taxes												
Countywide Sales Tax	1.00%	0	0	0	0	0	0	65,123	445,878	713,125	852,041	913,273
City Capital Improvements Sales Tax	0.50%	0	0	0	0	0	0	32,561	222,939	356,563	426,021	456,636
City Parks and Stormwater Sales Tax	0.50%	0	0	0	0	0	0	32,561	222,939	356,563	426,021	456,636
County Transportation Sales Tax	0.50%	0	0	0	0	0	0	32,561	222,939	356,563	426,021	456,636
Metropolitan Parks & Rec. District Sales Tax	0.10%	0	0	0	0	0	0	6,512	44,588	71,313	85,204	91,327
Community Improvement District Tax	1.00%	0	0	0	0	0	0	74,120	462,726	735,483	877,264	939,758
100% of Incremental Sales Taxes		0	0	0	0	0	0	243,439	1,622,009	2,589,609	3,092,571	3,314,266
50% of Incremental Sales Taxes												
Countywide Sales Tax	1.00%	0	0	0	0	0	0	32,561	222,939	356,563	426,021	456,636
City Capital Improvements Sales Tax	0.50%	0	0	0	0	0	0	16,281	111,470	178,281	213,010	228,318
City Parks and Stormwater Sales Tax	0.50%	0	0	0	0	0	0	16,281	111,470	178,281	213,010	228,318
County Transportation Sales Tax	0.50%	0	0	0	0	0	0	16,281	111,470	178,281	213,010	228,318
Metropolitan Parks & Rec. District Sales Tax	0.10%	0	0	0	0	0	0	3,256	22,294	35,656	42,602	45,664
Community Improvement District Tax	1.00%	0	0	0	0	0	0	37,060	231,363	367,742	438,632	469,879
50% of Incremental Sales Taxes		0	0	0	0	0	0	121,700	811,000	1,294,800	1,546,300	1,657,100
Total Annual Incremental Revenues Available for TIF		0	0	0	0	0	0	258,978	948,278	1,822,733	2,074,233	2,278,452
City of Eureka Incremental Property Tax Allocation (Annual)⁶		0	0	0	0	0	0	2,317	2,317	8,911	8,911	10,488
Community Improvement District (Bottom Half)	1.00%	0	0	0	0	0	0	37,060	231,363	367,742	438,632	469,879
Total Revenues for Phase 1 (TIF and All CID)		0	0	0	0	0	0	298,355	1,181,958	2,199,385	2,521,775	2,758,819

¹These projections are based on a series of assumptions and should be used only to provide an indication of how the project may perform.

²These projections represent revenues generated by year-end, not time of receipt and allocation to the Special Allocation Fund. Tax revenues generated over the course of the year must exceed the Base before distribution as TIF revenues to the Special Allocation Fund.

³Per the TIF Act, any district providing emergency services pursuant to chapter 160 or 321, RSMo, shall be entitled to reimbursement from the special allocation fund in the amount of at least fifty percent of the district's tax increment.

⁴All taxing districts levying a property tax, except the fire district, will receive 25% of all incremental revenues from redevelopment on a pro rata basis.

⁵The City will allocate its 25% "pass through" of PILOTS to the retirement of TIF obligations on an annual basis.

⁶Represents the Total Projected Incremental Real Property Taxes (with Fire District Revenues) less the Eureka Fire District Reimbursement Amount and the Taxing District "Pass Through".

⁷Rockwood School District tax rate only

See assumptions for projecting future activity for interpretation of these projections.

Table 11
Ashton Town Center - Sheet 2 of 2
Tax Increment Financing & Transportation Development District Revenue Projections - Build Alternative 1,2,3
Eureka S. I-44 Redevelopment Area
City of Eureka, Missouri

Revenue Sources	Prog. Yr.	Projected Revenues by Year in Dollars											
		2016 12	2017 13	2018 14	2019 15	2020 16	2021 17	2022 18	2023 19	2024 20	2025 21	2026 22	2027 23
Real Property Tax Revenues (PILOTS)													
Market Value from Redevelopment		34,840,000	35,885,200	35,885,200	36,961,756	36,961,756	38,070,609	38,070,609	39,212,727	39,212,727	40,389,109	40,389,109	41,600,782
Assessed Value from Redevelopment		11,148,800	11,483,264	11,483,264	11,827,762	11,827,762	12,182,595	12,182,595	12,548,073	12,548,073	12,924,515	12,924,515	13,312,250
Base Assessed Value for 2004		391,853	391,853	391,853	391,853	391,853	391,853	391,853	391,853	391,853	391,853	391,853	391,853
Incremental EAV		10,756,947	11,091,411	11,091,411	11,435,909	11,435,909	11,790,741	11,790,741	12,156,219	12,156,219	12,532,661	12,532,661	12,920,397
Per \$100 of EAV & Multiply by 2006 Tax Rate for TIF ⁷		8.100	8.100	8.100	8.100	8.100	8.100	8.100	8.100	8.100	8.100	8.100	8.100
Total Projected Incremental Real Property Taxes		871,300	898,400	898,400	926,300	926,300	955,100	955,100	984,700	984,700	1,015,200	1,015,200	1,046,600
Eureka Fire District Incremental Tax Revenues	\$1.19	128,492	132,487	132,487	136,602	136,602	140,840	140,840	145,206	145,206	149,703	149,703	154,334
Eureka Fire District Reimbursement Amount	50%	64,246	66,243	66,243	68,301	68,301	70,420	70,420	72,603	72,603	74,851	74,851	77,167
Total Projected Incremental Real Property Taxes (w/out Fire District Revenues)		742,808	765,913	765,913	789,698	789,698	814,260	814,260	839,494	839,494	865,497	865,497	892,266
Taxing District Pass Through ⁴	25%	185,702	191,478	191,478	197,425	197,425	203,565	203,565	209,873	209,873	216,374	216,374	223,066
Total Projected Incremental Real Property Taxes Available for Project Costs (Increment less Taxing District Reimbursement/Surplus)⁵		621,352	640,678	640,678	660,575	660,575	681,115	681,115	702,223	702,223	723,974	723,974	746,366
Projected Taxable Sales Volume		96,348,875	97,794,108	99,261,020	100,749,935	102,261,184	103,795,102	105,352,028	106,932,309	108,536,293	110,164,338	111,816,803	113,494,055
Future Sales Tax Revenues													
Countywide Sales Tax	1.00%	934,584	948,603	962,832	977,274	991,933	1,006,812	1,021,915	1,037,243	1,052,802	1,068,594	1,084,623	1,100,892
City Capital Improvements Sales Tax	0.50%	467,292	474,301	481,416	488,637	495,967	503,406	510,957	518,622	526,401	534,297	542,311	550,446
City Parks and Stormwater Sales Tax	0.50%	467,292	474,301	481,416	488,637	495,967	503,406	510,957	518,622	526,401	534,297	542,311	550,446
County Transportation Sales Tax	0.50%	467,292	474,301	481,416	488,637	495,967	503,406	510,957	518,622	526,401	534,297	542,311	550,446
Metropolitan Parks & Rec. District Sales Tax	0.10%	93,458	94,860	96,283	97,727	99,193	100,681	102,191	103,724	105,280	106,859	108,462	110,089
Community Improvement District Tax	1.00%	953,854	968,162	982,684	997,424	1,012,386	1,027,572	1,042,985	1,058,630	1,074,509	1,090,627	1,106,986	1,123,591
Total Future Sales Tax Revenues		3,383,772	3,434,529	3,486,047	3,538,338	3,591,413	3,645,284	3,699,963	3,755,463	3,811,795	3,868,972	3,927,006	3,985,911
Base Sales Taxes													
Countywide Sales Tax	1.00%	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500
City Capital Improvements Sales Tax	0.50%	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750
City Parks and Stormwater Sales Tax	0.50%	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750
County Transportation Sales Tax	0.50%	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750
Metropolitan Parks & Rec. District Sales Tax	0.10%	750	750	750	750	750	750	750	750	750	750	750	750
Community Improvement District Tax	1.00%	0	0	0	0	0	0	0	0	0	0	0	0
Total Base Sales Taxes		19,500	19,500	19,500	19,500	19,500	19,500	19,500	19,500	19,500	19,500	19,500	19,500
Total Incremental Sales Taxes													
Countywide Sales Tax	1.00%	927,084	941,103	955,332	969,774	984,433	999,312	1,014,415	1,029,743	1,045,302	1,061,094	1,077,123	1,093,392
City Capital Improvements Sales Tax	0.50%	463,542	470,551	477,666	484,887	492,217	499,656	507,207	514,872	522,651	530,547	538,561	546,696
City Parks and Stormwater Sales Tax	0.50%	463,542	470,551	477,666	484,887	492,217	499,656	507,207	514,872	522,651	530,547	538,561	546,696
County Transportation Sales Tax	0.50%	463,542	470,551	477,666	484,887	492,217	499,656	507,207	514,872	522,651	530,547	538,561	546,696
Metropolitan Parks & Rec. District Sales Tax	0.10%	92,708	94,110	95,533	96,977	98,443	99,931	101,441	102,974	104,530	106,109	107,712	109,339
Community Improvement District Tax	1.00%	953,854	968,162	982,684	997,424	1,012,386	1,027,572	1,042,985	1,058,630	1,074,509	1,090,627	1,106,986	1,123,591
100% of Incremental Sales Taxes		3,364,272	3,415,029	3,466,547	3,518,638	3,571,913	3,625,784	3,680,463	3,735,963	3,792,295	3,849,472	3,907,506	3,966,411
50% of Incremental Sales Taxes													
Countywide Sales Tax	1.00%	463,542	470,551	477,666	484,887	492,217	499,656	507,207	514,872	522,651	530,547	538,561	546,696
City Capital Improvements Sales Tax	0.50%	231,771	235,276	238,833	242,444	246,108	249,828	253,604	257,436	261,326	265,274	269,281	273,348
City Parks and Stormwater Sales Tax	0.50%	231,771	235,276	238,833	242,444	246,108	249,828	253,604	257,436	261,326	265,274	269,281	273,348
County Transportation Sales Tax	0.50%	231,771	235,276	238,833	242,444	246,108	249,828	253,604	257,436	261,326	265,274	269,281	273,348
Metropolitan Parks & Rec. District Sales Tax	0.10%	46,354	47,055	47,767	48,489	49,222	49,966	50,721	51,487	52,265	53,055	53,856	54,670
Community Improvement District Tax	1.00%	476,927	484,081	491,342	498,712	506,193	513,786	521,493	529,315	537,255	545,313	553,493	561,796
50% of Incremental Sales Taxes		1,682,120	1,707,500	1,733,300	1,759,400	1,786,000	1,812,900	1,840,200	1,868,000	1,896,100	1,924,700	1,953,800	1,983,200
Total Annual Incremental Revenues Available for TIF		2,303,452	2,348,178	2,373,978	2,419,975	2,446,575	2,494,015	2,521,315	2,570,223	2,598,323	2,648,674	2,677,774	2,729,566
City of Eureka Incremental Property Tax Allocation (Annual)⁶		10,488	10,814	10,814	11,150	11,150	11,496	11,496	11,852	11,852	12,219	12,219	12,597
Community Improvement District (Bottom Half)		476,927	484,081	491,342	498,712	506,193	513,786	521,493	529,315	537,255	545,313	553,493	561,796
Total Revenues for Phase 1 (TIF and All CID)		2,790,867	2,843,073	2,876,134	2,929,837	2,963,917	3,019,297	3,054,303	3,111,391	3,147,430	3,206,207	3,243,487	3,303,959

¹These projections are based on a series of assumptions and should be used only to provide an indication of how the project may perform.

²These projections represents revenues generated by year-end, not time of receipt and allocation to the Special Allocation Fund. Tax revenues generated over the course of the year must exceed the Base before distribution as TIF revenues to the Special Allocation.

³Per the TIF Act, any district providing emergency services pursuant to Chapter 190 or 321, RSMo, shall be entitled to reimbursement from the special allocation fund in the amount of at least fifty percent of the district's tax increment.

⁴All taxing districts levying a property tax, except the fire district, will receive 25% of all incremental revenues from redevelopment on a pro rata basis.

⁵The City will allocate its 25% "pass through" of PILOTS to the retirement of TIF obligations on an annual basis.

⁶Represents the Total Projected Incremental Real Property Taxes (with Fire District Revenues) less the Eureka Fire District Reimbursement Amount and the Taxing District "Pass Through".

⁷Rockwood School District tax rate only.

See assumptions for projecting future activity for interpretation of these projections

Table 12
Ashton Woods/Condos - Sheet 1 of 2
Tax Increment Financing & Community Improvement District Revenue Projections - Build Alternative ^{1,2,3}
Eureka S. I-44 Redevelopment Area
City of Eureka, Missouri

Revenue Sources	Prog. Yr.	Projected Revenues by Year in Dollars										
		2005 1	2006 2	2007 3	2008 4	2009 5	2010 6	2011 7	2012 8	2013 9	2014 10	2015 11
Real Property Tax Revenues (PILOTS)												
Market Value from Redevelopment		0	0	10,454,500	28,755,025	47,604,566	70,439,593	86,772,171	90,702,806	94,751,359	98,921,369	103,216,480
Assessed Value from Redevelopment		0	0	1,986,355	5,463,455	9,044,867	13,383,523	16,486,713	17,233,533	18,002,758	18,795,060	19,611,131
Base Assessed Value for 2005		391,853	391,853	391,853	391,853	391,853	391,853	391,853	391,853	391,853	391,853	391,853
Incremental EAV		0	0	1,594,502	5,071,601	8,653,014	12,991,669	16,094,859	16,841,680	17,610,905	18,403,207	19,219,278
Per \$100 of EAV & Multiply by 2006 Tax Rate for TIF ⁷		8.083	8.083	8.083	8.083	8.083	8.083	8.083	8.083	8.083	8.083	8.083
Total Projected Incremental Real Property Taxes		0	0	128,900	409,900	699,400	1,050,100	1,301,000	1,361,300	1,423,500	1,487,500	1,553,500
Eureka Fire District Incremental Tax Revenues	\$1.19	0	0	19,046	60,580	103,360	155,185	192,253	201,174	210,362	219,826	229,574
Eureka Fire District Reimbursement Amount	50%	0	0	9,523	30,290	51,680	77,593	96,127	100,587	105,181	109,913	114,787
Total Projected Incremental Real Property Taxes (w/out Fire District Revenues)		0	0	109,854	349,320	596,040	894,915	1,108,747	1,160,126	1,213,138	1,267,674	1,323,926
Taxing District Pass Through ⁴	25%	0	0	27,463	87,330	149,010	223,729	277,187	290,032	303,284	316,918	330,981
Total Projected Incremental Real Property Taxes Available for Project Costs (Increment less Taxing District Reimbursement/Surplus)⁶		0	0	91,913	292,280	498,710	748,779	927,687	970,682	1,015,034	1,060,668	1,107,731
Total Annual Incremental Revenues Available for TIF City of Eureka Incremental Property Tax Allocation (Annual)⁵		0	0	91,913	292,280	498,710	748,779	927,687	970,682	1,015,034	1,060,668	1,107,731
Community Improvement District (\$250 per Unit)		0	0	7,500	20,000	32,500	51,000	65,000	71,500	78,000	84,500	91,000
Total Revenues (TIF and All CID)		0	0	100,900	317,009	539,279	811,893	1,007,695	1,057,886	1,109,457	1,162,329	1,216,653

¹These projections are based on a series of assumptions and should be used only to provide an indication of how the project may perform.

²These projections represents revenues generated by year-end, not time of receipt and allocation to the Special Allocation Fund. Tax revenues generated over the course of the year must exceed the Base before distribution as TIF revenues to the Special Allocation Fund.

³Per the TIF Act, any district providing emergency services pursuant to Chapter 190 or 321, RSMo, shall be entitled to reimbursement from the special allocation fund in the amount of at least fifty percent of the district's tax increment.

⁴All taxing districts levying a property tax, except the fire district, will receive 25% of all incremental revenues from redevelopment on a pro rata basis.

⁵The City will allocate its 25% "pass through" to the retirement of TIF obligations on an annual basis.

⁶Represents the Total Projected Incremental Real Property Taxes (with Fire District Revenues) less the Eureka Fire District Reimbursement Amount and the Taxing District "Pass Through".

⁷Rockwood School District tax rate only.

See assumptions for projecting future activity for interpretation of these projections.

Table 12
Ashton Woods/Condos - Sheet 2 of 2
Tax Increment Financing & Community Improvement District Revenue Projections - Build Alternative ^{1,2,3}
Eureka S. I-44 Redevelopment Area
City of Eureka, Missouri

Revenue Sources	Prog. Yr.	Projected Revenues by Year in Dollars											
		2016 12	2017 13	2018 14	2019 15	2020 16	2021 17	2022 18	2023 19	2024 20	2025 21	2026 22	2027 23
Real Property Tax Revenues (PILOTS)													
Market Value from Redevelopment		107,300,139	107,300,139	107,300,139	110,519,143	110,519,143	113,834,717	113,834,717	117,249,759	117,249,759	120,767,251	120,767,251	124,390,269
Assessed Value from Redevelopment		20,387,026	20,387,026	20,387,026	20,998,637	20,998,637	21,628,596	21,628,596	22,277,454	22,277,454	22,945,778	22,945,778	23,634,151
Base Assessed Value for 2004		391,853	391,853	391,853	391,853	391,853	391,853	391,853	391,853	391,853	391,853	391,853	391,853
Incremental EAV		19,995,173	19,995,173	19,995,173	20,606,784	20,606,784	21,236,743	21,236,743	21,885,601	21,885,601	22,553,924	22,553,924	23,242,298
Per \$100 of EAV & Multiply by 2006 Tax Rate for TIF ⁷		8.083	8.083	8.083	8.083	8.083	8.083	8.083	8.083	8.083	8.083	8.083	8.083
Total Projected Incremental Real Property Taxes		1,616,200	1,616,200	1,616,200	1,665,700	1,665,700	1,716,600	1,716,600	1,769,000	1,769,000	1,823,100	1,823,100	1,878,700
Eureka Fire District Incremental Tax Revenues	\$1.19	238,842	238,842	238,842	246,148	246,148	253,673	253,673	261,424	261,424	269,407	269,407	277,629
Eureka Fire District Reimbursement Amount	50%	119,421	119,421	119,421	123,074	123,074	126,836	126,836	130,712	130,712	134,703	134,703	138,815
Total Projected Incremental Real Property Taxes (w/out Fire District Revenues)		1,377,358	1,377,358	1,377,358	1,419,552	1,419,552	1,462,927	1,462,927	1,507,576	1,507,576	1,553,693	1,553,693	1,601,071
Taxing District Pass Through ⁴	25%	344,339	344,339	344,339	354,888	354,888	365,732	365,732	376,894	376,894	388,423	388,423	400,268
Total Projected Incremental Real Property Taxes Available for Project Costs (Increment less Taxing District Reimbursement/Surplus)⁶		1,152,439	1,152,439	1,152,439	1,187,738	1,187,738	1,224,032	1,224,032	1,261,394	1,261,394	1,299,973	1,299,973	1,339,618
Total Annual Incremental Revenues Available for TIF for Phase 3		1,152,439	1,152,439	1,152,439	1,187,738	1,187,738	1,224,032	1,224,032	1,261,394	1,261,394	1,299,973	1,299,973	1,339,618
City of Eureka Incremental Property Tax Allocation (Annual) ⁵		18,645	18,645	18,645	19,216	19,216	19,803	19,803	20,408	20,408	21,032	21,032	21,673
Community Improvement District (\$250 per Unit)		91,000	91,000	91,000	91,000	91,000	91,000	91,000	91,000	91,000	91,000	91,000	91,000
Total Revenues for Phase 3 (TIF and All CID)		1,262,085	1,262,085	1,262,085	1,297,954	1,297,954	1,334,835	1,334,835	1,372,802	1,372,802	1,412,005	1,412,005	1,452,291

¹ These projections are based on a series of assumptions and should be used only to provide an indication of how the project may perform.

² These projections represents revenues generated by year-end, not time of receipt and allocation to the Special Allocation Fund. Tax revenues generated over the course of the year must exceed the Base before distribution as TIF revenues to the Special Allocation Fund.

³ Per the TIF Act, any district providing emergency services pursuant to Chapter 190 or 321, RSMo, shall be entitled to reimbursement from the special allocation fund in the amount of at least fifty percent of the district's tax increment.

⁴ All taxing districts levying a property tax, except the fire district, will receive 25% of all incremental revenues from redevelopment on a pro rata basis.

⁵ The City will allocate its 25% "pass through" to the retirement of TIF obligations on an annual basis.

⁶ Represents the Total Projected Incremental Real Property Taxes (with Fire District Revenues) less the Eureka Fire District Reimbursement Amount and the Taxing District "Pass Through".

⁷ Rockwood School District tax rate only.

See assumptions for projecting future activity for interpretation of these projections.

Table 13
Distribution of Projected New "Bottom Half" Sales Tax Revenues (Sales Tax Revenues Not Captured During TIF) - Build Alternative ^{1,2}
Sheet 1 of 2
Eureka S. I-44 Redevelopment Area
City of Eureka, Missouri

Sales Taxes	Projected Revenues by Program Year in Dollars										
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
	1	2	3	4	5	6	7	8	9	10	11
New Sales Tax Revenues to City											
Capital Improvements Sales Tax (City Portion) (.5%)	0	0	0	0	0	0	13,839	94,749	151,539	181,059	194,070
City Parks and Stormwater Sales Tax (.5%)	0	0	0	0	0	0	16,281	111,470	178,281	213,010	228,318
Total New Revenues to City	0	0	0	0	0	0	30,119	206,219	329,820	394,069	422,389
New Sales Tax Revenues to Other Taxing Districts											
Countywide Sales Tax (1%)	0	0	0	0	0	0	32,561	222,939	356,563	426,021	456,636
Capital Improvements Sales Tax (Pool Portion) (.5%)	0	0	0	0	0	0	2,442	16,720	26,742	31,952	34,248
County Transportation Sales Tax (.5%)	0	0	0	0	0	0	16,281	111,470	178,281	213,010	228,318
Metro. Parks & Rec. District Sales Tax (.1%)	0	0	0	0	0	0	3,256	22,294	35,656	42,602	45,664
MetroLink (.25%)	0	0	0	0	0	0	8,140	55,735	89,141	106,505	114,159
New Revenues to Taxing Districts Excluding City	0	0	0	0	0	0	62,681	429,158	686,383	820,090	879,025
New Sales Tax Revenue to All Taxing Districts	0	0	0	0	0	0	92,800	635,376	1,016,203	1,214,159	1,301,413

¹These projections are based on a series of assumptions and should be used only to provide an indication of how the project may perform.

² These projections represents revenues generated by year-end, not time of receipt and allocation to the Special Allocation Fund or the Community Improvement District Fund. Tax revenues generated over the course of the year must exceed the Base before distribution as TIF revenues to the Special Allocation Fund.

See assumptions used in projecting future activity interpretation of these projections.

Table 13
Distribution of Projected New "Bottom Half" Sales Tax Revenues (Sales Tax Revenues Not Captured By TIF) - Build Alternative ^{1,2}
Sheet 2 of 2
Eureka S. I-44 Redevelopment Area
City of Eureka, Missouri

Sales Taxes	Projected Revenues by Program Year in Dollars											
	2016 12	2017 13	2018 14	2019 15	2020 16	2021 17	2022 18	2023 19	2024 20	2025 21	2026 22	2027 23
New Sales Tax Revenues to City												
City Capital Improvements Sales Tax (City Portion) (.5%)	197,005	199,984	203,008	206,077	209,192	212,354	215,563	218,820	222,127	225,482	228,889	232,346
City Parks and Stormwater Sales Tax (.5%)	231,771	235,276	238,833	242,444	246,108	249,828	253,604	257,436	261,326	265,274	269,281	273,348
Total New Revenues to City	428,776	435,260	441,841	448,521	455,300	462,182	469,167	476,256	483,452	490,756	498,169	505,694
New Sales Tax Revenue to All Other Taxing Districts												
Countywide Sales Tax (1%)	463,542	470,551	477,666	484,887	492,217	499,656	507,207	514,872	522,651	530,547	538,561	546,696
City Capital Improvements Sales Tax (Pool Portion) (.5%)	34,766	35,291	35,825	36,367	36,916	37,474	38,041	38,615	39,199	39,791	40,392	41,002
County Transportation Sales Tax (.5%)	231,771	235,276	238,833	242,444	246,108	249,828	253,604	257,436	261,326	265,274	269,281	273,348
Metro. Parks & Rec. District Sales Tax (.1%)	46,354	47,055	47,767	48,489	49,222	49,966	50,721	51,487	52,265	53,055	53,856	54,670
MetroLink (.25%)	115,886	117,638	119,416	121,222	123,054	124,914	126,802	128,718	130,663	132,637	134,640	136,674
New Revenues to Taxing Districts Excluding City	892,318	905,811	919,507	933,408	947,517	961,838	976,374	991,128	1,006,103	1,021,303	1,036,731	1,052,390
New Sales Tax Revenue to All Taxing Districts	1,321,095	1,341,072	1,361,348	1,381,928	1,402,818	1,424,020	1,445,541	1,467,384	1,489,555	1,512,059	1,534,900	1,558,084

¹These projections are based on a series of assumptions and should be used only to provide an indication of how the project may perform.

²These projections represents revenues generated by year-end, not time of receipt and allocation to the Special Allocation Fund. Tax revenues generated over the course of the year must exceed the Base before distribution as TIF revenues to the Special Allocation Fund.

See assumptions used in projecting future activity interpretation of these projections.

Table 14
Projected Base & New Sales Taxes for Normal Distribution - Build Alternative^{1,2,3,4,5}
Sheet 1 of 2
Eureka S. I-44 Redevelopment Area
City of Eureka, Missouri

Revenue Sources	Projected Revenues by Year in Dollars										
	2005 1	2006 2	2007 3	2008 4	2009 5	2010 6	2011 7	2012 8	2013 9	2014 10	2015 11
New Redev. Proj. Sales for Normal Distribution	0	0	0	0	0	0	7,486,875	46,740,000	74,291,250	88,612,500	94,925,000
Taxable Sales From Base	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000
Sales Taxes for Normal Distribution⁵											
Countywide Sales Tax (1%)	7,425	7,425	7,500	7,500	7,500	7,500	44,560	238,863	375,242	446,132	477,379
City Capital Improvements Sales Tax (.5%)	3,713	3,713	3,750	3,750	3,750	3,750	22,280	119,432	187,621	223,066	238,689
City Parks and Stormwater Sales Tax (.5%)	3,713	3,713	3,750	3,750	3,750	3,750	22,280	119,432	187,621	223,066	238,689
County Transportation Sales Tax (.5%)	3,713	3,713	3,750	3,750	3,750	3,750	22,280	119,432	187,621	223,066	238,689
Metro. Parks & Rec. District Sales Tax (.1%)	743	743	750	750	750	750	4,456	23,886	37,524	44,613	47,738
MetroLink (.25%)	1,856	1,856	1,856	1,856	1,856	1,856	20,386	117,538	185,727	221,172	236,796
Total Future Sales Tax Revenues	21,161	21,161	21,356	21,356	21,356	21,356	136,242	738,582	1,161,355	1,381,115	1,477,980
Distribution of Sales Tax Revenues											
Sales Tax Revenues to City											
Capital Improvements Sales Tax (City Portion) (.5%)	3,156	3,156	3,188	3,188	3,188	3,188	18,938	101,517	159,478	189,606	202,886
City Parks and Stormwater Sales Tax (.5%)	3,713	3,713	3,750	3,750	3,750	3,750	22,280	119,432	187,621	223,066	238,689
Total Revenues to City	6,868	6,868	6,938	6,938	6,938	6,938	41,218	220,948	347,099	412,672	441,575
Sales Tax Revenues to Other Taxing Districts											
Countywide Sales Tax (Pool Portion) (1%)	7,425	7,425	7,500	7,500	7,500	7,500	44,560	238,863	375,242	446,132	477,379
CIP Sales Tax (CIP Pool Portion) (.5%)	557	557	563	563	563	563	3,342	17,915	28,143	33,460	35,803
County Transportation Sales Tax (.5%)	3,713	3,713	3,750	3,750	3,750	3,750	22,280	119,432	187,621	223,066	238,689
Metro. Parks & Rec. District Sales Tax (.1%)	743	743	750	750	750	750	4,456	23,886	37,524	44,613	47,738
MetroLink (.25%)	1,856	1,856	1,856	1,856	1,856	1,856	20,386	117,538	185,727	221,172	236,796
Revenues to Taxing Districts Excluding City	14,293	14,293	14,419	14,419	14,419	14,419	95,024	517,633	814,257	968,443	1,036,405

¹These projections are based on a series of assumptions and should be used only to provide an indication of how the project may perform.

²These projections represent revenues generated by year-end, not time of receipt and allocation to the taxing districts.

³The State of Missouri 1% administrative charge is subtracted from the sales tax projections.

⁴Distribution of sales taxes takes into account required sales tax sharing formulas with the sales tax pool. The sharing formula used in this analysis includes: Capital Improvements :15%.

Table 14
Projected Base & New Sales Taxes for Normal Distribution - Build Alternative^{1,2,3,4,5}
Sheet 2 of 2
Eureka S. I-44 Redevelopment Area
City of Eureka, Missouri

Revenue Sources	Projected Revenues by Year in Dollars											
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
	12	13	14	15	16	17	18	19	20	21	22	23
New Redev. Proj. Sales for Normal Distribution	96,348,875	97,794,108	99,261,020	100,749,935	102,261,184	103,795,102	105,352,028	106,932,309	108,536,293	110,164,338	111,816,803	113,494,055
Taxable Sales From Base	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000
Sales Taxes for Normal Distribution⁵												
Countywide Sales Tax (1%)	484,352	491,506	498,767	506,137	513,618	521,211	528,918	536,740	544,680	552,738	560,918	569,221
City Capital Improvements Sales Tax (.5%)	242,176	245,753	249,384	253,069	256,809	260,605	264,459	268,370	272,340	276,369	280,459	284,610
City Parks and Stormwater Sales Tax (.5%)	242,176	245,753	249,384	253,069	256,809	260,605	264,459	268,370	272,340	276,369	280,459	284,610
County Transportation Sales Tax (.5%)	242,176	245,753	249,384	253,069	256,809	260,605	264,459	268,370	272,340	276,369	280,459	284,610
Metro. Parks & Rec. District Sales Tax (.1%)	48,435	49,151	49,877	50,614	51,362	52,121	52,892	53,674	54,468	55,274	56,092	56,922
MetroLink (.25%)	240,320	243,897	247,527	251,212	254,953	258,749	262,603	266,514	270,484	274,513	278,603	282,754
Total Future Sales Tax Revenues	1,499,635	1,521,812	1,544,322	1,567,169	1,590,359	1,613,897	1,637,788	1,662,038	1,686,651	1,711,633	1,736,990	1,762,728
Distribution of Sales Tax Revenues												
Sales Tax Revenues to City												
Capital Improvements Sales Tax (City Portion) (.5%)	205,850	208,890	211,976	215,108	218,288	221,515	224,790	228,114	231,489	234,914	238,390	241,919
City Parks and Stormwater Sales Tax (.5%)	242,176	245,753	249,384	253,069	256,809	260,605	264,459	268,370	272,340	276,369	280,459	284,610
Total Revenues to City	448,026	454,643	461,360	468,177	475,097	482,120	489,249	496,484	503,829	511,283	518,849	526,529
Sales Tax Revenues to Other Taxing Districts												
Countywide Sales Tax (Pool Portion) (1%)	484,352	491,506	498,767	506,137	513,618	521,211	528,918	536,740	544,680	552,738	560,918	569,221
CIP Sales Tax (CIP Pool Portion) (.5%)	36,326	36,863	37,408	37,960	38,521	39,091	39,669	40,255	40,851	41,455	42,069	42,692
County Transportation Sales Tax (.5%)	242,176	245,753	249,384	253,069	256,809	260,605	264,459	268,370	272,340	276,369	280,459	284,610
Metro. Parks & Rec. District Sales Tax (.1%)	48,435	49,151	49,877	50,614	51,362	52,121	52,892	53,674	54,468	55,274	56,092	56,922
MetroLink (.25%)	240,320	243,897	247,527	251,212	254,953	258,749	262,603	266,514	270,484	274,513	278,603	282,754
Revenues to Taxing Districts Excluding City	1,051,609	1,067,169	1,082,962	1,098,992	1,115,263	1,131,777	1,148,539	1,165,553	1,182,822	1,200,350	1,218,141	1,236,198

¹These projections are based on a series of assumptions and should be used only to provide an indication of how the project may perform.

²These projections represents revenues generated by year-end, not time of receipt and allocation to the taxing districts.

³The State of Missouri 1% administrative charge is subtracted from the sales tax projections.

⁴Distribution of sales taxes takes into account required sales tax sharing formulas with the sales tax pool. The sharing formula used in this analysis includes: Capital Improvements :15%.

⁵The sales taxes for normal distribution include the "bottom half" (50%) of sales taxes generated by the new redevelopment project sales. The Metrolink sales tax is excluded from TIF capture, therefore, the normal distribution includes 100% of sales taxes generated by the new redevelopment project sales.

Table 15
Distribution of Real Property Tax Revenues from Base Equalized Assessed Value - Build Alternative¹
Rockwood School District - Residential Assessment and Tax Rate
Eureka S. I-44 Redevelopment Area
City of Eureka, Missouri

			Projected Assessed Value by Year in Dollars											
			2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	
			1	2	3	4	5	6	7	8	9	10	11	
2005 Base Equalized Assessed Value			587,780	587,780	587,780	587,780	587,780	587,780	587,780	587,780	587,780	587,780	587,780	
Total Assessed Value Generating Taxes for Normal Distribution			587,780	587,780	587,780	587,780	587,780	587,780	587,780	587,780	587,780	587,780	587,780	
Taxing Jurisdiction	Tax Rate	% of Rate	Projected Real Property Tax Revenues in Dollars											
County General	0.1900	2.35%	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	
County Park Maintenance	0.0350	0.43%	200	200	200	200	200	200	200	200	200	200	200	
County Bond Retirement	0.0630	0.78%	400	400	400	400	400	400	400	400	400	400	400	
County Library	0.1500	1.86%	900	900	900	900	900	900	900	900	900	900	900	
County Hospital-Health	0.1650	2.04%	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	
County Roads & Bridges	0.1050	1.30%	600	600	600	600	600	600	600	600	600	600	600	
Junior College District	0.2233	2.76%	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	
Special School District	0.8235	10.19%	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	
Metro Zoo, Park and Museum	0.2611	3.23%	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	
Sheltered Workshop	0.0820	1.01%	500	500	500	500	500	500	500	500	500	500	500	
Rockwood School District	4.4177	54.65%	26,000	26,000	26,000	26,000	26,000	26,000	26,000	26,000	26,000	26,000	26,000	
City of Eureka	0.3730	4.61%	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	
Eureka Fire District	1.1945	14.78%	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	
Total Project Real Property Taxes	\$8.083	100.00%	47,500	47,500	47,500	47,500	47,500	47,500	47,500	47,500	47,500	47,500	47,500	
			Projected Assessed Value by Year in Dollars											
			2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
			12	13	14	15	16	17	18	19	20	21	22	23
2005 Base Equalized Assessed Value			587,780	587,780	587,780	587,780	587,780	587,780	587,780	587,780	587,780	587,780	587,780	587,780
Total Assessed Value Generating Taxes for Normal Distribution			587,780	587,780	587,780	587,780	587,780	587,780	587,780	587,780	587,780	587,780	587,780	587,780
Taxing Jurisdiction	Tax Rate	% of Rate	Projected Real Property Tax Revenues in Dollars											
County General	0.1900	2.35%	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100
County Park Maintenance	0.0350	0.43%	200	200	200	200	200	200	200	200	200	200	200	200
County Bond Retirement	0.0630	0.78%	400	400	400	400	400	400	400	400	400	400	400	400
County Library	0.1500	1.86%	900	900	900	900	900	900	900	900	900	900	900	900
County Hospital-Health	0.1650	2.04%	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
County Roads & Bridges	0.1050	1.30%	600	600	600	600	600	600	600	600	600	600	600	600
Junior College District	0.2233	2.76%	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300
Special School District	0.8235	10.19%	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800
Metro Zoo, Park and Museum	0.2611	3.23%	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500
Sheltered Workshop	0.0820	1.01%	500	500	500	500	500	500	500	500	500	500	500	500
Rockwood School District	4.4177	54.65%	26,000	26,000	26,000	26,000	26,000	26,000	26,000	26,000	26,000	26,000	26,000	26,000
City of Eureka	0.3730	4.61%	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200
Eureka Fire District	1.1945	14.78%	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000
Total Project Real Property Taxes	\$8.083	100.00%	47,500	47,500	47,500	47,500	47,500	47,500	47,500	47,500	47,500	47,500	47,500	47,500

¹ Year 2006 residential tax rate is shown. Analysis assumes tax rate is constant, although tax rates will vary over time.

Table 16
Distribution of Real Property Tax Revenues from Base Equalized Assessed Value - Build Alternative¹
Rockwood School District - Commercial Assessment and Tax Rate
Eureka S. I-44 Redevelopment Area
City of Eureka, Missouri

			Projected Assessed Value by Year in Dollars										
			2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
			1	2	3	4	5	6	7	8	9	10	11
2005 Base Equalized Assessed Value			391,853	391,853	391,853	391,853	391,853	391,853	391,853	391,853	391,853	391,853	391,853
Total Assessed Value Generating Taxes for Normal Distribution			391,853	391,853	391,853	391,853	391,853	391,853	391,853	391,853	391,853	391,853	391,853
Taxing Jurisdiction	Tax Rate	% of Rate	Projected Real Property Tax Revenues in Dollars										
County General	0.1900	2.35%	700	700	700	700	700	700	700	700	700	700	700
County Park Maintenance	0.0350	0.43%	100	100	100	100	100	100	100	100	100	100	100
County Bond Retirement	0.0630	0.78%	200	200	200	200	200	200	200	200	200	200	200
County Library	0.1500	1.85%	600	600	600	600	600	600	600	600	600	600	600
County Hospital-Health	0.1650	2.04%	600	600	600	600	600	600	600	600	600	600	600
County Roads & Bridges	0.1050	1.30%	400	400	400	400	400	400	400	400	400	400	400
Junior College District	0.2233	2.76%	900	900	900	900	900	900	900	900	900	900	900
Special School District	0.8235	10.17%	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200
Metro Zoo, Park and Museum	0.2611	3.22%	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Sheltered Workshop	0.0820	1.01%	300	300	300	300	300	300	300	300	300	300	300
Rockwood School District	4.4177	54.54%	17,300	17,300	17,300	17,300	17,300	17,300	17,300	17,300	17,300	17,300	17,300
City of Eureka	0.3900	4.81%	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500
Eureka Fire District	1.1945	14.75%	4,700	4,700	4,700	4,700	4,700	4,700	4,700	4,700	4,700	4,700	4,700
Total Project Real Property Taxes	\$8.100	100.00%	31,500	31,500	31,500	31,500	31,500	31,500	31,500	31,500	31,500	31,500	31,500

			Projected Assessed Value by Year in Dollars											
			2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
			12	13	14	15	16	17	18	19	20	21	22	23
2005 Base Equalized Assessed Value			391,853	391,853	391,853	391,853	391,853	391,853	391,853	391,853	391,853	391,853	391,853	391,853
Total Assessed Value Generating Taxes for Normal Distribution			391,853	391,853	391,853	391,853	391,853	391,853	391,853	391,853	391,853	391,853	391,853	391,853
Taxing Jurisdiction	Tax Rate	% of Rate	Projected Real Property Tax Revenues in Dollars											
County General	0.1900	2.35%	700	700	700	700	700	700	700	700	700	700	700	700
County Park Maintenance	0.0350	0.43%	100	100	100	100	100	100	100	100	100	100	100	100
County Bond Retirement	0.0630	0.78%	200	200	200	200	200	200	200	200	200	200	200	200
County Library	0.1500	1.85%	600	600	600	600	600	600	600	600	600	600	600	600
County Hospital-Health	0.1650	2.04%	600	600	600	600	600	600	600	600	600	600	600	600
County Roads & Bridges	0.1050	1.30%	400	400	400	400	400	400	400	400	400	400	400	400
Junior College District	0.2233	2.76%	900	900	900	900	900	900	900	900	900	900	900	900
Special School District	0.8235	10.17%	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200
Metro Zoo, Park and Museum	0.2611	3.22%	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Sheltered Workshop	0.0820	1.01%	300	300	300	300	300	300	300	300	300	300	300	300
Rockwood School District	4.4177	54.54%	17,300	17,300	17,300	17,300	17,300	17,300	17,300	17,300	17,300	17,300	17,300	17,300
City of Eureka	0.3900	4.81%	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500
Eureka Fire District	1.1945	14.75%	4,700	4,700	4,700	4,700	4,700	4,700	4,700	4,700	4,700	4,700	4,700	4,700
Total Project Real Property Taxes	\$8.100	100.00%	31,500	31,500	31,500	31,500	31,500	31,500	31,500	31,500	31,500	31,700	31,500	31,500

¹ Year 2006 commercial tax rate is shown. Analysis assumes tax rate is constant, although tax rates will vary over time.

Table 17
Distribution of Real Property Tax Revenues from Base Equalized Assessed Value - Build Alternative¹
Meramec Valley School District - Residential Assessment and Tax Rate
Eureka S. I-44 Redevelopment Area
City of Eureka, Missouri

			Projected Assessed Value by Year in Dollars										
			2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
			1	2	3	4	5	6	7	8	9	10	11
2005 Base Equalized Assessed Value			195,927	195,927	195,927	195,927	195,927	195,927	195,927	195,927	195,927	195,927	195,927
Total Assessed Value Generating Taxes for Normal Distribution			195,927	195,927	195,927	195,927	195,927	195,927	195,927	195,927	195,927	195,927	195,927
Taxing Jurisdiction	Tax Rate	% of Rate	Projected Real Property Tax Revenues in Dollars										
County General	0.1900	2.41%	400	400	400	400	400	400	400	400	400	400	400
County Park Maintenance	0.0350	0.44%	100	100	100	100	100	100	100	100	100	100	100
County Bond Retirement	0.0630	0.80%	100	100	100	100	100	100	100	100	100	100	100
County Library	0.1500	1.90%	300	300	300	300	300	300	300	300	300	300	300
County Hospital-Health	0.1650	2.09%	300	300	300	300	300	300	300	300	300	300	300
County Roads & Bridges	0.1050	1.33%	200	200	200	200	200	200	200	200	200	200	200
Junior College District	0.2233	2.83%	400	400	400	400	400	400	400	400	400	400	400
Special School District	0.8235	10.44%	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600
Metro Zoo, Park and Museum	0.2611	3.31%	500	500	500	500	500	500	500	500	500	500	500
Sheltered Workshop	0.0820	1.04%	200	200	200	200	200	200	200	200	200	200	200
Meramec Valley School District	4.2200	53.52%	8,300	8,300	8,300	8,300	8,300	8,300	8,300	8,300	8,300	8,300	8,300
City of Eureka	0.3730	4.73%	700	700	700	700	700	700	700	700	700	700	700
Eureka Fire District	1.1945	15.15%	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300
Total Project Real Property Taxes	\$7.885	100.00%	15,400	15,400	15,400	15,400	15,400	15,400	15,400	15,400	15,400	15,400	15,400

			Projected Assessed Value by Year in Dollars											
			2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
			12	13	14	15	16	17	18	19	20	21	22	23
2005 Base Equalized Assessed Value			195,927	195,927	195,927	195,927	195,927	195,927	195,927	195,927	195,927	195,927	195,927	195,927
Total Assessed Value Generating Taxes for Normal Distribution			195,927	195,927	195,927	195,927	195,927	195,927	195,927	195,927	195,927	195,927	195,927	195,927
Taxing Jurisdiction	Tax Rate	% of Rate	Projected Real Property Tax Revenues in Dollars											
County General	0.1900	2.41%	400	400	400	400	400	400	400	400	400	400	400	400
County Park Maintenance	0.0350	0.44%	100	100	100	100	100	100	100	100	100	100	100	100
County Bond Retirement	0.0630	0.80%	100	100	100	100	100	100	100	100	100	100	100	100
County Library	0.1500	1.90%	300	300	300	300	300	300	300	300	300	300	300	300
County Hospital-Health	0.1650	2.09%	300	300	300	300	300	300	300	300	300	300	300	300
County Roads & Bridges	0.1050	1.33%	200	200	200	200	200	200	200	200	200	200	200	200
Junior College District	0.2233	2.83%	400	400	400	400	400	400	400	400	400	400	400	400
Special School District	0.8235	10.44%	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600
Metro Zoo, Park and Museum	0.2611	3.31%	500	500	500	500	500	500	500	500	500	500	500	500
Sheltered Workshop	0.0820	1.04%	200	200	200	200	200	200	200	200	200	200	200	200
Meramec Valley School District	4.2200	53.52%	8,300	8,300	8,300	8,300	8,300	8,300	8,300	8,300	8,300	8,300	8,300	8,300
City of Eureka	0.3730	4.73%	700	700	700	700	700	700	700	700	700	700	700	700
Eureka Fire District	1.1945	15.15%	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300
Total Project Real Property Taxes	\$7.885	100.00%	15,400	15,400	15,400	15,400	15,400	15,400	15,400	15,400	15,400	15,400	15,400	15,400

¹ Year 2006 residential tax rate is shown. Analysis assumes tax rate is constant, although tax rates will vary over time.

Table 18
Distribution of Projected Merchants and Manufacturers Replacement Tax (Commercial Surcharge)- Build Alternative^{1,2}
Eureka S. 1-44 Redevelopment Area
City of Eureka, Missouri

Assessed Value and Taxing Jurisdiction Percentages		Projected Revenues by Year in Dollars										
		2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
		1	2	3	4	5	6	7	8	9	10	11
Projected Total Commercial Assessed Value After Redevelopment		0	0	0	0	0	0	2,768,480	6,857,120	9,531,200	10,691,200	11,148,800
Commercial Surcharge		0	0	0	0	0	0	47,064	116,571	162,030	181,750	189,530
Taxing Jurisdictions	Percent Factor³											
County General	0.04825314005	0	0	0	0	0	0	2,177	5,392	7,494	8,407	8,766
County Park Maintenance	0.00660792216	0	0	0	0	0	0	311	770	1,071	1,201	1,252
County Bond Retirement	0.00000000000	0	0	0	0	0	0	0	0	0	0	0
County Library	0.02413865550	0	0	0	0	0	0	1,136	2,814	3,911	4,387	4,575
County Hospital-Health	0.03964585181	0	0	0	0	0	0	1,866	4,622	6,424	7,206	7,514
County Roads & Bridges	0.02378756654	0	0	0	0	0	0	1,120	2,773	3,854	4,323	4,508
Junior College District	0.02907495143	0	0	0	0	0	0	1,368	3,389	4,711	5,284	5,511
Special School District	0.07070684207	0	0	0	0	0	0	3,328	8,242	11,457	12,851	13,401
Metro Zoo, Park and Museum	0.03134307317	0	0	0	0	0	0	1,475	3,654	5,079	5,697	5,940
Sheltered Workshop	0.00660793040	0	0	0	0	0	0	311	770	1,071	1,201	1,252
Rockwood School District	0.10269499224	0	0	0	0	0	0	4,833	11,971	16,640	18,665	19,464
Meramec Valley School District	0.00003031880	0	0	0	0	0	0	1	4	5	6	6
City of Eureka	0.00000000000	0	0	0	0	0	0	0	0	0	0	0
Eureka Fire District	0.00025557624	0	0	0	0	0	0	12	30	41	46	48
Total M&M Tax to Taxing Districts in Area	0.38114682041	0	0	0	0	0	0	17,938	44,431	61,757	69,274	72,239
Total M&M to Other Taxing Districts	0.61685317959	0	0	0	0	0	0	29,126	72,140	100,273	112,477	117,291

Assessed Value and Taxing Jurisdiction Percentages		Projected Revenues by Year in Dollars											
		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
		12	13	14	15	16	17	18	19	20	21	22	23
Projected Total Commercial Assessed Value After Redevelopment		11,148,800	11,483,264	11,483,264	11,827,762	11,827,762	12,182,595	12,182,595	12,548,073	12,548,073	12,924,515	12,924,515	13,312,250
Commercial Surcharge		189,530	195,215	195,215	201,072	201,072	207,104	207,104	213,317	213,317	219,717	219,717	226,308
Taxing Jurisdictions	Percent Factor³												
County General	0.04625314005	8,766	9,029	9,029	9,300	9,300	9,579	9,579	9,867	9,867	10,163	10,163	10,467
County Park Maintenance	0.00660792216	1,252	1,290	1,290	1,329	1,329	1,369	1,369	1,410	1,410	1,452	1,452	1,495
County Bond Retirement	0.00000000000	0	0	0	0	0	0	0	0	0	0	0	0
County Library	0.02413865550	4,575	4,712	4,712	4,854	4,854	4,999	4,999	5,149	5,149	5,304	5,304	5,463
County Hospital-Health	0.03964585181	7,514	7,739	7,739	7,972	7,972	8,211	8,211	8,457	8,457	8,711	8,711	8,972
County Roads & Bridges	0.02378756654	4,508	4,644	4,644	4,783	4,783	4,927	4,927	5,074	5,074	5,227	5,227	5,383
Junior College District	0.02907495143	5,511	5,676	5,676	5,846	5,846	6,022	6,022	6,202	6,202	6,388	6,388	6,580
Special School District	0.07070684207	13,401	13,803	13,803	14,217	14,217	14,644	14,644	15,083	15,083	15,535	15,535	16,002
Metro Zoo, Park and Museum	0.03134307317	5,940	6,119	6,119	6,302	6,302	6,491	6,491	6,686	6,686	6,887	6,887	7,093
Sheltered Workshop	0.00660793040	1,252	1,290	1,290	1,329	1,329	1,369	1,369	1,410	1,410	1,452	1,452	1,495
Rockwood School District	0.10269499224	19,464	20,048	20,048	20,649	20,649	21,269	21,269	21,907	21,907	22,564	22,564	23,241
Meramec Valley School District	0.00003031880	6	6	6	6	6	6	6	6	6	7	7	7
City of Eureka	0.00000000000	0	0	0	0	0	0	0	0	0	0	0	0
Eureka Fire District	0.00025557624	48	50	50	51	51	53	53	55	55	56	56	58
Total M&M Tax to Taxing Districts in Area	0.38114682041	72,239	74,406	74,406	76,638	76,638	78,937	78,937	81,305	81,305	83,744	83,744	86,257
Total M&M to Other Taxing Districts	0.61885317959	117,291	120,810	120,810	124,434	124,434	128,167	128,167	132,012	132,012	135,972	135,972	140,052

¹These projections are based on a series of assumptions and should be used only to provide an indication of how the proposed project concept may perform.

²The commercial surcharge is levied against the value of commercial property only, even in a mixed-used project.

³Based on the Year 2004 formula from St. Louis County for distribution of commercial surcharge to all affected taxing jurisdictions throughout St. Louis County.

Table 19
Distribution of Projected Average Annual Personal Property Taxes
Rockwood School District
From Redevelopment Project - Build Alternative¹
Eureka S. I-44 Redevelopment Area
City of Eureka, Missouri

New Development	Size	Units	Avg. Annual PP Tax AV /Unit	Average Annual PP AV	Average Annual PP Tax Generated ²
Ashton Park					
Single Family Residences	593	Units	6,500	\$3,854,500	\$312,200
Ashton Town Center					
Anchor 1	102,800	Sq. Ft.	3.5	\$359,800	\$29,100
Anchor 2	133,100	Sq. Ft.	3.5	\$465,850	\$37,700
Anchor 3	90,100	Sq. Ft.	3.5	\$315,350	\$25,500
Retail 1	33,000	Sq. Ft.	3.5	\$115,500	\$9,400
Retail 2	30,000	Sq. Ft.	3.5	\$105,000	\$8,500
Outlot 1 (Restaurant)	2,500	Sq. Ft.	3.0	\$7,500	\$600
Outlot 2 (Bank)	5,000	Sq. Ft.	3.0	\$15,000	\$1,200
Outlot 3 (Restaurant)	5,000	Sq. Ft.	3.0	\$15,000	\$1,200
Outlot 4 (Restaurant)	5,000	Sq. Ft.	3.0	\$15,000	\$1,200
Outlot 5 (Restaurant)	5,000	Sq. Ft.	3.0	\$15,000	\$1,200
Outlot 6 (Restaurant)	5,000	Sq. Ft.	3.0	\$15,000	\$1,200
Outlot 7 (Restaurant)	5,000	Sq. Ft.	3.0	\$15,000	\$1,200
Outlot 8 (Strip Commercial)	25,000	Sq. Ft.	3.5	\$87,500	\$7,100
Outlot 9 (Strip Commercial)	22,000	Sq. Ft.	3.5	\$77,000	\$6,200
Ashton Woods/Condos					
Single Family Residences	388	Units	6,500	\$2,522,000	\$204,300
TOTAL PROJECT					
Commercial					
Retail	436,000	Sq. Ft.	3.5	\$1,526,000	\$123,600
Restaurants	27,500	Sq. Ft.	3.0	\$82,500	\$6,700
Bank, Service/Commercial	5,000	Sq. Ft.	3.0	\$15,000	\$1,200
Single Family Residences	981	Units	6,500	\$6,376,500	\$516,500
Personal Property Total from Redevelopment				\$8,000,000	\$648,000

Taxing District	Tax Rate per \$100 of AV	Average PP Tax Collected Annually ²
County General	0.1900	\$15,200
County Park Maintenance	0.0350	\$2,800
County Bond Retirement	0.0630	\$5,000
County Library	0.1500	\$12,000
County Hospital-Health	0.1650	\$13,200
County Roads & Bridges	0.1050	\$8,400
Junior College District	0.2233	\$17,900
Special School District	0.8235	\$65,900
Metro Zoo, Park and Museum	0.2611	\$20,900
Sheltered Workshop	0.0820	\$6,600
Rockwood School District	4.4177	\$353,400
City of Eureka	0.3900	\$31,200
Eureka Fire District	1.1945	\$95,600
Total	\$8.100	\$648,100

¹These projections are based on a series of assumptions and should used on to provide an indication of how the project may perform.

² Differences in sums due to rounded totals.

Table 20
Distribution of Projected Average Annual Personal Property Taxes
Meramec Valley School District
From Redevelopment Project - Build Alternative¹
Eureka S. I-44 Redevelopment Area
City of Eureka, Missouri

New Development	Size	Units	Avg. Annual PP Tax AV /Unit	Average Annual PP AV	Average Annual PP Tax Generated ²
Phase 1					
Single Family Residences	739	Units	6,500	\$4,803,500	\$379,700
TOTAL PROJECT					
Single Family Residences	739	Units	6,500	\$4,803,500	\$379,700
Totals				\$4,803,500	\$379,700

Taxing District	Tax Rate per \$100 of AV	Average PP Tax Collected Annually ²
County General	0.1900	\$0
County Park Maintenance	0.0350	\$1,700
County Bond Retirement	0.0630	\$3,000
County Library	0.1500	\$7,200
County Hospital-Health	0.1650	\$7,900
County Roads & Bridges	0.1050	\$5,000
Junior College District	0.2233	\$10,700
Special School District	0.8235	\$39,600
Metro Zoo, Park and Museum	0.2611	\$12,500
Sheltered Workshop	0.0850	\$4,100
Meramec Valley School District	4.2200	\$202,700
City of Eureka	0.3900	\$18,700
Eureka Fire District	1.1945	\$57,400
Total	\$7.905	\$370,500

¹These projections are based on a series of assumptions and should be used only to provide an indication of how the project may perform.

² Differences in sums due to rounded totals.

Table 21
Estimated Annual County Per Capita Sales Pool Distribution to City
From Redevelopment Project - Build Alternative¹
Eureka S. I-44 Redevelopment Area
City of Eureka, Missouri

New Development	Size	Units	Estimated Number of Residents	Avg. County Per Capita Distribution for Residents in the City's Pool Area ²	Annual Per Capita Distribution for the City
Phase 1					
Single Family Residences	981	Units	2,453	\$119	\$291,848
Phase 3					
Single Family Residences	739	Units	1,848	\$119	\$219,853
TOTAL PROJECT					
Single Family Residences	1,720	Units	4,300	\$119	\$511,700
Totals					\$511,700

¹These projections are based on a series of assumptions and should used on to provide an indication of how the project may perform.

²The City estimates that the current per capita distribution for the City "pool" areas averages \$119 per resident. PGAV has used the current average in order to estimate the future per capita estimates. The per capita distribution will not accrue to the City until 2010 - in accord with the next census.

Table 22
Fiscal Impact by Affected Taxing District (County)
Sheet 1 of 2
Eureka S. I-44 Redevelopment Area
City of Eureka, Missouri

Affected Taxing District	Projected Revenues by Program Year in Dollars										
	2005 1	2006 2	2007 3	2008 4	2009 5	2010 6	2011 7	2012 8	2013 9	2014 10	2015 11
County General											
Real Estate Taxes	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200
25% "Pass Through" of PILOTS	0	0	654	2,078	3,547	5,325	9,705	14,444	22,489	28,072	34,113
Commercial Surcharge	0	0	0	0	0	0	2,177	5,392	7,494	8,407	8,766
Personal Property (Average Annual)	0	0	1,520	4,560	7,600	10,640	12,160	13,680	15,200	15,200	15,200
Countywide Sales Tax (1%)	7,425	7,425	7,500	7,500	7,500	7,500	44,560	238,863	375,242	446,132	477,379
CIP Sales Tax (CIP Pool Portion) (.5%)	557	557	563	563	563	563	3,342	17,915	28,143	33,460	35,803
County Transportation Sales Tax (.5%)	3,713	3,713	3,750	3,750	3,750	3,750	22,280	119,432	187,621	223,066	238,689
Total	9,625	9,625	11,874	16,339	20,847	25,665	70,803	274,579	422,625	500,010	537,658
County Park Maintenance											
Real Estate Taxes	400	400	400	400	400	400	400	400	400	400	400
25% "Pass Through" of PILOTS	0	0	120	383	653	981	1,788	2,661	4,143	5,171	6,284
Commercial Surcharge	0	0	0	0	0	0	311	770	1,071	1,201	1,252
Personal Property (Average Annual)	0	0	1,070	3,210	5,350	7,490	8,560	9,630	10,700	10,700	10,700
Total	400	400	1,590	3,993	6,403	8,871	11,059	13,461	16,313	17,472	18,636
County Library											
Real Estate Taxes	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800
25% "Pass Through" of PILOTS	0	0	516	1,641	2,800	4,204	7,662	11,403	17,754	22,162	26,931
Commercial Surcharge	0	0	0	0	0	0	1,136	2,814	3,911	4,387	4,575
Personal Property (Average Annual)	0	0	1,920	5,760	9,600	13,440	15,360	17,280	19,200	19,200	19,200
Total	1,800	1,800	4,236	9,201	14,200	19,444	25,958	33,297	42,665	47,549	52,506
County Roads & Bridges											
Real Estate Taxes	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
25% "Pass Through" of PILOTS	0	0	361	1,149	1,960	2,943	5,364	7,982	12,428	15,513	18,852
Commercial Surcharge	0	0	0	0	0	0	1,120	2,773	3,854	4,323	4,508
Personal Property (Average Annual)	0	0	1,340	4,020	6,700	9,380	10,720	12,060	13,400	13,400	13,400
Total	1,200	1,200	2,901	6,369	9,860	13,523	18,403	24,015	30,882	34,437	37,960
County Hospital-Health											
Real Estate Taxes	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900
25% "Pass Through" of PILOTS	0	0	568	1,805	3,080	4,624	8,428	12,543	19,530	24,378	29,624
Commercial Surcharge	0	0	0	0	0	0	1,866	4,622	6,424	7,206	7,514
Personal Property (Average Annual)	0	0	2,110	6,330	10,550	14,770	16,880	18,990	21,100	21,100	21,100
Total	1,900	1,900	4,578	10,035	15,530	21,294	29,074	38,055	48,953	54,584	60,139

Table 22
Fiscal Impact by Affected Taxing District (County)
Sheet 2 of 2
Eureka S. I-44 Redevelopment Area
City of Eureka, Missouri

Affected Taxing District	Projected Revenues by Program Year in Dollars											
	2016 12	2017 13	2018 14	2019 15	2020 16	2021 17	2022 18	2023 19	2024 20	2025 21	2026 22	2027 23
County General												
Real Estate Taxes	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	1,800
25% "Pass Through" of PILOTS	38,777	40,912	40,912	42,154	42,154	43,433	43,433	44,750	44,750	46,108	46,108	47,505
Commercial Surcharge	8,766	9,029	9,029	9,300	9,300	9,579	9,579	9,867	9,867	10,163	10,163	10,467
Personal Property (Average Annual)	15,200	15,200	15,200	15,200	15,200	15,200	15,200	15,200	15,200	15,200	15,200	15,200
Countywide Sales Tax (1%)	484,352	491,506	498,767	506,137	513,618	521,211	528,918	536,740	544,680	552,738	560,918	569,221
CIP Sales Tax (CIP Pool Portion) (.5%)	36,326	36,863	37,408	37,960	38,521	39,091	39,669	40,255	40,851	41,455	42,069	42,692
County Transportation Sales Tax (.5%)	242,176	245,753	249,384	253,069	256,809	260,605	264,459	268,370	272,340	276,369	280,459	284,610
Total	827,798	841,463	852,900	866,020	877,802	891,319	903,457	917,382	929,887	944,234	957,117	971,495
County Park Maintenance												
Real Estate Taxes	400	400	400	400	400	400	400	400	400	400	400	400
25% "Pass Through" of PILOTS	7,143	7,536	7,536	7,765	7,765	8,001	8,001	8,243	8,243	8,494	8,494	8,751
Commercial Surcharge	1,252	1,290	1,290	1,329	1,329	1,369	1,369	1,410	1,410	1,452	1,452	1,495
Personal Property (Average Annual)	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500
Total	13,296	13,726	13,726	13,994	13,994	14,269	14,269	14,553	14,553	14,845	14,845	15,146
County Library												
Real Estate Taxes	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800
25% "Pass Through" of PILOTS	30,614	32,299	32,299	33,279	33,279	34,289	34,289	35,329	35,329	36,401	36,401	37,504
Commercial Surcharge	4,575	4,712	4,712	4,854	4,854	4,999	4,999	5,149	5,149	5,304	5,304	5,463
Personal Property (Average Annual)	19,200	19,200	19,200	19,200	19,200	19,200	19,200	19,200	19,200	19,200	19,200	19,200
Total	56,189	58,011	58,011	59,133	59,133	60,288	60,288	61,478	61,478	62,704	62,704	63,967
County Roads & Bridges												
Real Estate Taxes	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
25% "Pass Through" of PILOTS	21,430	22,609	22,609	23,296	23,296	24,002	24,002	24,730	24,730	25,481	25,481	26,253
Commercial Surcharge	4,508	4,644	4,644	4,783	4,783	4,927	4,927	5,074	5,074	5,227	5,227	5,383
Personal Property (Average Annual)	13,400	13,400	13,400	13,400	13,400	13,400	13,400	13,400	13,400	13,400	13,400	13,400
Total	40,538	41,853	41,853	42,679	42,679	43,529	43,529	44,405	44,405	45,307	45,307	46,236
County Hospital-Health												
Real Estate Taxes	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900
25% "Pass Through" of PILOTS	33,675	35,529	35,529	36,607	36,607	37,718	37,718	38,862	38,862	40,041	40,041	41,254
Commercial Surcharge	7,514	7,739	7,739	7,972	7,972	8,211	8,211	8,457	8,457	8,711	8,711	8,972
Personal Property (Average Annual)	21,100	21,100	21,100	21,100	21,100	21,100	21,100	21,100	21,100	21,100	21,100	21,100
Total	64,189	66,268	66,268	67,579	67,579	68,929	68,929	70,319	70,319	71,752	71,752	73,227

Table 23
Fiscal Impact by Affected Taxing District
Sheet 1 of 2
Eureka S. I-44 Redevelopment Area
City of Eureka, Missouri

Affected Taxing District	Projected Revenues by Program Year in Dollars										
	2005 1	2006 2	2007 3	2008 4	2009 5	2010 6	2011 7	2012 8	2013 9	2014 10	2015 11
Junior College District											
Real Estate Taxes	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600
25% "Pass Through" of PILOTS	0	0	768	2,443	4,168	6,258	11,406	16,975	26,430	32,992	40,092
Commercial Surcharge	0	0	0	0	0	0	1,368	3,389	4,711	5,284	5,511
Personal Property (Average Annual)	0	0	2,860	8,580	14,300	20,020	22,880	25,740	28,600	28,600	28,600
Total	2,600	2,600	6,228	13,623	21,068	28,878	38,255	48,704	62,341	69,476	76,802
Special School District											
Real Estate Taxes	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600
25% "Pass Through" of PILOTS	0	0	2,833	9,009	15,371	23,079	42,065	62,602	97,471	121,668	147,853
Commercial Surcharge	0	0	0	0	0	0	3,328	8,242	11,457	12,851	13,401
Personal Property (Average Annual)	0	0	10,550	31,650	52,750	73,850	84,400	94,950	105,500	105,500	105,500
Total	9,600	9,600	22,983	50,259	77,721	106,529	139,393	175,394	224,027	249,619	276,354
Metro Zoo, Park and Museum											
Real Estate Taxes	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
25% "Pass Through" of PILOTS	0	0	898	2,856	4,874	7,317	13,337	19,849	30,904	38,576	46,878
Commercial Surcharge	0	0	0	0	0	0	1,475	3,654	5,079	5,697	5,940
Personal Property (Average Annual)	0	0	3,340	10,020	16,700	23,380	26,720	30,060	33,400	33,400	33,400
Total	3,000	3,000	7,238	15,876	24,574	33,697	44,532	56,562	72,383	80,673	89,219
Sheltered Workshop											
Real Estate Taxes	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
25% "Pass Through" of PILOTS	0	0	282	897	1,531	2,298	4,189	6,234	9,706	12,115	14,722
Commercial Surcharge	0	0	0	0	0	0	311	770	1,071	1,201	1,252
Personal Property (Average Annual)	0	0	1,070	3,210	5,350	7,490	8,560	9,630	10,700	10,700	10,700
Total	1,000	1,000	2,352	5,107	7,881	10,788	14,060	17,634	22,476	25,016	27,675
Rockwood School District											
Real Estate Taxes	43,300	43,300	43,300	43,300	43,300	43,300	43,300	43,300	43,300	43,300	43,300
25% "Pass Through" of PILOTS	0	0	0	0	0	0	49,365	216,150	361,016	478,323	576,782
Commercial Surcharge	0	0	0	0	0	0	4,833	11,971	16,640	18,665	19,464
Personal Property (Average Annual)	0	0	35,340	106,020	176,700	247,380	282,720	318,060	353,400	353,400	353,400
Total	43,300	43,300	78,640	149,320	220,000	290,680	380,218	589,482	774,356	893,688	992,946

Table 23
Sheet 2 of 2
Fiscal Impact by Affected Taxing District
Eureka S. I-44 Redevelopment Area
City of Eureka, Missouri

Affected Taxing District	Projected Revenues by Program Year in Dollars											
	2016 12	2017 13	2018 14	2019 15	2020 16	2021 17	2022 18	2023 19	2024 20	2025 21	2026 22	2027 23
Junior College District												
Real Estate Taxes	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600
25% "Pass Through" of PILOTS	45,574	48,082	48,082	49,542	49,542	51,045	51,045	52,593	52,593	54,189	54,189	55,831
Commercial Surcharge	5,511	5,676	5,676	5,846	5,846	6,022	6,022	6,202	6,202	6,388	6,388	6,580
Personal Property (Average Annual)	28,600	28,600	28,600	28,600	28,600	28,600	28,600	28,600	28,600	28,600	28,600	28,600
Total	82,284	84,958	84,958	86,588	86,588	88,266	88,266	89,995	89,995	91,777	91,777	93,611
Special School District												
Real Estate Taxes	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600
25% "Pass Through" of PILOTS	168,070	177,321	177,321	182,704	182,704	188,247	188,247	193,957	193,957	199,840	199,840	205,897
Commercial Surcharge	13,401	13,803	13,803	14,217	14,217	14,644	14,644	15,083	15,083	15,535	15,535	16,002
Personal Property (Average Annual)	105,500	105,500	105,500	105,500	105,500	105,500	105,500	105,500	105,500	105,500	105,500	105,500
Total	296,571	306,224	306,224	312,021	312,021	317,990	317,990	324,140	324,140	330,476	330,476	336,998
Metro Zoo, Park and Museum												
Real Estate Taxes	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
25% "Pass Through" of PILOTS	53,288	56,222	56,222	57,928	57,928	59,686	59,686	61,496	61,496	63,362	63,362	65,282
Commercial Surcharge	5,940	6,119	6,119	6,302	6,302	6,491	6,491	6,686	6,686	6,887	6,887	7,093
Personal Property (Average Annual)	33,400	33,400	33,400	33,400	33,400	33,400	33,400	33,400	33,400	33,400	33,400	33,400
Total	95,629	98,740	98,740	100,631	100,631	102,577	102,577	104,582	104,582	106,648	106,648	108,775
Sheltered Workshop												
Real Estate Taxes	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
25% "Pass Through" of PILOTS	16,736	17,657	17,657	18,193	18,193	18,745	18,745	19,313	19,313	19,899	19,899	20,502
Commercial Surcharge	1,252	1,290	1,290	1,329	1,329	1,369	1,369	1,410	1,410	1,452	1,452	1,495
Personal Property (Average Annual)	10,700	10,700	10,700	10,700	10,700	10,700	10,700	10,700	10,700	10,700	10,700	10,700
Total	29,688	30,647	30,647	31,221	31,221	31,813	31,813	32,423	32,423	33,051	33,051	33,698
Rockwood School District												
Real Estate Taxes	43,300	43,300	43,300	43,300	43,300	43,300	43,300	43,300	43,300	43,300	43,300	43,300
25% "Pass Through" of PILOTS	699,030	747,054	747,054	769,760	769,760	793,145	793,145	817,218	817,218	842,033	842,033	867,573
Commercial Surcharge	19,464	20,048	20,048	20,649	20,649	21,269	21,269	21,907	21,907	22,564	22,564	23,241
Personal Property (Average Annual)	353,400	353,400	353,400	353,400	353,400	353,400	353,400	353,400	353,400	353,400	353,400	353,400
Total	1,115,193	1,163,802	1,163,802	1,187,109	1,187,109	1,211,113	1,211,113	1,235,825	1,235,825	1,261,297	1,261,297	1,287,514

Table 24
Fiscal Impact by Affected Taxing District
Sheet 1 of 2
Eureka S. I-44 Redevelopment Area
City of Eureka, Missouri

Affected Taxing District	Projected Revenues by Program Year in Dollars										
	2005 1	2006 2	2007 3	2008 4	2009 5	2010 6	2011 7	2012 8	2013 9	2014 10	2015 11
City of Eureka											
Real Estate Taxes	4,400	4,400	4,400	4,400	4,400	4,400	4,400	4,400	4,400	4,400	4,400
Commercial Surcharge	0	0	0	0	0	0	0	0	0	0	0
Personal Property (Average Annual)	0	0	4,990	14,970	24,950	34,930	39,920	44,910	49,900	49,900	49,900
Average Per Capita Distribution of County General Sales Tax	0	0	0	0	0	0	0	511,700	511,700	511,700	511,700
Capital Improvements Sales Tax (City Portion) (.5%)	3,156	3,156	3,188	3,188	3,188	3,188	18,938	101,517	159,478	189,606	202,886
City Parks and Stormwater Sales Tax (.5%)	3,713	3,713	3,750	3,750	3,750	3,750	22,280	119,432	187,621	223,066	238,689
Total	11,268	11,268	16,328	26,308	36,288	46,268	85,538	781,958	913,099	978,672	1,007,575
Meramec Valley School District¹											
Real Estate Taxes	8,300	8,300	8,300	8,300	8,300	8,300	8,300	8,300	8,300	8,300	8,300
25% "Pass Through" of PILOTS	0	0	0	0	0	0	27,465	83,212	143,755	205,079	258,327
Commercial Surcharge	0	0	0	0	0	0	1	4	5	6	6
Personal Property (Average Annual)	0	0	-	-	0	0	50,675	101,350	152,025	172,295	202,700
Total	8,300	8,300	8,300	8,300	8,300	8,300	86,442	192,866	304,085	385,680	469,333
Eureka Fire Protection District											
Real Estate Taxes	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000
Statutory TIF PILOTS	0	0	9,523	30,290	51,680	77,593	141,833	211,780	329,886	412,243	501,118
Commercial Surcharge	0	0	0	0	0	0	12	30	41	46	48
Personal Property (Average Annual)	0	0	15,300	45,900	76,500	107,100	122,400	137,700	153,000	153,000	153,000
Total	14,000	14,000	38,823	90,190	142,180	198,693	278,245	363,509	496,927	579,289	668,166
Metropolitan Parks and Recreation District											
Sales Taxes (.10%)	743	743	750	750	750	750	4,456	23,886	37,524	44,613	47,738
Total	743	743	750	750	750	750	4,456	23,886	37,524	44,613	47,738
Metrolink											
Sales Taxes (.25%)	1,856	1,856	1,856	1,856	1,856	1,856	20,386	117,538	185,727	221,172	236,796
Total	1,856	1,856	1,856	1,856	1,856	1,856	20,386	117,538	185,727	221,172	236,796

Table 24
Fiscal Impact by Affected Taxing District
Sheet 2 of 2
Eureka S. I-44 Redevelopment Area
City of Eureka, Missouri

Affected Taxing District	Projected Revenues by Program Year in Dollars											
	2016 12	2017 13	2018 14	2019 15	2020 16	2021 17	2022 18	2023 19	2024 20	2025 21	2026 22	2027 23
City of Eureka												
Real Estate Taxes	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000
Commercial Surcharge	0	0	0	0	0	0	0	0	0	0	0	0
Personal Property (Average Annual)	49,900	49,900	49,900	49,900	49,900	49,900	49,900	49,900	49,900	49,900	49,900	49,900
Average Per Capita Distribution of County General Sales Tax	511,700	511,700	511,700	511,700	511,700	511,700	511,700	511,700	511,700	511,700	511,700	511,700
Capital Improvements Sales Tax (City Portion) (.5%)	205,850	208,890	211,976	215,108	218,288	221,515	224,790	228,114	231,489	234,914	238,390	241,919
City Parks and Stormwater Sales Tax (.5%)	242,176	245,753	249,384	253,069	256,809	260,605	264,459	268,370	272,340	276,369	280,459	284,610
Total	1,021,626	1,028,243	1,034,960	1,041,777	1,048,697	1,055,720	1,062,849	1,070,084	1,077,429	1,084,883	1,092,449	1,100,129
Meramec Valley School District¹												
Real Estate Taxes	8,300	8,300	8,300	8,300	8,300	8,300	8,300	8,300	8,300	8,300	8,300	8,300
25% "Pass Through" of PILOTS	290,719	299,503	299,503	308,550	308,550	317,868	317,868	327,466	327,466	337,352	337,352	347,535
Commercial Surcharge	0	0	0	0	0	0	0	0	0	0	0	0
Personal Property (Average Annual)	202,700	202,700	202,700	202,700	202,700	202,700	202,700	202,700	202,700	202,700	202,700	202,700
Total	501,719	510,503	510,503	519,550	519,550	528,868	528,868	538,466	538,466	548,352	548,352	558,535
Eureka Fire Protection District												
Real Estate Taxes	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000
Statutory TIF PILOTS	569,611	600,845	600,845	619,081	619,081	637,864	637,864	657,210	657,210	677,137	677,137	697,662
Commercial Surcharge	48	50	50	51	51	53	53	55	55	56	56	58
Personal Property (Average Annual)	153,000	153,000	153,000	153,000	153,000	153,000	153,000	153,000	153,000	153,000	153,000	153,000
Total	736,660	767,895	767,895	786,132	786,132	804,917	804,917	824,265	824,265	844,193	844,193	864,720
Metropolitan Parks and Recreation District												
Sales Taxes (.10%)	48,435	49,151	49,877	50,614	51,362	52,121	52,892	53,674	54,468	55,274	56,092	56,922
Total	48,435	49,151	49,877	50,614	51,362	52,121	52,892	53,674	54,468	55,274	56,092	56,922
Metrolink												
Sales Taxes (.25%)	240,320	243,897	247,527	251,212	254,953	258,749	262,603	266,514	270,484	274,513	278,603	282,754
Total	240,320	243,897	247,527	251,212	254,953	258,749	262,603	266,514	270,484	274,513	278,603	282,754

Table 25
Total Projected Real Property Tax Revenues and Distribution of Projected Sales Tax Revenues - No Build Alternative^{1,2,3,4}
Sheet 1 of 2
Eureka S. I-44 Redevelopment Area
City of Eureka, Missouri

Revenue Sources	Projected Revenues by Year in Dollars										
	2005 1	2006 2	2007 3	2008 4	2009 5	2010 6	2011 7	2012 8	2013 9	2014 10	2015 11
Real Property Tax Revenues (PILOTS)											
Projected Assessed Value	979,633	979,633	1,018,819	1,018,819	1,059,571	1,059,571	1,101,954	1,101,954	1,146,032	1,146,032	1,191,874
Multiply by 2006 Tax Rate for TIF (Rockwood)	8.100	8.100	8.100	8.100	8.100	8.100	8.100	8.100	8.100	8.100	8.100
Total Projected Incremental Real Property Taxes	79,400	79,400	82,500	82,500	85,800	85,800	89,300	89,300	92,800	92,800	96,500
Real Property Tax Revenues (PILOTS)											
Projected Assessed Value	195,927	195,927	203,764	203,764	211,914	211,914	220,391	220,391	229,206	229,206	238,375
Multiply by 2006 Tax Rate for TIF (Meramec Valley)	7.885	7.885	7.885	7.885	7.885	7.885	7.885	7.885	7.885	7.885	7.885
Total Projected Incremental Real Property Taxes	15,400	15,400	16,100	16,100	16,700	16,700	17,400	17,400	18,100	18,100	18,800
Projected Taxable Sales Volume	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000
Future Sales Tax Revenues											
Countywide Sales Tax (1%)	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500
City Capital Improvements Sales Tax (.5%)	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750
City Parks and Stormwater Sales Tax (.5%)	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750
County Transportation Sales Tax (.5%)	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750
Metro. Parks & Rec. District Sales Tax (.1%)	750	750	750	750	750	750	750	750	750	750	750
MetroLink (.25%)	1,875	1,875	1,875	1,875	1,875	1,875	1,875	1,875	1,875	1,875	1,875
Total Future Sales Tax Revenues	21,375	21,375	21,375	21,375	21,375	21,375	21,375	21,375	21,375	21,375	21,375
Distribution of Sales Tax Revenues											
Sales Tax Revenues to City											
Capital Improvements Sales Tax (City Portion) (.5%)	3,188	3,188	3,188	3,188	3,188	3,188	3,188	3,188	3,188	3,188	3,188
City Parks and Stormwater Sales Tax (.5%)	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750
Total Revenues to City	6,938	6,938	6,938	6,938	6,938	6,938	6,938	6,938	6,938	6,938	6,938
Sales Tax Revenues to Other Taxing Districts											
Countywide Sales Tax (Pool Portion) (1%)	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500
CIP Sales Tax (CIP Pool Portion) (.5%)	563	563	563	563	563	563	563	563	563	563	563
County Transportation Sales Tax (.5%)	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750
Metro. Parks & Rec. District Sales Tax (.1%)	750	750	750	750	750	750	750	750	750	750	750
MetroLink (.25%)	1,875	1,875	1,875	1,875	1,875	1,875	1,875	1,875	1,875	1,875	1,875
Revenues to Taxing Districts Excluding City	14,438	14,438	14,438	14,438	14,438	14,438	14,438	14,438	14,438	14,438	14,438

¹These projections are based on a series of assumptions and should be used only to provide an indication of how the project may perform.

²These projections represent revenues generated by year-end, not time of receipt and allocation to the taxing districts.

³Assumes a growth rate of 4% each reassessment year. Assessed value is a result of assessment rate of 19% on residential property and 32% on commercial property. The Year 2006 tax rates are used and assumed to be constant, though it will vary over time.

Table 25
Total Projected Real Property Tax Revenues and Distribution of Projected Sales Tax Revenues - No Build Alternative^{1,2,3,4}
 Page 2 of 2
Eureka S. I-44 Redevelopment Area
City of Eureka, Missouri

Revenue Sources	Projected Revenues by Year in Dollars											
	2016 12	2017 13	2018 14	2019 15	2020 16	2021 17	2022 18	2023 19	2024 20	2025 21	2026 22	2027 23
Real Property Tax Revenues (PILOTS)												
Projected Assessed Value	1,191,874	1,239,549	1,239,549	1,289,131	1,289,131	1,340,696	1,340,696	1,394,324	1,394,324	1,450,097	1,450,097	1,508,101
Multiply by 2006 Tax Rate for TIF (Rockwood)	8.100	8.100	8.100	8.100	8.100	8.100	8.100	8.100	8.100	8.100	8.100	8.100
Total Projected Incremental Real Property Taxes	96,500	100,400	100,400	104,400	104,400	108,600	108,600	112,900	112,900	117,500	117,500	122,200
Real Property Tax Revenues (PILOTS)												
Projected Assessed Value	238,375	238,375	247,910	247,910	257,826	257,826	268,139	268,139	278,865	278,865	290,019	301,620
Multiply by 2006 Tax Rate for TIF (Meramec Valley)	7.885	7.885	7.885	7.885	7.885	7.885	7.885	7.885	7.885	7.885	7.885	7.885
Total Projected Incremental Real Property Taxes	18,800	18,800	19,500	19,500	20,300	20,300	21,100	21,100	22,000	22,000	22,900	23,800
Projected Taxable Sales Volume	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000
Future Sales Tax Revenues												
Countywide Sales Tax (1%)	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500
City Capital Improvements Sales Tax (.5%)	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750
City Parks and Stormwater Sales Tax (.5%)	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750
County Transportation Sales Tax (.5%)	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750
Metro. Parks & Rec. District Sales Tax (.1%)	750	750	750	750	750	750	750	750	750	750	750	750
MetroLink (.25%)	1,875	1,875	1,875	1,875	1,875	1,875	1,875	1,875	1,875	1,875	1,875	1,875
Total Future Sales Tax Revenues	21,375	21,375	21,375	21,375	21,375	21,375	21,375	21,375	21,375	21,375	21,375	21,375
Distribution of Sales Tax Revenues												
Sales Tax Revenues to City												
Capital Improvements Sales Tax (City Portion) (.5%)	3,188	3,188	3,188	3,188	3,188	3,188	3,188	3,188	3,188	3,188	3,188	3,188
City Parks and Stormwater Sales Tax (.5%)	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750
Total Revenues to City	6,938	6,938	6,938	6,938	6,938	6,938	6,938	6,938	6,938	6,938	6,938	6,938
Sales Tax Revenues to Other Taxing Districts												
Countywide Sales Tax (Pool Portion) (1%)	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500
CIP Sales Tax (CIP Pool Portion) (.5%)	563	563	563	563	563	563	563	563	563	563	563	563
County Transportation Sales Tax (.5%)	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750
Metro. Parks & Rec. District Sales Tax (.1%)	750	750	750	750	750	750	750	750	750	750	750	750
MetroLink (.25%)	1,875	1,875	1,875	1,875	1,875	1,875	1,875	1,875	1,875	1,875	1,875	1,875
Revenues to Taxing Districts Excluding City	14,438	14,438	14,438	14,438	14,438	14,438	14,438	14,438	14,438	14,438	14,438	14,438

¹These projections are based on a series of assumptions and should be used only to provide an indication of how the project may perform.

²These projections represent revenues generated by year-end, not time of receipt and allocation to the taxing districts.

³Assumes a growth rate of 4% each reassessment year. Assessed value is a result of an assessment rate of 19% on residential property and 32% on commercial property. The Year 2006 tax rates are used and assumed to be constant, though it will vary over time.

⁴Sales are assumed to increase at a 1.5% annual growth rate.

Table 26
Distribution of Projected Real Property Tax Revenues- No Build Alternative
Rockwood School District
Eureka S. I-44 Redevelopment Area
City of Eureka, Missouri

	Projected Assessed Value by Year in Dollars										
	2005 1	2006 2	2007 3	2008 4	2009 5	2010 6	2011 7	2012 8	2013 9	2014 10	2015 11
Real Property Tax Revenues (PILOTS)											
Projected Assessed Value	979,633	979,633	1,018,819	1,018,819	1,059,571	1,059,571	1,101,954	1,101,954	1,146,032	1,146,032	1,191,874
Multiply by 2006 Tax Rate for TIF	8.0831	8.0831	8.0831	8.0831	8.0831	8.0831	8.0831	8.0831	8.0831	8.0831	8.0831
Total Projected Real Property Taxes	\$79,185	\$79,185	\$82,352	\$82,352	\$85,646	\$85,646	\$89,072	\$89,072	\$92,635	\$92,635	\$96,340

Taxing Jurisdiction	Tax Rate	Projected Real Property Tax Revenues in Dollars										
County General	0.1900	1,900	1,900	1,900	1,900	2,000	2,000	2,100	2,100	2,200	2,200	2,300
County Park Maintenance	0.0350	300	300	400	400	400	400	400	400	400	400	400
County Bond Retirement	0.0630	600	600	600	600	700	700	700	700	700	700	800
County Library	0.1500	1,500	1,500	1,500	1,500	1,600	1,600	1,700	1,700	1,700	1,700	1,800
County Hospital-Health	0.1650	1,600	1,600	1,700	1,700	1,700	1,700	1,800	1,800	1,900	1,900	2,000
County Roads & Bridges	0.1050	1,000	1,000	1,100	1,100	1,100	1,100	1,200	1,200	1,200	1,200	1,300
Junior College District	0.2233	2,200	2,200	2,300	2,300	2,400	2,400	2,500	2,500	2,600	2,600	2,700
Special School District	0.8235	8,100	8,100	8,400	8,400	8,700	8,700	9,100	9,100	9,400	9,400	9,800
Metro Zoo, Park and Museum	0.2611	2,600	2,600	2,700	2,700	2,800	2,800	2,900	2,900	3,000	3,000	3,100
Sheltered Workshop	0.0820	800	800	800	800	900	900	900	900	900	900	1,000
Rockwood School District	4.4177	43,300	43,300	45,000	45,000	46,800	46,800	48,700	48,700	50,600	50,600	52,700
City of Eureka	0.3730	3,700	3,700	3,800	3,800	4,000	4,000	4,100	4,100	4,300	4,300	4,400
Eureka Fire District	1.1945	11,700	11,700	12,200	12,200	12,700	12,700	13,200	13,200	13,700	13,700	14,200
Total Project Real Property Taxes	8.0831	79,300	79,300	82,400	82,400	85,800	85,800	89,300	89,300	92,600	92,600	96,500

	Projected Assessed Value by Year in Dollars												
	2016 12	2017 13	2018 14	2019 15	2020 16	2021 17	2022 18	2023 19	2024 20	2025 21	2026 22	2027 23	
Total Projected Assessed Value	1,191,874	1,239,549	1,239,549	1,289,131	1,289,131	1,340,696	1,340,696	1,394,324	1,394,324	1,450,097	1,450,097	1,508,101	

Taxing Jurisdiction	Tax Rate	Projected Real Property Tax Revenues in Dollars												
County General	0.1900	2,300	2,400	2,400	2,400	2,400	2,500	2,500	2,600	2,600	2,800	2,800	2,900	
County Park Maintenance	0.0350	400	400	400	500	500	500	500	500	500	500	500	500	
County Bond Retirement	0.0630	800	800	800	800	800	800	800	900	900	900	900	1,000	
County Library	0.1500	1,800	1,900	1,900	1,900	1,900	2,000	2,000	2,100	2,100	2,200	2,200	2,300	
County Hospital-Health	0.1650	2,000	2,000	2,000	2,100	2,100	2,200	2,200	2,300	2,300	2,400	2,400	2,500	
County Roads & Bridges	0.1050	1,300	1,300	1,300	1,400	1,400	1,400	1,400	1,500	1,500	1,500	1,500	1,600	
Junior College District	0.2233	2,700	2,800	2,800	2,900	2,900	3,000	3,000	3,100	3,100	3,200	3,200	3,400	
Special School District	0.8235	9,800	10,200	10,200	10,600	10,600	11,000	11,000	11,500	11,500	11,900	11,900	12,400	
Metro Zoo, Park and Museum	0.2611	3,100	3,200	3,200	3,400	3,400	3,500	3,500	3,600	3,600	3,800	3,800	3,900	
Sheltered Workshop	0.0820	1,000	1,000	1,000	1,100	1,100	1,100	1,100	1,100	1,100	1,200	1,200	1,200	
Rockwood School District	4.4177	52,700	54,800	54,800	56,900	56,900	59,200	59,200	61,600	61,600	64,100	64,100	66,600	
City of Eureka	0.3730	4,400	4,600	4,600	4,800	4,800	5,000	5,000	5,200	5,200	5,400	5,400	5,600	
Eureka Fire District	1.1945	14,200	14,800	14,800	15,400	15,400	16,000	16,000	16,700	16,700	17,300	17,300	18,000	
Total Project Real Property Taxes	8.0831	96,500	100,200	100,200	104,200	104,200	108,200	108,200	112,700	112,700	117,200	117,200	121,900	

¹ Year 2006 residential tax rate is shown. Analysis assumes tax rate is constant, although tax rates will vary over time.

Table 27
Distribution of Projected Real Property Tax Revenues- No Build Alternative
Meramec Valley School District
Eureka S. I-44 Redevelopment Area
City of Eureka, Missouri

	Projected Assessed Value by Year in Dollars										
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
	1	2	3	4	5	6	7	8	9	10	11
Real Property Tax Revenues (PILOTS)											
Projected Assessed Value	195,927	195,927	203,764	203,764	211,914	211,914	220,391	220,391	229,206	229,206	238,375
Multiply by 2006 Tax Rate for TIF	7.8854	7.8854	7.8854	7.8854	7.8854	7.8854	7.8854	7.8854	7.8854	7.8854	7.8854
Total Projected Real Property Taxes	\$15,450	\$15,450	\$16,068	\$16,068	\$16,710	\$16,710	\$17,379	\$17,379	\$18,074	\$18,074	\$18,797
Taxing Jurisdiction	Tax Rate	Projected Real Property Tax Revenues in Dollars									
County General	0.1900	400	400	400	400	400	400	400	400	400	500
County Park Maintenance	0.0350	100	100	100	100	100	100	100	100	100	100
County Bond Retirement	0.0630	100	100	100	100	100	100	100	100	100	200
County Library	0.1500	300	300	300	300	300	300	300	300	300	400
County Hospital-Health	0.1650	300	300	300	300	300	400	400	400	400	400
County Roads & Bridges	0.1050	200	200	200	200	200	200	200	200	200	300
Junior College District	0.2233	400	400	500	500	500	500	500	500	500	500
Special School District	0.8235	1,600	1,600	1,700	1,700	1,700	1,700	1,800	1,900	1,900	2,000
Metro Zoo, Park and Museum	0.2611	500	500	500	500	600	600	600	600	600	600
Sheltered Workshop	0.0820	200	200	200	200	200	200	200	200	200	200
Meramec Valley School District	4.2200	8,300	8,300	8,600	8,600	8,900	8,900	9,300	9,300	9,700	10,100
City of Eureka	0.3730	700	700	800	800	800	800	800	900	900	900
Eureka Fire District	1.1945	2,300	2,300	2,400	2,400	2,500	2,500	2,600	2,700	2,700	2,800
Total Project Real Property Taxes	7.8854	15,400	15,400	16,100	16,100	16,600	16,600	17,300	17,300	18,000	18,000

	Projected Assessed Value by Year in Dollars												
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	
	12	13	14	15	16	17	18	19	20	21	22	23	
Total Projected Assessed Value	238,375	247,910	247,910	257,826	257,826	268,139	268,139	278,865	278,865	290,019	290,019	301,620	
Taxing Jurisdiction	Tax Rate	Projected Real Property Tax Revenues in Dollars											
County General	0.1900	500	500	500	500	500	500	500	500	600	600	600	
County Park Maintenance	0.0350	100	100	100	100	100	100	100	100	100	100	100	
County Bond Retirement	0.0630	200	200	200	200	200	200	200	200	200	200	200	
County Library	0.1500	400	400	400	400	400	400	400	400	400	400	500	
County Hospital-Health	0.1650	400	400	400	400	400	400	500	500	500	500	500	
County Roads & Bridges	0.1050	300	300	300	300	300	300	300	300	300	300	300	
Junior College District	0.2233	500	600	600	600	600	600	600	600	600	600	700	
Special School District	0.8235	2,000	2,000	2,000	2,100	2,100	2,200	2,200	2,300	2,300	2,400	2,500	
Metro Zoo, Park and Museum	0.2611	600	600	600	700	700	700	700	700	800	800	800	
Sheltered Workshop	0.0820	200	200	200	200	200	200	200	200	200	200	200	
Meramec Valley School District	4.2200	10,100	10,500	10,500	10,900	10,900	11,300	11,300	11,800	11,800	12,200	12,700	
City of Eureka	0.3730	900	900	900	1,000	1,000	1,000	1,000	1,000	1,000	1,100	1,100	
Eureka Fire District	1.1945	2,800	3,000	3,000	3,100	3,100	3,200	3,200	3,300	3,300	3,500	3,600	
Total Project Real Property Taxes	7.8854	19,000	19,700	19,700	20,500	20,500	21,100	21,100	21,900	21,900	22,900	23,800	

¹ Year 2004 residential tax rate is shown. Analysis assumes tax rate is constant, although tax rates will vary over time.

Table 28
Distribution of Projected Merchants and Manufacturers Replacement Tax (Commercial Surcharge)- No Build Alternative^{1,2}
Eureka S. I-44 Redevelopment Area
City of Eureka, Missouri

Incremental Value and Taxing Jurisdiction Percentages		Projected Revenues by Year in Dollars										
		2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
		1	2	3	4	5	6	7	8	9	10	11
Projected Assessed Value of Commercial Property		587,780	617,169	617,169	648,027	648,027	680,429	680,429	714,450	714,450	728,739	728,739
Incremental Commercial Surcharge		9,992	10,492	10,492	11,016	11,016	11,567	11,567	12,146	12,146	12,389	12,389
Taxing Jurisdictions	Percent Factor³											
County General	0.04434487875	443	465	465	489	489	513	513	539	539	549	549
County Park Maintenance	0.00633529976	63	66	66	70	70	73	73	77	77	78	78
County Bond Retirement	0.03274874236	327	344	344	361	361	379	379	398	398	406	406
County Library	0.02301267161	230	241	241	254	254	266	266	280	280	285	285
County Hospital-Health	0.03801274311	380	399	399	419	419	440	440	462	462	471	471
County Roads & Bridges	0.02280616528	228	239	239	251	251	264	264	277	277	283	283
Junior College District	0.02787540903	279	292	292	307	307	322	322	339	339	345	345
Special School District	0.06778969689	677	711	711	747	747	784	784	823	823	840	840
Metro Zoo, Park and Museum	0.03004995505	300	315	315	331	331	348	348	365	365	372	372
Sheltered Workshop	0.00633530767	63	66	66	70	70	73	73	77	77	78	78
Rockwood School District	0.11195769067	1,119	1,175	1,175	1,233	1,233	1,295	1,295	1,360	1,360	1,387	1,387
Meramec Valley School District	0.00002733031	0	0	0	0	0	0	0	0	0	0	0
City of Eureka	0.00000000000	0	0	0	0	0	0	0	0	0	0	0
Eureka Fire District	0.00028567101	3	3	3	3	3	3	3	3	3	4	4
Total M&M Tax to Taxing Districts in Area	0.41158156152	4,113	4,318	4,318	4,534	4,534	4,761	4,761	4,999	4,999	5,099	5,099
Total M&M to Other Taxing Districts	0.58841843848	5,880	6,174	6,174	6,482	6,482	6,806	6,806	7,147	7,147	7,290	7,290

Incremental Value and Taxing Jurisdiction Percentages		Projected Revenues by Year in Dollars											
		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
		12	13	14	15	16	17	18	19	20	21	22	23
Projected Assessed Value of Commercial Property		743,314	743,314	758,180	758,180	773,344	773,344	788,811	788,811	804,587	804,587	820,679	820,679
Incremental Commercial Surcharge		12,636	12,636	12,889	12,889	13,147	13,147	13,410	13,410	13,678	13,678	13,952	13,952
Taxing Jurisdictions	Percent Factor³												
County General	0.04434487875	560	560	572	572	583	583	595	595	607	607	619	619
County Park Maintenance	0.00633529976	80	80	82	82	83	83	85	85	87	87	88	88
County Bond Retirement	0.03274874236	414	414	422	422	431	431	439	439	448	448	457	457
County Library	0.02301267161	291	291	297	297	303	303	309	309	315	315	321	321
County Hospital-Health	0.03801274311	480	480	490	490	500	500	510	510	520	520	530	530
County Roads & Bridges	0.02280616528	288	288	294	294	300	300	306	306	312	312	318	318
Junior College District	0.02787540903	352	352	359	359	366	366	374	374	381	381	389	389
Special School District	0.06778969689	857	857	874	874	891	891	909	909	927	927	946	946
Metro Zoo, Park and Museum	0.03004995505	380	380	387	387	395	395	403	403	411	411	419	419
Sheltered Workshop	0.00633530767	80	80	82	82	83	83	85	85	87	87	88	88
Rockwood School District	0.11195769067	1,415	1,415	1,443	1,443	1,472	1,472	1,501	1,501	1,531	1,531	1,562	1,562
Meramec Valley School District	0.00002733031	0	0	0	0	0	0	0	0	0	0	0	0
City of Eureka	0.00000000000	0	0	0	0	0	0	0	0	0	0	0	0
Eureka Fire District	0.00028567101	4	4	4	4	4	4	4	4	4	4	4	4
Total M&M Tax to Taxing Districts in Area	0.41158156152	5,201	5,201	5,305	5,305	5,411	5,411	5,519	5,519	5,630	5,630	5,742	5,742
Total M&M to Other Taxing Districts	0.58841843848	7,435	7,435	7,584	7,584	7,736	7,736	7,891	7,891	8,048	8,048	8,209	8,209

¹These projections are based on a series of assumptions and should be used only to provide an indication of how the proposed project concept may perform.

²The commercial surcharge is levied against the value of commercial property only (estimated). Currently, the Rockwood School District contains the only significant commercial property in the area.

³Based on the Year 2004 formula from St. Louis County for distribution of commercial surcharge to all affected taxing jurisdictions throughout St. Louis County.

Table 29
Distribution of Projected Average Annual Personal Property Taxes
From Redevelopment Project - No Build Alternative¹
Rockwood School District
Eureka S. I-44 Redevelopment Area
City of Eureka, Missouri

Estimated Existing Personal Property Tax Valuation \$0

Taxing District	Tax Rate per \$100 of AV	Average PP Tax Collected Annually ¹
County General	0.1900	\$0
County Park Maintenance	0.0350	\$0
County Bond Retirement	0.0630	\$0
County Library	0.1500	\$0
County Hospital-Health	0.1650	\$0
County Roads & Bridges	0.1050	\$0
Junior College District	0.2233	\$0
Special School District	0.8235	\$0
Metro Zoo, Park and Museum	0.2611	\$0
Sheltered Workshop	0.0820	\$0
Rockwood School District	4.4177	\$0
City of Eureka	0.3900	\$0
Eureka Fire District	1.1945	\$0
Total	\$8.1001	\$0

¹ Differences in sums due to rounded totals.

Table 30
Distribution of Projected Average Annual Personal Property Taxes
From Redevelopment Project - No Build Alternative¹
Meramec Valley School District
Eureka S. I-44 Redevelopment Area
City of Eureka, Missouri

Estimated Existing Personal Property Tax Valuation \$0

Taxing District	Tax Rate per \$100 of AV	Average PP Tax Collected Annually ¹
County General	0.1900	\$0
County Park Maintenance	0.0350	\$0
County Bond Retirement	0.0630	\$0
County Library	0.1500	\$0
County Hospital-Health	0.1650	\$0
County Roads & Bridges	0.1050	\$0
Junior College District	0.2233	\$0
Special School District	0.8235	\$0
Metro Zoo, Park and Museum	0.2611	\$0
Sheltered Workshop	0.0850	\$0
Meramec Valley School District	4.2200	\$0
City of Eureka	0.3900	\$0
Eureka Fire District	1.1945	\$0
Total	\$7.9054	\$0

¹ Differences in sums due to rounded totals.