



MANCHESTER ROAD CORRIDOR DEVELOPMENT AREA

City of Brentwood & The Brentwood Redevelopment Corporation Request for Proposal

June 2022



GREEN STREET
REAL ESTATE VENTURES



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EXECUTIVE SUMMARY

The City of Brentwood and the Brentwood Redevelopment Corporation (BRC) have a remarkable opportunity: a chance to redevelop approximately 40 acres along either side of the Manchester Road Corridor, generally located between South Hanley Road on the east and South Brentwood Boulevard on the west, as a mixed-use connector for multi-family residential, business development, destination entertainment, retail and recreational opportunities.

To achieve success requires the right team, a strong process, a great plan, and consistent and skillful implementation. Achieving these goals will require a solid partnership between the City of Brentwood and the BRC, the surrounding community and the development team.

We have assembled a team, led by Green Street Real Estate Ventures (“Green Street”), that is committed to St. Louis and deeply experienced with a strong track record of delivering successful economic and community development projects across the region. Green Street will lead the overall project, community process, financing analysis and master development planning. We will partner with HDA Architects, O’Toole Design Associates and Green Street Building Group, our in-house design and construction companies, to thoughtfully layout the plan. Green Street will utilize the expertise of Brick + Bev, our destination entertainment arm, to identify unique food and beverage experiences that will draw people to the redevelopment area. We will further rely on the support of Emerald Capital Strategic Advisors, our capital consultants, to source creative financing solutions.

EXECUTIVE SUMMARY

To be successful, Green Street and the City of Brentwood will need to detail the entitlement process for the remainder of the 2022 calendar. This timetable will allow Green Street to advance the design and financing of Phase One. The Master Plan is designed to carefully balance municipal goals, community aspirations and market realities. It is critical that what is built makes Brentwood stronger by providing additional housing options and a diversified tax base.

In that light, Green Street is committed to dedicating ten percent (10%) of the multi-family units as workforce housing, which equate to eighty percent (80%) of AMI. For clarity, these are **NOT** Section 8 units, but rather units that a teacher or public servant can afford. We will also offer 170 market rate units targeted to active senior renters and thirteen (13) for sale townhomes. Finally, our Master Plan contemplates two new office buildings and a 175-room hotel, in addition to new retail, dining and entertainment possibilities.

We will work closely with the City of Brentwood and GRG to ensure that we capture connectivity and recreational opportunities to the planned Greenway throughout the Master Planned Development with the creation of bike and pedestrian pathways, improved public infrastructure, sustainable design, and public art. We see this project as a “place making” opportunity for the entire community and beyond.

Green Street is honored to submit the following Master Planned Development to the City of Brentwood and the BRC. We look forward to continued conversation and next steps to advance this project forward.

PROJECT SUMMARY

Manchester Road Corridor Development Area

June 2022



SITE PLAN



Please note, the attached site plans include block design to help layout potential uses. Actual building designs will incorporate comparable looks, feels and experiences shown as precedent imagery later in the presentation.

SITE PLAN



SITE PLAN

Looking East



SITE PLAN

Looking West



PROJECT SUMMARY

Development Plan

DEVELOPMENT PLAN

Green Street Development is proposing an estimated \$400 million multi-phased, mixed-use master planned development that will begin on the west end of the Development Area moving east.

BRENTWOOD BOUND DEVELOPMENT PROGRAMMING

Phase	Building	Use	Height (Stories)	Units	Keys	Parking	Gross SF	Estimated Project Cost
1	A	Microbrewery / Distillery	1				4,000	\$170,000,000
	N	Mixed-Use Commercial	1				6,000	
	K	Multi-Family	5	170			206,720	
	K	Parking Structure	5			826		
	B	Office	3				75,600	
	O	Mixed-Use Commercial	1				18,000	
	C	Hotel	5		175		77,000	
	L	Townhomes	3	13		26	20,800	
	D	Mixed-Use Commercial	2				44,000	
	Q	Mixed-Use Commercial	1				3,414	
	E	Restaurant	1				8,000	
	R	Mixed-Use Commercial	1				8,467	
Phase 1 Surface Spaces						224		
2	F	Restaurant	1				8,000	\$115,000,000
	M	Multi-Family	5	170			206,720	
	M	Parking Structure	5			826		
	S	Mixed-Use Commercial	1				8,110	
	G	Office	3				75,600	
	H	Restaurant	1				8,000	
	T	Mixed-Use Commercial	1				9,830	
	Phase 2 Surface Spaces						131	
3	I	Destination Entertainment	2				22,600	\$115,000,000
	U	Mixed-Use Commercial	1				8,310	
	J	Multi-Family	5	220			267,520	
	J	Parking Structure	3			316		
	V	Multi-Family	3	100			115,200	
Phase 3 Surface Spaces						398		

PROJECT SUMMARY

Phase One

PHASE ONE

Phase	Building	Use	Height (Stories)	Units	Keys	Parking	Gross SF	Estimated Project Cost
1	A	Microbrewery / Distillery	1				4,000	\$170,000,000
	N	Mixed-Use Commercial	1				6,000	
	K	Multi-Family	5	170			206,720	
	K	Parking Structure	5			826		
	B	Office	3				75,600	
	O	Mixed-Use Commercial	1				18,000	
	C	Hotel	5		175		77,000	
	L	Townhomes	3	13		26	20,800	
	D	Mixed-Use Commercial	2				44,000	
	Q	Mixed-Use Commercial	1				3,414	
	E	Restaurant	1				8,000	
	R	Mixed-Use Commercial	1				8,467	
	Phase 1 Surface Spaces					224		

Phase One includes a microbrewery/distillery concept (A) totaling approximately 4,000 SF to include both indoor and outdoor space. Our ties within the microbrewery/spirits industry are strong as developers of Urban Chestnut Brewing Company Grove Bierhall, Rockwell Beer Company, Olive + Oak/Perennial on Lockwood, and Bar K. Directly South of building A, the large lawn and open space could be activated with temporary pop-up uses to leverage adjacent activities in the park.

PROJECT SUMMARY

Phase One

A three-story, 75,600 SF office building (B) is also planned. We have a strong, nationally recognized prospect identified as a tenant for this space. The tenant will have an estimated 250-400 employees onsite. We propose building a 175-room hotel (C) that will be co-developed with a local hotel developer. We also intend to construct a 5-story, 170-unit multifamily structure (K) for Seniors with high-end amenities including a pool. The structure will wrap a five-level parking structure on three sides that will support 826 cars. The parking garage will help support parking needs for the Phase 1 uses and additional parking will be provided with parallel or angled parking along internal roads. All parking structures throughout the development will feature artistic screening on all exposed sides to create visual interest while masking the garages themselves.

A planned 44,000 SF mixed-use commercial building (D) will complement Phase One with additional office and retail uses. The first floor includes 12,000 SF of retail with 32,000 SF of either commercial or office use on the remainder of the first floor and entire second floor. South of the mixed-use development, we are suggesting a row of approximately 13 three-story townhomes (L) that will take advantage of the surrounding greenspace. Parking is planned for the first level with living space on floors two and three.

Additional restaurant space (E) totaling approximately 8,000 SF is planned east of the commercial building. This could be either one larger restaurant or be split into two or three smaller concepts. Each restaurant concept will be carefully considered to ensure the proper fit with the development plan. National chain and drive-thru brands will be avoided.

Estimated project costs of Phase One totals approximately \$170 million.

PROJECT SUMMARY

Phase Two

PHASE TWO

Phase	Building	Use	Height (Stories)	Units	Keys	Parking	Gross SF	Estimated Project Cost
2	F	Restaurant	1				8,000	\$115,000,000
	M	Multi-Family	5	170			206,720	
	M	Parking Structure	5			826		
	S	Mixed-Use Commercial	1				8,110	
	G	Office	3				75,600	
	H	Restaurant	1				8,000	
	T	Mixed-Use Commercial	1				9,830	
		Phase 2 Surface Spaces					131	

Phase Two is a natural extension of the first phase. Along Manchester, we will include two to four restaurants (F; H) that total approximately 16,000 SF. Like the restaurant(s) mentioned in Phase I, national chain and drive-thru brands will be avoided. The restaurants will book end an additional office structure (G) that mimics the 75,600SF office building (B) mentioned above in Phase One.

South of the mixed-use development, we plan to construct a five-story, 170-unit multi-family project (M) similar to the multi-family building in Phase One. This building will not be limited to seniors like it was in Phase One. The building will have high end amenities including a pool. The structure will wrap a five-level parking structure on three sides that will support 826 cars. The parking garage will help support parking needs for the Phase 2 uses and additional parking will be provided with parallel or angled parking along internal roads.

Estimated project costs of Phase Two totals approximately \$115 million.

PROJECT SUMMARY

Phase Three

PHASE THREE

Phase	Building	Use	Height (Stories)	Units	Keys	Parking	Gross SF	Estimated Project Cost
3	I	Destination Entertainment	2				22,600	\$115,000,000
	U	Mixed-Use Commercial	1				8,310	
	J	Multi-Family	5	220			267,520	
	J	Parking Structure	3			316		
	V	Multi-Family	3	100			115,200	
			Phase 3 Surface Spaces				398	

Phase Three will include an indoor/outdoor destination entertainment venue (I) that will contain amenities like pickleball courts, bocce ball, and giant Jenga operated by Green Street’s affiliated company Brick + Beverage. Two separate food and drink experiences will total 22,600 SF and will include large patios. An expansive “Activation Yard” in the center will feature a large outdoor LED screen and pergolas. A large pool with cabanas will complete the Southern space and will serve as an amenity for this venue. The pool will be open to paying customers only, and guests will be able to reserve tables and cabanas where they can drink and eat.

Two multi-family projects (J and V) are also projected in Phase Three. The first project, J, will include a five-story, 220-unit multi-family building with high end amenities and a pool. The building will wrap a three-level parking structure on three sides that will support 316 parking spaces. The second project, V, on the North side of Manchester, will include a three-story, 100-unit multi-family building. The structure will have 102 surface parking spaces. Phase Three will incorporate workforce housing (see description below) of approximately 66 units, which is 10% of the total number of multi-family units in the entire development (660).

Estimated project costs of Phase Three totals approximately \$115 million.

PROJECT SUMMARY

Narrative

Zoning Compliance will follow the “MC” Manchester Corridor Commercial Zoning regulations throughout the entire mixed-use master planned development. We anticipate requesting the following variances in order to benefit the development and its users:

- Rear yards on the south side of Manchester may not have sight-proof fences in order to preserve views to and from the GRG trail.
- Access to GRG trail – Each phase of the development along the south side of Manchester will have a GRG trail connection as opposed to every building. The north side of Manchester will utilize the new underground connection.
- Façade orientation on certain buildings on the south side of Manchester, especially the multi-family buildings’ main façades, may not be oriented to face the principal street on which it has frontage.
- Major internal circulation roadways will include angled and parallel parking.

Parking demands are being thoughtfully addressed throughout the phases with both surface parking and three parking structures. New internal roads will also include parallel and angled parking.

All buildings on the North side of Manchester will surface park and will not use or share any parking to the South of Manchester. On the South side of Manchester there are various uses within each phase that do not have overlapping operating hours, e.g. Office and Multi-Family. Because of this, we anticipate requesting parking reductions which cater to shared and joint parking, as outlined and provided for in the Code.

We also anticipate parking variances as low as 1 space per unit for multi-family buildings J and V in Phase Three.

Workforce housing is a nationwide problem that we aim to help address. We have created the Green Street Workforce Housing Fund with a mission to build amenity rich attainable housing in urban growth markets nationwide. As part of the Manchester Road Corridor Development Area, one of the multi-family buildings will include workforce housing units. The total number of workforce units will be 10% of total multi-family units across the development. Workforce housing is eighty percent (80%) of AMI.

North of Manchester, we envision development occurring similar to the uses planned by PGAV. It will include mixed-use commercial buildings and certain parcels are identified as remaining in place. Estimated project costs for these structures are included within each Phase above.

PROJECT SUMMARY

Narrative

Connectivity is a primary goal for Green Street with all developments. In the case of Manchester Road Corridor Development Area, we look forward to working closely with GRG on their planned improvements. Thoughtfully designed connections to the regional Greenway will support diversity and economic growth. We see the GRG trail as an amenity for the planned development and region as a whole. The extension of the Deer Creek Greenway from Lorraine Davis Park near Brentwood Blvd. to Deer Creek Park will provide residents with connectivity to the greater regional Greenway system as well as connection to trails within the City of Brentwood. Additionally, the conservation efforts being made along Deer Creek and Shady Creek will establish natural environments that will assist in flood mitigation and will serve as additional open space assets to the community. We will design our master planned development to include connections to GRG's trail throughout, ensuring a substantial amount of public art and bike racks for each Phase. We plan to engage Chip Crawford, Senior Principal/Managing Director at Lamar Johnson Collaborative, to design landscaping and trail integration using the Belt Line Greenway in Atlanta as our inspiration.

Infrastructure Improvements will include a new traffic signal at Salem that will serve as the main entrance to the development. A new internal road and wider sidewalks will be added on the southside to allow for connection, outdoor dining and additional parking needs. In addition, Green Street will work with the City to create appropriate curb cuts, relocate overhead utility lines where applicable, establish crosswalks where needed, design creative wayfinding, install pedestrian friendly, well-landscaped sidewalks, and encourage public gathering space through trail connections.

Sustainability is a core value of Green Street. We will incorporate environmentally friendly building materials and practices throughout the Master Planned Development. This will include rain gardens, electric vehicle charging stations, the use of solar panels, Energy Star and low flow appliances, and recycling. Landscaped parking areas made of permeable surfaces will soften the surface parking and provide a transition from the Greenway.

Anticipated Timeline (see details on page 42)

Relocation of existing businesses is a key focus for Green Street in the development process. As stewards of our city and communities, we recognize that the local businesses and members of the Brentwood community are heavily invested in the area. Green Street will work closely with the City of Brentwood to ensure the relocation process is handled responsibly and in accordance with Missouri law and Brentwood ordinances.

PROJECT SUMMARY

Narrative

City Participation is key to the success of the overall Master Planned Development. Green Street approaches development as a partnership with the community in which we build. Transparency and regular communication between representatives from the City of Brentwood, the BRC and Green Street's development team are required.

Our plan assumes that as the developer, Green Street will be able to acquire existing City, BRC and/or State-owned land within the Development Area and outside of the flood zone at no cost to the developer (see Ownership Map). Site acquisition will occur with each phased development.

Incentive Programs are utilized by Green Street when and where it is appropriate to facilitate redevelopment in areas where it would not occur otherwise. In doing so, the community sees the benefits of more productive and attractive land use, and the fiscal benefits (short- and long-term) of bringing the site to its highest and best use. We would like an open dialogue with the City and BRC on the use of eminent domain if needed for any non-single-family homes, real estate tax abatement, an area-wide Community Improvement District (CID), a Transportation Development District (TDD), the use of New Market Tax Credits (NMTC), and Chapter 100 Bonds to abate sales tax on construction materials. The amount and length of the above-mentioned is yet to be determined, however, the process will be performed on an open book basis with the City and BRC. The infrastructure needs (internal streets, utilities, structured parking, trail connections, etc.) required to create an active and attractive mixed-use infill development of this scale will require the use of several of the incentive tools mentioned.

In addition, Green Street would like to leverage grants received by the City and BRC through MODOT, St. Louis County and others to assist with public improvements such as the new signal at Salem and the internal road on the southside of the Development Area.

PROJECT SUMMARY

Cost Benefits Analysis Summary

Summary of Benefits

The following details the community impacts and overall costs and benefits of a proposed mix-use development, Brentwood Bound, a 40-acre redevelopment project that includes office, retail, restaurant, entertainment, hotel, and residential uses. The developer anticipates using a Chapter 353 tax abatement of 90 percent of the improved commercial and residential property taxes and commercial surcharge for the first 10 years of the project, as well as a 1 percent sales tax through a CID. A summary of benefits for the first 25-years of the project is highlighted below.

- The project will generate a total of **\$266.3M in new revenue over 25 years**, including \$41.7M to local taxing jurisdictions, and \$51.6M to the Brentwood School District.
- With 503 non-age restricted units in the mix, it is anticipated to draw **12-18 students** to the Brentwood School District.
- Given the scale of the project, it is estimated to create over **1,200 construction jobs**, and another **1,200 post-construction jobs**.
- The Fire Department expects to need a **new ambulance at a cost of \$350,000** to serve the anticipated increase in peak-time calls for service.

***The full Cost Benefit Analysis from Development Strategies is attached as an exhibit.**

PROJECT SUMMARY

Narrative

Brentwood School District will be minimally impacted in terms of added students. Our consultant, Development Strategies, has identified three comparable properties in the local submarket with designs and target markets similar to those proposed for the Brentwood Bound development area. These properties and the total number of students added to the local school district for each are identified below:

Property	Student(s)	Units
Altair (Maplewood Richmond Heights Schools)	6 Students	187
Sunnen Station (Maplewood Richmond Heights Schools)	0 Students	174
Elle (Webster)	1 Student	44

In total, the 405 units added 7 students to local school districts, or less than 2 students per 100 units.

Our development proposal includes 660 new apartment units; however, 170 of those units will be targeted to active senior renters. Thus, we would have 503 non-age restricted units (including thirteen (13) townhomes) within the development area. Based on our experience with new garage and elevator-served apartment communities, renters are typically younger singles, couples, roommates, or empty-nesters, with significantly fewer school-aged children compared to a typical garden apartment community. Looking at the numbers from the three comparable properties we would expect the Brentwood Bound apartment developments to add 6 to 12 new students. The project includes an additional 13 single-family townhomes. We estimate these households will include 6 additional students, with townhomes often being purchased by empty nesters looking to downsize from larger suburban homes. **Thus, we anticipate a total of 12 to 18 new students for Brentwood Schools. The district has already planned new school buildings and expansions that will increase the district's student capacity by 30 percent (30%). The additional students anticipated in the planned development will easily be accommodated in new and existing buildings and will not place an additional burden on Brentwood Schools.**

In conclusion, Green Street appreciates the opportunity to discuss our Master Planned Development proposal with the City of Brentwood and the BRC. We feel that we can be a true partner in progress with the community, bringing our expertise in redevelopment, design and construction to attract upscale multi-family housing, office, retail and entertainment uses appealing to Brentwood residents and beyond. We look forward to continued conversations about the vision and implementation of the Manchester Road Corridor Development Area.

BRENTWOOD BOUND - PROPOSED BUILDING SPECIFICS

Building A



Building ID	A
Phase	Phase 1
Use	Microbrewery / Distillery
Stories/Parking Spaces	1 Story, 60 Spaces
Square Feet (SF)	4,000 SF



BRENTWOOD BOUND - PROPOSED BUILDING SPECIFICS

Building B



Building ID	B
Phase	Phase 1
Use	Office
Stories/Parking Spaces	3 Stories, 265 Spaces
Square Feet (SF)	75,600 SF



BRENTWOOD BOUND - PROPOSED BUILDING SPECIFICS

Building C

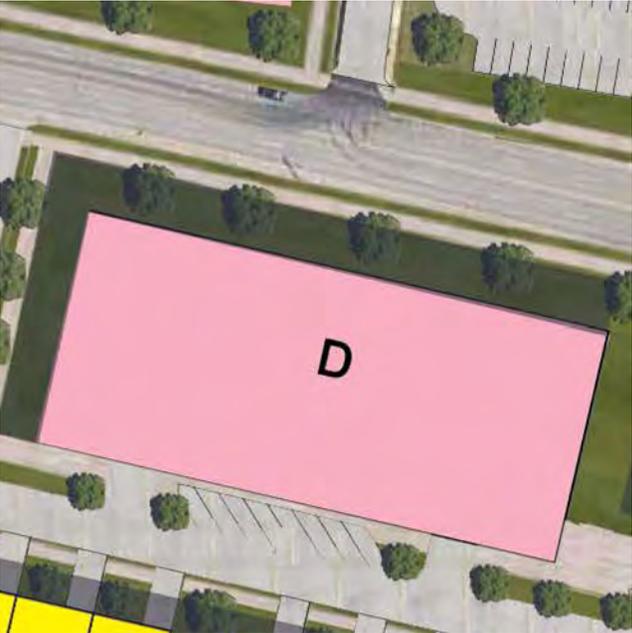


Building ID	C
Phase	Phase 1
Use	Hotel
Stories/Rooms/Parking Spaces	5 Stories, 175 Keys, 180 Spaces
Square Feet (SF)	77,000 SF



BRENTWOOD BOUND - PROPOSED BUILDING SPECIFICS

Building D

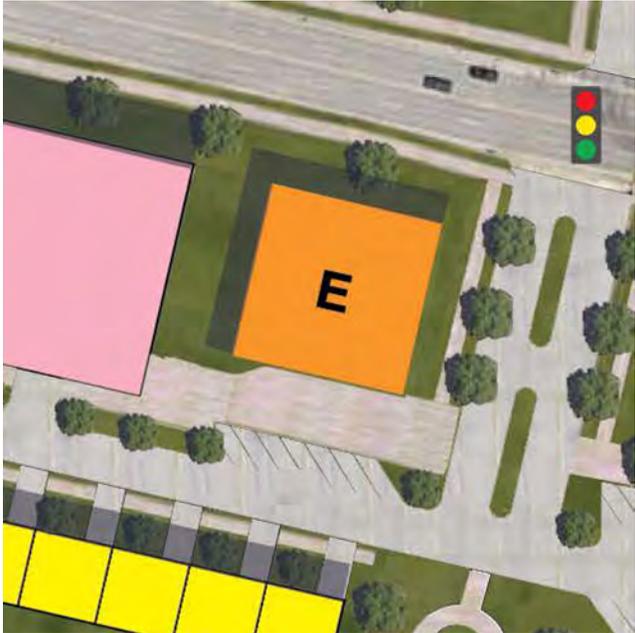


Building ID	D
Phase	Phase 1
Use	Mixed-Use Commercial
Stories/Parking Spaces	2 Stories, 160 Spaces
Square Feet (SF)	44,000 SF



BRENTWOOD BOUND - PROPOSED BUILDING SPECIFICS

Building E



Building ID	E
Phase	Phase 1
Use	Restaurant(s)
Stories/Parking Spaces	1 Story, 100 Spaces
Square Feet (SF)	8,000 SF



BRENTWOOD BOUND - PROPOSED BUILDING SPECIFICS

Building F



Building ID	F
Phase	Phase 2
Use	Restaurant(s)
Stories/Parking Spaces	1 Story, 90 Spaces
Square Feet (SF)	8,000 SF



BRENTWOOD BOUND - PROPOSED BUILDING SPECIFICS

Building G

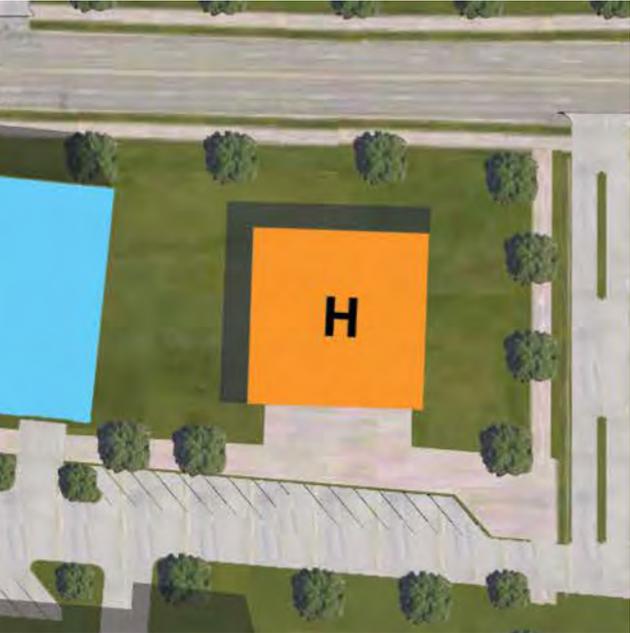


Building ID	G
Phase	Phase 2
Use	Office
Stories/Parking Spaces	3 Stories, 265 Spaces
Square Feet (SF)	75,600 SF



BRENTWOOD BOUND - PROPOSED BUILDING SPECIFICS

Building H



Building ID	H
Phase	Phase 2
Use	Restaurant(s)
Stories/Parking Spaces	1 Story, 90 Spaces
Square Feet (SF)	8,000 SF



BRENTWOOD BOUND - PROPOSED BUILDING SPECIFICS

Building I

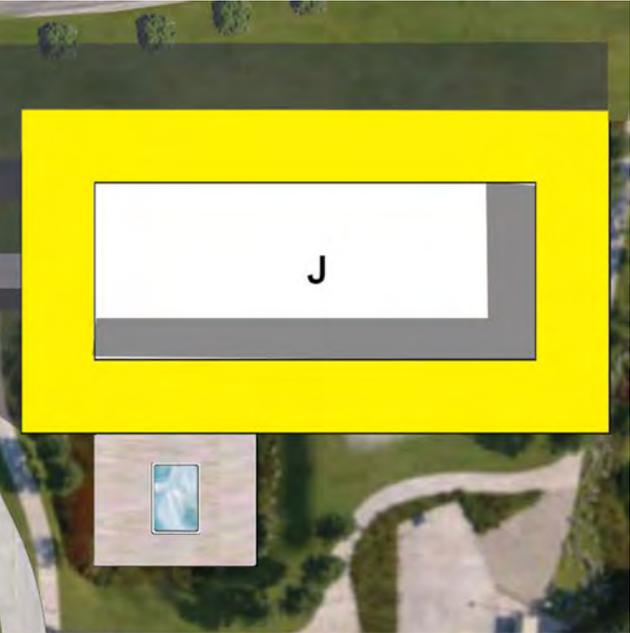


Building ID	I
Phase	Phase 3
Use	Destination Entertainment
Stories/Parking Spaces	2 Stories, 246 Spaces
Square Feet (SF)	22,600 SF



BRENTWOOD BOUND - PROPOSED BUILDING SPECIFICS

Building J



Building ID	J
Phase	Phase 3
Use	Multi-Family
Stories/Units/Parking Spaces	5 Stories, 220 Units, 330 Spaces
Square Feet (SF)	267,520 SF



BRENTWOOD BOUND - PROPOSED BUILDING SPECIFICS

Building K

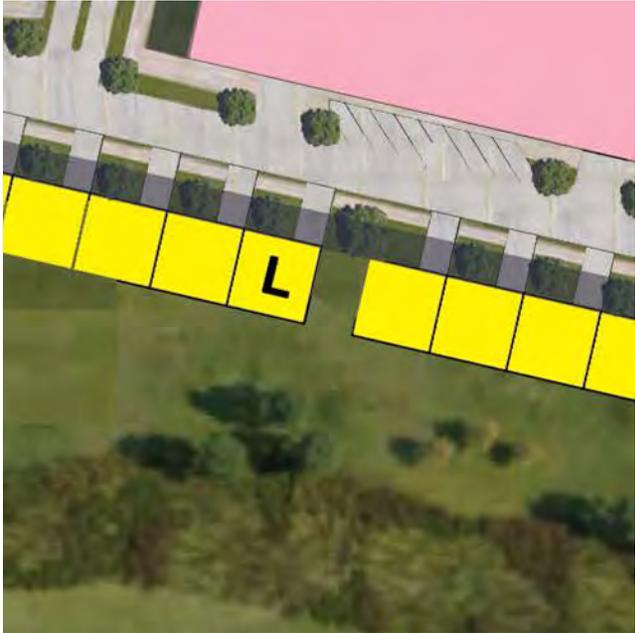


Building ID	K
Phase	Phase 1
Use	Multi-Family
Stories/Units/Parking Spaces	5 Stories, 170 Units, 170 Spaces
Square Feet (SF)	206,720 SF



BRENTWOOD BOUND - PROPOSED BUILDING SPECIFICS

Building L



Building ID	L
Phase	Phase 1
Use	Townhomes
Stories/Units/Parking Spaces	3 Stories, 13 Units, 26 Spaces
Square Feet (SF)	20,800 SF

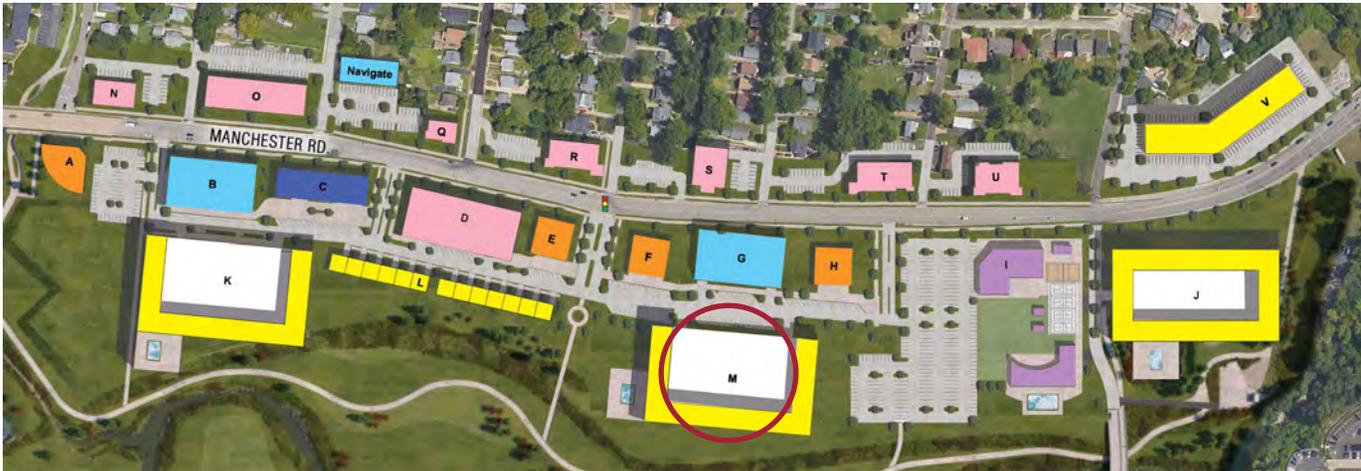


BRENTWOOD BOUND - PROPOSED BUILDING SPECIFICS

Building M



Building ID	M
Phase	Phase 2
Use	Multi-Family
Stories/Units/Parking Spaces	5 Stories, 170 Units, 170 Spaces
Square Feet (SF)	206,720 SF



BRENTWOOD BOUND - PROPOSED BUILDING SPECIFICS

Building N



Building ID	N
Phase	Phase 1
Use	Mixed-Use Commercial
Stories/Parking Spaces	1 Story, 24 Spaces
Square Feet (SF)	6,000 SF



BRENTWOOD BOUND - PROPOSED BUILDING SPECIFICS

Building O



Building ID	O
Phase	Phase 1
Use	Mixed-Use Commercial
Stories/Parking Spaces	1 Story, 54 Spaces
Square Feet (SF)	18,000 SF



BRENTWOOD BOUND - PROPOSED BUILDING SPECIFICS

Building Q



Building ID	Q
Phase	Phase 1
Use	Mixed-Use Commercial
Stories/Parking Spaces	1 Story, 15 Spaces
Square Feet (SF)	3,414 SF



BRENTWOOD BOUND - PROPOSED BUILDING SPECIFICS

Building R



Building ID	R
Phase	Phase 1
Use	Mixed-Use Commercial
Stories/Parking Spaces	1 Story, 22 Spaces
Square Feet (SF)	8,467 SF



BRENTWOOD BOUND - PROPOSED BUILDING SPECIFICS

Building S



Building ID	S
Phase	Phase 2
Use	Mixed-Use Commercial
Stories/Parking Spaces	1 Story, 36 Spaces
Square Feet (SF)	8,110 SF



BRENTWOOD BOUND - PROPOSED BUILDING SPECIFICS

Building T



Building ID	T
Phase	Phase 2
Use	Mixed-Use Commercial
Stories/Parking Spaces	1 Story, 33 Spaces
Square Feet (SF)	9,830 SF



BRENTWOOD BOUND - PROPOSED BUILDING SPECIFICS

Building U



Building ID	U
Phase	Phase 3
Use	Mixed-Use Commercial
Stories/Parking Spaces	1 Story, 26 Spaces
Square Feet (SF)	8,310 SF



BRENTWOOD BOUND - PROPOSED BUILDING SPECIFICS

Building V



Building ID	V
Phase	Phase 3
Use	Multi-Family
Stories/Units/Parking Spaces	3 Stories, 100 Units, 102 Spaces
Square Feet (SF)	115,200 SF

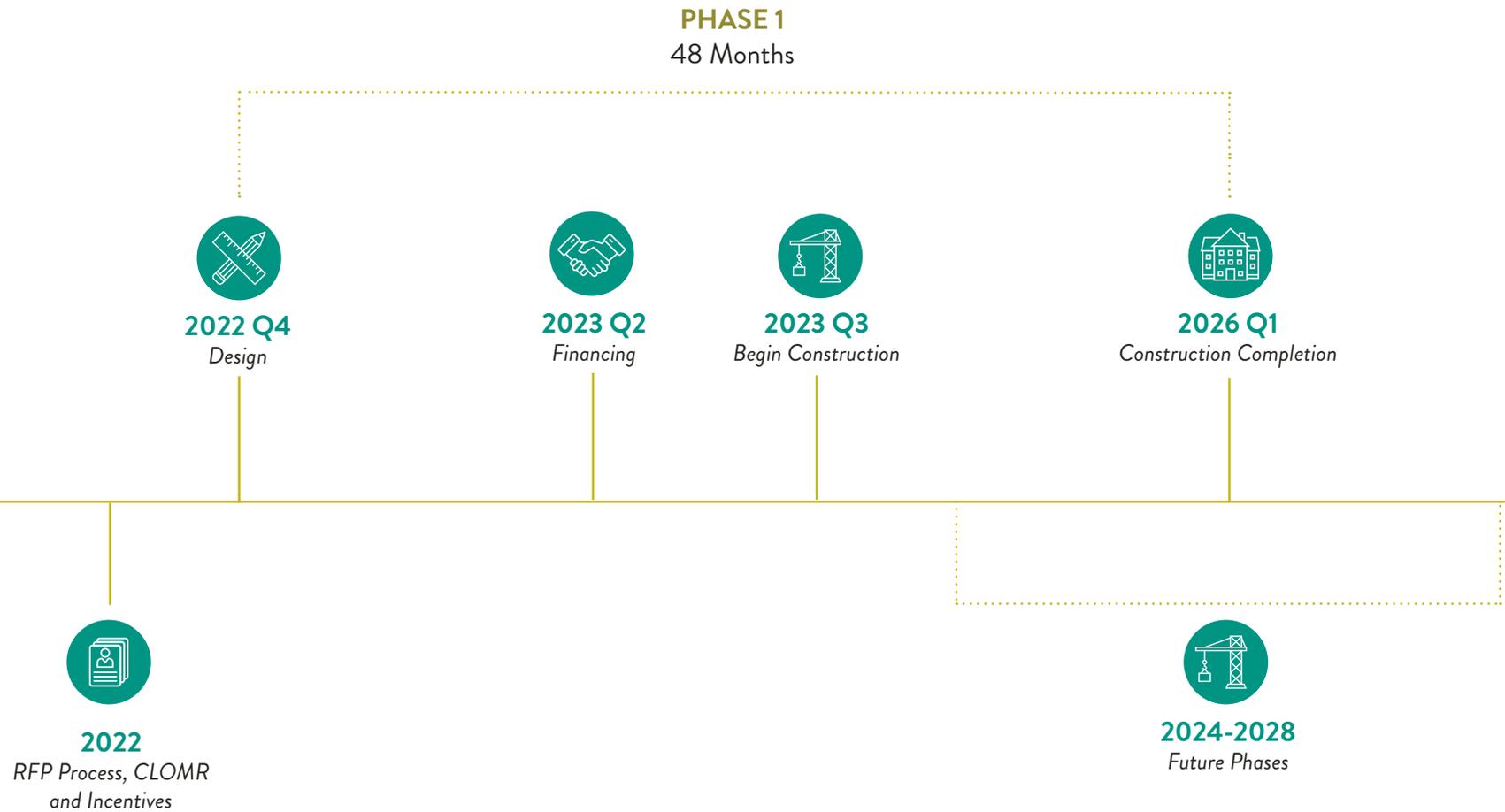


OWNERSHIP MAP



	Private Ownership		State of Missouri
	City of Brentwood		MODOT
 Phase Boundary			

DEVELOPMENT TIMELINE

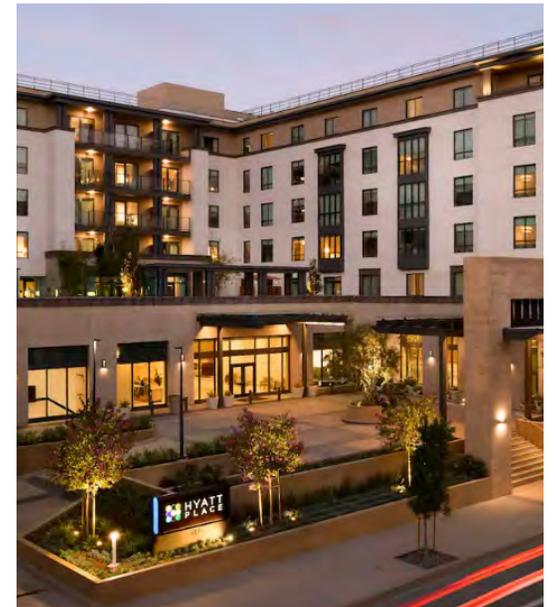




PRECEDENT IMAGERY

PRECEDENT IMAGERY

Hotels



PRECEDENT IMAGERY

Multi-Family



PRECEDENT IMAGERY

Townhomes



PRECEDENT IMAGERY

Mixed-Use



PRECEDENT IMAGERY

Entertainment



PRECEDENT IMAGERY

Office



PRECEDENT IMAGERY

Retail



PRECEDENT IMAGERY

Restaurants



PRECEDENT IMAGERY

Microbrewery/Distillery



PRECEDENT IMAGERY

Parking Garage



PRECEDENT IMAGERY

Greenway/Public Art



PRECEDENT IMAGERY

Landscaping





ABOUT GREEN STREET

Experts Who Can Make Decisions



GREEN STREET

WHAT WE DO

Green Street Real Estate Ventures is a commercial real estate development company offering a unique, comprehensive suite of services from site selection and design/construction to project financing and incentives, resulting in operational success for our clients. We deliver more than a traditional real estate developer, ensuring that our projects maximize value for our client's needs: aligning with their culture and making a better space. We are "place makers" who excel in our ability to identify and sustainably develop underutilized properties, transforming them into productive environments and ultimately revitalizing the surrounding community.

HOW WE DO IT

OUR PEOPLE | Experts Who Can Make Decisions

Our multidisciplinary team of experts provides an extraordinary collection of experience and knowledge to deliver a total business solution reaching beyond real estate. Our clients benefit from each teammate functioning as a "decision maker", in their respective area of expertise to efficiently execute complex projects in partnership with our clients.

Development

Finance

Housing

Real Estate

Sustainability

Management

Construction

Economic Incentives

Architecture/Interiors/Design

OUR CULTURE | An Entrepreneurial Spirit and Partnership

By taking a position of ownership in our developments, Green Street and our clients are aligned in achieving shared success. This partnership fosters a totally transparent relationship with Green Street, serving as a trusted advisor and business partner. We bring an entrepreneurial spirit of persistence, resourcefulness, creativity and optimism; each contributing to Green Street's adaptability in realizing the diverse goals and challenges of meeting our client's needs.

The Green Street team takes a long-term view of every relationship, staying connected to our clients throughout the project phase and into their tenancy. Our "connectivity" with clients has resulted in multiple deals with the same client to meet their ongoing growth.

EXPERTS AT YOUR SERVICE

Within Green Street Real Estate Ventures, you'll find eight different divisions, each with its own specialty. This approach allows us to all work together to find the perfect solutions to help projects succeed on every level. From finding the latest tax credits to developing green buildings, we handle it all. Where normal real estate companies would have to hire out services to get an expert opinion, we simply walk down the hall.

GREEN STREET REAL ESTATE VENTURES

Backed by decades of experience, our Real Estate Ventures team can see the potential in every building and neighborhood, helping find the perfect location for your business.

GREEN STREET DEVELOPMENT GROUP

Pulling from experience in finance, investment and business tax, our Development Group can help prepare you for growth, and find the best way to make it affordable.

GREEN STREET BUILDING GROUP

In partnership with the local community, our Building Group team has the knowledge to identify and implement innovative, game changing projects to take regions to the next level.

GREEN STREET MANAGEMENT GROUP

Focused on creating community and a positive user experience, our Management Group brings decades of innovate solutions to increase market share, maintain facility systems and mitigate risk across all Green Street product types.

EMERALD CAPITAL

Created to be a conduit to capital resources for for-profit & non-profit organizations, Emerald Capital makes complex incentives and unconventional financial products available and understandable to all clients.

HDA ARCHITECTS

As a powerhouse arm of our Building Group, HDA Architects has over 30 years experience with architecture and design, bringing a vision to each development project.

BRICK + BEV

At Brick + Bev, we value a system of beautifully combined parts and people. This system is dedicated to creating incredible experiences, anchored by industry-altering entertainment and exceptional hospitality.

GREEN STREET HOUSING

Building upon the successful real estate development projects and relationships we've already created, our team of Housing experts are helping identify unmet needs within the community focusing on market rate, workforce and senior living options.

O'TOOLE DESIGN

Our interior design team brings over 26 years of experience in the commercial design area and makes spaces work with interior solutions that reinforce brand and corporate culture.

GREEN STREET FAMILY OF COMPANIES



GREEN STREET
REAL ESTATE VENTURES



GREEN STREET
MANAGEMENT GROUP



BRICK+BEV



GREEN STREET
DEVELOPMENT



EMERALD CAPITAL
STRATEGIC ADVISORS



GREEN STREET
WORKFORCE HOUSING



GREEN STREET
BUILDING GROUP

HDA

ofoole



EXECUTIVE TEAM





LEADERSHIP TEAM

Green Street



PHIL HULSE

FOUNDER & CEO



KEVIN MORRELL

PRINCIPAL



TOBY MARTIN

CHIEF OPERATING OFFICER



LUKE POPE

CHIEF FINANCIAL OFFICER



LIZ AUSTIN

CHIEF MARKETING OFFICER



JOEL OLIVER

MANAGING DIRECTOR &
SVP OF DEVELOPMENT



AMANDA AUER

SENIOR VICE PRESIDENT,
DEVELOPMENT



AARON MCMURRY

SENIOR VICE PRESIDENT,
DEVELOPMENT



KAELI KIMES

ASSISTANT VICE PRESIDENT OF
DEVELOPMENT



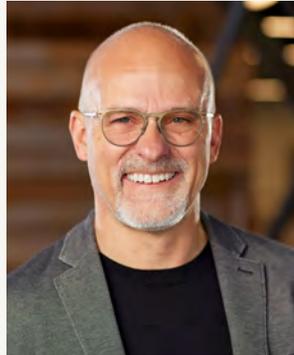
MATT BAUER

DEVELOPMENT MANAGER

ARCHITECT



JACK HOLLERAN
PRESIDENT



DAVID W. KEHM
MANAGING PRINCIPAL

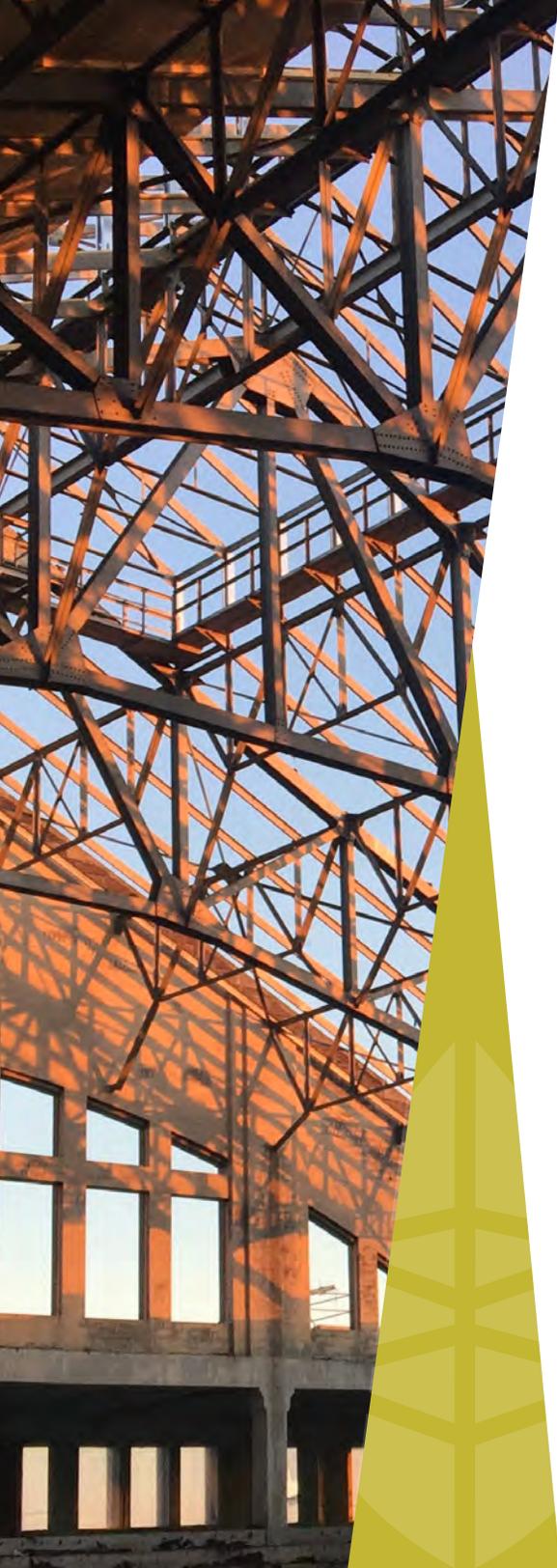


LANDSCAPE ARCHITECT



CHIP CRAWFORD
MANAGING DIRECTOR





CONTRACTOR



PAUL GIACOMETTO
PRESIDENT



SUPPORTING TEAM



MATT DRINEN, MBA
PRINCIPAL



DR. GERARD W. HOLLINS, JR
DIRECTOR



JACOB MILLER
LEAD SINGER

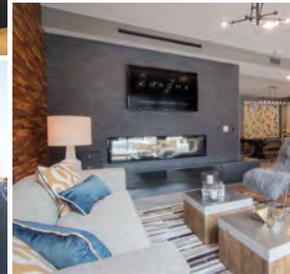


A DECADE OF GROWTH

Green Street's Legacy

Founded in 2008 with the intention to make more possible, Green Street St. Louis has been instrumental in connecting the region through sustainable redevelopment in the urban core, improving the quality of neighborhoods and businesses, and creating a sense of place and community.

During the first ten years, Green Street was successful in developing over \$315M worth of real estate across a multitude of sectors to include industrial, office, lab, retail and multi-family. This platform provides the foundation for Green Street's future vertical integration in development, architecture and construction.



The Oscar | 7 acres | \$72,000,000

4565 McRee | 4 acres | \$64,000,000

CHROMA | 4 acres | \$59,000,000

HUE | 83,000 SF | \$20,000,000

Rockwell Beer Company | 12,000 SF | \$5,200,000

Urban Chestnut Brewing Company | 70,000 SF | \$6,000,000
LEED Silver

Market Street Redevelopment | 88,000 SF | \$14,000,000

CSTK - Central States Thermo King of St. Louis | 56,000 SF | \$11,800,000

River City Business Park, Master Planned Redevelopment Site
725,000 SF | \$70,000,000

Maryland Redevelopment | 14,339 SF | \$5,500,000

Jefferson Commons | 56,000 SF | \$8,000,000
LEED Certified Building Core and Shell

Dynalabs | 33,500 SF | \$6,500,000

Sheet Metal Workers Local 36 | 96,000 SF | \$23,000,000

Page Business Center | 100,000 SF | \$15,000,000
LEED Gold - Core & Shell (8610), LEED Silver - New Construction (8606), LEED Platinum - Commercial Interiors (Staples), LEED Gold - Commercial Interiors (Landis+Gyr)

Arcobasso | 272,000 SF | \$13,000,000

Green Park Broadway | 95,700 SF | \$12,000,000
LEED Gold

St. Louis Business Center | 825,000 SF | \$25,000,000



PROJECT PORTFOLIO



ROCKWELL BEER CO

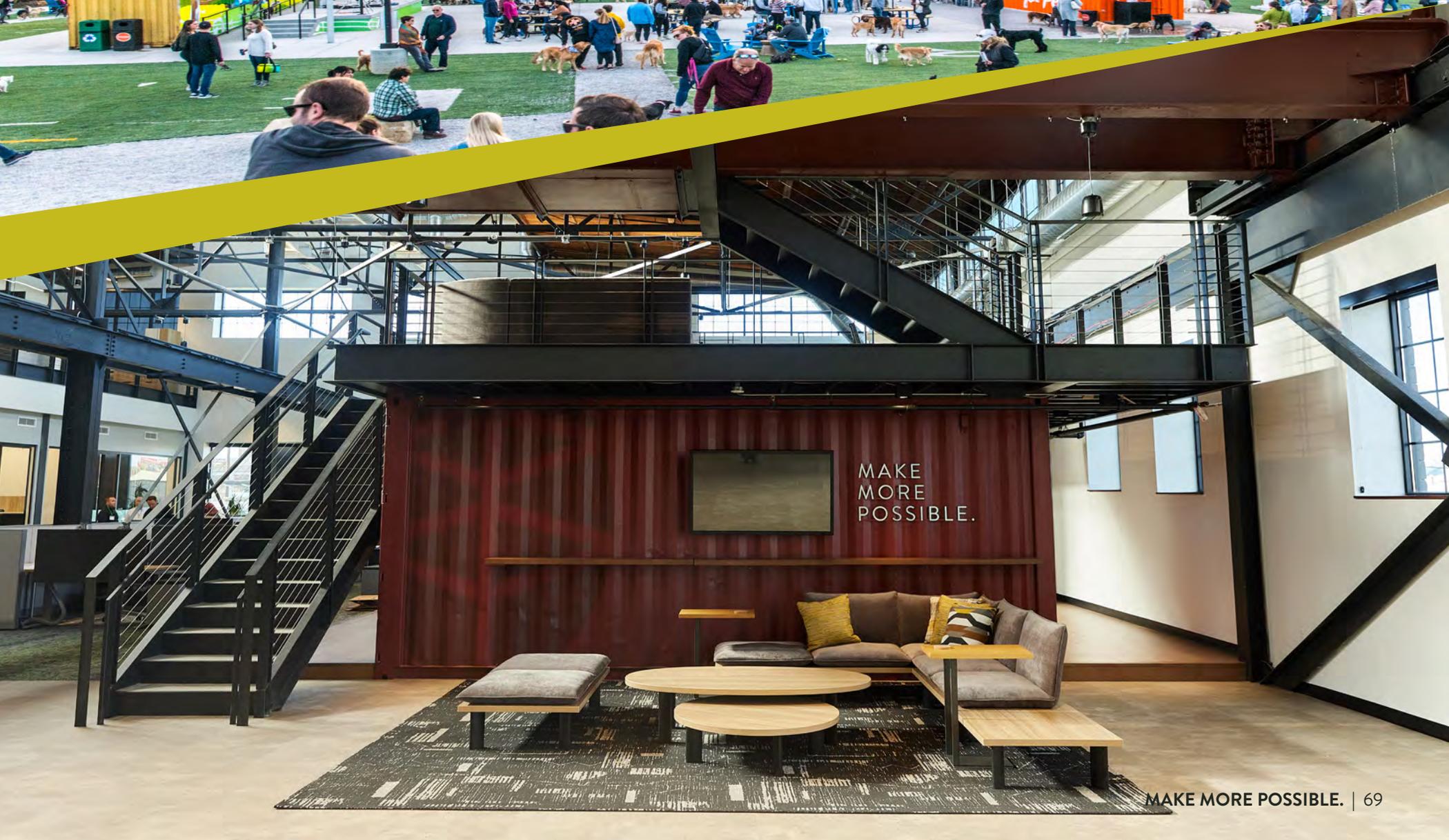


CHROMA



HUE







TERRA
— AT THE GROVE —



ARMORY DISTRICT MASTER PLAN



PHASE I RESIDENTIAL:
40 GRAND

PHASE II RESIDENTIAL

HISTORIC FAMOUS
BARR WAREHOUSE

THE ARMORY

GRAND AVENUE

INTERSTATE 64



THE BRICKLINE GREENWAY

Great Rivers Greenway (GRG) connects the St. Louis region with Greenways, making it a vibrant place to live, work, and play. Greenways are places where you can take a walk, go for a run, ride a bike, discover your community, get some exercise, meet your neighbors, get around town, or just get some fresh air.

Great Rivers Greenway is leading a major public-private partnership to establish the conceptual plan for the Brickline Greenway, which will connect Washington University & Forest Park to the Washington University Medical Center & BJC, the Cortex Innovation Community, the Foundry and Armory projects, Grand Center Arts District, Saint Louis University, Harris-Stowe State University, Downtown & the Gateway Arch, with spurs north and south and many other destinations along the way, such as area neighborhoods, employment centers, parks, transit, and dozens of cultural and educational institutions.

For more information visit greatriversGreenway.org/makingof/





WORKFORCE HOUSING
& Our Mission

Workforce Housing is a National Crisis



HOUSING SHORTAGE

U.S. needs 7.2-12 million more workforce units to meet demand/need.



HOUSING COST BURDENED

In 2019, 37.1 million households were “housing cost burdened”, spending 30% or more of their income on housing.



INCREASING COSTS FOR DEVELOPERS

With ever increasing construction costs and land values, below market rate rent developments have become even more difficult to pencil for developers.



SCOTT TURNER
WORKFORCE HOUSING
PARTNER

Our Partner

SCOTT TURNER is the former Executive Director of the White House Opportunity and Revitalization Council (WHORC) and served two terms in the Texas House of Representatives. He currently serves as Senior Advisor to the National Football League and is a former NFL player. Scott is a nationally recognized motivational speaker, businessman, and pastor who will focus on facilitating capital, identifying geographic markets and arranging connections on a national scale.

The Oscar

Sheboygan, Wisconsin

theoscarwi.com

TOTAL INVESTMENT

\$60M

TOTAL PROJECT SIZE

17.5 acre Master Planned Development
with 4 acres of commercial space

SPECS

240 units across three buildings
97% Workforce Units

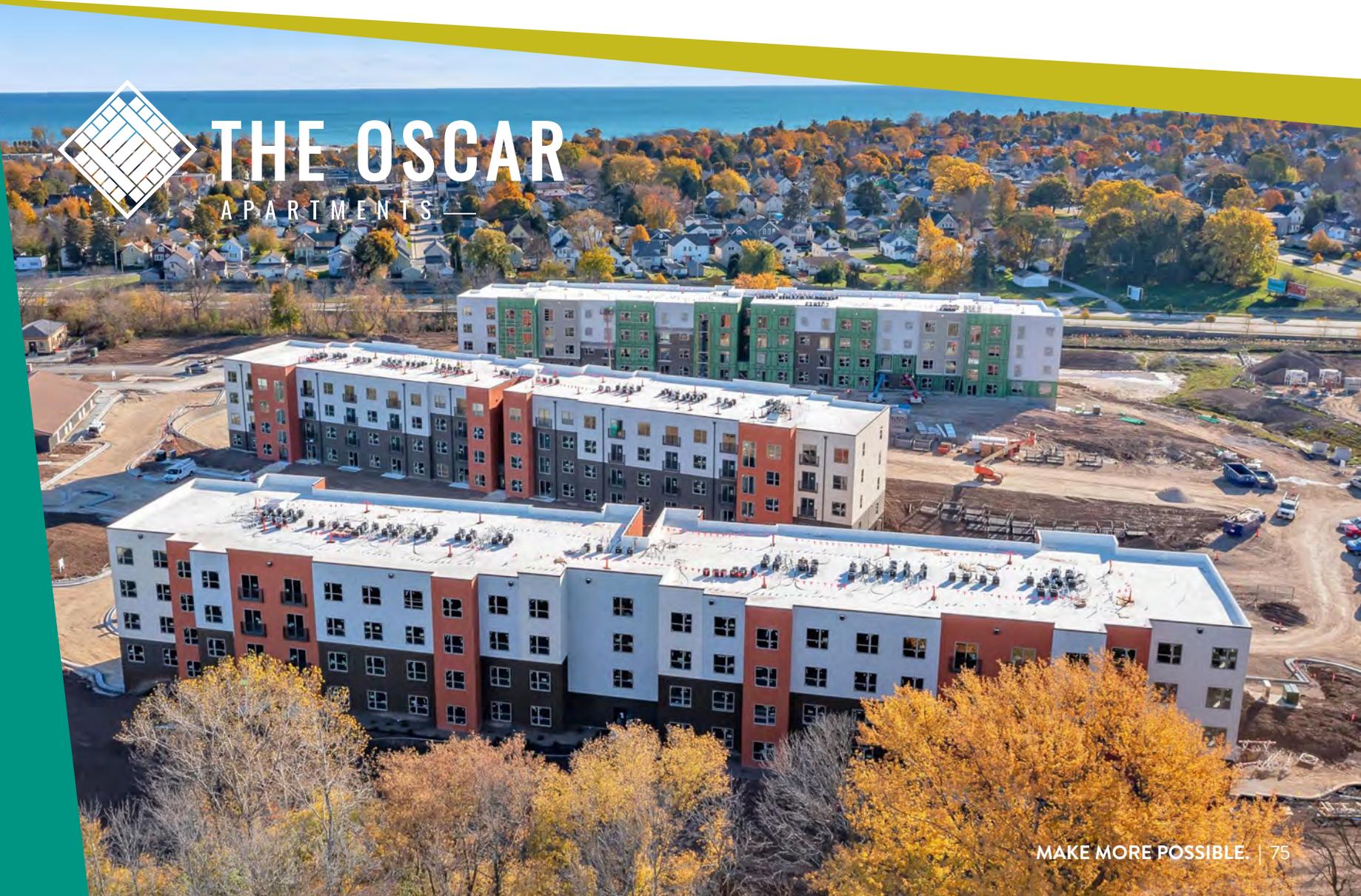
TARGETED COMPLETION

Q1 2022



THE OSCAR

APARTMENTS



UNION

— AT THE GROVE —



Union at the Grove

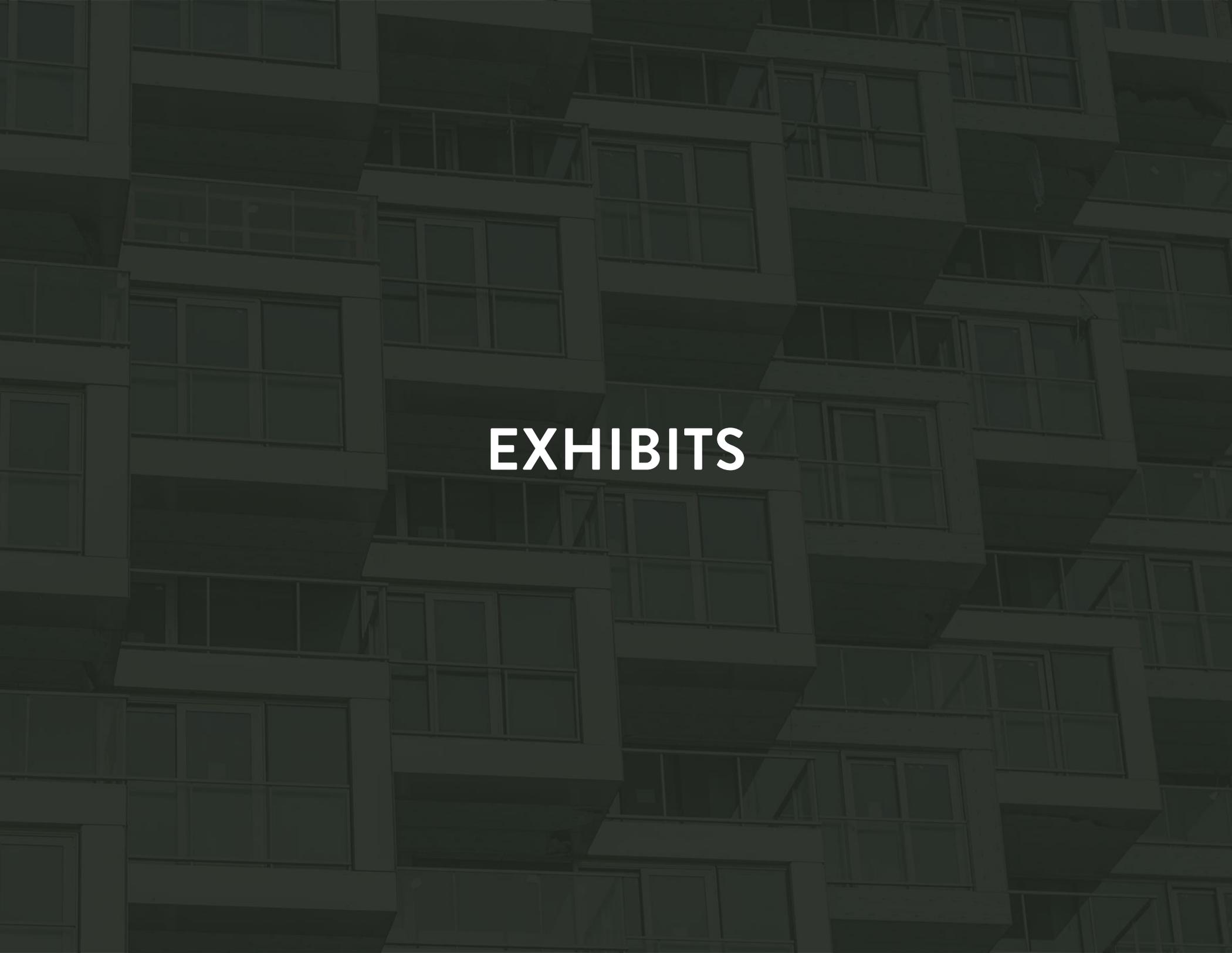
St. Louis, Missouri
union-stl.com

TOTAL INVESTMENT
\$40M

TOTAL PROJECT SIZE
134,198 SF

SPECS
168 units across six buildings
51% workforce housing

TARGETED COMPLETION
Mid-2022



EXHIBITS



CliftonLarsonAllen Wealth Advisors, LLC
220 South Sixth Street, Suite 300
Minneapolis, MN 55402-1436
888-925-29261 fax 612-376-4690
www.CLAconnect.com

June 15, 2022

GREEN STREET DEVELOPMENT GROUP
ATTN: JOEL OLIVER
4565 MCREE AVENUE, SUITE 100
ST. LOUIS, MO 63110

RE: BRENTWOOD BOUND

CLA Wealth Advisors, LLC has been contacted by Green Street Partners to raise \$400,000,000.00 of capital for the proposed Brentwood Bound mixed-use development project in Brentwood, Missouri ("Project") on a best-efforts basis. The Project involves the redevelopment of certain real property and the new construction of multi-family, commercial and parking structure uses within the City of Brentwood, MO. Our ability to successfully raise this capital is subject to several contingencies including the review of customary due diligence, the issuance of the necessary tax abatement by the city of Brentwood, and the identification of suitable investors.

We believe the financing of the Project would not be feasible without the assistance of tax abatement. Therefore, please be advised that we are excited to commence our fundraising efforts for the Project should the City of Brentwood approve the issuance of the necessary tax abatement. Should have any questions, please do not hesitate to call.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tony Hallada', is written over a light blue horizontal line.

Tony Hallada, Managing Principal
CliftonLarsonAllen Wealth Advisors, LLC
Direct 612-376-4529 Mobile 612-840-9367
CLA (CliftonLarsonAllen LLP)
tony.hallada@claconnect.com

MEMORANDUM

To: Matt Bauer, Greenstreet

From: Justin Carney, AICP and Katie Medlin

Date: June 24, 2022

Re: Cost Benefit Analysis of a Proposed Mixed Use Redevelopment of Manchester Avenue, Brentwood, Missouri

Summary of Benefits

The following details the community impacts and overall costs and benefits of a proposed mix-use development, Brentwood Bound, a 40-acre redevelopment project that includes office, retail, restaurant, entertainment, hotel, and residential uses. The developer anticipates using a Chapter 353 tax abatement of 90 percent of the improved commercial and residential property taxes and commercial surcharge for the first 10 years of the project, as well as a 1 percent sales tax through a CID. A summary of benefits for the first 25-years of the project is highlighted below.

The project will generate a total of **\$266.3m in new revenue over 25 years**, including \$41.7m to local taxing jurisdictions, and \$51.6m to the Brentwood School District.

With 503 non-age restricted units in the mix, it is anticipated to draw **12-18 students** to the Brentwood School District.

Given the scale of the project, it is estimated to create over **1,200 construction jobs**, and another **1,200 post-construction jobs**.

The Fire Department expects to need a **new ambulance at a cost of \$350,000** to serve the anticipated increase in peak-time calls for service.

Introduction

The City of Brentwood, Missouri recently released a Request for Proposals for the redevelopment of a portion of the Manchester Corridor. Greenstreet (the Developer), a local development company, submitted a proposal and was asked to procure a cost-benefit analysis and description of other potential impacts of their planned redevelopment. This document serves to describe both the fiscal and other impacts that may result from this work.

The 40-acre Redevelopment Area is generally bounded by the properties immediately to the north of Manchester Boulevard, Hanley Road to the east, the properties immediately south of Manchester Boulevard, and Mary Avenue to the west. The purpose of this analysis is to identify the benefits

for the City of the proposed mixed-use development that includes over 151,200 square feet of office space, nearly 157,000 square feet of retail, restaurant, and service-oriented business space, roughly 660 apartments, thirteen townhomes, and a 175 key hotel. (“Project”). At present, the project is scheduled to be delivered in three Phases, with full completion expected in 2028. The analysis looks at the potential impact on the delivery of police and fire services as well as the potential impact on the Brentwood School District.

In addition to the general impact of the proposed development, the Developer faces high acquisition and construction costs to complete this work. To offset some of those costs and render the project financially feasible, the Developer is preliminarily proposing the use of Chapter 353 abatement along with a 1 percent Community Improvement District sales tax. These economic development tools form the basis of this initial analysis. If and when the project moves forward, it will be necessary to monitor costs and any refinements in the development mix, and possibly use additional tools such as a Transportation Development District (a 1 percent sales tax) or a special assessment through a CID as a means for maintaining project feasibility.

Estimated Construction Jobs

Based on information provided by the Developer, the total costs for the Project are estimated to be approximately \$400 million. Assuming that roughly 30 percent of the overall costs are dedicated to labor, roughly \$120 million will translate into earned wages and benefits for construction workers. Using the Bureau of Labor Statistics average full-time construction wage for St. Louis of \$94,156, this translates into approximately 1,270 full time jobs.

Estimated Employment Post-Construction

The Developer plans to construct a mixed-use project that will feature a mix of office, retail, restaurant, apartments, entertainment, and hotel uses. The following table shows the development program, the estimated jobs per sf or unit, and the total number of estimated full-time equivalent employees that could be generated by the Project:

<i>Item</i>	<i>Square Feet or Units</i>	<i>SF or Unit per Worker*</i>	<i>Total Estimated Jobs</i>
Office (SF)	151,200	275	550
Restaurant (SF)	70,452	250	282
Retail (SF)	31,839	400	80
Service (SF)	31,839	400	80
Apartments (Units)	660	45	15
Townhomes (Units)	13	N/A	--

Hotel (Units)	175	1.25	140
Entertainment (SF)	22,600	250	90
TOTAL			1,237

*Estimates based on QCEW data from the Bureau of Labor Statistics

Potential Impact on City Fire, Police and Planning Services

As part of its due diligence, Development Strategies contacted the City of Brentwood Police, Fire and Planning Departments to discuss the potential impact to their delivery of services to the development. When considering the potential impacts on calls for service and service delivery, it is important to attempt to identify what might be attributable specifically to the proposed development, and distinguish what portion of any new services to the area are shared by the proposed development. While this is an estimation, it does provide a general order of magnitude of the possible costs to be balanced against projected revenues.

Fire Services

The Fire Department anticipates an increase in demand for ambulance services, and expects to need additional staff during peak times of service. To accommodate this increased demand and added peak-time service, the Fire Department would need an additional ambulance, at a cost of approximately \$350,000. As the proposed building heights are not expected to exceed 5 stories, and given the reciprocating partnership with neighboring Fire Departments, the Fire Department does not see a need for additional fire equipment.

Development Strategies has been in touch with both the Police and Planning Departments and is presently waiting to receive specific details on the potential impact to service delivery and the needs they may have to address those impacts. As soon as that information is available, we will update this report and/or provide a separate memo outlining that input.

Potential Impact on Brentwood School District

The proposed project includes roughly 660 apartments, which brings with it the potential for housing families with children who might attend Brentwood schools. To estimate the number of children that might reside in the new apartments, we identified three comparable properties in the local submarket with designs and target markets similar to those proposed for Brentwood Bound, and obtained the number of children attending public schools in each. The properties and number of students attending the local school district are identified below.

Altair (MRH Schools)	6 students	187 units
Sunnen Station (MRH Schools)	0 students	174 units
Elle (WGSD)	1 student	44 units

In total, the 405 units added 7 students to local school districts, or less than 2 students per 100 units.

The development proposal includes 660 new apartment units; however, 170 of those unit will be targeted to active senior renters. Thus, there are 503 non-age restricted units (including 13 townhomes) within the development area in which children might reside. Using the ratio from the comparable properties, and adding an additional 6 students in the 13 townhomes, we might expect between 12-18 children to reside in the project and attend public schools. The district has already planned new school buildings and expansions that will increase the district’s capacity by 30 percent. This new capacity should easily accommodate the anticipated students from the proposed development.

Potential Tax Revenue from Proposed Project

The accompanying narrative provides an estimate of the taxes that would be generated from the proposed mixed-use development by the type of tax and the taxes available to each taxing district. The revenues shown are incremental of the taxes that are currently being generated from existing development on the site.

LOCAL REVENUE SOURCES

Local jurisdictions have four major sources of revenue, which are included in this analysis: real property taxes, personal property taxes, sales taxes, and utility taxes.

REAL PROPERTY TAXES

Commercial property in Missouri is assessed at 32 percent of appraised market value, while residential property is assessed at 19 percent of appraised market value.

Based on conversations with the St. Louis County Assessor’s Office and a review of tax records for comparable properties near the Redevelopment Area, this analysis assumes the following assessed values, following redevelopment:

2022 Assessed Value	
Development Type	
Restaurants (per sf)	\$65
Retail (per sf)	\$65
Office (per sf)	\$55
Apartments (per unit)	\$38,000
Hotel (per room)	\$33,500

**Note: Assessed values for the various components are inclusive of structured parking. Estimated assessed values based on a review of comparable properties in St. Louis County.*

The property will be reassessed in 2023, 2024, 2025, and 2026 as construction-in-progress and again in 2027 when redevelopment is fully complete. Following redevelopment, property will be reassessed in odd years, beginning in 2029. There is a time lag between when property taxes are paid and when they become available to taxing jurisdictions; however, our models and projections show revenues flowing to taxing jurisdictions each year based on the revenues attributable to that year, rather than revenue received in that year. For example, each taxing jurisdiction will receive revenue from 2022's tax payment sometime in early 2023, but our model lists that revenue in the "2022" column because that revenue is attributable to 2022.

In addition to general real property taxes, a Commercial Surcharge is collected on commercial real estate—the total amount is \$1.70 per \$100 of assessed value. This Surcharge is eligible for capture by abatement. The Surcharge tax revenue is distributed to a large number of St. Louis County taxing jurisdictions, each of which receives a small percentage of the total, regardless of the location of the property being taxed. For the purposes of this analysis, we have calculated the impact of abatement only on the affected local taxing jurisdictions.

The table below presents the tax rates that were in effect for real property in Brentwood in 2021. Property tax rates for 2022 are not yet available. Note that the State of Missouri's share of the property tax levy (\$0.0300) is not eligible for capture by abatement.

2021 Real Property Taxes-per \$100 AV	Commercial	Residential
State of Missouri	\$0.0300	\$0.0300
County General	\$0.1860	\$0.1650
County Health Fund	\$0.1250	\$0.1110
County Park Maintenance	\$0.0440	\$0.0400
County Bond Retire	\$0.0190	\$0.0190
Roads and Bridges	\$0.0930	\$0.0830
St. Louis Community College	\$0.2787	\$0.2787
Special School District	\$1.0158	\$1.0158
Metropolitan Zoo Museum District	\$0.2455	\$0.2455
Brentwood Schools	\$5.1127	\$4.2588
Metropolitan Sewer District	\$0.1041	\$0.1041
Deer Creek Sewer	\$0.0810	\$0.0660
City of Brentwood	\$0.8130	\$0.5180
Dev. Disability - Productive Living Board	\$0.0840	\$0.0710
Total	\$8.2318	\$7.0059

The funds collected through the Commercial Surcharge Tax are distributed to project-relevant jurisdictions according to the following formula:

2021 Commercial Surcharge Tax per \$100 AV		
	Percent of Total	Rate
State of Missouri	0.3856%	\$0.0066
County General	4.4983%	\$0.0765
County Health Fund	3.8560%	\$0.0656
County Park Maintenance	0.6427%	\$0.0109
County Bond Retire	3.3220%	\$0.0565
Roads and Bridges	2.3135%	\$0.0393
St. Louis Community College	2.8277%	\$0.0481
Special School District	6.8766%	\$0.1169
Metropolitan Zoo Museum District	3.0483%	\$0.0518
Brentwood Schools	1.2226%	\$0.0208
Metropolitan Sewer District	0.6417%	\$0.0109
Deer Creek Sewer	0.1261%	\$0.0021
Dev. Disability - Productive Living Board	0.6427%	\$0.0109
Total to Project-Relevant Jurisdictions	30.40%	\$0.0765
Total		\$1.7000

The total 2021 real property residential tax rate for the Redevelopment Area was \$7.0059 per \$100 of assessed value.

The total 2021 real property commercial tax rate for the area was \$9.9318 (\$8.2318 + \$1.7000) per \$100 of assessed value.

PERSONAL PROPERTY TAXES

Personal property, which in Missouri consists primarily of business equipment and personal vehicles, is assessed at the rate of 33.33 percent of appraised value. The actual value of personal property is very difficult to project, as individual businesses vary widely. Based on our understanding of assessed values of personal property in St. Louis County and the type of development proposed, we have estimated the assessed value of personal property in the Redevelopment Area below:

PERSONAL PROPERTY			
	Phase 1		
Office (SF)	75,600	\$5.00	\$378,000
Restaurant (SF)	43,952	\$6.80	\$298,876
Retail (SF)	23,964	\$6.80	\$162,955
Apartments (Units)	170	\$4,000	\$680,000
Townhomes (Units)	13	\$5,500	\$71,500
Hotel (Keys)	175	\$2,000	\$350,000
TOTAL			\$1,941,332
Existing Personal Property Value		\$	63,840
	Phase 2		
Office (SF)	75,600	\$5.00	\$378,000
Restaurant (SF)	23,176	\$6.80	\$157,597
Retail (SF)	5,382	\$6.80	\$36,598
Apartments (Units)	170	\$4,000	\$680,000
Townhomes (Units)	-	\$5,500	\$0
Hotel (Keys)	-	\$2,000	\$0
TOTAL			\$1,252,194
Existing Personal Property Value		\$	99,910

	Phase 3		
Office (SF)	-	\$5.00	\$0
Restaurant (SF)	3,324	\$6.80	\$22,603
Retail (SF)	2,493	\$6.80	\$16,952
Apartments (Units)	320	\$4,000	\$1,280,000
Townhomes (Units)	-	\$5,500	\$0
Hotel (Keys)	-	\$2,000	\$0
TOTAL			\$1,319,556
Existing Personal Property Value			\$ 65,270

The applicable tax rate for personal property is \$8.1853 per \$100 of total assessed value. Personal property is not subject to the Commercial Surcharge Tax. Personal property taxes are not captured by abatement and instead flow directly to the taxing jurisdictions.

The following table presents the personal property tax rates that were in effect the Project Area in 2021:

Personal Property Taxes-per \$100 AV	2021 rates
State of Missouri ¹	\$0.0300
County General	\$0.2090
County Health Fund	\$0.1400
County Park Maintenance	\$0.0500
County Bond Retire	\$0.0190
Roads and Bridges	\$0.1050
St. Louis Community College	\$0.2787
Special School District	\$1.0158
Metropolitan Zoo Museum District	\$0.2455
Library	\$0.0000
Brentwood School District	\$4.9132
Metropolitan Sewer District	\$0.1041
Deer Creek Sewer	\$0.0930
City of Brentwood	\$0.8920
Dev. Disability - Productive Living Board	\$0.0900
Total	\$8.1853

SALES TAXES

Development Strategies has estimated average sales per square foot for each element of the proposed development, based on an analysis of similar properties in the area. The development is expected to house a variety of retail outlets, restaurants, service providers, a hotel, and an entertainment venue. While not calculated in this analysis, the city could expect to receive additional sales tax benefits beyond the sales taxes generated directly by the project, due to additional spending of the residents living at the project and spending portions of their household incomes at other commercial establishments in the city.

Average Annual Sales per Unit	
Development Type	Sales/Unit
Restaurants (SF)	\$550
Retail (SF)	\$350
Entertainment Venue (SF)	\$675
Hotel Room Sales per Room*	\$165

**Hotel room sales are subject to only the 1.0% CID sales tax. For the purposes of this study, it is assumed that the average daily rate is \$165 and the annual stabilized hotel occupancy rate is 70%. This results in total estimated annual room sales of roughly \$7.3 million.*

Sales at retail in Richmond Heights are subject to the following sales taxes, which are not eligible for capture:

Sales Taxes	2022 rate
Countywide Sales Tax	1.0000%
County Transportation	0.5000%
Regional Parks/Trails	0.1000%
County Prop P Public Safety	0.5000%
Zoo Tax	0.1250%
Brentwood Economic Development Sales Tax	0.5000%
Brentwood Capital Improvements Sales Tax	0.5000%
Brentwood Local Option Sales Tax	0.2500%
Brentwood Fire	0.5000%
Brentwood Stormwater & Parks	0.2500%
Prop A Transportation	0.5000%
Children's Service Fund	0.2500%
Parks/Arch Tax	0.1875%
MetroLink (Mass Transit)	0.2500%
Emergency Communications	0.1000%
Missouri State Sales Tax	4.2250%
Total Sales Taxes	9.7375%

In addition to the taxes listed above, a 1 percent Community Improvement District (“CID”) sales tax will be imposed on all sales. As noted previously, while this analysis uses the 1 percent sales tax for CID, future phases may entail the use of a 1 percent sales tax TDD, and a special assessment through the CID.

All calculations of sales tax payments include a two percent timely payment discount, and all calculations of local sales tax payments include a one percent collection fee imposed by the State of Missouri.

UTILITY TAXES

Utility revenues in Brentwood are subject to a gross receipts tax of 7.5 percent. Total utility revenues for each of the various project components are estimated as follows:

Project Component	Estimated Utilities/SF or Unit
Restaurant (SF)	\$3.50
Retail (SF)	\$3.50
Office (SF)	\$2.75
Residential (Unit)	\$1,000
Hotel (Unit)	\$1,000

STATE REVENUE SOURCES

The State of Missouri will receive project-related revenue from two major sources: sales taxes and income taxes (individual and corporate).¹

¹ In addition, a small amount of revenue is generated by the Missouri Blind Pension Fund property tax. The state also collects a one percent fee for administering local sales taxes.

NOTABLE ASSUMPTIONS

A 3.0 percent biennial inflation rate is applied to projected post-redevelopment real property values. Because the existing property is currently commercially assessed and the future development will be assessed separately as commercial and residential property, we have assumed that the base value for each Phase will be proportionally subdivided between the total commercial and residential property developed during each reassessment. This is due to the fact that the real property tax rates differ for residential and commercial property, and this methodology allows for the increment of each property type to be calculated prior to applying the respective tax rate. Upon full build-out of each Phase, the proportional base assessed value for each property type is assumed to remain the same through the remainder of the abatement period.

Sales forecasts are based on current and historic market trends in the area and are projected to grow 2.0 percent each year during the lifetime of the project.

Utility sales forecasts are based on assumptions about future energy prices and the regulatory environment affecting utility providers. We assume a 2.0 percent annual growth rate for utility charges. It is assumed that all of the utility tax revenues will continue to flow to their respective taxing jurisdictions.

Even if the project area is not redeveloped, there could be some growth in property values, taxable sales, and utility charges simply by virtue of rising costs and inflation. Our “No-Build” scenario assumes growth rates of 3.0 percent per biennial reassessment for real property, 2.0 percent annually for taxable sales and 2.0 percent annually for utility charges.

It is assumed that the value of personal property is subject to depreciation with full replacement over a five-year cycle. The value is assumed to be 86 percent of the original in the second year, 61 percent in the third year, 44 percent in the fourth year, and 33 percent in the fifth year. It is assumed that after the fifth year, personal property is replaced.

Based on conversations with the Developer, it is assumed that all affected property in each Phase will be 90 percent abated for ten years. After the end of the tenth year, it is assumed that all taxing jurisdictions will begin to receive 100 percent of all taxes generated. For the purposes of this analysis, we have projected the full 25-year lifetime allowed under Chapter 353.

We have assumed a discount rate of 5.0-6.0 percent, based on our understanding of typical discount rates for this type of project in this market, in calculating the abatement’s total present value.

We assume that the 2021 and 2022 tax rates previously described will be consistent over the 25-year abatement period. They are subject to change either up or down over the years, but we assume that the overall average will remain constant.

The full list of assumptions underlying this analysis is included within Appendices A – C.

Brentwood Bound Revenue Phase 1: “BUILD” Scenario

Appendix A provides details of the fiscal impact projected to result from implementing Phase 1. This includes the immediate collection of 10 percent of the real property taxes to the appropriate jurisdictions (90 percent of the real property taxes are abated for the first 10 years), as well as personal property, sales, and utility taxes. After the 10-year abatement period, the tables show the full stream of revenues for an additional 15 years (the duration of the 353 period, even though abatement is not being requested for the full duration). The impacts resulting from redevelopment of this project are summarized below:

1. After the first full year of build-out for Phase 1, the total revenue to the taxing jurisdictions is estimated to be \$2,158,258. This includes the non-abated commercial and residential property taxes, and sales taxes, as well as personal property and utility taxes attributable to the first year that will be collected the following year.
2. During the 10-year abatement period, \$15,629,721 of commercial and residential property taxes and commercial surcharge will be abated. Over the same timeframe, the taxing jurisdictions will receive \$36,368,749 from non-abated commercial and residential property taxes, commercial surcharge, sales, personal property, and utility taxes.
3. Revenue to the taxing jurisdictions in 2036, the first full year after abatement, will be \$7,768,141, including \$1,705,467 to the Brentwood School District.

Personal property taxes are not abated under Chapter 353. Based on research of similar projects in St. Louis County, an average rate of personal property assessed valuation is applied to each use type. It is projected that personal property taxes in Phase 1, which flow directly to taxing jurisdictions, will increase from \$5,225 in 2023 to \$178,848 in 2032.

The following table provides a summary of the projected revenues flowing to each taxing jurisdiction over 25 years for Phase 1. The figures represent all of the sales taxes, as well as the personal property taxes and non-abated portions of the commercial surcharge and real property taxes. Appendix B-1 provides details regarding the impact on each taxing jurisdiction of a “Build” scenario for Phase 1.

Phase 1: Tax Revenue to Relevant Jurisdictions (BUILD Total, 2026-2050, Net of Abatement)	
Local Taxing Jurisdictions/Taxes	
City of Brentwood Property Tax	\$3,757,228
Business District	\$0
Brentwood Economic Development Sales Tax	\$4,766,114
Brentwood Capital Improvements Sales Tax	\$4,766,114
Brentwood Local Option Sales Tax	\$2,383,057
Brentwood Fire	\$4,766,114
Brentwood Stormwater	\$2,383,057
Library	\$0
Subtotal	\$22,821,682
St. Louis County Taxing Jurisdictions	
County General	\$1,179,400
County Health Fund	\$837,087
County Park Maintenance	\$258,330
County Bond Retire	\$275,985
Roads and Bridges	\$594,157
St. Louis Community College	\$1,597,979
Special School District	\$5,641,200
County Library	\$0
Brentwood Schools	\$25,040,781
Countywide Sales Tax	\$9,532,227
Dev. Disability - Productive Living Board	\$450,948
Prop A Transportation	\$4,766,114
Children's Service Fund	\$2,383,057
County Transportation Sales Tax	\$4,766,114
Emergency Services	\$953,223
County Prop P Public Safety	\$4,766,114
Residential Utility Tax	\$220,509
Commercial Utility Tax	\$754,920
Subtotal	\$64,018,143
St. Louis Metro Taxing Jurisdictions	
Metropolitan Sewer District	\$574,753
Zoo Tax	\$1,191,528
Metropolitan Zoo Museum District	\$1,437,377
Parks Arch Tax	\$1,787,293
Metrolink (Mass Transit)	\$2,383,057
Regional Parks/Trails (Metro Parks)	\$953,223
Deer Creek Sewer	\$406,720
Subtotal	\$8,733,951
State of Missouri	
Subtotal	\$40,510,090
GRAND TOTAL	\$136,083,866

Brentwood Bound Revenue Phase 1: “NO BUILD” Scenario

Appendix B-2 provides details regarding the impact on each taxing jurisdiction of a “No Build” scenario for Phase 1.

Phase 1: Tax Revenue to Relevant Jurisdictions (NO BUILD, 2026-2050)	
Local Taxing Jurisdictions/Taxes	
City of Brentwood Property Tax	\$628,865
Business District	\$0
Brentwood Economic Development Sales Tax	\$593,454
Brentwood Capital Improvements Sales Tax	\$593,454
Brentwood Local Option Sales Tax	\$296,727
Brentwood Fire	\$593,454
Brentwood Stormwater	\$296,727
Library	\$0
Subtotal	\$3,002,682
St. Louis County Taxing Jurisdictions	
County General	\$202,093
County Health Fund	\$146,579
County Park Maintenance	\$42,364
County Bond Retire	\$57,627
Roads and Bridges	\$101,883
St. Louis Community College	\$251,818
Special School District	\$873,478
County Library	\$0
Brentwood Schools	\$3,962,319
Countywide Sales Tax	\$1,186,909
Dev. Disability - Productive Living Board	\$73,259
Prop A Transportation	\$593,454
Children's Service Fund	\$296,727
County Transportation Sales Tax	\$593,454
Emergency Services	\$118,691
County Prop P Public Safety	\$593,454
Residential Utility Tax	\$0
Commercial Utility Tax	\$218,657
Subtotal	\$9,312,767
St. Louis Metro Taxing Jurisdictions	
Metropolitan Sewer District	\$88,701
Zoo Tax	\$148,364
Metropolitan Zoo Museum District	\$229,028
Parks Arch Tax	\$222,545
Metrolink (Mass Transit)	\$296,727
Regional Parks/Trails (Metro Parks)	\$118,691
Deer Creek Sewer	\$64,334
Subtotal	\$1,168,390
State of Missouri	
Subtotal	\$5,042,847
GRAND TOTAL	\$18,526,686

Brentwood Bound Revenue Phase 1: NET IMPACT OF THE PROJECT ON TAXING JURISDICTIONS

The “Build” scenario is projected to generate \$136,083,866 in total revenue to the individual taxing jurisdictions over the lifetime of the 25-year allowable abatement period in Phase 1, compared to total tax revenue of \$18,526,686 under the “No Build” scenario. Thus, the impact on taxing jurisdictions of the proposed redevelopment increment is estimated to be a **net gain of \$117,557,180**.

Brentwood Bound Revenue Phase 2: “BUILD” Scenario

Appendix A provides details of the fiscal impact projected to result from implementing Phase 2. This includes the immediate collection of 10 percent of the real property taxes to the appropriate jurisdictions (90 percent of the real property taxes are abated for the first 10 years), as well as personal property, sales, and utility taxes. After the 10-year abatement period, the tables show the full stream of revenues for an additional 15 years (the duration of the 353 period, even though abatement is not being requested for the full duration). The impacts resulting from redevelopment of this project are summarized below:

1. After the first full year of build-out for Phase 2, the total revenue to the taxing jurisdictions is estimated to be \$721,683. This includes the non-abated commercial and residential property taxes, personal property, sales, and utility taxes.
2. During the 10-year abatement period, \$8,062,037 of commercial and residential property taxes and commercial surcharge will be abated. Over the same timeframe, the taxing jurisdictions will receive \$17,108,360 from non-abated commercial and residential property taxes, commercial surcharge, sales, personal property, and utility taxes.
3. Revenue in 2037, the first full year after abatement, will be \$3,735,286, including \$919,108 to the Brentwood School District.

Personal property taxes are not abated under Chapter 353. Based on research of similar projects in St. Louis County, an average rate of personal property assessed valuation is applied to each use type. It is projected that personal property taxes in Phase 2, which flow directly to taxing jurisdictions, will increase from \$8,178 in 2024 to \$80,536 in 2033, the last year of requested abatement.

The following table provides a summary of the projected revenues flowing to each taxing jurisdiction over 25 years for Phase 2. The figures represent all of the sales taxes, as well as the personal property taxes and non-abated portions of the commercial surcharge and real property taxes. Appendix C-1 provides details regarding the impact on each taxing jurisdiction of a “Build” scenario for Phase 2.

Phase 2: Tax Revenue to Relevant Jurisdictions (BUILD Total, 2027-2051, Net of Abatement)	
Local Taxing Jurisdictions/Taxes	
City of Brentwood Property Tax	\$2,068,475
Business District	\$0
Brentwood Economic Development Sales Tax	\$2,186,480
Brentwood Capital Improvements Sales Tax	\$2,186,480
Brentwood Local Option Sales Tax	\$1,093,240
Brentwood Fire	\$2,186,480
Brentwood Stormwater	\$1,093,240
Library	\$0
Subtotal	\$10,814,396
St. Louis County Taxing Jurisdictions	
County General	\$643,954
County Health Fund	\$451,349
County Park Maintenance	\$144,543
County Bond Retire	\$132,068
Roads and Bridges	\$324,283
St. Louis Community College	\$915,814
Special School District	\$3,261,621
County Library	\$0
Brentwood Schools	\$14,347,853
Countywide Sales Tax	\$4,372,961
Dev. Disability - Productive Living Board	\$294,174
Prop A Transportation	\$2,186,480
Children's Service Fund	\$1,093,240
County Transportation Sales Tax	\$2,186,480
Emergency Services	\$437,296
County Prop P Public Safety	\$2,186,480
Residential Utility Tax	\$357,712
Commercial Utility Tax	\$77,194
Subtotal	\$33,413,503
St. Louis Metro Taxing Jurisdictions	
Metropolitan Sewer District	\$332,852
Zoo Tax	\$546,620
Metropolitan Zoo Museum District	\$819,122
Parks Arch Tax	\$819,930
Metrolink (Mass Transit)	\$1,093,240
Regional Parks/Trails (Metro Parks)	\$437,296
Deer Creek Sewer	\$231,429
Subtotal	\$4,280,490
State of Missouri	
Subtotal	\$18,610,378
GRAND TOTAL	\$67,118,767

Brentwood Bound Revenue Phase 2: “NO BUILD” Scenario

Appendix C-2 provides details regarding the impact on each taxing jurisdiction of a “No Build” scenario for Phase 2.

Phase 2: Tax Revenue to Relevant Jurisdictions (NO BUILD, 2027-2051)	
Local Taxing Jurisdictions/Taxes	
City of Brentwood Property Tax	\$530,823
Business District	\$0
Brentwood Economic Development Sales Tax	\$543,030
Brentwood Capital Improvements Sales Tax	\$543,030
Brentwood Local Option Sales Tax	\$271,515
Brentwood Fire	\$543,030
Brentwood Stormwater	\$271,515
Library	\$0
Subtotal	\$2,702,944
St. Louis County Taxing Jurisdictions	
County General	\$169,836
County Health Fund	\$123,071
County Park Maintenance	\$35,662
County Bond Retire	\$48,037
Roads and Bridges	\$85,618
St. Louis Community College	\$211,802
Special School District	\$735,146
County Library	\$0
Brentwood Schools	\$3,337,758
Countywide Sales Tax	\$1,086,060
Dev. Disability - Productive Living Board	\$61,703
Prop A Transportation	\$543,030
Children's Service Fund	\$271,515
County Transportation Sales Tax	\$543,030
Emergency Services	\$108,606
County Prop P Public Safety	\$543,030
Residential Utility Tax	\$0
Commercial Utility Tax	\$104,145
Subtotal	\$8,008,051
St. Louis Metro Taxing Jurisdictions	
Metropolitan Sewer District	\$74,662
Zoo Tax	\$135,758
Metropolitan Zoo Museum District	\$192,556
Parks Arch Tax	\$203,636
Metrolink (Mass Transit)	\$271,515
Regional Parks/Trails (Metro Parks)	\$108,606
Deer Creek Sewer	\$54,321
Subtotal	\$1,041,054
State of Missouri	
Subtotal	\$4,612,277
GRAND TOTAL	\$16,364,327

Brentwood Bound Revenue Phase 2: NET IMPACT OF THE REDEVELOPMENT ON TAXING JURISDICTIONS

The “Build” scenario is projected to generate \$67,118,767 in total revenue to the individual taxing jurisdictions over the lifetime of the 25-year allowed abatement period in Phase 2, compared to total tax revenue of \$16,364,327 under the “No Build” scenario. Thus, the impact on taxing jurisdictions of the proposed redevelopment increment is estimated to be a **net gain of \$50,754,440**.

Brentwood Bound Revenue Phase 3: “BUILD” Scenario

Appendix A provides details of the fiscal impact projected to result from implementing Phase 3. This includes the immediate collection of 10 percent of the real property taxes to the appropriate jurisdictions (90 percent of the real property taxes are abated for the first 10 years), as well as personal property, sales, and utility taxes. After the 10-year abatement period, the tables show the full stream of revenues for an additional 15 years (the duration of the 353 period, even though abatement is not being requested for the full duration). The impacts resulting from redevelopment of this project are summarized below:

1. After the first full year of build-out for Phase 3, the total revenue to the taxing jurisdictions is estimated to be \$1,177,585. This includes the non-abated commercial and residential property taxes, personal property, sales, and utility taxes.
2. During the 10-year abatement period, \$7,861,098 of commercial and residential property taxes and commercial surcharge will be abated. Over the same timeframe, the taxing jurisdictions will receive \$18,512,053 from non-abated commercial and residential property taxes, commercial surcharge, sales, personal property, and utility taxes.
3. Revenue in 2039, the first full year after abatement, will be \$3,676,095, including \$878,757 to the Brentwood School District.

Personal property taxes are not abated under Chapter 353. Based on research of similar projects in St. Louis County, an average rate of personal property assessed valuation is applied to each use type. It is projected that personal property taxes in Phase 3, which flow directly to taxing jurisdictions, will increase from \$3,259 in 2025 to \$121,556 in 2034 the last year of requested abatement.

The following table provides a summary of the projected revenues flowing to each taxing jurisdiction over 25 years for Phase 3. The figures represent all of the sales taxes, as well as the personal property taxes and non-abated portions of the commercial surcharge and real property taxes. Appendix D-1 provides details regarding the impact on each taxing jurisdiction of a “Build” scenario for Phase 3.

Phase 3: Tax Revenue to Relevant Jurisdictions (BUILD Total, 2029-2053)	
Local Taxing Jurisdictions/Taxes	
City of Brentwood Property Taxes	\$1,579,711
Brentwood Economic Development Sales Tax	\$1,631,978
Brentwood Capital Improvements Sales Tax	\$1,631,978
Brentwood Local Option Sales Tax	\$815,989
Brentwood Fire	\$1,631,978
Brentwood Stormwater	\$815,989
Subtotal	\$8,107,622
St. Louis County Taxing Jurisdictions	
County General	\$485,006
County Health Fund	\$327,695
County Park Maintenance	\$116,437
County Bond Retire	\$59,668
Roads and Bridges	\$243,973
St. Louis Community College	\$787,776
Special School District	\$2,864,734
County Library	\$0
Brentwood Schools	\$12,215,478
Countywide Sales Tax	\$3,263,955
Dev. Disability - Productive Living Board	\$206,696
Prop A Transportation	\$2,601,455
Children's Service Fund	\$1,300,728
County Transportation Sales Tax	\$1,631,978
Emergency Services	\$520,291
County Prop P Public Safety	\$1,631,978
Residential Utility Tax	\$357,712
Commercial Utility Tax	\$90,703
Subtotal	\$28,706,261
St. Louis Metro Taxing Jurisdictions	
Metropolitan Sewer District	\$293,460
Zoo Tax	\$407,994
Metropolitan Zoo Museum District	\$694,995
Parks Arch Tax	\$975,546
Metrolink (Mass Transit)	\$1,300,728
Regional Parks/Trails (Metro Parks)	\$326,396
Deer Creek Sewer	\$193,878
Subtotal	\$4,192,996
State of Missouri	
Subtotal	\$22,101,025
GRAND TOTAL	\$63,107,904

Brentwood Bound Revenue Phase 3: “NO BUILD” Scenario

Appendix C-2 provides details regarding the impact on each taxing jurisdiction of a “No Build” scenario for Phase 3.

Phase 3: Tax Revenue to Relevant Jurisdictions (NO BUILD, 2029-2053)	
Local Taxing Jurisdictions	
City of Brentwood Property Taxes	\$464,884
Brentwood Economic Development Sales Tax	\$822,303
Brentwood Capital Improvements Sales Tax	\$822,303
Brentwood Local Option Sales Tax	\$411,151
Brentwood Fire	\$822,303
Brentwood Stormwater	\$411,151
Subtotal	\$3,754,096
St. Louis County Taxing Jurisdictions	
County General	\$149,081
County Health Fund	\$108,082
County Park Maintenance	\$31,276
County Bond Retire	\$42,346
Roads and Bridges	\$75,157
St. Louis Community College	\$185,837
Special School District	\$644,809
County Library	\$0
Brentwood Schools	\$2,926,254
Countywide Sales Tax	\$1,644,606
Dev. Disability - Productive Living Board	\$54,100
Prop A Transportation	\$822,303
Children's Service Fund	\$411,151
County Transportation Sales Tax	\$822,303
Emergency Services	\$164,461
County Prop P Public Safety	\$822,303
Residential Utility Tax	\$0
Commercial Utility Tax	\$112,582
Subtotal	\$9,016,651
St. Louis Metro Taxing Jurisdictions	
Metropolitan Sewer District	\$65,483
Zoo Tax	\$205,576
Metropolitan Zoo Museum District	\$168,986
Parks Arch Tax	\$308,364
Metrolink (Mass Transit)	\$411,151
Regional Parks/Trails (Metro Parks)	\$164,461
Deer Creek Sewer	\$47,566
Subtotal	\$1,371,586
State of Missouri	
Subtotal	\$6,969,234
GRAND TOTAL	\$21,111,568

Brentwood Bound Revenue Phase 3: NET IMPACT OF THE REDEVELOPMENT ON TAXING JURISDICTIONS

The “Build” scenario is projected to generate \$63,107,904 in total revenue to the individual taxing jurisdictions over the lifetime of the abatement period in Phase 3, compared to total tax revenue of \$22,208,980 under the “No Build” scenario. Thus, the impact on taxing jurisdictions of the proposed redevelopment increment is estimated to be a **net gain of \$40,898,942**.

Combined Impact on Taxing Jurisdictions

The table below provides the net combined impact of all three Phases for the “Build” and “No Build” scenarios on the respective taxing jurisdictions over the life of the various abatement periods. Altogether and including all tax sources whether subject to abatement or not, the “Build” scenarios would yield about \$266.3 million while the “No Build” scenarios would result in about \$57.1 million. The net gain for all jurisdictions over each Phase’s 25-year abatement period would be nearly \$209.2 million.

Combined Impact on Taxing Jurisdictions			
Local Taxing Jurisdictions	Build	No-Build	Difference
City of Brentwood	\$7,405,414	\$1,647,426	\$5,757,988
Brentwood Economic Development Sales Tax	\$8,584,571	\$2,002,264	\$6,582,308
Brentwood Capital Improvements Sales Tax	\$8,584,571	\$2,002,264	\$6,582,308
Brentwood Local Option Sales Tax	\$4,292,286	\$1,001,132	\$3,291,154
Brentwood Fire	\$8,584,571	\$2,002,264	\$6,582,308
Brentwood Stormwater & Parks	\$4,292,286	\$1,001,132	\$3,291,154
Subtotal	\$41,743,700	\$9,656,481	\$32,087,219
St. Louis County Taxing Jurisdictions			
County General	\$2,308,359	\$528,323	\$1,780,037
County Health Fund	\$1,616,131	\$383,032	\$1,233,099
County Park Maintenance	\$519,310	\$110,838	\$408,472
County Bond Retire	\$467,721	\$150,080	\$317,642
Roads and Bridges	\$1,162,414	\$266,345	\$896,069
St. Louis Community College	\$3,301,569	\$658,577	\$2,642,992
Special School District	\$11,767,555	\$2,285,087	\$9,482,468
County Library	\$0	\$0	\$0
Brentwood Schools	\$51,604,111	\$10,370,043	\$41,234,068
Countywide Sales Tax	\$17,169,143	\$4,004,527	\$13,164,616
Dev. Disability - Productive Living Board	\$951,819	\$191,718	\$760,101
Prop A Transportation	\$9,554,049	\$2,002,264	\$7,551,785
Children's Service Fund	\$4,777,025	\$1,001,132	\$3,775,893
County Transportation Sales Tax	\$8,584,571	\$2,002,264	\$6,582,308
Emergency Services	\$1,910,810	\$400,453	\$1,510,357
County Prop P Public Safety	\$8,584,571	\$2,002,264	\$6,582,308
Residential Utility Tax	\$935,932	\$0	\$935,932
Commercial Utility Tax	\$922,817	\$441,336	\$481,481
Subtotal	\$126,137,908	\$26,798,281	\$99,339,626
St. Louis Metro Taxing Jurisdictions			
Metropolitan Sewer District	\$1,201,066	\$232,061	\$969,005
Zoo Tax	\$2,146,143	\$500,566	\$1,645,577
Metropolitan Zoo Museum District	\$2,951,494	\$598,861	\$2,352,633
Parks Arch Tax	\$3,582,768	\$750,849	\$2,831,919
Metrolink (Mass Transit)	\$4,777,025	\$1,001,132	\$3,775,893
Regional Parks/Trails (Metro Parks)	\$1,716,914	\$400,453	\$1,316,462
Deer Creek Sewer	\$832,027	\$168,559	\$663,468
Subtotal	\$17,207,437	\$3,652,480	\$13,554,956
State of Missouri			
Subtotal	\$81,221,493	\$16,992,750	\$64,228,743
GRAND TOTAL	\$266,310,537	\$57,099,993	\$209,210,544

DISCLAIMER OF LIABILITY FOR ANY INACCURACIES CONTAINED HEREIN

These projections are for a project that is not yet developed and portions of which are not yet leased. In order to project the performance of the project, assumptions must be made regarding future events, including but not limited to assessment values, tax rates, project build-out, and/or absorption rates. These projections are based on currently available information and assumptions, including a pro forma provided by the proposed Developer, in order to build a cost benefit model. Development Strategies (“DS”) believes they constitute a reasonable basis for its preparation. **These projections are not provided as predictions or assurances that a certain level of performance will be achieved.** The actual results will vary from these projections and those variations may be material. Because the future is uncertain, there is risk associated with achieving the results as described herein. **DS assumes no responsibility for any degree of risk involved.** Neither this document nor its contents may be relied upon for the following purposes: any official statement for a bond issue and/or consummation of a bond sale, any registration statement, prospectus, loan, or other agreement or document related to bond issuance, without prior review and written approval by DS. The above list is provided as an example and is not meant to be exhaustive.

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

External factors may influence these projections. Changes in national, regional, and local economic and real estate market conditions and trends may impact the proposed Redevelopment Project. Changes may also be caused by legislative, environmental, or physical events or conditions. DS assumes no liability should market conditions change. 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 those variations may be material.**

APPENDICES

Appendix A: Assumptions

Appendix B-1: Phase 1 Build Projections

Appendix B-2: Phase 1 No Build Projections

Appendix B-3: Phase 1 Abatement Revenue Projections

Appendix C-1: Phase 2 Build Projections

Appendix C-2: Phase 2 No Build Projections

Appendix C-3: Phase 2 Abatement Revenue Projections

Appendix D-1: Phase 3 Build Projections

Appendix D-2: Phase 3 No Build Projections

Appendix D-3: Phase 3 Abatement Revenue Projections

Appendix E: Total Abatement & CID Revenue Projections

APPENDIX A

Assumptions

DEVELOPMENT PROGRAM

	RPA 1	RPA 2	RPA 3	TOTAL
Office (SF)	75,600	-		75,600
Restaurant (SF)	43,952	23,176	3,324	70,452
Retail (SF)	23,964	5,382	2,493	31,839
Service (SF)	23,964	5,382	2,493	31,839
Apartments (Units)	170	170	320	660
Senior Apartments (Units)				
Condos (Units)	-	-		-
Townhomes (Units)	13	-		13
Hotel (Keys)	175			175
Entertainment			22,600	22,600
Projected Commencement*	2023	2024	2025	
Projected Completion	2024	2025	2026	

**Denotes the commencement of the abatement, only.*

REAL PROPERTY ASSESSMENTS

	PHASE 1			PHASE 2			PHASE 3		
Existing Development Equalized Assessed Value ("EAV")	\$2,639,930			\$ 2,097,360			\$ 1,798,640		
New Development									
	Units or SF	EAV SF or Unit	TOTAL	Units or SF	EAV SF or Unit	TOTAL	Units or SF	EAV SF or Unit	TOTAL
Office (SF)	75,600	\$55	\$4,158,000	-	\$55	\$0	-	\$55	\$0
Restaurant (SF)	43,952	\$65	\$2,856,906	23,176	\$65	\$1,506,440	3,324	\$65	\$216,060
Retail (SF)	23,964	\$65	\$1,557,660	5,382	\$65	\$349,830	2,493	\$65	\$162,045
Service (SF)	23,964	\$65	\$1,557,660	5,382	\$65	\$349,830	2,493	\$65	\$162,045
Apartments (Units)	170	\$38,000	\$6,460,000	170	\$38,000	\$6,460,000	320	\$38,000	\$12,160,000
Condos (Units)	-	\$75,000	\$0	-	\$75,000	\$0	-	\$75,000	\$0
Townhomes (Units)	13	\$95,000	\$1,235,000	-	\$95,000	\$0	-	\$95,000	\$0
Hotel (Keys)	175	\$33,500	\$5,862,500	-	\$33,500	\$0	-	\$33,500	\$0
Entertainment (SF)	-	\$60	\$0	-	\$60	\$0	22,600	\$60	\$1,356,000
Total New EAV			\$23,687,726			\$8,666,100			\$14,056,150

PROJECTED RETAIL SALES

	RPA 1			RPA 2			RPA 3		
Estimated Existing Sales	\$ 3,825,000			\$ 3,500,000			\$ 5,300,000		
New Sales									
Restaurant	43,952	\$550	\$24,173,820	23,176	\$550	\$12,746,800	3,324	\$550	\$1,828,200
Other Retail Sales	23,964	\$350	\$8,387,400	5,382	\$350	\$1,883,700	2,493	\$350	\$872,550
Entertainment	0	\$675	\$0	-	\$675	\$0	22,600	\$675	\$15,255,000
Total			\$32,561,220			\$14,630,500			\$17,955,750

GROSS RECEIPTS (UTILITY) TAX

	RPA 1			RPA 2			RPA 3		
Existing Residential Utility Sales	0	1000	\$ -			\$ -			\$ -
Existing Commercial Utility Sales			\$ 93,954			\$ 44,750			\$ 48,375
	RPA 1			RPA 2			RPA 3		
Office (SF)	75,600	\$2.75	\$207,900	-	\$4.00	\$0	-	\$4.00	\$0
Restaurant (SF)	43,952	\$3.50	\$153,833	23,176	\$3.50	\$81,116	3,324	\$3.50	\$11,634
Retail (SF)	23,964	\$3.50	\$83,874	5,382	\$3.50	\$18,837	2,493	\$3.50	\$8,726
Apartments (Units)	170	\$1,000	\$170,000	170	\$1,000	\$170,000	320	\$1,000	\$320,000
Senior Apartments (Units)	-			-			-		
Condos (Units)	-	\$1,000	\$0	-	\$1,000	\$0	-	\$1,000	\$0
Townhomes (Units)	13	\$1,500	\$19,500	-	\$1,500	\$0	-	\$1,500	\$0
Hotel (Keys)	175	\$1,000	\$175,000	-		\$1,000	-	\$1,000	\$0
Total Commercial Utility Sales			\$620,607			\$100,953			\$20,360
Total Residential Utility Sales			\$189,500			\$170,000			\$320,000

PERSONAL PROPERTY

	RPA 1			RPA 2			RPA 3		
Office (SF)	75,600	\$5.00	\$378,000	-	\$5.00	\$0	-	\$5.00	\$0
Restaurant (SF)	43,952	\$6.80	\$298,876	23,176	\$6.80	\$157,597	3,324	\$6.80	\$22,603
Retail (SF)	23,964	\$6.80	\$162,955	5,382	\$6.80	\$36,598	2,493	\$6.80	\$16,952
Apartments (Units)	170	\$4,000	\$680,000	170	\$4,000	\$680,000	320	\$4,000	\$1,280,000
Townhomes (Units)	13	\$5,500	\$71,500	-	\$5,500	\$0	-	\$5,500	\$0
Hotel (Keys)	175	\$2,000	\$350,000	-	\$2,000	\$0	-	\$2,000	\$0
TOTAL			\$1,941,332			\$874,194			\$1,319,556
Existing Personal Property Value			\$ 63,840			\$ 99,910			\$ 65,270

APPENDIX B-1

Phase 1: Build Projections

COMMERCIAL REAL PROPERTY

Phase 1 BUILD: COMMERCIAL REAL PROPERTY

Year	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Project Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Abated Commercial Real Property Taxes														
Base Commercial AV	\$ 1,773,641	\$ 1,773,641	\$ 1,773,641	\$ 1,773,641	\$ 1,773,641	\$ 1,773,641	\$ 1,773,641	\$ 1,773,641	\$ 1,773,641	\$ 1,773,641	\$ 1,773,641	\$ 1,773,641	\$ 1,773,641	\$ 1,773,641
Incremental Commercial AV Split	\$ 12,661,425	\$ 13,094,477	\$ 13,540,521	\$ 13,540,521	\$ 13,999,945	\$ 13,999,945	\$ 14,473,153	\$ 14,473,153	\$ 14,960,557	\$ 14,960,557	\$ 15,462,583	\$ 15,462,583	\$ 15,979,669	\$ 15,979,669
Commercial Real Property Taxes Not Subject to Abatement														
	Rate													
State of Missouri1	0.0300	\$ 4,331	\$ 4,460	\$ 4,594	\$ 4,594	\$ 4,732	\$ 4,732	\$ 4,874	\$ 4,874	\$ 5,020	\$ 5,020	\$ 5,171	\$ 5,171	\$ 5,326
Dev. Disability - Productive Living Board	0.0840	\$ 2,553	\$ 2,590	\$ 2,627	\$ 2,627	\$ 2,666	\$ 2,666	\$ 2,706	\$ 2,706	\$ 2,747	\$ 2,747	\$ 14,478	\$ 14,478	\$ 14,913
County General	0.1860	\$ 5,654	\$ 5,735	\$ 5,818	\$ 5,818	\$ 5,903	\$ 5,903	\$ 5,991	\$ 5,991	\$ 6,082	\$ 6,082	\$ 32,059	\$ 32,059	\$ 33,021
County Health Fund	0.1250	\$ 3,800	\$ 3,854	\$ 3,910	\$ 3,910	\$ 3,967	\$ 3,967	\$ 4,026	\$ 4,026	\$ 4,087	\$ 4,087	\$ 21,545	\$ 21,545	\$ 22,192
County Park Maintenance	0.0440	\$ 1,338	\$ 1,357	\$ 1,376	\$ 1,376	\$ 1,396	\$ 1,396	\$ 1,417	\$ 1,417	\$ 1,439	\$ 1,439	\$ 7,584	\$ 7,584	\$ 7,811
County Bond Retire	0.0190	\$ 578	\$ 586	\$ 594	\$ 594	\$ 603	\$ 603	\$ 612	\$ 612	\$ 621	\$ 621	\$ 3,275	\$ 3,275	\$ 3,373
Roads and Bridges	0.0930	\$ 2,827	\$ 2,867	\$ 2,909	\$ 2,909	\$ 2,951	\$ 2,951	\$ 2,995	\$ 2,995	\$ 3,041	\$ 3,041	\$ 16,030	\$ 16,030	\$ 16,511
St. Louis Community College	0.2787	\$ 8,472	\$ 8,593	\$ 8,717	\$ 8,717	\$ 8,845	\$ 8,845	\$ 8,977	\$ 8,977	\$ 9,113	\$ 9,113	\$ 48,037	\$ 48,037	\$ 49,478
Special School District	1.0158	\$ 30,878	\$ 31,318	\$ 31,771	\$ 31,771	\$ 32,238	\$ 32,238	\$ 32,718	\$ 32,718	\$ 33,214	\$ 33,214	\$ 175,086	\$ 175,086	\$ 180,338
Metropolitan Zoo Museum District	0.2455	\$ 7,463	\$ 7,569	\$ 7,678	\$ 7,678	\$ 7,791	\$ 7,791	\$ 7,907	\$ 7,907	\$ 8,027	\$ 8,027	\$ 42,315	\$ 42,315	\$ 43,584
Library	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Brentwood Schools	5.1127	\$ 155,415	\$ 157,629	\$ 159,910	\$ 159,910	\$ 162,258	\$ 162,258	\$ 164,678	\$ 164,678	\$ 167,170	\$ 167,170	\$ 881,236	\$ 881,236	\$ 907,674
Metropolitan Sewer District	0.1041	\$ 3,164	\$ 3,209	\$ 3,256	\$ 3,256	\$ 3,304	\$ 3,304	\$ 3,353	\$ 3,353	\$ 3,404	\$ 3,404	\$ 17,943	\$ 17,943	\$ 18,481
Deer Creek Sewer	0.0810	\$ 2,462	\$ 2,497	\$ 2,533	\$ 2,533	\$ 2,571	\$ 2,571	\$ 2,609	\$ 2,609	\$ 2,648	\$ 2,648	\$ 13,961	\$ 13,961	\$ 14,380
City of Brentwood	0.8130	\$ 24,713	\$ 25,066	\$ 25,428	\$ 25,428	\$ 25,802	\$ 25,802	\$ 26,186	\$ 26,186	\$ 26,583	\$ 26,583	\$ 140,130	\$ 140,130	\$ 144,334
Business District	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Commercial Property Tax Revenues to Taxing Jurisdictions		\$ 253,647	\$ 257,329	\$ 261,121	\$ 261,121	\$ 265,027	\$ 265,027	\$ 269,050	\$ 269,050	\$ 273,194	\$ 273,194	\$ 1,418,851	\$ 1,418,851	\$ 1,461,417

Year	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Project Year	15	16	17	18	19	20	21	22	23	24	25
Abated Commercial Real Property Taxes											
Base Commercial AV	\$ 1,773,641	\$ 1,773,641	\$ 1,773,641	\$ 1,773,641	\$ 1,773,641	\$ 1,773,641	\$ 1,773,641	\$ 1,773,641	\$ 1,773,641	\$ 1,773,641	\$ 1,773,641
Incremental Commercial AV Split	\$ 16,512,269	\$ 16,512,269	\$ 17,060,846	\$ 17,060,846	\$ 17,625,881	\$ 17,625,881	\$ 18,207,866	\$ 18,207,866	\$ 18,807,312	\$ 18,807,312	\$ 19,424,740
Commercial Real Property Taxes Not Subject to Abatement											
	Rate										
State of Missouri1	0.0300	\$ 5,486	\$ 5,486	\$ 5,650	\$ 5,650	\$ 5,820	\$ 5,820	\$ 5,994	\$ 5,994	\$ 6,174	\$ 6,174
Dev. Disability - Productive Living Board	0.0840	\$ 15,360	\$ 15,360	\$ 15,821	\$ 15,821	\$ 16,296	\$ 16,296	\$ 16,784	\$ 16,784	\$ 17,288	\$ 17,288
County General	0.1860	\$ 34,012	\$ 34,012	\$ 35,032	\$ 35,032	\$ 36,083	\$ 36,083	\$ 37,166	\$ 37,166	\$ 38,281	\$ 38,281
County Health Fund	0.1250	\$ 22,857	\$ 22,857	\$ 23,543	\$ 23,543	\$ 24,249	\$ 24,249	\$ 24,977	\$ 24,977	\$ 25,726	\$ 25,726
County Park Maintenance	0.0440	\$ 8,046	\$ 8,046	\$ 8,287	\$ 8,287	\$ 8,536	\$ 8,536	\$ 8,792	\$ 8,792	\$ 9,056	\$ 9,056
County Bond Retire	0.0190	\$ 3,474	\$ 3,474	\$ 3,579	\$ 3,579	\$ 3,686	\$ 3,686	\$ 3,796	\$ 3,796	\$ 3,910	\$ 3,910
Roads and Bridges	0.0930	\$ 17,006	\$ 17,006	\$ 17,516	\$ 17,516	\$ 18,042	\$ 18,042	\$ 18,583	\$ 18,583	\$ 19,140	\$ 19,140
St. Louis Community College	0.2787	\$ 50,963	\$ 50,963	\$ 52,492	\$ 52,492	\$ 54,066	\$ 54,066	\$ 55,688	\$ 55,688	\$ 57,359	\$ 57,359
Special School District	1.0158	\$ 185,748	\$ 185,748	\$ 191,321	\$ 191,321	\$ 197,060	\$ 197,060	\$ 202,972	\$ 202,972	\$ 209,061	\$ 209,061
Metropolitan Zoo Museum District	0.2455	\$ 44,892	\$ 44,892	\$ 46,239	\$ 46,239	\$ 47,626	\$ 47,626	\$ 49,055	\$ 49,055	\$ 50,526	\$ 50,526
Library	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Brentwood Schools	5.1127	\$ 934,904	\$ 934,904	\$ 962,951	\$ 962,951	\$ 991,839	\$ 991,839	\$ 1,021,595	\$ 1,021,595	\$ 1,052,242	\$ 1,052,242
Metropolitan Sewer District	0.1041	\$ 19,036	\$ 19,036	\$ 19,607	\$ 19,607	\$ 20,195	\$ 20,195	\$ 20,801	\$ 20,801	\$ 21,425	\$ 21,425
Deer Creek Sewer	0.0810	\$ 14,812	\$ 14,812	\$ 15,256	\$ 15,256	\$ 15,714	\$ 15,714	\$ 16,185	\$ 16,185	\$ 16,671	\$ 16,671
City of Brentwood	0.8130	\$ 148,664	\$ 148,664	\$ 153,124	\$ 153,124	\$ 157,718	\$ 157,718	\$ 162,450	\$ 162,450	\$ 167,323	\$ 167,323
Business District	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Commercial Property Tax Revenues to Taxing Jurisdictions		\$ 1,505,260	\$ 1,505,260	\$ 1,550,417	\$ 1,550,417	\$ 1,596,930	\$ 1,596,930	\$ 1,644,838	\$ 1,644,838	\$ 1,694,183	\$ 1,694,183

COMMERCIAL SURCHARGE

Phase 1 BUILD: COMMERCIAL SURCHARGE

Year		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Project Year		1	2	3	4	5	6	7	8	9	10	11	12	13	14
Redeveloped Commercial Assessed Value		\$ 2,719,128	\$ 14,868,118	\$ 15,314,162	\$ 15,314,162	\$ 15,773,586	\$ 15,773,586	\$ 16,246,794	\$ 16,246,794	\$ 16,734,198	\$ 16,734,198	\$ 17,236,224	\$ 17,236,224	\$ 17,753,310	\$ 17,753,310
	Rate														
Total County Commercial Surcharge	\$ 1.7000														
<i>Total Commercial Surcharge Taxes</i>															
State of Missouri	\$ 0.0039	\$ 946	\$ 975	\$ 1,004	\$ 1,004	\$ 1,034	\$ 1,034	\$ 1,065	\$ 1,065	\$ 1,097	\$ 1,097	\$ 1,130	\$ 1,130	\$ 1,164	\$ 1,164
County General	\$ 0.0450	\$ 11,039	\$ 11,370	\$ 11,711	\$ 11,711	\$ 12,062	\$ 12,062	\$ 12,424	\$ 12,424	\$ 12,797	\$ 12,797	\$ 13,181	\$ 13,181	\$ 13,576	\$ 13,576
County Health Fund	\$ 0.0386	\$ 9,462	\$ 9,746	\$ 10,039	\$ 10,039	\$ 10,340	\$ 10,340	\$ 10,650	\$ 10,650	\$ 10,970	\$ 10,970	\$ 11,299	\$ 11,299	\$ 11,638	\$ 11,638
County Park Maintenance	\$ 0.0064	\$ 1,577	\$ 1,624	\$ 1,673	\$ 1,673	\$ 1,723	\$ 1,723	\$ 1,775	\$ 1,775	\$ 1,828	\$ 1,828	\$ 1,883	\$ 1,883	\$ 1,940	\$ 1,940
County Bond Retire	\$ 0.0332	\$ 8,152	\$ 8,397	\$ 8,649	\$ 8,649	\$ 8,908	\$ 8,908	\$ 9,175	\$ 9,175	\$ 9,451	\$ 9,451	\$ 9,734	\$ 9,734	\$ 10,026	\$ 10,026
Roads and Bridges	\$ 0.0231	\$ 5,677	\$ 5,847	\$ 6,023	\$ 6,023	\$ 6,204	\$ 6,204	\$ 6,390	\$ 6,390	\$ 6,581	\$ 6,581	\$ 6,779	\$ 6,779	\$ 6,982	\$ 6,982
St. Louis Community College	\$ 0.0283	\$ 6,939	\$ 7,147	\$ 7,362	\$ 7,362	\$ 7,582	\$ 7,582	\$ 7,810	\$ 7,810	\$ 8,044	\$ 8,044	\$ 8,286	\$ 8,286	\$ 8,534	\$ 8,534
Special School District	\$ 0.0688	\$ 16,875	\$ 17,381	\$ 17,903	\$ 17,903	\$ 18,440	\$ 18,440	\$ 18,993	\$ 18,993	\$ 19,563	\$ 19,563	\$ 20,149	\$ 20,149	\$ 20,754	\$ 20,754
Metropolitan Zoo Museum District	\$ 0.0305	\$ 7,480	\$ 7,705	\$ 7,936	\$ 7,936	\$ 8,174	\$ 8,174	\$ 8,419	\$ 8,419	\$ 8,672	\$ 8,672	\$ 8,932	\$ 8,932	\$ 9,200	\$ 9,200
County Library	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Brentwood Schools	\$ 0.0122	\$ 3,000	\$ 3,090	\$ 3,183	\$ 3,183	\$ 3,279	\$ 3,279	\$ 3,377	\$ 3,377	\$ 3,478	\$ 3,478	\$ 3,583	\$ 3,583	\$ 3,690	\$ 3,690
Metropolitan Sewer District	\$ 0.0064	\$ 1,575	\$ 1,622	\$ 1,671	\$ 1,671	\$ 1,721	\$ 1,721	\$ 1,772	\$ 1,772	\$ 1,826	\$ 1,826	\$ 1,880	\$ 1,880	\$ 1,937	\$ 1,937
Deer Creek Sewer	\$ 0.0013	\$ 310	\$ 319	\$ 328	\$ 328	\$ 338	\$ 338	\$ 348	\$ 348	\$ 359	\$ 359	\$ 370	\$ 370	\$ 381	\$ 381
Dev. Disability - Productive Living Board	\$ 0.0064	\$ 1,577	\$ 1,624	\$ 1,673	\$ 1,673	\$ 1,723	\$ 1,723	\$ 1,775	\$ 1,775	\$ 1,828	\$ 1,828	\$ 1,883	\$ 1,883	\$ 1,940	\$ 1,940
Total Commercial Surcharge Revenue to Project-Relevant Jurisdictions		\$ 74,610	\$ 76,848	\$ 79,154	\$ 79,154	\$ 81,528	\$ 81,528	\$ 83,974	\$ 83,974	\$ 86,493	\$ 86,493	\$ 89,088	\$ 89,088	\$ 91,761	\$ 91,761

Year		2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Project Year		15	16	17	18	19	20	21	22	23	24	25
Redeveloped Commercial Assessed Value		\$ 18,285,910	\$ 18,285,910	\$ 18,834,487	\$ 18,834,487	\$ 19,399,522	\$ 19,399,522	\$ 19,981,507	\$ 19,981,507	\$ 20,580,953	\$ 20,580,953	\$ 21,198,381
	Rate											
Total County Commercial Surcharge	\$ 1.7000											
<i>Total Commercial Surcharge Taxes</i>												
State of Missouri	\$ 0.0039	\$ 1,199	\$ 1,199	\$ 1,235	\$ 1,235	\$ 1,272	\$ 1,272	\$ 1,310	\$ 1,310	\$ 1,349	\$ 1,349	\$ 1,390
County General	\$ 0.0450	\$ 13,984	\$ 13,984	\$ 14,403	\$ 14,403	\$ 14,835	\$ 14,835	\$ 15,280	\$ 15,280	\$ 15,739	\$ 15,739	\$ 16,211
County Health Fund	\$ 0.0386	\$ 11,987	\$ 11,987	\$ 12,346	\$ 12,346	\$ 12,717	\$ 12,717	\$ 13,098	\$ 13,098	\$ 13,491	\$ 13,491	\$ 13,896
County Park Maintenance	\$ 0.0064	\$ 1,998	\$ 1,998	\$ 2,058	\$ 2,058	\$ 2,119	\$ 2,119	\$ 2,183	\$ 2,183	\$ 2,248	\$ 2,248	\$ 2,316
County Bond Retire	\$ 0.0332	\$ 10,327	\$ 10,327	\$ 10,637	\$ 10,637	\$ 10,956	\$ 10,956	\$ 11,284	\$ 11,284	\$ 11,623	\$ 11,623	\$ 11,972
Roads and Bridges	\$ 0.0231	\$ 7,192	\$ 7,192	\$ 7,407	\$ 7,407	\$ 7,630	\$ 7,630	\$ 7,858	\$ 7,858	\$ 8,094	\$ 8,094	\$ 8,337
St. Louis Community College	\$ 0.0283	\$ 8,790	\$ 8,790	\$ 9,054	\$ 9,054	\$ 9,325	\$ 9,325	\$ 9,605	\$ 9,605	\$ 9,893	\$ 9,893	\$ 10,190
Special School District	\$ 0.0688	\$ 21,377	\$ 21,377	\$ 22,018	\$ 22,018	\$ 22,678	\$ 22,678	\$ 23,359	\$ 23,359	\$ 24,060	\$ 24,060	\$ 24,781
Metropolitan Zoo Museum District	\$ 0.0305	\$ 9,476	\$ 9,476	\$ 9,760	\$ 9,760	\$ 10,053	\$ 10,053	\$ 10,355	\$ 10,355	\$ 10,665	\$ 10,665	\$ 10,985
County Library	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Brentwood Schools	\$ 0.0122	\$ 3,801	\$ 3,801	\$ 3,915	\$ 3,915	\$ 4,032	\$ 4,032	\$ 4,153	\$ 4,153	\$ 4,278	\$ 4,278	\$ 4,406
Metropolitan Sewer District	\$ 0.0064	\$ 1,995	\$ 1,995	\$ 2,055	\$ 2,055	\$ 2,116	\$ 2,116	\$ 2,180	\$ 2,180	\$ 2,245	\$ 2,245	\$ 2,313
Deer Creek Sewer	\$ 0.0013	\$ 392	\$ 392	\$ 404	\$ 404	\$ 416	\$ 416	\$ 428	\$ 428	\$ 441	\$ 441	\$ 455
Dev. Disability - Productive Living Board	\$ 0.0064	\$ 1,998	\$ 1,998	\$ 2,058	\$ 2,058	\$ 2,119	\$ 2,119	\$ 2,183	\$ 2,183	\$ 2,248	\$ 2,248	\$ 2,316
Total Commercial Surcharge Revenue to Project-Relevant Jurisdictions		\$ 94,513	\$ 94,513	\$ 97,349	\$ 97,349	\$ 100,269	\$ 100,269	\$ 103,277	\$ 103,277	\$ 106,376	\$ 106,376	\$ 109,567

RESIDENTIAL REAL PROPERTY

Phase 1 BUILD: RESIDENTIAL REAL PROPERTY

Year	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Project Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Redeveloped Residential Assessed Value														
Base Assessed Value	\$ 917,949	\$ 945,487	\$ 945,487	\$ 945,487	\$ 945,487	\$ 945,487	\$ 945,487	\$ 945,487	\$ 945,487	\$ 945,487	\$ 945,487	\$ 945,487	\$ 945,487	\$ 945,487
Incremental Assessed Value	\$ 6,749,513	\$ 6,980,363	\$ 7,218,139	\$ 7,218,139	\$ 7,463,047	\$ 7,463,047	\$ 7,715,303	\$ 7,715,303	\$ 7,975,127	\$ 7,975,127	\$ 8,242,745	\$ 8,242,745	\$ 8,518,392	\$ 8,518,392
Residential Real Property Taxes Not Subject to Abatement														
	Rate													
State of Missouri1	0.0300	\$ 2,309	\$ 2,378	\$ 2,449	\$ 2,449	\$ 2,523	\$ 2,523	\$ 2,598	\$ 2,598	\$ 2,676	\$ 2,676	\$ 2,756	\$ 2,756	\$ 2,839
Dev. Disability - Productive Living Board	0.0710	\$ 1,151	\$ 1,167	\$ 1,184	\$ 1,184	\$ 1,201	\$ 1,201	\$ 1,219	\$ 1,219	\$ 1,238	\$ 1,238	\$ 6,524	\$ 6,524	\$ 6,719
County General	0.1650	\$ 2,674	\$ 2,712	\$ 2,751	\$ 2,751	\$ 2,791	\$ 2,791	\$ 2,833	\$ 2,833	\$ 2,876	\$ 2,876	\$ 15,161	\$ 15,161	\$ 15,615
County Health Fund	0.1110	\$ 1,799	\$ 1,824	\$ 1,851	\$ 1,851	\$ 1,878	\$ 1,878	\$ 1,906	\$ 1,906	\$ 1,935	\$ 1,935	\$ 10,199	\$ 10,199	\$ 10,505
County Park Maintenance	0.0400	\$ 648	\$ 657	\$ 667	\$ 667	\$ 677	\$ 677	\$ 687	\$ 687	\$ 697	\$ 697	\$ 3,675	\$ 3,675	\$ 3,786
County Bond Retire	0.0190	\$ 308	\$ 312	\$ 317	\$ 317	\$ 321	\$ 321	\$ 326	\$ 326	\$ 331	\$ 331	\$ 1,746	\$ 1,746	\$ 1,798
Roads and Bridges	0.0830	\$ 1,345	\$ 1,364	\$ 1,384	\$ 1,384	\$ 1,404	\$ 1,404	\$ 1,425	\$ 1,425	\$ 1,447	\$ 1,447	\$ 7,626	\$ 7,626	\$ 7,855
St. Louis Community College	0.2787	\$ 4,516	\$ 4,580	\$ 4,647	\$ 4,647	\$ 4,715	\$ 4,715	\$ 4,785	\$ 4,785	\$ 4,858	\$ 4,858	\$ 25,608	\$ 25,608	\$ 26,376
Special School District	1.0158	\$ 16,460	\$ 16,695	\$ 16,936	\$ 16,936	\$ 17,185	\$ 17,185	\$ 17,441	\$ 17,441	\$ 17,705	\$ 17,705	\$ 93,334	\$ 93,334	\$ 96,134
Metropolitan Zoo Museum District	0.2455	\$ 3,978	\$ 4,035	\$ 4,093	\$ 4,093	\$ 4,153	\$ 4,153	\$ 4,215	\$ 4,215	\$ 4,279	\$ 4,279	\$ 22,557	\$ 22,557	\$ 23,234
Library	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Brentwood Schools	4.2588	\$ 69,011	\$ 69,994	\$ 71,007	\$ 71,007	\$ 72,050	\$ 72,050	\$ 73,124	\$ 73,124	\$ 74,231	\$ 74,231	\$ 391,308	\$ 391,308	\$ 403,048
Metropolitan Sewer District	0.1041	\$ 1,687	\$ 1,711	\$ 1,736	\$ 1,736	\$ 1,761	\$ 1,761	\$ 1,787	\$ 1,787	\$ 1,814	\$ 1,814	\$ 9,565	\$ 9,565	\$ 9,852
Deer Creek Sewer	0.0660	\$ 1,069	\$ 1,085	\$ 1,100	\$ 1,100	\$ 1,117	\$ 1,117	\$ 1,133	\$ 1,133	\$ 1,150	\$ 1,150	\$ 6,064	\$ 6,064	\$ 6,246
City of Brentwood	0.5180	\$ 8,394	\$ 8,513	\$ 8,637	\$ 8,637	\$ 8,763	\$ 8,763	\$ 8,894	\$ 8,894	\$ 9,029	\$ 9,029	\$ 47,595	\$ 47,595	\$ 49,023
Business District	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Residential Property Tax Revenues to Taxing Jurisdictions		\$ 115,349	\$ 117,028	\$ 118,758	\$ 118,758	\$ 120,540	\$ 120,540	\$ 122,376	\$ 122,376	\$ 124,266	\$ 124,266	\$ 643,718	\$ 643,718	\$ 663,030

Year	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Project Year	15	16	17	18	19	20	21	22	23	24	25
Redeveloped Residential Assessed Value											
Base Assessed Value	\$ 945,487	\$ 945,487	\$ 945,487	\$ 945,487	\$ 945,487	\$ 945,487	\$ 945,487	\$ 945,487	\$ 945,487	\$ 945,487	\$ 945,487
Incremental Assessed Value	\$ 8,802,309	\$ 8,802,309	\$ 9,094,743	\$ 9,094,743	\$ 9,395,950	\$ 9,395,950	\$ 9,706,193	\$ 9,706,193	\$ 10,025,743	\$ 10,025,743	\$ 10,354,880
Residential Real Property Taxes Not Subject to Abatement											
	Rate										
State of Missouri1	0.0300	\$ 2,924	\$ 2,924	\$ 3,012	\$ 3,012	\$ 3,102	\$ 3,102	\$ 3,196	\$ 3,196	\$ 3,291	\$ 3,291
Dev. Disability - Productive Living Board	0.0710	\$ 6,921	\$ 6,921	\$ 7,129	\$ 7,129	\$ 7,342	\$ 7,342	\$ 7,563	\$ 7,563	\$ 7,790	\$ 8,023
County General	0.1650	\$ 16,084	\$ 16,084	\$ 16,566	\$ 16,566	\$ 17,063	\$ 17,063	\$ 17,575	\$ 17,575	\$ 18,103	\$ 18,103
County Health Fund	0.1110	\$ 10,820	\$ 10,820	\$ 11,145	\$ 11,145	\$ 11,479	\$ 11,479	\$ 11,823	\$ 11,823	\$ 12,178	\$ 12,178
County Park Maintenance	0.0400	\$ 3,899	\$ 3,899	\$ 4,016	\$ 4,016	\$ 4,137	\$ 4,137	\$ 4,261	\$ 4,261	\$ 4,388	\$ 4,388
County Bond Retire	0.0190	\$ 1,852	\$ 1,852	\$ 1,908	\$ 1,908	\$ 1,965	\$ 1,965	\$ 2,024	\$ 2,024	\$ 2,085	\$ 2,085
Roads and Bridges	0.0830	\$ 8,091	\$ 8,091	\$ 8,333	\$ 8,333	\$ 8,583	\$ 8,583	\$ 8,841	\$ 8,841	\$ 9,106	\$ 9,106
St. Louis Community College	0.2787	\$ 27,167	\$ 27,167	\$ 27,982	\$ 27,982	\$ 28,822	\$ 28,822	\$ 29,686	\$ 29,686	\$ 30,577	\$ 30,577
Special School District	1.0158	\$ 99,018	\$ 99,018	\$ 101,989	\$ 101,989	\$ 105,048	\$ 105,048	\$ 108,200	\$ 108,200	\$ 111,446	\$ 111,446
Metropolitan Zoo Museum District	0.2455	\$ 23,931	\$ 23,931	\$ 24,649	\$ 24,649	\$ 25,388	\$ 25,388	\$ 26,150	\$ 26,150	\$ 26,934	\$ 26,934
Library	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Brentwood Schools	4.2588	\$ 415,139	\$ 415,139	\$ 427,593	\$ 427,593	\$ 440,421	\$ 440,421	\$ 453,634	\$ 453,634	\$ 467,243	\$ 467,243
Metropolitan Sewer District	0.1041	\$ 10,147	\$ 10,147	\$ 10,452	\$ 10,452	\$ 10,765	\$ 10,765	\$ 11,088	\$ 11,088	\$ 11,421	\$ 11,421
Deer Creek Sewer	0.0660	\$ 6,434	\$ 6,434	\$ 6,627	\$ 6,627	\$ 6,825	\$ 6,825	\$ 7,030	\$ 7,030	\$ 7,241	\$ 7,241
City of Brentwood	0.5180	\$ 50,494	\$ 50,494	\$ 52,008	\$ 52,008	\$ 53,569	\$ 53,569	\$ 55,176	\$ 55,176	\$ 56,831	\$ 56,831
Business District	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Residential Property Tax Revenues to Taxing Jurisdictions		\$ 682,921	\$ 682,921	\$ 703,408	\$ 703,408	\$ 724,511	\$ 724,511	\$ 746,246	\$ 746,246	\$ 768,633	\$ 768,633

PERSONAL REAL PROPERTY

Phase 1 BUILD: PERSONAL PROPERTY

Year	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	
Project Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	
Total Assessed Value:	\$ 1,941,332	\$ 1,941,332	\$ 1,999,571	\$ 1,999,571	\$ 2,059,559	\$ 2,059,559	\$ 2,121,345	\$ 2,121,345	\$ 2,184,986	\$ 2,184,986	\$ 2,250,535	\$ 2,250,535	\$ 2,318,051	\$ 2,318,051	
% Complete	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
Depreciation	0%	100%	86%	61%	100%	86%	61%	44%	31%	100%	86%	61%	44%	31%	
Assumed Value (replacement every 5 years)	\$ -	\$ 1,941,332	\$ 1,719,631	\$ 1,219,739	\$ 2,059,559	\$ 1,771,220	\$ 1,294,021	\$ 933,392	\$ 677,346	\$ 2,184,986	\$ 1,935,460	\$ 1,372,827	\$ 1,019,943	\$ 718,596	
Personal Property Tax Revenue	Rate														
State of Missouri1	\$ 0.0300	\$ -	\$ 582	\$ 516	\$ 366	\$ 618	\$ 531	\$ 388	\$ 280	\$ 203	\$ 655	\$ 581	\$ 412	\$ 306	\$ 216
County General	\$ 0.2090	\$ -	\$ 4,057	\$ 3,594	\$ 2,549	\$ 4,304	\$ 3,702	\$ 2,705	\$ 1,951	\$ 1,416	\$ 4,567	\$ 4,045	\$ 2,869	\$ 2,132	\$ 1,502
County Health Fund	\$ 0.1400	\$ -	\$ 2,718	\$ 2,407	\$ 1,708	\$ 2,883	\$ 2,480	\$ 1,812	\$ 1,307	\$ 948	\$ 3,059	\$ 2,710	\$ 1,922	\$ 1,428	\$ 1,006
County Park Maintenance	\$ 0.0500	\$ -	\$ 971	\$ 860	\$ 610	\$ 1,030	\$ 886	\$ 647	\$ 467	\$ 339	\$ 1,092	\$ 968	\$ 686	\$ 510	\$ 359
County Bond Retire	\$ 0.0190	\$ -	\$ 369	\$ 327	\$ 232	\$ 391	\$ 337	\$ 246	\$ 177	\$ 129	\$ 415	\$ 368	\$ 261	\$ 194	\$ 137
Roads and Bridges	\$ 0.1050	\$ -	\$ 2,038	\$ 1,806	\$ 1,281	\$ 2,163	\$ 1,860	\$ 1,359	\$ 980	\$ 711	\$ 2,294	\$ 2,032	\$ 1,441	\$ 1,071	\$ 755
St. Louis Community College	\$ 0.2787	\$ -	\$ 5,410	\$ 4,793	\$ 3,399	\$ 5,740	\$ 4,936	\$ 3,606	\$ 2,601	\$ 1,888	\$ 6,090	\$ 5,394	\$ 3,826	\$ 2,843	\$ 2,003
Special School District	\$ 1.0158	\$ -	\$ 19,720	\$ 17,468	\$ 12,390	\$ 20,921	\$ 17,992	\$ 13,145	\$ 9,481	\$ 6,880	\$ 22,195	\$ 19,660	\$ 13,945	\$ 10,361	\$ 7,299
Metropolitan Zoo Museum District	\$ 0.2455	\$ -	\$ 4,766	\$ 4,222	\$ 2,994	\$ 5,056	\$ 4,348	\$ 3,177	\$ 2,291	\$ 1,663	\$ 5,364	\$ 4,752	\$ 3,370	\$ 2,504	\$ 1,764
Library	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Brentwood School District	\$ 4.9132	\$ -	\$ 95,382	\$ 84,489	\$ 59,928	\$ 101,190	\$ 87,024	\$ 63,578	\$ 45,859	\$ 33,279	\$ 107,353	\$ 95,093	\$ 67,450	\$ 50,112	\$ 35,306
Metropolitan Sewer District	\$ 0.1041	\$ -	\$ 2,021	\$ 1,790	\$ 1,270	\$ 2,144	\$ 1,844	\$ 1,347	\$ 972	\$ 705	\$ 2,275	\$ 2,015	\$ 1,429	\$ 1,062	\$ 748
Deer Creek Sewer	\$ 0.0930	\$ -	\$ 1,805	\$ 1,599	\$ 1,134	\$ 1,915	\$ 1,647	\$ 1,203	\$ 868	\$ 630	\$ 2,032	\$ 1,800	\$ 1,277	\$ 949	\$ 668
City of Brentwood	\$ 0.8920	\$ -	\$ 17,317	\$ 15,339	\$ 10,880	\$ 18,371	\$ 15,799	\$ 11,543	\$ 8,326	\$ 6,042	\$ 19,490	\$ 17,264	\$ 12,246	\$ 9,098	\$ 6,410
Business District	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dev. Disability - Productive Living Board	\$ 0.0900	\$ -	\$ 1,747	\$ 1,548	\$ 1,098	\$ 1,854	\$ 1,594	\$ 1,165	\$ 840	\$ 610	\$ 1,966	\$ 1,742	\$ 1,236	\$ 918	\$ 647
Total Personal Property Tax Revenue	\$ 8.1853	\$ -	\$ 158,904	\$ 140,757	\$ 99,839	\$ 168,581	\$ 144,980	\$ 105,919	\$ 76,401	\$ 55,443	\$ 178,848	\$ 158,423	\$ 112,370	\$ 83,485	\$ 58,819

Year	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	
Project Year	15	16	17	18	19	20	21	22	23	24	25	
Total Assessed Value:	\$ 2,387,593	\$ 2,387,593	\$ 2,459,221	\$ 2,459,221	\$ 2,532,997	\$ 2,532,997	\$ 2,608,987	\$ 2,608,987	\$ 2,687,257	\$ 2,687,257	\$ 2,767,875	
% Complete	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
Depreciation	100%	86%	61%	44%	31%	100%	86%	61%	44%	31%	100%	
Assumed Value (replacement every 5 years)	\$ 2,387,593	\$ 2,053,330	\$ 1,500,125	\$ 1,082,057	\$ 785,229	\$ 2,532,997	\$ 2,243,729	\$ 1,591,482	\$ 1,182,393	\$ 833,050	\$ 2,767,875	
Personal Property Tax Revenue	Rate											
State of Missouri1	0.03	\$ 716	\$ 616	\$ 450	\$ 325	\$ 236	\$ 760	\$ 673	\$ 477	\$ 355	\$ 250	\$ 830
County General	0.209	\$ 4,990	\$ 4,291	\$ 3,135	\$ 2,261	\$ 1,641	\$ 5,294	\$ 4,689	\$ 3,326	\$ 2,471	\$ 1,741	\$ 5,785
County Health Fund	0.14	\$ 3,343	\$ 2,875	\$ 2,100	\$ 1,515	\$ 1,099	\$ 3,546	\$ 3,141	\$ 2,228	\$ 1,655	\$ 1,166	\$ 3,875
County Park Maintenance	0.05	\$ 1,194	\$ 1,027	\$ 750	\$ 541	\$ 393	\$ 1,266	\$ 1,122	\$ 796	\$ 591	\$ 417	\$ 1,384
County Bond Retire	0.019	\$ 454	\$ 390	\$ 285	\$ 206	\$ 149	\$ 481	\$ 426	\$ 302	\$ 225	\$ 158	\$ 526
Roads and Bridges	0.105	\$ 2,507	\$ 2,156	\$ 1,575	\$ 1,136	\$ 824	\$ 2,660	\$ 2,356	\$ 1,671	\$ 1,242	\$ 875	\$ 2,906
St. Louis Community College	0.2787	\$ 6,654	\$ 5,723	\$ 4,181	\$ 3,016	\$ 2,188	\$ 7,059	\$ 6,253	\$ 4,435	\$ 3,295	\$ 2,322	\$ 7,714
Special School District	1.0158	\$ 24,253	\$ 20,858	\$ 15,238	\$ 10,992	\$ 7,976	\$ 25,730	\$ 22,792	\$ 16,166	\$ 12,011	\$ 8,462	\$ 28,116
Metropolitan Zoo Museum District	0.2455	\$ 5,862	\$ 5,041	\$ 3,683	\$ 2,656	\$ 1,928	\$ 6,219	\$ 5,508	\$ 3,907	\$ 2,903	\$ 2,045	\$ 6,795
Library	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Brentwood School District	4.9132	\$ 117,307	\$ 100,884	\$ 73,704	\$ 53,164	\$ 38,580	\$ 124,451	\$ 110,239	\$ 78,193	\$ 58,093	\$ 40,929	\$ 135,991
Metropolitan Sewer District	0.1041	\$ 2,485	\$ 2,138	\$ 1,562	\$ 1,126	\$ 817	\$ 2,637	\$ 2,336	\$ 1,657	\$ 1,231	\$ 867	\$ 2,881
Deer Creek Sewer	0.093	\$ 2,220	\$ 1,910	\$ 1,395	\$ 1,006	\$ 730	\$ 2,356	\$ 2,087	\$ 1,480	\$ 1,100	\$ 775	\$ 2,574
City of Brentwood	0.892	\$ 21,297	\$ 18,316	\$ 13,381	\$ 9,652	\$ 7,004	\$ 22,594	\$ 20,014	\$ 14,196	\$ 10,547	\$ 7,431	\$ 24,689
Business District	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dev. Disability - Productive Living Board	0.09	\$ 2,149	\$ 1,848	\$ 1,350	\$ 974	\$ 707	\$ 2,280	\$ 2,019	\$ 1,432	\$ 1,064	\$ 750	\$ 2,491
Total Personal Property Tax Revenue	8.1853	\$ 195,432	\$ 168,071	\$ 122,790	\$ 88,570	\$ 64,273	\$ 207,333	\$ 183,656	\$ 130,268	\$ 96,782	\$ 68,188	\$ 226,559

Sales Taxes

Phase 1 BUILD: SALES TAX

Year		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Project Year		1	2	3	4	5	6	7	8	9	10	11	12	13	14
Estimated Taxable Sales with Vacancy		\$ 16,280,610	\$ 24,909,333	\$ 32,182,859	\$ 32,826,516	\$ 33,483,046	\$ 34,152,707	\$ 34,835,761	\$ 35,532,476	\$ 36,243,126	\$ 36,967,988	\$ 37,707,348	\$ 38,461,495	\$ 39,230,725	\$ 40,015,340
Base Retail Sales		\$ 3,825,000	\$ 3,825,000	\$ 3,825,000	\$ 3,825,000	\$ 3,825,000	\$ 3,825,000	\$ 3,825,000	\$ 3,825,000	\$ 3,825,000	\$ 3,825,000	\$ 3,825,000	\$ 3,825,000	\$ 3,825,000	\$ 3,825,000
Total Incremental Sales		\$ 12,455,610	\$ 21,084,333	\$ 28,357,859	\$ 29,001,516	\$ 29,658,046	\$ 30,327,707	\$ 31,010,761	\$ 31,707,476	\$ 32,418,126	\$ 33,142,988	\$ 33,882,348	\$ 34,636,495	\$ 35,405,725	\$ 36,190,340
Total Sales		\$ 16,280,610	\$ 24,909,333	\$ 32,182,859	\$ 32,826,516	\$ 33,483,046	\$ 34,152,707	\$ 34,835,761	\$ 35,532,476	\$ 36,243,126	\$ 36,967,988	\$ 37,707,348	\$ 38,461,495	\$ 39,230,725	\$ 40,015,340
Taxe	Rate														
Missouri State Sales Tax	4.2250%	\$ 687,856	\$ 1,052,419	\$ 1,359,726	\$ 1,386,920	\$ 1,414,659	\$ 1,442,952	\$ 1,471,811	\$ 1,501,247	\$ 1,531,272	\$ 1,561,898	\$ 1,593,135	\$ 1,624,998	\$ 1,657,498	\$ 1,690,648
Prop A Transportation	0.5000%	\$ 81,403	\$ 124,547	\$ 160,914	\$ 164,133	\$ 167,415	\$ 170,764	\$ 174,179	\$ 177,662	\$ 181,216	\$ 184,840	\$ 188,537	\$ 192,307	\$ 196,154	\$ 200,077
Children's Service Fund	0.2500%	\$ 40,702	\$ 62,273	\$ 80,457	\$ 82,066	\$ 83,708	\$ 85,382	\$ 87,089	\$ 88,831	\$ 90,608	\$ 92,420	\$ 94,268	\$ 96,154	\$ 98,077	\$ 100,038
Parks Arch Tax	0.1875%	\$ 30,526	\$ 46,705	\$ 60,343	\$ 61,550	\$ 62,781	\$ 64,036	\$ 65,317	\$ 66,623	\$ 67,956	\$ 69,315	\$ 70,701	\$ 72,115	\$ 73,558	\$ 75,029
Metrolink (Mass Transit)	0.2500%	\$ 40,702	\$ 62,273	\$ 80,457	\$ 82,066	\$ 83,708	\$ 85,382	\$ 87,089	\$ 88,831	\$ 90,608	\$ 92,420	\$ 94,268	\$ 96,154	\$ 98,077	\$ 100,038
Emergency Services	0.1000%	\$ 16,281	\$ 24,909	\$ 32,183	\$ 32,827	\$ 33,483	\$ 34,153	\$ 34,836	\$ 35,532	\$ 36,243	\$ 36,968	\$ 37,707	\$ 38,461	\$ 39,231	\$ 40,015
	0.0000%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Countywide Sales Tax	1.0000%	\$ 162,806	\$ 249,093	\$ 321,829	\$ 328,265	\$ 334,830	\$ 341,527	\$ 348,358	\$ 355,325	\$ 362,431	\$ 369,680	\$ 377,073	\$ 384,615	\$ 392,307	\$ 400,153
County Transportation Sales Tax	0.5000%	\$ 81,403	\$ 124,547	\$ 160,914	\$ 164,133	\$ 167,415	\$ 170,764	\$ 174,179	\$ 177,662	\$ 181,216	\$ 184,840	\$ 188,537	\$ 192,307	\$ 196,154	\$ 200,077
Regional Parks/Trails (Metro Parks)	0.1000%	\$ 16,281	\$ 24,909	\$ 32,183	\$ 32,827	\$ 33,483	\$ 34,153	\$ 34,836	\$ 35,532	\$ 36,243	\$ 36,968	\$ 37,707	\$ 38,461	\$ 39,231	\$ 40,015
County Prop P Public Safety	0.5000%	\$ 81,403	\$ 124,547	\$ 160,914	\$ 164,133	\$ 167,415	\$ 170,764	\$ 174,179	\$ 177,662	\$ 181,216	\$ 184,840	\$ 188,537	\$ 192,307	\$ 196,154	\$ 200,077
Zoo Tax	0.1250%	\$ 20,351	\$ 31,137	\$ 40,229	\$ 41,033	\$ 41,854	\$ 42,691	\$ 43,545	\$ 44,416	\$ 45,304	\$ 46,210	\$ 47,134	\$ 48,077	\$ 49,038	\$ 50,019
Brentwood Economic Development Sales Tax	0.5000%	\$ 81,403	\$ 124,547	\$ 160,914	\$ 164,133	\$ 167,415	\$ 170,764	\$ 174,179	\$ 177,662	\$ 181,216	\$ 184,840	\$ 188,537	\$ 192,307	\$ 196,154	\$ 200,077
Brentwood Capital Improvements Sales Tax	0.5000%	\$ 81,403	\$ 124,547	\$ 160,914	\$ 164,133	\$ 167,415	\$ 170,764	\$ 174,179	\$ 177,662	\$ 181,216	\$ 184,840	\$ 188,537	\$ 192,307	\$ 196,154	\$ 200,077
Brentwood Local Option Sales Tax	0.2500%	\$ 40,702	\$ 62,273	\$ 80,457	\$ 82,066	\$ 83,708	\$ 85,382	\$ 87,089	\$ 88,831	\$ 90,608	\$ 92,420	\$ 94,268	\$ 96,154	\$ 98,077	\$ 100,038
Brentwood Fire	0.5000%	\$ 81,403	\$ 124,547	\$ 160,914	\$ 164,133	\$ 167,415	\$ 170,764	\$ 174,179	\$ 177,662	\$ 181,216	\$ 184,840	\$ 188,537	\$ 192,307	\$ 196,154	\$ 200,077
Brentwood Stormwater & Parks	0.2500%	\$ 40,702	\$ 62,273	\$ 80,457	\$ 82,066	\$ 83,708	\$ 85,382	\$ 87,089	\$ 88,831	\$ 90,608	\$ 92,420	\$ 94,268	\$ 96,154	\$ 98,077	\$ 100,038
Total Retail Sales Tax Revenues to Taxing Jurisdictions (Not including Collection Fees or Timely Payment Discounts)	0.0000%	\$ 1,585,324	\$ 2,425,546	\$ 3,133,806	\$ 3,196,482	\$ 3,260,412	\$ 3,325,620	\$ 3,392,132	\$ 3,459,975	\$ 3,529,174	\$ 3,599,758	\$ 3,671,753	\$ 3,745,188	\$ 3,820,092	\$ 3,896,494

Year		2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Project Year		15	16	17	18	19	20	21	22	23	24	25
Estimated Taxable Sales with Vacancy		\$ 40,815,646	\$ 41,631,959	\$ 42,464,598	\$ 43,313,890	\$ 44,180,168	\$ 45,063,772	\$ 45,965,047	\$ 46,884,348	\$ 47,822,035	\$ 48,778,476	\$ 49,754,045
Base Retail Sales		\$ 3,825,000	\$ 3,825,000	\$ 3,825,000	\$ 3,825,000	\$ 3,825,000	\$ 3,825,000	\$ 3,825,000	\$ 3,825,000	\$ 3,825,000	\$ 3,825,000	\$ 3,825,000
Total Incremental Sales		\$ 36,990,646	\$ 37,806,959	\$ 38,639,598	\$ 39,488,890	\$ 40,355,168	\$ 41,238,772	\$ 42,140,047	\$ 43,059,348	\$ 43,997,035	\$ 44,953,476	\$ 45,929,045
Total Sales		\$ 40,815,646	\$ 41,631,959	\$ 42,464,598	\$ 43,313,890	\$ 44,180,168	\$ 45,063,772	\$ 45,965,047	\$ 46,884,348	\$ 47,822,035	\$ 48,778,476	\$ 49,754,045
Taxe	Rate											
Missouri State Sales Tax	4.2250%	\$ 1,724,461	\$ 1,758,950	\$ 1,794,129	\$ 1,830,012	\$ 1,866,612	\$ 1,903,944	\$ 1,942,023	\$ 1,980,864	\$ 2,020,481	\$ 2,060,891	\$ 2,102,108
Prop A Transportation	0.5000%	\$ 204,078	\$ 208,160	\$ 212,323	\$ 216,569	\$ 220,901	\$ 225,319	\$ 229,825	\$ 234,422	\$ 239,110	\$ 243,892	\$ 248,770
Children's Service Fund	0.2500%	\$ 102,039	\$ 104,080	\$ 106,161	\$ 108,285	\$ 110,450	\$ 112,659	\$ 114,913	\$ 117,211	\$ 119,555	\$ 121,946	\$ 124,385
Parks Arch Tax	0.1875%	\$ 76,529	\$ 78,060	\$ 79,621	\$ 81,214	\$ 82,838	\$ 84,495	\$ 86,184	\$ 87,908	\$ 89,666	\$ 91,460	\$ 93,289
Metrolink (Mass Transit)	0.2500%	\$ 102,039	\$ 104,080	\$ 106,161	\$ 108,285	\$ 110,450	\$ 112,659	\$ 114,913	\$ 117,211	\$ 119,555	\$ 121,946	\$ 124,385
Emergency Services	0.1000%	\$ 40,816	\$ 41,632	\$ 42,465	\$ 43,314	\$ 44,180	\$ 45,064	\$ 45,965	\$ 46,884	\$ 47,822	\$ 48,778	\$ 49,754
	0.0000%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Countywide Sales Tax	1.0000%	\$ 408,156	\$ 416,320	\$ 424,646	\$ 433,139	\$ 441,802	\$ 450,638	\$ 459,650	\$ 468,843	\$ 478,220	\$ 487,785	\$ 497,540
County Transportation Sales Tax	0.5000%	\$ 204,078	\$ 208,160	\$ 212,323	\$ 216,569	\$ 220,901	\$ 225,319	\$ 229,825	\$ 234,422	\$ 239,110	\$ 243,892	\$ 248,770
Regional Parks/Trails (Metro Parks)	0.1000%	\$ 40,816	\$ 41,632	\$ 42,465	\$ 43,314	\$ 44,180	\$ 45,064	\$ 45,965	\$ 46,884	\$ 47,822	\$ 48,778	\$ 49,754
County Prop P Public Safety	0.5000%	\$ 204,078	\$ 208,160	\$ 212,323	\$ 216,569	\$ 220,901	\$ 225,319	\$ 229,825	\$ 234,422	\$ 239,110	\$ 243,892	\$ 248,770
Zoo Tax	0.1250%	\$ 51,020	\$ 52,040	\$ 53,081	\$ 54,142	\$ 55,225	\$ 56,330	\$ 57,456	\$ 58,605	\$ 59,778	\$ 60,973	\$ 62,193
Brentwood Economic Development Sales Tax	0.5000%	\$ 204,078	\$ 208,160	\$ 212,323	\$ 216,569	\$ 220,901	\$ 225,319	\$ 229,825	\$ 234,422	\$ 239,110	\$ 243,892	\$ 248,770
Brentwood Capital Improvements Sales Tax	0.5000%	\$ 204,078	\$ 208,160	\$ 212,323	\$ 216,569	\$ 220,901	\$ 225,319	\$ 229,825	\$ 234,422	\$ 239,110	\$ 243,892	\$ 248,770
Brentwood Local Option Sales Tax	0.2500%	\$ 102,039	\$ 104,080	\$ 106,161	\$ 108,285	\$ 110,450	\$ 112,659	\$ 114,913	\$ 117,211	\$ 119,555	\$ 121,946	\$ 124,385
Brentwood Fire	0.5000%	\$ 204,078	\$ 208,160	\$ 212,323	\$ 216,569	\$ 220,901	\$ 225,319	\$ 229,825	\$ 234,422	\$ 239,110	\$ 243,892	\$ 248,770
Brentwood Stormwater & Parks	0.2500%	\$ 102,039	\$ 104,080	\$ 106,161	\$ 108,285	\$ 110,450	\$ 112,659	\$ 114,913	\$ 117,211	\$ 119,555	\$ 121,946	\$ 124,385
Total Retail Sales Tax Revenues to Taxing Jurisdictions (Not including Collection Fees or Timely Payment Discounts)	0.0000%	\$ 3,974,424	\$ 4,053,912	\$ 4,134,990	\$ 4,217,690	\$ 4,302,044	\$ 4,388,085	\$ 4,475,846	\$ 4,565,363	\$ 4,656,671	\$ 4,749,804	\$ 4,844,800

Utility Taxes

Phase 1 BUILD: UTILITY TAX

Year		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Project Year		1	2	3	4	5	6	7	8	9	10	11	12	13	14
Commercial Utility Sales		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utility Revenues		\$ 310,304	\$ 474,765	\$ 387,408	\$ 559,805	\$ 638,177	\$ 650,941	\$ 663,959	\$ 677,239	\$ 690,783	\$ 704,599	\$ 718,691	\$ 733,065	\$ 747,726	\$ 762,681
Base Utilities		\$ 93,954	\$ 93,954	\$ 93,954	\$ 93,954	\$ 93,954	\$ 93,954	\$ 93,954	\$ 93,954	\$ 93,954	\$ 93,954	\$ 93,954	\$ 93,954	\$ 93,954	\$ 93,954
Incremental Utility Charges	Rate	\$ 216,350	\$ 380,811	\$ 293,454	\$ 465,851	\$ 544,223	\$ 556,987	\$ 570,005	\$ 583,285	\$ 596,829	\$ 610,645	\$ 624,737	\$ 639,111	\$ 653,772	\$ 668,727
Utility Taxes Revenue	0.075	\$ -	\$ 21,327	\$ 18,051	\$ 24,516	\$ 27,455	\$ 27,934	\$ 28,422	\$ 28,920	\$ 29,428	\$ 29,946	\$ 30,474	\$ 31,013	\$ 31,563	\$ 32,124
Residential Utility Sales		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utility Revenues		\$ 142,125	\$ 193,290	\$ 197,156	\$ 201,099	\$ 205,121	\$ 209,223	\$ 213,408	\$ 217,676	\$ 222,029	\$ 226,470	\$ 230,999	\$ 235,619	\$ 240,332	\$ 245,138
Base Utilities	Rate	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Incremental Utility Charges	0.07	\$ 142,125	\$ 193,290	\$ 197,156	\$ 201,099	\$ 205,121	\$ 209,223	\$ 213,408	\$ 217,676	\$ 222,029	\$ 226,470	\$ 230,999	\$ 235,619	\$ 240,332	\$ 245,138
Utility Taxes Revenue		\$ -	\$ 7,248	\$ 7,393	\$ 7,541	\$ 7,692	\$ 7,846	\$ 8,003	\$ 8,163	\$ 8,326	\$ 8,493	\$ 8,662	\$ 8,836	\$ 9,012	\$ 9,193

Year		2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Project Year		15	16	17	18	19	20	21	22	23	24	25
Commercial Utility Sales		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utility Revenues		\$ 777,934	\$ 793,493	\$ 809,363	\$ 825,550	\$ 842,061	\$ 858,902	\$ 876,080	\$ 893,602	\$ 911,474	\$ 929,704	\$ 948,298
Base Utilities		\$ 93,954	\$ 93,954	\$ 93,954	\$ 93,954	\$ 93,954	\$ 93,954	\$ 93,954	\$ 93,954	\$ 93,954	\$ 93,954	\$ 93,954
Incremental Utility Charges		\$ 683,980	\$ 699,539	\$ 715,409	\$ 731,596	\$ 748,107	\$ 764,948	\$ 782,126	\$ 799,648	\$ 817,520	\$ 835,750	\$ 854,344
Utility Taxes Revenue		\$ 32,696	\$ 33,279	\$ 33,874	\$ 34,481	\$ 35,101	\$ 35,732	\$ 36,376	\$ 37,033	\$ 37,704	\$ 38,387	\$ 39,084
Residential Utility Sales		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utility Revenues		\$ 250,041	\$ 255,042	\$ 260,143	\$ 265,346	\$ 270,653	\$ 276,066	\$ 281,587	\$ 287,219	\$ 292,963	\$ 298,822	\$ 304,799
Base Utilities		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Incremental Utility Charges		\$ 250,041	\$ 255,042	\$ 260,143	\$ 265,346	\$ 270,653	\$ 276,066	\$ 281,587	\$ 287,219	\$ 292,963	\$ 298,822	\$ 304,799
Utility Taxes Revenue		\$ 9,377	\$ 9,564	\$ 9,755	\$ 9,950	\$ 10,149	\$ 10,352	\$ 10,560	\$ 10,771	\$ 10,986	\$ 11,206	\$ 11,430

APPENDIX B-2

Phase 1: No Build Projections

COMMERCIAL REAL PROPERTY
Phase 1 NO BUILD: COMMERCIAL REAL PROPERTY

Year	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Project Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Abated Commercial Real Property Taxes														
Base Commercial Assessed Value	\$ 2,639,930	\$ 2,639,930	\$ 2,719,128	\$ 2,719,128	\$ 2,800,702	\$ 2,800,702	\$ 2,884,723	\$ 2,884,723	\$ 2,971,264	\$ 2,971,264	\$ 3,060,402	\$ 3,060,402	\$ 3,152,214	\$ 3,152,214
Incremental Assessed Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Commercial Real Property Taxes														
	Rate													
State of Missouri1	0.0300	\$ 792	\$ 792	\$ 816	\$ 816	\$ 840	\$ 840	\$ 865	\$ 865	\$ 891	\$ 891	\$ 918	\$ 918	\$ 946
Dev. Disability - Productive Living Board	0.0840	\$ 2,218	\$ 2,218	\$ 2,284	\$ 2,284	\$ 2,353	\$ 2,353	\$ 2,423	\$ 2,423	\$ 2,496	\$ 2,496	\$ 2,571	\$ 2,571	\$ 2,648
County General	0.1860	\$ 4,910	\$ 4,910	\$ 5,058	\$ 5,058	\$ 5,209	\$ 5,209	\$ 5,366	\$ 5,366	\$ 5,527	\$ 5,527	\$ 5,692	\$ 5,692	\$ 5,863
County Health Fund	0.1250	\$ 3,300	\$ 3,300	\$ 3,399	\$ 3,399	\$ 3,501	\$ 3,501	\$ 3,606	\$ 3,606	\$ 3,714	\$ 3,714	\$ 3,826	\$ 3,826	\$ 3,940
County Park Maintenance	0.0440	\$ 1,162	\$ 1,162	\$ 1,196	\$ 1,196	\$ 1,232	\$ 1,232	\$ 1,269	\$ 1,269	\$ 1,307	\$ 1,307	\$ 1,347	\$ 1,347	\$ 1,387
County Bond Retire	0.0190	\$ 502	\$ 502	\$ 517	\$ 517	\$ 532	\$ 532	\$ 548	\$ 548	\$ 565	\$ 565	\$ 581	\$ 581	\$ 599
Roads and Bridges	0.0930	\$ 2,455	\$ 2,455	\$ 2,529	\$ 2,529	\$ 2,605	\$ 2,605	\$ 2,683	\$ 2,683	\$ 2,763	\$ 2,763	\$ 2,846	\$ 2,846	\$ 2,932
St. Louis Community College	0.2787	\$ 7,357	\$ 7,357	\$ 7,578	\$ 7,578	\$ 7,806	\$ 7,806	\$ 8,040	\$ 8,040	\$ 8,281	\$ 8,281	\$ 8,529	\$ 8,529	\$ 8,785
Special School District	1.0158	\$ 26,816	\$ 26,816	\$ 27,621	\$ 27,621	\$ 28,450	\$ 28,450	\$ 29,303	\$ 29,303	\$ 30,182	\$ 30,182	\$ 31,088	\$ 31,088	\$ 32,020
Metropolitan Zoo Museum District	0.2455	\$ 6,481	\$ 6,481	\$ 6,675	\$ 6,675	\$ 6,876	\$ 6,876	\$ 7,082	\$ 7,082	\$ 7,294	\$ 7,294	\$ 7,513	\$ 7,513	\$ 7,739
Library	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Brentwood Schools	5.1127	\$ 134,972	\$ 134,972	\$ 139,021	\$ 139,021	\$ 143,191	\$ 143,191	\$ 147,487	\$ 147,487	\$ 151,912	\$ 151,912	\$ 156,469	\$ 156,469	\$ 161,163
Metropolitan Sewer District	0.1041	\$ 2,748	\$ 2,748	\$ 2,831	\$ 2,831	\$ 2,916	\$ 2,916	\$ 3,003	\$ 3,003	\$ 3,093	\$ 3,093	\$ 3,186	\$ 3,186	\$ 3,281
Deer Creek Sewer	0.0810	\$ 2,138	\$ 2,138	\$ 2,202	\$ 2,202	\$ 2,269	\$ 2,269	\$ 2,337	\$ 2,337	\$ 2,407	\$ 2,407	\$ 2,479	\$ 2,479	\$ 2,553
City of Brentwood	0.8130	\$ 21,463	\$ 21,463	\$ 22,107	\$ 22,107	\$ 22,770	\$ 22,770	\$ 23,453	\$ 23,453	\$ 24,156	\$ 24,156	\$ 24,881	\$ 24,881	\$ 25,628
Business District	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Commercial Property Tax Revenues to Taxing Jurisdictions	\$ 217,314	\$ 217,314	\$ 223,833	\$ 223,833	\$ 230,548	\$ 230,548	\$ 237,465	\$ 237,465	\$ 244,589	\$ 244,589	\$ 251,926	\$ 251,926	\$ 259,484	\$ 259,484

Year	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Project Year	15	16	17	18	19	20	21	22	23	24	25
Abated Commercial Real Property Taxes											
Base Commercial Assessed Value	\$ 3,246,781	\$ 3,246,781	\$ 3,344,184	\$ 3,344,184	\$ 3,444,510	\$ 3,444,510	\$ 3,547,845	\$ 3,547,845	\$ 3,654,281	\$ 3,654,281	\$ 3,763,909
Incremental Assessed Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Commercial Real Property Taxes											
	Rate										
State of Missouri1	0.0300	\$ 974	\$ 974	\$ 1,003	\$ 1,003	\$ 1,033	\$ 1,033	\$ 1,064	\$ 1,064	\$ 1,096	\$ 1,129
Dev. Disability - Productive Living Board	0.0840	\$ 2,727	\$ 2,727	\$ 2,809	\$ 2,809	\$ 2,893	\$ 2,893	\$ 2,980	\$ 2,980	\$ 3,070	\$ 3,162
County General	0.1860	\$ 6,039	\$ 6,039	\$ 6,220	\$ 6,220	\$ 6,407	\$ 6,407	\$ 6,599	\$ 6,599	\$ 6,797	\$ 7,001
County Health Fund	0.1250	\$ 4,058	\$ 4,058	\$ 4,180	\$ 4,180	\$ 4,306	\$ 4,306	\$ 4,435	\$ 4,435	\$ 4,568	\$ 4,705
County Park Maintenance	0.0440	\$ 1,429	\$ 1,429	\$ 1,471	\$ 1,471	\$ 1,516	\$ 1,516	\$ 1,561	\$ 1,561	\$ 1,608	\$ 1,656
County Bond Retire	0.0190	\$ 617	\$ 617	\$ 635	\$ 635	\$ 654	\$ 654	\$ 674	\$ 674	\$ 694	\$ 715
Roads and Bridges	0.0930	\$ 3,020	\$ 3,020	\$ 3,110	\$ 3,110	\$ 3,203	\$ 3,203	\$ 3,299	\$ 3,299	\$ 3,398	\$ 3,500
St. Louis Community College	0.2787	\$ 9,049	\$ 9,049	\$ 9,320	\$ 9,320	\$ 9,600	\$ 9,600	\$ 9,888	\$ 9,888	\$ 10,184	\$ 10,490
Special School District	1.0158	\$ 32,981	\$ 32,981	\$ 33,970	\$ 33,970	\$ 34,989	\$ 34,989	\$ 36,039	\$ 36,039	\$ 37,120	\$ 38,234
Metropolitan Zoo Museum District	0.2455	\$ 7,971	\$ 7,971	\$ 8,210	\$ 8,210	\$ 8,456	\$ 8,456	\$ 8,710	\$ 8,710	\$ 8,971	\$ 9,240
Library	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Brentwood Schools	5.1127	\$ 165,998	\$ 165,998	\$ 170,978	\$ 170,978	\$ 176,107	\$ 176,107	\$ 181,391	\$ 181,391	\$ 186,832	\$ 192,437
Metropolitan Sewer District	0.1041	\$ 3,380	\$ 3,380	\$ 3,481	\$ 3,481	\$ 3,586	\$ 3,586	\$ 3,693	\$ 3,693	\$ 3,804	\$ 3,918
Deer Creek Sewer	0.0810	\$ 2,630	\$ 2,630	\$ 2,709	\$ 2,709	\$ 2,790	\$ 2,790	\$ 2,874	\$ 2,874	\$ 2,960	\$ 3,049
City of Brentwood	0.8130	\$ 26,396	\$ 26,396	\$ 27,188	\$ 27,188	\$ 28,004	\$ 28,004	\$ 28,844	\$ 28,844	\$ 29,709	\$ 30,601
Business District	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Commercial Property Tax Revenues to Taxing Jurisdictions	\$ 267,269	\$ 267,269	\$ 275,287	\$ 275,287	\$ 283,545	\$ 283,545	\$ 292,052	\$ 292,052	\$ 300,813	\$ 300,813	\$ 309,837

COMMERCIAL SURCHARGE

Phase 1 NO BUILD: COMMERCIAL SURCHARGE

Year		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Project Year		1	2	3	4	5	6	7	8	9	10	11	12	13	14
Base Commercial Assessed Value		\$ 2,639,930	\$ 2,639,930	\$ 2,719,128	\$ 2,719,128	\$ 2,800,702	\$ 2,800,702	\$ 2,884,723	\$ 2,884,723	\$ 2,971,264	\$ 2,971,264	\$ 3,060,402	\$ 3,060,402	\$ 3,152,214	\$ 3,152,214
	Rate														
Total County Commercial Surcharge	\$ 1.7000	\$ 44,879	\$ 44,879	\$ 46,225	\$ 46,225	\$ 47,612	\$ 47,612	\$ 49,040	\$ 49,040	\$ 50,511	\$ 50,511	\$ 52,027	\$ 52,027	\$ 53,588	\$ 53,588
<i>Total Commercial Surcharge Taxes</i>															
State of Missouri	\$ 0.0039	\$ 173	\$ 173	\$ 178	\$ 178	\$ 184	\$ 184	\$ 189	\$ 189	\$ 195	\$ 195	\$ 201	\$ 201	\$ 207	\$ 207
County General	\$ 0.0450	\$ 2,019	\$ 2,019	\$ 2,079	\$ 2,079	\$ 2,142	\$ 2,142	\$ 2,206	\$ 2,206	\$ 2,272	\$ 2,272	\$ 2,340	\$ 2,340	\$ 2,411	\$ 2,411
County Health Fund	\$ 0.0386	\$ 1,731	\$ 1,731	\$ 1,782	\$ 1,782	\$ 1,836	\$ 1,836	\$ 1,891	\$ 1,891	\$ 1,948	\$ 1,948	\$ 2,006	\$ 2,006	\$ 2,066	\$ 2,066
County Park Maintenance	\$ 0.0064	\$ 288	\$ 288	\$ 297	\$ 297	\$ 306	\$ 306	\$ 315	\$ 315	\$ 325	\$ 325	\$ 334	\$ 334	\$ 344	\$ 344
County Bond Retire	\$ 0.0332	\$ 1,491	\$ 1,491	\$ 1,536	\$ 1,536	\$ 1,582	\$ 1,582	\$ 1,629	\$ 1,629	\$ 1,678	\$ 1,678	\$ 1,728	\$ 1,728	\$ 1,780	\$ 1,780
Roads and Bridges	\$ 0.0231	\$ 1,038	\$ 1,038	\$ 1,069	\$ 1,069	\$ 1,101	\$ 1,101	\$ 1,135	\$ 1,135	\$ 1,169	\$ 1,169	\$ 1,204	\$ 1,204	\$ 1,240	\$ 1,240
St. Louis Community College	\$ 0.0283	\$ 1,269	\$ 1,269	\$ 1,307	\$ 1,307	\$ 1,346	\$ 1,346	\$ 1,387	\$ 1,387	\$ 1,428	\$ 1,428	\$ 1,471	\$ 1,471	\$ 1,515	\$ 1,515
Special School District	\$ 0.0688	\$ 3,086	\$ 3,086	\$ 3,179	\$ 3,179	\$ 3,274	\$ 3,274	\$ 3,372	\$ 3,372	\$ 3,473	\$ 3,473	\$ 3,578	\$ 3,578	\$ 3,685	\$ 3,685
Metropolitan Zoo Museum District	\$ 0.0305	\$ 1,368	\$ 1,368	\$ 1,409	\$ 1,409	\$ 1,451	\$ 1,451	\$ 1,495	\$ 1,495	\$ 1,540	\$ 1,540	\$ 1,586	\$ 1,586	\$ 1,633	\$ 1,633
County Library	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Brentwood Schools	\$ 0.0122	\$ 549	\$ 549	\$ 565	\$ 565	\$ 582	\$ 582	\$ 600	\$ 600	\$ 618	\$ 618	\$ 636	\$ 636	\$ 655	\$ 655
Metropolitan Sewer District	\$ 0.0064	\$ 288	\$ 288	\$ 297	\$ 297	\$ 306	\$ 306	\$ 315	\$ 315	\$ 324	\$ 324	\$ 334	\$ 334	\$ 344	\$ 344
Deer Creek Sewer	\$ 0.0013	\$ 57	\$ 57	\$ 58	\$ 58	\$ 60	\$ 60	\$ 62	\$ 62	\$ 64	\$ 64	\$ 66	\$ 66	\$ 68	\$ 68
Dev. Disability - Productive Living Board	\$ 0.0064	\$ 288	\$ 288	\$ 297	\$ 297	\$ 306	\$ 306	\$ 315	\$ 315	\$ 325	\$ 325	\$ 334	\$ 334	\$ 344	\$ 344
Total Commercial Surcharge Revenue to Project-Relevant Jurisdictions		\$ 13,645	\$ 13,645	\$ 14,054	\$ 14,054	\$ 14,476	\$ 14,476	\$ 14,910	\$ 14,910	\$ 15,357	\$ 15,357	\$ 15,818	\$ 15,818	\$ 16,293	\$ 16,293

Year		2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Project Year		15	16	17	18	19	20	21	22	23	24	25
Base Commercial Assessed Value		\$ 3,246,781	\$ 3,246,781	\$ 3,344,184	\$ 3,344,184	\$ 3,444,510	\$ 3,444,510	\$ 3,547,845	\$ 3,547,845	\$ 3,654,281	\$ 3,654,281	\$ 3,763,909
	Rate											
Total County Commercial Surcharge	\$ 1.7000	\$ 55,195	\$ 55,195	\$ 56,851	\$ 56,851	\$ 58,557	\$ 58,557	\$ 60,313	\$ 60,313	\$ 62,123	\$ 62,123	\$ 63,986
<i>Total Commercial Surcharge Taxes</i>												
State of Missouri	\$ 0.0039	\$ 213	\$ 213	\$ 219	\$ 219	\$ 226	\$ 226	\$ 233	\$ 233	\$ 240	\$ 240	\$ 247
County General	\$ 0.0450	\$ 2,483	\$ 2,483	\$ 2,557	\$ 2,557	\$ 2,634	\$ 2,634	\$ 2,713	\$ 2,713	\$ 2,794	\$ 2,794	\$ 2,878
County Health Fund	\$ 0.0386	\$ 2,128	\$ 2,128	\$ 2,192	\$ 2,192	\$ 2,258	\$ 2,258	\$ 2,326	\$ 2,326	\$ 2,395	\$ 2,395	\$ 2,467
County Park Maintenance	\$ 0.0064	\$ 355	\$ 355	\$ 365	\$ 365	\$ 376	\$ 376	\$ 388	\$ 388	\$ 399	\$ 399	\$ 411
County Bond Retire	\$ 0.0332	\$ 1,834	\$ 1,834	\$ 1,889	\$ 1,889	\$ 1,945	\$ 1,945	\$ 2,004	\$ 2,004	\$ 2,064	\$ 2,064	\$ 2,126
Roads and Bridges	\$ 0.0231	\$ 1,277	\$ 1,277	\$ 1,315	\$ 1,315	\$ 1,355	\$ 1,355	\$ 1,395	\$ 1,395	\$ 1,437	\$ 1,437	\$ 1,480
St. Louis Community College	\$ 0.0283	\$ 1,561	\$ 1,561	\$ 1,608	\$ 1,608	\$ 1,656	\$ 1,656	\$ 1,705	\$ 1,705	\$ 1,757	\$ 1,757	\$ 1,809
Special School District	\$ 0.0688	\$ 3,796	\$ 3,796	\$ 3,909	\$ 3,909	\$ 4,027	\$ 4,027	\$ 4,147	\$ 4,147	\$ 4,272	\$ 4,272	\$ 4,400
Metropolitan Zoo Museum District	\$ 0.0305	\$ 1,682	\$ 1,682	\$ 1,733	\$ 1,733	\$ 1,785	\$ 1,785	\$ 1,839	\$ 1,839	\$ 1,894	\$ 1,894	\$ 1,950
County Library	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Brentwood Schools	\$ 0.0122	\$ 675	\$ 675	\$ 695	\$ 695	\$ 716	\$ 716	\$ 737	\$ 737	\$ 760	\$ 760	\$ 782
Metropolitan Sewer District	\$ 0.0064	\$ 354	\$ 354	\$ 365	\$ 365	\$ 376	\$ 376	\$ 387	\$ 387	\$ 399	\$ 399	\$ 411
Deer Creek Sewer	\$ 0.0013	\$ 70	\$ 70	\$ 72	\$ 72	\$ 74	\$ 74	\$ 76	\$ 76	\$ 78	\$ 78	\$ 81
Dev. Disability - Productive Living Board	\$ 0.0064	\$ 355	\$ 355	\$ 365	\$ 365	\$ 376	\$ 376	\$ 388	\$ 388	\$ 399	\$ 399	\$ 411
Total Commercial Surcharge Revenue to Project-Relevant Jurisdictions		\$ 16,781	\$ 16,781	\$ 17,285	\$ 17,285	\$ 17,803	\$ 17,803	\$ 18,338	\$ 18,338	\$ 18,888	\$ 18,888	\$ 19,454

Year		2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Project Year		15	16	17	18	19	20	21	22	23	24	25
Total Assessed Value:		\$ 78,515	\$ 78,515	\$ 80,871	\$ 80,871	\$ 83,297	\$ 83,297	\$ 85,796	\$ 85,796	\$ 88,369	\$ 88,369	\$ 91,021
% Complete		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Depreciation		100%	86%	61%	44%	31%	100%	86%	61%	44%	31%	31%
Assumed Value (replacement every 5 years)		\$ 78,515	\$ 67,523	\$ 49,331	\$ 35,583	\$ 25,822	\$ 83,297	\$ 73,784	\$ 52,335	\$ 38,883	\$ 27,395	\$ 28,216
Personal Property Tax Revenue	Rate											
State of Missouri1	0.03	\$ 24	\$ 20	\$ 15	\$ 11	\$ 8	\$ 25	\$ 22	\$ 16	\$ 12	\$ 8	\$ 8
County General	0.209	\$ 164	\$ 141	\$ 103	\$ 74	\$ 54	\$ 174	\$ 154	\$ 109	\$ 81	\$ 57	\$ 59
County Health Fund	0.14	\$ 110	\$ 95	\$ 69	\$ 50	\$ 36	\$ 117	\$ 103	\$ 73	\$ 54	\$ 38	\$ 40
County Park Maintenance	0.05	\$ 39	\$ 34	\$ 25	\$ 18	\$ 13	\$ 42	\$ 37	\$ 26	\$ 19	\$ 14	\$ 14
County Bond Retire	0.019	\$ 15	\$ 13	\$ 9	\$ 7	\$ 5	\$ 16	\$ 14	\$ 10	\$ 7	\$ 5	\$ 5
Roads and Bridges	0.105	\$ 82	\$ 71	\$ 52	\$ 37	\$ 27	\$ 87	\$ 77	\$ 55	\$ 41	\$ 29	\$ 30
St. Louis Community College	0.2787	\$ 219	\$ 188	\$ 137	\$ 99	\$ 72	\$ 232	\$ 206	\$ 146	\$ 108	\$ 76	\$ 79
Special School District	1.0158	\$ 798	\$ 686	\$ 501	\$ 361	\$ 262	\$ 846	\$ 750	\$ 532	\$ 395	\$ 278	\$ 287
Metropolitan Zoo Museum District	0.2455	\$ 193	\$ 166	\$ 121	\$ 87	\$ 63	\$ 204	\$ 181	\$ 128	\$ 95	\$ 67	\$ 69
Library	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Brentwood School District	4.9132	\$ 3,858	\$ 3,318	\$ 2,424	\$ 1,748	\$ 1,269	\$ 4,093	\$ 3,625	\$ 2,571	\$ 1,910	\$ 1,346	\$ 1,386
Metropolitan Sewer District	0.1041	\$ 82	\$ 70	\$ 51	\$ 37	\$ 27	\$ 87	\$ 77	\$ 54	\$ 40	\$ 29	\$ 29
Deer Creek Sewer	0.093	\$ 73	\$ 63	\$ 46	\$ 33	\$ 24	\$ 77	\$ 69	\$ 49	\$ 36	\$ 25	\$ 26
City of Brentwood	0.892	\$ 700	\$ 602	\$ 440	\$ 317	\$ 230	\$ 743	\$ 658	\$ 467	\$ 347	\$ 244	\$ 252
Business District	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dev. Disability - Productive Living Board	0.09	\$ 71	\$ 61	\$ 44	\$ 32	\$ 23	\$ 75	\$ 66	\$ 47	\$ 35	\$ 25	\$ 25
Total Personal Property Tax Revenue	8.1853	\$ 6,427	\$ 5,527	\$ 4,038	\$ 2,913	\$ 2,114	\$ 6,818	\$ 6,039	\$ 4,284	\$ 3,183	\$ 2,242	\$ 2,310

PERSONAL REAL PROPERTY

Phase 1 NO BUILD: PERSONAL PROPERTY

Year		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Project Year		1	2	3	4	5	6	7	8	9	10	11	12	13	14
Total Assessed Value:		\$ 63,840	\$ 63,840	\$ 65,755	\$ 65,755	\$ 67,728	\$ 67,728	\$ 69,760	\$ 69,760	\$ 71,852	\$ 71,852	\$ 74,008	\$ 74,008	\$ 76,228	\$ 76,228
% Complete		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Depreciation		100%	100%	86%	61%	100%	86%	61%	44%	31%	100%	86%	61%	44%	31%
Assumed Value (replacement every 5 years)		\$ 63,840	\$ 63,840	\$ 56,549	\$ 40,111	\$ 67,728	\$ 58,246	\$ 42,553	\$ 30,694	\$ 22,274	\$ 71,852	\$ 63,647	\$ 45,145	\$ 33,540	\$ 23,631
Personal Property Tax Revenue	Rate														
State of Missouri1	\$ 0.0300	\$ 19	\$ 19	\$ 17	\$ 12	\$ 20	\$ 17	\$ 13	\$ 9	\$ 7	\$ 22	\$ 19	\$ 14	\$ 10	\$ 7
County General	\$ 0.2090	\$ 133	\$ 133	\$ 118	\$ 84	\$ 142	\$ 122	\$ 89	\$ 64	\$ 47	\$ 150	\$ 133	\$ 94	\$ 70	\$ 49
County Health Fund	\$ 0.1400	\$ 89	\$ 89	\$ 79	\$ 56	\$ 95	\$ 82	\$ 60	\$ 43	\$ 31	\$ 101	\$ 89	\$ 63	\$ 47	\$ 33
County Park Maintenance	\$ 0.0500	\$ 32	\$ 32	\$ 28	\$ 20	\$ 34	\$ 29	\$ 21	\$ 15	\$ 11	\$ 36	\$ 32	\$ 23	\$ 17	\$ 12
County Bond Retire	\$ 0.0190	\$ 12	\$ 12	\$ 11	\$ 8	\$ 13	\$ 11	\$ 8	\$ 6	\$ 4	\$ 14	\$ 12	\$ 9	\$ 6	\$ 4
Roads and Bridges	\$ 0.1050	\$ 67	\$ 67	\$ 59	\$ 42	\$ 71	\$ 61	\$ 45	\$ 32	\$ 23	\$ 75	\$ 67	\$ 47	\$ 35	\$ 25
St. Louis Community College	\$ 0.2787	\$ 178	\$ 178	\$ 158	\$ 112	\$ 189	\$ 162	\$ 119	\$ 86	\$ 62	\$ 200	\$ 177	\$ 126	\$ 93	\$ 66
Special School District	\$ 1.0158	\$ 648	\$ 648	\$ 574	\$ 407	\$ 688	\$ 592	\$ 432	\$ 312	\$ 226	\$ 730	\$ 647	\$ 459	\$ 341	\$ 240
Metropolitan Zoo Museum District	\$ 0.2455	\$ 157	\$ 157	\$ 139	\$ 98	\$ 166	\$ 143	\$ 104	\$ 75	\$ 55	\$ 176	\$ 156	\$ 111	\$ 82	\$ 58
Library	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Brentwood School District	\$ 4.9132	\$ 3,137	\$ 3,137	\$ 2,778	\$ 1,971	\$ 3,328	\$ 2,862	\$ 2,091	\$ 1,508	\$ 1,094	\$ 3,530	\$ 3,127	\$ 2,218	\$ 1,648	\$ 1,161
Metropolitan Sewer District	\$ 0.1041	\$ 66	\$ 66	\$ 59	\$ 42	\$ 71	\$ 61	\$ 44	\$ 32	\$ 23	\$ 75	\$ 66	\$ 47	\$ 35	\$ 25
Deer Creek Sewer	\$ 0.0930	\$ 59	\$ 59	\$ 53	\$ 37	\$ 63	\$ 54	\$ 40	\$ 29	\$ 21	\$ 67	\$ 59	\$ 42	\$ 31	\$ 22
City of Brentwood	\$ 0.8920	\$ 569	\$ 569	\$ 504	\$ 358	\$ 604	\$ 520	\$ 380	\$ 274	\$ 199	\$ 641	\$ 568	\$ 403	\$ 299	\$ 211
Business District	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dev. Disability - Productive Living Board	\$ 0.0900	\$ 57	\$ 57	\$ 51	\$ 36	\$ 61	\$ 52	\$ 38	\$ 28	\$ 20	\$ 65	\$ 57	\$ 41	\$ 30	\$ 21
Total Personal Property Tax Revenue	\$ 8.1853	\$ 5,225	\$ 5,225	\$ 4,629	\$ 3,283	\$ 5,544	\$ 4,768	\$ 3,483	\$ 2,512	\$ 1,823	\$ 5,881	\$ 5,210	\$ 3,695	\$ 2,745	\$ 1,934

Sales Taxes

Phase 1 NO BUILD: SALES TAX

Year		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Project Year		1	2	3	4	5	6	7	8	9	10	11	12	13	14
Estimated Taxable Sales with Vacancy		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Base Retail Sales		\$ 3,825,000	\$ 3,901,500	\$ 3,979,530	\$ 4,059,121	\$ 4,140,303	\$ 4,223,109	\$ 4,307,571	\$ 4,393,723	\$ 4,481,597	\$ 4,571,229	\$ 4,662,654	\$ 4,755,907	\$ 4,851,025	\$ 4,948,045
Total Incremental Sales		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Sales		\$ 3,825,000	\$ 3,901,500	\$ 3,979,530	\$ 4,059,121	\$ 4,140,303	\$ 4,223,109	\$ 4,307,571	\$ 4,393,723	\$ 4,481,597	\$ 4,571,229	\$ 4,662,654	\$ 4,755,907	\$ 4,851,025	\$ 4,948,045
Taxe	Rate														
Missouri State Sales Tax	4.2250%	\$ 161,606	\$ 164,838	\$ 168,135	\$ 171,498	\$ 174,928	\$ 178,426	\$ 181,995	\$ 185,635	\$ 189,347	\$ 193,134	\$ 196,997	\$ 200,937	\$ 204,956	\$ 209,055
Prop A Transportation	0.5000%	\$ 19,125	\$ 19,508	\$ 19,898	\$ 20,296	\$ 20,702	\$ 21,116	\$ 21,538	\$ 21,969	\$ 22,408	\$ 22,856	\$ 23,313	\$ 23,780	\$ 24,255	\$ 24,740
Children's Service Fund	0.2500%	\$ 9,563	\$ 9,754	\$ 9,949	\$ 10,148	\$ 10,351	\$ 10,558	\$ 10,769	\$ 10,984	\$ 11,204	\$ 11,428	\$ 11,657	\$ 11,890	\$ 12,128	\$ 12,370
Parks Arch Tax	0.1875%	\$ 7,172	\$ 7,315	\$ 7,462	\$ 7,611	\$ 7,763	\$ 7,918	\$ 8,077	\$ 8,238	\$ 8,403	\$ 8,571	\$ 8,742	\$ 8,917	\$ 9,096	\$ 9,278
Metrolink (Mass Transit)	0.2500%	\$ 9,563	\$ 9,754	\$ 9,949	\$ 10,148	\$ 10,351	\$ 10,558	\$ 10,769	\$ 10,984	\$ 11,204	\$ 11,428	\$ 11,657	\$ 11,890	\$ 12,128	\$ 12,370
Emergency Services	0.1000%	\$ 3,825	\$ 3,902	\$ 3,980	\$ 4,059	\$ 4,140	\$ 4,223	\$ 4,308	\$ 4,394	\$ 4,482	\$ 4,571	\$ 4,663	\$ 4,756	\$ 4,851	\$ 4,948
0															
Countywide Sales Tax	1.0000%	\$ 38,250	\$ 39,015	\$ 39,795	\$ 40,591	\$ 41,403	\$ 42,231	\$ 43,076	\$ 43,937	\$ 44,816	\$ 45,712	\$ 46,627	\$ 47,559	\$ 48,510	\$ 49,480
County Transportation Sales Tax	0.5000%	\$ 19,125	\$ 19,508	\$ 19,898	\$ 20,296	\$ 20,702	\$ 21,116	\$ 21,538	\$ 21,969	\$ 22,408	\$ 22,856	\$ 23,313	\$ 23,780	\$ 24,255	\$ 24,740
Regional Parks/Trails (Metro Parks)	0.1000%	\$ 3,825	\$ 3,902	\$ 3,980	\$ 4,059	\$ 4,140	\$ 4,223	\$ 4,308	\$ 4,394	\$ 4,482	\$ 4,571	\$ 4,663	\$ 4,756	\$ 4,851	\$ 4,948
County Prop P Public Safety	0.5000%	\$ 19,125	\$ 19,508	\$ 19,898	\$ 20,296	\$ 20,702	\$ 21,116	\$ 21,538	\$ 21,969	\$ 22,408	\$ 22,856	\$ 23,313	\$ 23,780	\$ 24,255	\$ 24,740
Zoo Tax	0.1250%	\$ 4,781	\$ 4,877	\$ 4,974	\$ 5,074	\$ 5,175	\$ 5,279	\$ 5,384	\$ 5,492	\$ 5,602	\$ 5,714	\$ 5,828	\$ 5,945	\$ 6,064	\$ 6,185
Brentwood Economic Development Sales Tax	0.5000%	\$ 19,125	\$ 19,508	\$ 19,898	\$ 20,296	\$ 20,702	\$ 21,116	\$ 21,538	\$ 21,969	\$ 22,408	\$ 22,856	\$ 23,313	\$ 23,780	\$ 24,255	\$ 24,740
Brentwood Capital Improvements Sales Tax	0.5000%	\$ 19,125	\$ 19,508	\$ 19,898	\$ 20,296	\$ 20,702	\$ 21,116	\$ 21,538	\$ 21,969	\$ 22,408	\$ 22,856	\$ 23,313	\$ 23,780	\$ 24,255	\$ 24,740
Brentwood Local Option Sales Tax	0.2500%	\$ 9,563	\$ 9,754	\$ 9,949	\$ 10,148	\$ 10,351	\$ 10,558	\$ 10,769	\$ 10,984	\$ 11,204	\$ 11,428	\$ 11,657	\$ 11,890	\$ 12,128	\$ 12,370
Brentwood Fire	0.5000%	\$ 19,125	\$ 19,508	\$ 19,898	\$ 20,296	\$ 20,702	\$ 21,116	\$ 21,538	\$ 21,969	\$ 22,408	\$ 22,856	\$ 23,313	\$ 23,780	\$ 24,255	\$ 24,740
Brentwood Stormwater & Parks	0.2500%	\$ 9,563	\$ 9,754	\$ 9,949	\$ 10,148	\$ 10,351	\$ 10,558	\$ 10,769	\$ 10,984	\$ 11,204	\$ 11,428	\$ 11,657	\$ 11,890	\$ 12,128	\$ 12,370
Total Retail Sales Tax Revenues to Taxing Jurisdictions (Not including Collection Fees or Timely Payment Discounts)		\$ 372,459	\$ 379,909	\$ 387,507	\$ 395,257	\$ 403,162	\$ 411,225	\$ 419,450	\$ 427,839	\$ 436,396	\$ 445,123	\$ 454,026	\$ 463,106	\$ 472,369	\$ 481,816

Year		2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Project Year		15	16	17	18	19	20	21	22	23	24	25
Estimated Taxable Sales with Vacancy		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Base Retail Sales		\$ 5,047,006	\$ 5,147,946	\$ 5,250,905	\$ 5,355,923	\$ 5,463,042	\$ 5,572,303	\$ 5,683,749	\$ 5,797,424	\$ 5,913,372	\$ 6,031,640	\$ 6,152,272
Total Incremental Sales		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Sales		\$ 5,047,006	\$ 5,147,946	\$ 5,250,905	\$ 5,355,923	\$ 5,463,042	\$ 5,572,303	\$ 5,683,749	\$ 5,797,424	\$ 5,913,372	\$ 6,031,640	\$ 6,152,272
Taxe	Rate											
Missouri State Sales Tax	4.2250%	\$ 213,236	\$ 217,501	\$ 221,851	\$ 226,288	\$ 230,814	\$ 235,430	\$ 240,138	\$ 244,941	\$ 249,840	\$ 254,837	\$ 259,934
Prop A Transportation	0.5000%	\$ 25,235	\$ 25,740	\$ 26,255	\$ 26,780	\$ 27,315	\$ 27,862	\$ 28,419	\$ 28,987	\$ 29,567	\$ 30,158	\$ 30,761
Children's Service Fund	0.2500%	\$ 12,618	\$ 12,870	\$ 13,127	\$ 13,390	\$ 13,658	\$ 13,931	\$ 14,209	\$ 14,494	\$ 14,783	\$ 15,079	\$ 15,381
Parks Arch Tax	0.1875%	\$ 9,463	\$ 9,652	\$ 9,845	\$ 10,042	\$ 10,243	\$ 10,448	\$ 10,657	\$ 10,870	\$ 11,088	\$ 11,309	\$ 11,536
Metrolink (Mass Transit)	0.2500%	\$ 12,618	\$ 12,870	\$ 13,127	\$ 13,390	\$ 13,658	\$ 13,931	\$ 14,209	\$ 14,494	\$ 14,783	\$ 15,079	\$ 15,381
Emergency Services	0.1000%	\$ 5,047	\$ 5,148	\$ 5,251	\$ 5,356	\$ 5,463	\$ 5,572	\$ 5,684	\$ 5,797	\$ 5,913	\$ 6,032	\$ 6,152
0												
Countywide Sales Tax	1.0000%	\$ 50,470	\$ 51,479	\$ 52,509	\$ 53,559	\$ 54,630	\$ 55,723	\$ 56,837	\$ 57,974	\$ 59,134	\$ 60,316	\$ 61,523
County Transportation Sales Tax	0.5000%	\$ 25,235	\$ 25,740	\$ 26,255	\$ 26,780	\$ 27,315	\$ 27,862	\$ 28,419	\$ 28,987	\$ 29,567	\$ 30,158	\$ 30,761
Regional Parks/Trails (Metro Parks)	0.1000%	\$ 5,047	\$ 5,148	\$ 5,251	\$ 5,356	\$ 5,463	\$ 5,572	\$ 5,684	\$ 5,797	\$ 5,913	\$ 6,032	\$ 6,152
County Prop P Public Safety	0.5000%	\$ 25,235	\$ 25,740	\$ 26,255	\$ 26,780	\$ 27,315	\$ 27,862	\$ 28,419	\$ 28,987	\$ 29,567	\$ 30,158	\$ 30,761
Zoo Tax	0.1250%	\$ 6,309	\$ 6,435	\$ 6,564	\$ 6,695	\$ 6,829	\$ 6,965	\$ 7,105	\$ 7,247	\$ 7,392	\$ 7,540	\$ 7,690
Brentwood Economic Development Sales Tax	0.5000%	\$ 25,235	\$ 25,740	\$ 26,255	\$ 26,780	\$ 27,315	\$ 27,862	\$ 28,419	\$ 28,987	\$ 29,567	\$ 30,158	\$ 30,761
Brentwood Capital Improvements Sales Tax	0.5000%	\$ 25,235	\$ 25,740	\$ 26,255	\$ 26,780	\$ 27,315	\$ 27,862	\$ 28,419	\$ 28,987	\$ 29,567	\$ 30,158	\$ 30,761
Brentwood Local Option Sales Tax	0.2500%	\$ 12,618	\$ 12,870	\$ 13,127	\$ 13,390	\$ 13,658	\$ 13,931	\$ 14,209	\$ 14,494	\$ 14,783	\$ 15,079	\$ 15,381
Brentwood Fire	0.5000%	\$ 25,235	\$ 25,740	\$ 26,255	\$ 26,780	\$ 27,315	\$ 27,862	\$ 28,419	\$ 28,987	\$ 29,567	\$ 30,158	\$ 30,761
Brentwood Stormwater & Parks	0.2500%	\$ 12,618	\$ 12,870	\$ 13,127	\$ 13,390	\$ 13,658	\$ 13,931	\$ 14,209	\$ 14,494	\$ 14,783	\$ 15,079	\$ 15,381
Total Retail Sales Tax Revenues to Taxing Jurisdictions (Not including Collection Fees or Timely Payment Discounts)		\$ 491,452	\$ 501,281	\$ 511,307	\$ 521,533	\$ 531,964	\$ 542,603	\$ 553,455	\$ 564,524	\$ 575,815	\$ 587,331	\$ 599,078

Utility Taxes

Phase 1 NO BUILD: UTILITY TAX

Year	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Project Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Commercial Utility Sales														
Total Utility Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Base Utilities	\$ 93,954	\$ 95,833	\$ 97,750	\$ 99,705	\$ 101,699	\$ 103,733	\$ 105,807	\$ 107,924	\$ 110,082	\$ 112,284	\$ 114,529	\$ 116,820	\$ 119,156	\$ 121,540
Incremental Utility Charges	Rate \$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Utility Taxes Revenue	0.075	\$ 7,047	\$ 7,187	\$ 7,331	\$ 7,478	\$ 7,627	\$ 7,780	\$ 7,936	\$ 8,094	\$ 8,256	\$ 8,421	\$ 8,590	\$ 8,761	\$ 8,937

Year	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Project Year	15	16	17	18	19	20	21	22	23	24	25
Commercial Utility Sales											
Total Utility Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Base Utilities	\$ 123,970	\$ 126,450	\$ 128,979	\$ 131,558	\$ 134,189	\$ 136,873	\$ 139,611	\$ 142,403	\$ 145,251	\$ 148,156	\$ 151,119
Incremental Utility Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Utility Taxes Revenue	\$ 9,298	\$ 9,484	\$ 9,673	\$ 9,867	\$ 10,064	\$ 10,265	\$ 10,471	\$ 10,680	\$ 10,894	\$ 11,112	\$ 11,334

APPENDIX B-3

Phase 1: Abatement Revenue Projections

Phaes 1: Calculation of Abated PILOT

\$14,435,066	Projected Commercial Assessed Valuation at 100% Completion (2021 Dollars)
\$7,695,000	Projected Residential Assessed Valuation at 100% Completion (2021 Dollars)
\$ 2,639,930	Base Commercial Valuation (2021)
\$19,490,136	Incremental Assessed Value

68% Percentage Commercial AV to total development at completion
32% Percentage Residential AV to total development at completion
8.2018 Commercial Tax Rate Subject to Abatement
6.9759 Residential Tax Rate Subject to Abatement

\$1,079,253 Incremental Commercial Real Estate Tax (Stabilized)
\$441,673 Incremental Residential Real Estate Tax (Stabilized)

Calendar Year	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Year	1	2	3	4	5	6	7	8	9	10	11	12
Projected Commercial Assessed Valuation*	\$ 14,868,118	\$ 15,314,162	\$ 15,314,162	\$ 15,773,586	\$ 15,773,586	\$ 16,246,794	\$ 16,246,794	\$ 16,734,198	\$ 16,734,198	\$ 17,236,224	\$ 17,236,224	\$ 17,753,310
% of new SF complete	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Adjusted Assessed Value	\$7,925,850	\$8,163,626	\$8,163,626	\$8,408,534	\$8,408,534	\$8,660,790	\$8,660,790	\$8,920,614	\$8,920,614	\$9,188,232	\$9,188,232	\$9,463,879
Projected Residential Assessed Valuation	\$ 7,925,850	\$ 8,163,626	\$ 8,163,626	\$ 8,408,534	\$ 8,408,534	\$ 8,660,790	\$ 8,660,790	\$ 8,920,614	\$ 8,920,614	\$ 9,188,232	\$ 9,188,232	\$ 9,463,879
% of new Residential SF complete	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Total Residential Assessed Valuation	\$ 7,925,850	\$ 8,163,626	\$ 8,163,626	\$ 8,408,534	\$ 8,408,534	\$ 8,660,790	\$ 8,660,790	\$ 8,920,614	\$ 8,920,614	\$ 9,188,232	\$ 9,188,232	\$ 9,463,879
Unadjusted Total Assessed Valuation w/ Annual Increase	\$ 22,793,968	\$ 23,477,787	\$ 23,477,787	\$ 24,182,121	\$ 24,182,121	\$ 24,907,584	\$ 24,907,584	\$ 25,654,812	\$ 25,654,812	\$ 26,424,456	\$ 26,424,456	\$ 27,217,190
Base Valuation	\$ 2,719,128	\$ 2,719,128	\$ 2,719,128	\$ 2,719,128	\$ 2,719,128	\$ 2,719,128	\$ 2,719,128	\$ 2,719,128	\$ 2,719,128	\$ 2,719,128	\$ 2,719,128	\$ 2,719,128
Incremental Value	\$ 20,074,840	\$ 20,758,659	\$ 20,758,659	\$ 21,462,993	\$ 21,462,993	\$ 22,188,456	\$ 22,188,456	\$ 22,935,684	\$ 22,935,684	\$ 23,705,328	\$ 23,705,328	\$ 24,498,062
Portion of Commercial Incremental Value	\$ 13,094,477	\$ 13,540,521	\$ 13,540,521	\$ 13,999,945	\$ 13,999,945	\$ 14,473,153	\$ 14,473,153	\$ 14,960,557	\$ 14,960,557	\$ 15,462,583	\$ 15,462,583	\$ 15,979,669
Commercial Abatement Eligible Tax Rate	\$ 8.2018	\$ 8.2018	\$ 8.2018	\$ 8.2018	\$ 8.2018	\$ 8.2018	\$ 8.2018	\$ 8.2018	\$ 8.2018	\$ 8.2018	\$ 8.2018	\$ 8.2018
Commercial Abatement PILOT	\$ 966,585	\$ 999,510	\$ 999,510	\$ 1,033,423	\$ 1,033,423	\$ 1,068,353	\$ 1,068,353	\$ 1,104,331	\$ 1,104,331	\$ -	\$ -	\$ -
Portion of Residential Incremental Value	\$ 6,980,363	\$ 7,218,139	\$ 7,218,139	\$ 7,463,047	\$ 7,463,047	\$ 7,715,303	\$ 7,715,303	\$ 7,975,127	\$ 7,975,127	\$ 8,242,745	\$ 8,242,745	\$ 8,518,392
Residential Abatement Eligible Tax Rate	\$ 6.9759	\$ 6.9759	\$ 6.9759	\$ 6.9759	\$ 6.9759	\$ 6.9759	\$ 6.9759	\$ 6.9759	\$ 6.9759	\$ 6.9759	\$ 6.9759	\$ 6.9759
Residential Abatement PILOT	\$ 438,249	\$ 453,177	\$ 453,177	\$ 468,553	\$ 468,553	\$ 484,391	\$ 484,391	\$ 500,703	\$ 500,703	\$ -	\$ -	\$ -
Commercial Surcharge Tax Rate	\$1.70	\$1.70	\$1.70	\$1.70	\$1.70	\$1.70	\$1.70	\$1.70	\$1.70	\$1.70	\$1.70	\$1.70
Total Eligible Percentage to Local Taxing Jurisdictions	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%
Total Abatement by Year	90%	90%	90%	90%	90%	90%	90%	90%	90%	0%	0%	0%
Commercial Surcharge Tax Abatement Value	\$ 60,140	\$ 62,189	\$ 62,189	\$ 64,299	\$ 64,299	\$ 66,472	\$ 66,472	\$ 68,711	\$ 68,711	\$ -	\$ -	\$ -
Total PILOT	\$ 1,464,973	\$ 1,514,876	\$ 1,514,876	\$ 1,566,275	\$ 1,566,275	\$ 1,619,216	\$ 1,619,216	\$ 1,673,745	\$ 1,673,745	\$ -	\$ -	\$ -
Cash Flow Less Collection Fees	\$1,442,999	\$1,492,152	\$1,492,152	\$1,542,781	\$1,542,781	\$1,594,928	\$1,594,928	\$1,648,639	\$1,648,639	\$0	\$0	\$0

APPENDIX C-1

Phase 2: Build Projections

COMMERCIAL REAL PROPERTY

Phase 2 BUILD: COMMERCIAL REAL PROPERTY

Year Project Year	2027 1	2028 2	2029 3	2030 4	2031 5	2032 6	2033 7	2034 8	2035 9	2036 10	2037 11	2038 12	2039 13	2040 14
Abated Commercial Real Property Taxes														
Base Commercial AV	\$ 1,009,701	\$ 1,009,701	\$ 1,009,701	\$ 1,009,701	\$ 1,009,701	\$ 1,009,701	\$ 1,009,701	\$ 1,009,701	\$ 1,009,701	\$ 1,009,701	\$ 1,009,701	\$ 1,009,701	\$ 1,009,701	\$ 1,009,701
Incremental Commercial AV Split	\$ 5,004,569	\$ 5,004,569	\$ 5,184,997	\$ 5,184,997	\$ 5,370,838	\$ 5,370,838	\$ 5,562,254	\$ 5,562,254	\$ 5,759,413	\$ 5,759,413	\$ 5,962,486	\$ 5,962,486	\$ 6,171,652	\$ 6,171,652
Commercial Real Property Taxes Not Subject to Abatement														
	Rate													
State of Missouri1	0.0300	\$ 1,804	\$ 1,804	\$ 1,858	\$ 1,858	\$ 1,914	\$ 1,914	\$ 1,972	\$ 1,972	\$ 2,031	\$ 2,031	\$ 2,092	\$ 2,092	\$ 2,154
Dev. Disability - Productive Living Board	0.0840	\$ 5,052	\$ 5,052	\$ 5,204	\$ 5,204	\$ 5,360	\$ 5,360	\$ 5,520	\$ 5,520	\$ 5,686	\$ 5,686	\$ 5,857	\$ 5,857	\$ 6,032
County General	0.1860	\$ 2,809	\$ 2,809	\$ 2,842	\$ 2,842	\$ 2,877	\$ 2,877	\$ 2,913	\$ 2,913	\$ 2,949	\$ 2,949	\$ 12,968	\$ 12,968	\$ 13,357
County Health Fund	0.1250	\$ 1,888	\$ 1,888	\$ 1,910	\$ 1,910	\$ 1,933	\$ 1,933	\$ 1,957	\$ 1,957	\$ 1,982	\$ 1,982	\$ 8,715	\$ 8,715	\$ 8,977
County Park Maintenance	0.0440	\$ 664	\$ 664	\$ 672	\$ 672	\$ 681	\$ 681	\$ 689	\$ 689	\$ 698	\$ 698	\$ 3,068	\$ 3,068	\$ 3,160
County Bond Retire	0.0190	\$ 287	\$ 287	\$ 290	\$ 290	\$ 294	\$ 294	\$ 298	\$ 298	\$ 301	\$ 301	\$ 1,325	\$ 1,325	\$ 1,364
Roads and Bridges	0.0930	\$ 1,404	\$ 1,404	\$ 1,421	\$ 1,421	\$ 1,439	\$ 1,439	\$ 1,456	\$ 1,456	\$ 1,475	\$ 1,475	\$ 6,484	\$ 6,484	\$ 6,679
St. Louis Community College	0.2787	\$ 4,209	\$ 4,209	\$ 4,259	\$ 4,259	\$ 4,311	\$ 4,311	\$ 4,364	\$ 4,364	\$ 4,419	\$ 4,419	\$ 19,431	\$ 19,431	\$ 20,014
Special School District	1.0158	\$ 15,340	\$ 15,340	\$ 15,523	\$ 15,523	\$ 15,712	\$ 15,712	\$ 15,907	\$ 15,907	\$ 16,107	\$ 16,107	\$ 70,823	\$ 70,823	\$ 72,948
Metropolitan Zoo Museum District	0.2455	\$ 3,707	\$ 3,707	\$ 3,752	\$ 3,752	\$ 3,797	\$ 3,797	\$ 3,844	\$ 3,844	\$ 3,893	\$ 3,893	\$ 17,117	\$ 17,117	\$ 17,630
Library	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Brentwood Schools	5.1127	\$ 77,210	\$ 77,210	\$ 78,132	\$ 78,132	\$ 79,082	\$ 79,082	\$ 80,061	\$ 80,061	\$ 81,069	\$ 81,069	\$ 356,467	\$ 356,467	\$ 367,161
Metropolitan Sewer District	0.1041	\$ 1,572	\$ 1,572	\$ 1,591	\$ 1,591	\$ 1,610	\$ 1,610	\$ 1,630	\$ 1,630	\$ 1,651	\$ 1,651	\$ 7,258	\$ 7,258	\$ 7,476
Deer Creek Sewer	0.0810	\$ 1,223	\$ 1,223	\$ 1,238	\$ 1,238	\$ 1,253	\$ 1,253	\$ 1,268	\$ 1,268	\$ 1,284	\$ 1,284	\$ 5,647	\$ 5,647	\$ 5,817
City of Brentwood	0.8130	\$ 12,278	\$ 12,278	\$ 12,424	\$ 12,424	\$ 12,575	\$ 12,575	\$ 12,731	\$ 12,731	\$ 12,891	\$ 12,891	\$ 56,684	\$ 56,684	\$ 58,384
Business District	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Commercial Property Tax Revenues to Taxing Jurisdictions	\$ 129,448	\$ 129,448	\$ 131,118	\$ 131,118	\$ 132,839	\$ 132,839	\$ 134,611	\$ 134,611	\$ 136,436	\$ 136,436	\$ 573,937	\$ 573,937	\$ 591,155	\$ 591,155

Year Project Year	2041 15	2042 16	2043 17	2044 18	2045 19	2046 20	2047 21	2048 22	2049 23	2050 24	2051 25
Abated Commercial Real Property Taxes											
Base Commercial AV	\$ 1,009,701	\$ 1,009,701	\$ 1,009,701	\$ 1,009,701	\$ 1,009,701	\$ 1,009,701	\$ 1,009,701	\$ 1,009,701	\$ 1,009,701	\$ 1,009,701	\$ 1,009,701
Incremental Commercial AV Split	\$ 6,387,093	\$ 6,387,093	\$ 6,608,996	\$ 6,608,996	\$ 6,837,557	\$ 6,837,557	\$ 7,072,975	\$ 7,072,975	\$ 7,315,455	\$ 7,315,455	\$ 7,565,210
Commercial Real Property Taxes Not Subject to Abatement											
	Rate										
State of Missouri1	0.0300	\$ 2,219	\$ 2,219	\$ 2,286	\$ 2,286	\$ 2,354	\$ 2,354	\$ 2,425	\$ 2,425	\$ 2,498	\$ 2,498
Dev. Disability - Productive Living Board	0.0840	\$ 6,213	\$ 6,213	\$ 6,400	\$ 6,400	\$ 6,592	\$ 6,592	\$ 6,789	\$ 6,789	\$ 6,993	\$ 6,993
County General	0.1860	\$ 13,758	\$ 13,758	\$ 14,171	\$ 14,171	\$ 14,596	\$ 14,596	\$ 15,034	\$ 15,034	\$ 15,485	\$ 15,485
County Health Fund	0.1250	\$ 9,246	\$ 9,246	\$ 9,523	\$ 9,523	\$ 9,809	\$ 9,809	\$ 10,103	\$ 10,103	\$ 10,406	\$ 10,406
County Park Maintenance	0.0440	\$ 3,255	\$ 3,255	\$ 3,352	\$ 3,352	\$ 3,453	\$ 3,453	\$ 3,556	\$ 3,556	\$ 3,663	\$ 3,663
County Bond Retire	0.0190	\$ 1,405	\$ 1,405	\$ 1,448	\$ 1,448	\$ 1,491	\$ 1,491	\$ 1,536	\$ 1,536	\$ 1,582	\$ 1,582
Roads and Bridges	0.0930	\$ 6,879	\$ 6,879	\$ 7,085	\$ 7,085	\$ 7,298	\$ 7,298	\$ 7,517	\$ 7,517	\$ 7,742	\$ 7,742
St. Louis Community College	0.2787	\$ 20,615	\$ 20,615	\$ 21,233	\$ 21,233	\$ 21,870	\$ 21,870	\$ 22,526	\$ 22,526	\$ 23,202	\$ 23,202
Special School District	1.0158	\$ 75,137	\$ 75,137	\$ 77,391	\$ 77,391	\$ 79,712	\$ 79,712	\$ 82,104	\$ 82,104	\$ 84,567	\$ 84,567
Metropolitan Zoo Museum District	0.2455	\$ 18,159	\$ 18,159	\$ 18,704	\$ 18,704	\$ 19,265	\$ 19,265	\$ 19,843	\$ 19,843	\$ 20,438	\$ 20,438
Library	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Brentwood Schools	5.1127	\$ 378,176	\$ 378,176	\$ 389,521	\$ 389,521	\$ 401,207	\$ 401,207	\$ 413,243	\$ 413,243	\$ 425,640	\$ 425,640
Metropolitan Sewer District	0.1041	\$ 7,700	\$ 7,700	\$ 7,931	\$ 7,931	\$ 8,169	\$ 8,169	\$ 8,414	\$ 8,414	\$ 8,666	\$ 8,666
Deer Creek Sewer	0.0810	\$ 5,991	\$ 5,991	\$ 6,171	\$ 6,171	\$ 6,356	\$ 6,356	\$ 6,547	\$ 6,547	\$ 6,743	\$ 6,743
City of Brentwood	0.8130	\$ 60,136	\$ 60,136	\$ 61,940	\$ 61,940	\$ 63,798	\$ 63,798	\$ 65,712	\$ 65,712	\$ 67,684	\$ 67,684
Business District	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Commercial Property Tax Revenues to Taxing Jurisdictions	\$ 608,889	\$ 608,889	\$ 627,156	\$ 627,156	\$ 645,971	\$ 645,971	\$ 665,350	\$ 665,350	\$ 685,310	\$ 685,310	\$ 705,870

COMMERCIAL SURCHARGE

Phase 2 BUILD: COMMERCIAL SURCHARGE

Year		2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Project Yearr		1	3	4	5	6	7	8	9	10	11	12	13	14
Redeveloped Commercial Assessed Value		\$ 6,014,270	\$ 6,014,270	\$ 6,194,698	\$ 6,194,698	\$ 6,380,539	\$ 6,380,539	\$ 6,571,955	\$ 6,571,955	\$ 6,769,114	\$ 6,769,114	\$ 6,972,187	\$ 6,972,187	\$ 7,181,353
	Rate													
Total County Commercial Surcharge	\$ 1.7000													
<i>Total Commercial Surcharge Taxes</i>														
State of Missouri	\$ 0.0039	\$ 394	\$ 394	\$ 406	\$ 406	\$ 418	\$ 418	\$ 431	\$ 431	\$ 444	\$ 444	\$ 457	\$ 457	\$ 471
County General	\$ 0.0450	\$ 1,155	\$ 1,155	\$ 1,169	\$ 1,169	\$ 1,183	\$ 1,183	\$ 1,197	\$ 1,197	\$ 1,213	\$ 1,213	\$ 5,332	\$ 5,332	\$ 5,492
County Health Fund	\$ 0.0386	\$ 990	\$ 990	\$ 1,002	\$ 1,002	\$ 1,014	\$ 1,014	\$ 1,026	\$ 1,026	\$ 1,039	\$ 1,039	\$ 4,570	\$ 4,570	\$ 4,708
County Park Maintenance	\$ 0.0064	\$ 165	\$ 165	\$ 167	\$ 167	\$ 169	\$ 169	\$ 171	\$ 171	\$ 173	\$ 173	\$ 762	\$ 762	\$ 785
County Bond Retire	\$ 0.0332	\$ 853	\$ 853	\$ 863	\$ 863	\$ 874	\$ 874	\$ 884	\$ 884	\$ 895	\$ 895	\$ 3,938	\$ 3,938	\$ 4,056
Roads and Bridges	\$ 0.0231	\$ 594	\$ 594	\$ 601	\$ 601	\$ 608	\$ 608	\$ 616	\$ 616	\$ 624	\$ 624	\$ 2,742	\$ 2,742	\$ 2,824
St. Louis Community College	\$ 0.0283	\$ 726	\$ 726	\$ 735	\$ 735	\$ 744	\$ 744	\$ 753	\$ 753	\$ 762	\$ 762	\$ 3,352	\$ 3,352	\$ 3,452
Special School District	\$ 0.0688	\$ 1,765	\$ 1,765	\$ 1,786	\$ 1,786	\$ 1,808	\$ 1,808	\$ 1,831	\$ 1,831	\$ 1,854	\$ 1,854	\$ 8,151	\$ 8,151	\$ 8,395
Metropolitan Zoo Museum District	\$ 0.0305	\$ 783	\$ 783	\$ 792	\$ 792	\$ 802	\$ 802	\$ 811	\$ 811	\$ 822	\$ 822	\$ 3,613	\$ 3,613	\$ 3,721
County Library	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Brentwood Schools	\$ 0.0122	\$ 314	\$ 314	\$ 318	\$ 318	\$ 321	\$ 321	\$ 325	\$ 325	\$ 330	\$ 330	\$ 1,449	\$ 1,449	\$ 1,493
Metropolitan Sewer District	\$ 0.0064	\$ 165	\$ 165	\$ 167	\$ 167	\$ 169	\$ 169	\$ 171	\$ 171	\$ 173	\$ 173	\$ 761	\$ 761	\$ 783
Deer Creek Sewer	\$ 0.0013	\$ 32	\$ 32	\$ 33	\$ 33	\$ 33	\$ 33	\$ 34	\$ 34	\$ 34	\$ 34	\$ 149	\$ 149	\$ 154
Dev. Disability - Productive Living Board	\$ 0.0064	\$ 165	\$ 165	\$ 167	\$ 167	\$ 169	\$ 169	\$ 171	\$ 171	\$ 173	\$ 173	\$ 762	\$ 762	\$ 785
Total Commercial Surcharge Revenue to Project-Relevant Jurisdictions		\$ 8,101	\$ 8,101	\$ 8,205	\$ 8,205	\$ 8,312	\$ 8,312	\$ 8,422	\$ 8,422	\$ 8,535	\$ 8,535	\$ 36,037	\$ 36,037	\$ 37,118

Year		2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
Project Yearr		15	16	17	18	19	20	21	22	23	24	25
Redeveloped Commercial Assessed Value		\$ 7,396,793	\$ 7,396,793	\$ 7,618,697	\$ 7,618,697	\$ 7,847,258	\$ 7,847,258	\$ 8,082,676	\$ 8,082,676	\$ 8,325,156	\$ 8,325,156	\$ 8,574,911
	Rate											
Total County Commercial Surcharge	\$ 1.7000											
<i>Total Commercial Surcharge Taxes</i>												
State of Missouri	\$ 0.0039	\$ 485	\$ 485	\$ 499	\$ 499	\$ 514	\$ 514	\$ 530	\$ 530	\$ 546	\$ 546	\$ 562
County General	\$ 0.0450	\$ 5,656	\$ 5,656	\$ 5,826	\$ 5,826	\$ 6,001	\$ 6,001	\$ 6,181	\$ 6,181	\$ 6,366	\$ 6,366	\$ 6,557
County Health Fund	\$ 0.0386	\$ 4,849	\$ 4,849	\$ 4,994	\$ 4,994	\$ 5,144	\$ 5,144	\$ 5,298	\$ 5,298	\$ 5,457	\$ 5,457	\$ 5,621
County Park Maintenance	\$ 0.0064	\$ 808	\$ 808	\$ 832	\$ 832	\$ 857	\$ 857	\$ 883	\$ 883	\$ 910	\$ 910	\$ 937
County Bond Retire	\$ 0.0332	\$ 4,177	\$ 4,177	\$ 4,303	\$ 4,303	\$ 4,432	\$ 4,432	\$ 4,565	\$ 4,565	\$ 4,702	\$ 4,702	\$ 4,843
Roads and Bridges	\$ 0.0231	\$ 2,909	\$ 2,909	\$ 2,996	\$ 2,996	\$ 3,086	\$ 3,086	\$ 3,179	\$ 3,179	\$ 3,274	\$ 3,274	\$ 3,372
St. Louis Community College	\$ 0.0283	\$ 3,556	\$ 3,556	\$ 3,662	\$ 3,662	\$ 3,772	\$ 3,772	\$ 3,885	\$ 3,885	\$ 4,002	\$ 4,002	\$ 4,122
Special School District	\$ 0.0688	\$ 8,647	\$ 8,647	\$ 8,906	\$ 8,906	\$ 9,174	\$ 9,174	\$ 9,449	\$ 9,449	\$ 9,732	\$ 9,732	\$ 10,024
Metropolitan Zoo Museum District	\$ 0.0305	\$ 3,833	\$ 3,833	\$ 3,948	\$ 3,948	\$ 4,066	\$ 4,066	\$ 4,188	\$ 4,188	\$ 4,314	\$ 4,314	\$ 4,444
County Library	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Brentwood Schools	\$ 0.0122	\$ 1,537	\$ 1,537	\$ 1,584	\$ 1,584	\$ 1,631	\$ 1,631	\$ 1,680	\$ 1,680	\$ 1,730	\$ 1,730	\$ 1,782
Metropolitan Sewer District	\$ 0.0064	\$ 807	\$ 807	\$ 831	\$ 831	\$ 856	\$ 856	\$ 882	\$ 882	\$ 908	\$ 908	\$ 935
Deer Creek Sewer	\$ 0.0013	\$ 159	\$ 159	\$ 163	\$ 163	\$ 168	\$ 168	\$ 173	\$ 173	\$ 179	\$ 179	\$ 184
Dev. Disability - Productive Living Board	\$ 0.0064	\$ 808	\$ 808	\$ 832	\$ 832	\$ 857	\$ 857	\$ 883	\$ 883	\$ 910	\$ 910	\$ 937
Total Commercial Surcharge Revenue to Project-Relevant Jurisdictions		\$ 38,231	\$ 38,231	\$ 39,378	\$ 39,378	\$ 40,560	\$ 40,560	\$ 41,777	\$ 41,777	\$ 43,030	\$ 43,030	\$ 44,321

RESIDENTIAL REAL PROPERTY

Phase 2 BUILD: RESIDENTIAL REAL PROPERTY

Year	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Project Year	1	3	4	5	6	7	8	9	10	11	12	13	14
Redeveloped Residential Assessed Value	\$ 6,853,414	\$ 6,853,414	\$ 7,059,016	\$ 7,059,016	\$ 7,270,787	\$ 7,270,787	\$ 7,488,911	\$ 7,488,911	\$ 7,713,578	\$ 7,713,578	\$ 7,944,985	\$ 7,944,985	\$ 8,183,335
Base Assessed Value	\$ 1,150,580	\$ 1,150,580	\$ 1,150,580	\$ 1,150,580	\$ 1,150,580	\$ 1,150,580	\$ 1,150,580	\$ 1,150,580	\$ 1,150,580	\$ 1,150,580	\$ 1,150,580	\$ 1,150,580	\$ 1,150,580
Incremental Assessed Value	\$ 5,702,834	\$ 5,702,834	\$ 5,908,437	\$ 5,908,437	\$ 6,120,207	\$ 6,120,207	\$ 6,338,331	\$ 6,338,331	\$ 6,562,998	\$ 6,562,998	\$ 6,794,405	\$ 6,794,405	\$ 7,032,755
Real Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Residential Real Property Taxes Not Subject to Abatement	Rate												
State of Missouri1	0.0300	\$ 2,056	\$ 2,056	\$ 2,118	\$ 2,118	\$ 2,181	\$ 2,181	\$ 2,247	\$ 2,247	\$ 2,314	\$ 2,314	\$ 2,383	\$ 2,455
Dev. Disability - Productive Living Board	0.0710	\$ 1,222	\$ 1,222	\$ 1,236	\$ 1,236	\$ 1,251	\$ 1,251	\$ 1,267	\$ 1,267	\$ 1,283	\$ 1,283	\$ 5,641	\$ 5,810
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County General	0.1650	\$ 2,839	\$ 2,839	\$ 2,873	\$ 2,873	\$ 2,908	\$ 2,908	\$ 2,944	\$ 2,944	\$ 2,981	\$ 2,981	\$ 13,109	\$ 13,503
County Health Fund	0.1110	\$ 1,910	\$ 1,910	\$ 1,933	\$ 1,933	\$ 1,956	\$ 1,956	\$ 1,981	\$ 1,981	\$ 2,006	\$ 2,006	\$ 8,819	\$ 9,084
County Park Maintenance	0.0400	\$ 688	\$ 688	\$ 697	\$ 697	\$ 705	\$ 705	\$ 714	\$ 714	\$ 723	\$ 723	\$ 3,178	\$ 3,273
County Bond Retire	0.0190	\$ 327	\$ 327	\$ 331	\$ 331	\$ 335	\$ 335	\$ 339	\$ 339	\$ 343	\$ 343	\$ 1,510	\$ 1,555
Roads and Bridges	0.0830	\$ 1,428	\$ 1,428	\$ 1,445	\$ 1,445	\$ 1,463	\$ 1,463	\$ 1,481	\$ 1,481	\$ 1,500	\$ 1,500	\$ 6,594	\$ 6,792
St. Louis Community College	0.2787	\$ 4,796	\$ 4,796	\$ 4,853	\$ 4,853	\$ 4,912	\$ 4,912	\$ 4,973	\$ 4,973	\$ 5,036	\$ 5,036	\$ 22,143	\$ 22,807
Special School District	1.0158	\$ 17,481	\$ 17,481	\$ 17,689	\$ 17,689	\$ 17,904	\$ 17,904	\$ 18,126	\$ 18,126	\$ 18,354	\$ 18,354	\$ 80,705	\$ 83,126
Metropolitan Zoo Museum District	0.2455	\$ 4,225	\$ 4,225	\$ 4,275	\$ 4,275	\$ 4,327	\$ 4,327	\$ 4,381	\$ 4,381	\$ 4,436	\$ 4,436	\$ 19,505	\$ 20,090
Library	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Brentwood Schools	4.2588	\$ 73,288	\$ 73,288	\$ 74,164	\$ 74,164	\$ 75,066	\$ 75,066	\$ 75,995	\$ 75,995	\$ 76,951	\$ 76,951	\$ 338,361	\$ 348,512
Metropolitan Sewer District	0.1041	\$ 1,791	\$ 1,791	\$ 1,813	\$ 1,813	\$ 1,835	\$ 1,835	\$ 1,858	\$ 1,858	\$ 1,881	\$ 1,881	\$ 8,271	\$ 8,519
Deer Creek Sewer	0.0660	\$ 1,136	\$ 1,136	\$ 1,149	\$ 1,149	\$ 1,163	\$ 1,163	\$ 1,178	\$ 1,178	\$ 1,193	\$ 1,193	\$ 5,244	\$ 5,401
City of Brentwood	0.5180	\$ 8,914	\$ 8,914	\$ 9,021	\$ 9,021	\$ 9,130	\$ 9,130	\$ 9,243	\$ 9,243	\$ 9,360	\$ 9,360	\$ 41,155	\$ 42,390
Business District	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Residential Property Tax Revenues to Taxing Jurisdictions	\$ 122,102	\$ 122,102	\$ 123,598	\$ 123,598	\$ 125,138	\$ 125,138	\$ 126,726	\$ 126,726	\$ 128,360	\$ 128,360	\$ 556,618	\$ 556,618	\$ 573,316

Year	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
Project Year	15	16	17	18	19	20	21	22	23	24	25
Redeveloped Residential Assessed Value	\$ 8,428,835	\$ 8,428,835	\$ 8,681,700	\$ 8,681,700	\$ 8,942,151	\$ 8,942,151	\$ 9,210,415	\$ 9,210,415	\$ 9,486,728	\$ 9,486,728	\$ 9,771,330
Base Assessed Value	\$ 1,150,580	\$ 1,150,580	\$ 1,150,580	\$ 1,150,580	\$ 1,150,580	\$ 1,150,580	\$ 1,150,580	\$ 1,150,580	\$ 1,150,580	\$ 1,150,580	\$ 1,150,580
Incremental Assessed Value	\$ 7,278,255	\$ 7,278,255	\$ 7,531,120	\$ 7,531,120	\$ 7,791,571	\$ 7,791,571	\$ 8,059,835	\$ 8,059,835	\$ 8,336,148	\$ 8,336,148	\$ 8,620,750
Real Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Residential Real Property Taxes Not Subject to Abatement	Rate										
State of Missouri1	0.0300	\$ 2,529	\$ 2,529	\$ 2,605	\$ 2,605	\$ 2,683	\$ 2,683	\$ 2,763	\$ 2,763	\$ 2,846	\$ 2,931
Dev. Disability - Productive Living Board	0.0710	\$ 5,984	\$ 5,984	\$ 6,164	\$ 6,164	\$ 6,349	\$ 6,349	\$ 6,539	\$ 6,539	\$ 6,736	\$ 6,938
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County General	0.1650	\$ 13,908	\$ 13,908	\$ 14,325	\$ 14,325	\$ 14,755	\$ 14,755	\$ 15,197	\$ 15,197	\$ 15,653	\$ 16,123
County Health Fund	0.1110	\$ 9,356	\$ 9,356	\$ 9,637	\$ 9,637	\$ 9,926	\$ 9,926	\$ 10,224	\$ 10,224	\$ 10,530	\$ 10,846
County Park Maintenance	0.0400	\$ 3,372	\$ 3,372	\$ 3,473	\$ 3,473	\$ 3,577	\$ 3,577	\$ 3,684	\$ 3,684	\$ 3,795	\$ 3,909
County Bond Retire	0.0190	\$ 1,601	\$ 1,601	\$ 1,650	\$ 1,650	\$ 1,699	\$ 1,699	\$ 1,750	\$ 1,750	\$ 1,802	\$ 1,857
Roads and Bridges	0.0830	\$ 6,996	\$ 6,996	\$ 7,206	\$ 7,206	\$ 7,422	\$ 7,422	\$ 7,645	\$ 7,645	\$ 7,874	\$ 8,110
St. Louis Community College	0.2787	\$ 23,491	\$ 23,491	\$ 24,196	\$ 24,196	\$ 24,922	\$ 24,922	\$ 25,669	\$ 25,669	\$ 26,440	\$ 27,233
Special School District	1.0158	\$ 85,620	\$ 85,620	\$ 88,189	\$ 88,189	\$ 90,834	\$ 90,834	\$ 93,559	\$ 93,559	\$ 96,366	\$ 99,257
Metropolitan Zoo Museum District	0.2455	\$ 20,693	\$ 20,693	\$ 21,314	\$ 21,314	\$ 21,953	\$ 21,953	\$ 22,612	\$ 22,612	\$ 23,290	\$ 23,989
Library	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Brentwood Schools	4.2588	\$ 358,967	\$ 358,967	\$ 369,736	\$ 369,736	\$ 380,828	\$ 380,828	\$ 392,253	\$ 392,253	\$ 404,021	\$ 416,141
Metropolitan Sewer District	0.1041	\$ 8,774	\$ 8,774	\$ 9,038	\$ 9,038	\$ 9,309	\$ 9,309	\$ 9,588	\$ 9,588	\$ 9,876	\$ 10,172
Deer Creek Sewer	0.0660	\$ 5,563	\$ 5,563	\$ 5,730	\$ 5,730	\$ 5,902	\$ 5,902	\$ 6,079	\$ 6,079	\$ 6,261	\$ 6,449
City of Brentwood	0.5180	\$ 43,661	\$ 43,661	\$ 44,971	\$ 44,971	\$ 46,320	\$ 46,320	\$ 47,710	\$ 47,710	\$ 49,141	\$ 50,615
Business District	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Residential Property Tax Revenues to Taxing Jurisdictions	\$ 590,516	\$ 590,516	\$ 608,231	\$ 608,231	\$ 626,478	\$ 626,478	\$ 645,272	\$ 645,272	\$ 664,631	\$ 664,631	\$ 684,570

PERSONAL REAL PROPERTY

Phase 2 BUILD: PERSONAL REAL PROPERTY

Year	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	
Project Year	1	3	4	5	6	7	8	9	10	11	12	13	14	
Total Assessed Value:	\$ 1,252,194	\$ 1,289,760	\$ 1,289,760	\$ 1,328,453	\$ 1,328,453	\$ 1,368,307	\$ 1,368,307	\$ 1,409,356	\$ 1,409,356	\$ 1,451,637	\$ 1,451,637	\$ 1,495,186	\$ 1,495,186	
% Complete	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
Depreciation	100%	86%	61%	100%	86%	61%	44%	31%	100%	86%	61%	44%	31%	
Assumed Value (replacement every 5 years)	\$ 1,252,194	\$ 1,109,194	\$ 786,754	\$ 1,328,453	\$ 1,142,470	\$ 834,667	\$ 602,055	\$ 436,900	\$ 1,409,356	\$ 1,248,407	\$ 885,498	\$ 657,882	\$ 463,508	
Personal Property Tax Revenue	Rate													
State of Missouri1	\$ 0.0300	\$ 376	\$ 333	\$ 236	\$ 399	\$ 343	\$ 250	\$ 181	\$ 131	\$ 423	\$ 375	\$ 266	\$ 197	\$ 139
County General	\$ 0.2090	\$ 2,617	\$ 2,318	\$ 1,644	\$ 2,776	\$ 2,388	\$ 1,744	\$ 1,258	\$ 913	\$ 2,946	\$ 2,609	\$ 1,851	\$ 1,375	\$ 969
County Health Fund	\$ 0.1400	\$ 1,753	\$ 1,553	\$ 1,101	\$ 1,860	\$ 1,599	\$ 1,169	\$ 843	\$ 612	\$ 1,973	\$ 1,748	\$ 1,240	\$ 921	\$ 649
County Park Maintenance	\$ 0.0500	\$ 626	\$ 555	\$ 393	\$ 664	\$ 571	\$ 417	\$ 301	\$ 218	\$ 705	\$ 624	\$ 443	\$ 329	\$ 232
County Bond Retire	\$ 0.0190	\$ 238	\$ 211	\$ 149	\$ 252	\$ 217	\$ 159	\$ 114	\$ 83	\$ 268	\$ 237	\$ 168	\$ 125	\$ 88
Roads and Bridges	\$ 0.1050	\$ 1,315	\$ 1,165	\$ 826	\$ 1,395	\$ 1,200	\$ 876	\$ 632	\$ 459	\$ 1,480	\$ 1,311	\$ 930	\$ 691	\$ 487
St. Louis Community College	\$ 0.2787	\$ 3,490	\$ 3,091	\$ 2,193	\$ 3,702	\$ 3,184	\$ 2,326	\$ 1,678	\$ 1,218	\$ 3,928	\$ 3,479	\$ 2,468	\$ 1,834	\$ 1,292
Special School District	\$ 1.0158	\$ 12,720	\$ 11,267	\$ 7,992	\$ 13,494	\$ 11,605	\$ 8,479	\$ 6,116	\$ 4,438	\$ 14,316	\$ 12,681	\$ 8,995	\$ 6,683	\$ 4,708
Metropolitan Zoo Museum District	\$ 0.2455	\$ 3,074	\$ 2,723	\$ 1,931	\$ 3,261	\$ 2,805	\$ 2,049	\$ 1,478	\$ 1,073	\$ 3,460	\$ 3,065	\$ 2,174	\$ 1,615	\$ 1,138
Library	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Brentwood School District	\$ 4.9132	\$ 61,523	\$ 54,497	\$ 38,655	\$ 65,270	\$ 56,132	\$ 41,009	\$ 29,580	\$ 21,466	\$ 69,244	\$ 61,337	\$ 43,506	\$ 32,323	\$ 22,773
Metropolitan Sewer District	\$ 0.1041	\$ 1,304	\$ 1,155	\$ 819	\$ 1,383	\$ 1,189	\$ 869	\$ 627	\$ 455	\$ 1,467	\$ 1,300	\$ 922	\$ 685	\$ 483
Deer Creek Sewer	\$ 0.0930	\$ 1,165	\$ 1,032	\$ 732	\$ 1,235	\$ 1,062	\$ 776	\$ 560	\$ 406	\$ 1,311	\$ 1,161	\$ 824	\$ 612	\$ 431
City of Brentwood	\$ 0.8920	\$ 11,170	\$ 9,894	\$ 7,018	\$ 11,850	\$ 10,191	\$ 7,445	\$ 5,370	\$ 3,897	\$ 12,571	\$ 11,136	\$ 7,899	\$ 5,868	\$ 4,134
Business District	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dev. Disability - Productive Living Board	\$ 0.0900	\$ 1,127	\$ 998	\$ 708	\$ 1,196	\$ 1,028	\$ 751	\$ 542	\$ 393	\$ 1,268	\$ 1,124	\$ 797	\$ 592	\$ 417
Total Personal Property Tax Revenue	\$ 8.1853	\$ 102,496	\$ 90,791	\$ 64,398	\$ 108,738	\$ 93,515	\$ 68,320	\$ 49,280	\$ 35,762	\$ 115,360	\$ 102,186	\$ 72,481	\$ 53,850	\$ 37,939

Year	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	
Project Year	15	16	17	18	19	20	21	22	23	24	25	
Total Assessed Value:	\$ 1,540,041	\$ 1,586,242	\$ 1,586,242	\$ 1,633,830	\$ 1,633,830	\$ 1,682,845	\$ 1,682,845	\$ 1,733,330	\$ 1,733,330	\$ 1,785,330	\$ 1,838,890	
% Complete	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
Depreciation	86%	61%	44%	31%	100%	86%	61%	44%	31%	100%	86%	
Assumed Value (replacement every 5 years)	\$ 1,324,435	\$ 967,608	\$ 697,947	\$ 506,487	\$ 1,633,830	\$ 1,447,246	\$ 1,026,535	\$ 762,665	\$ 537,332	\$ 1,785,330	\$ 1,581,445	
Personal Property Tax Revenue	Rate											
State of Missouri1	0.03	\$ 397	\$ 290	\$ 209	\$ 152	\$ 490	\$ 434	\$ 308	\$ 229	\$ 161	\$ 536	\$ 474
County General	0.209	\$ 2,768	\$ 2,022	\$ 1,459	\$ 1,059	\$ 3,415	\$ 3,025	\$ 2,145	\$ 1,594	\$ 1,123	\$ 3,731	\$ 3,305
County Health Fund	0.14	\$ 1,854	\$ 1,355	\$ 977	\$ 709	\$ 2,287	\$ 2,026	\$ 1,437	\$ 1,068	\$ 752	\$ 2,499	\$ 2,214
County Park Maintenance	0.05	\$ 662	\$ 484	\$ 349	\$ 253	\$ 817	\$ 724	\$ 513	\$ 381	\$ 269	\$ 893	\$ 791
County Bond Retire	0.019	\$ 252	\$ 184	\$ 133	\$ 96	\$ 310	\$ 275	\$ 195	\$ 145	\$ 102	\$ 339	\$ 300
Roads and Bridges	0.105	\$ 1,391	\$ 1,016	\$ 733	\$ 532	\$ 1,716	\$ 1,520	\$ 1,078	\$ 801	\$ 564	\$ 1,875	\$ 1,661
St. Louis Community College	0.2787	\$ 3,691	\$ 2,697	\$ 1,945	\$ 1,412	\$ 4,553	\$ 4,033	\$ 2,861	\$ 2,126	\$ 1,498	\$ 4,976	\$ 4,407
Special School District	1.0158	\$ 13,454	\$ 9,829	\$ 7,090	\$ 5,145	\$ 16,596	\$ 14,701	\$ 10,428	\$ 7,747	\$ 5,458	\$ 18,135	\$ 16,064
Metropolitan Zoo Museum District	0.2455	\$ 3,251	\$ 2,375	\$ 1,713	\$ 1,243	\$ 4,011	\$ 3,553	\$ 2,520	\$ 1,872	\$ 1,319	\$ 4,383	\$ 3,882
Library	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Brentwood School District	4.9132	\$ 65,072	\$ 47,541	\$ 34,292	\$ 24,885	\$ 80,273	\$ 71,106	\$ 50,436	\$ 37,471	\$ 26,400	\$ 87,717	\$ 77,700
Metropolitan Sewer District	0.1041	\$ 1,379	\$ 1,007	\$ 727	\$ 527	\$ 1,701	\$ 1,507	\$ 1,069	\$ 794	\$ 559	\$ 1,859	\$ 1,646
Deer Creek Sewer	0.093	\$ 1,232	\$ 900	\$ 649	\$ 471	\$ 1,519	\$ 1,346	\$ 955	\$ 709	\$ 500	\$ 1,660	\$ 1,471
City of Brentwood	0.892	\$ 11,814	\$ 8,631	\$ 6,226	\$ 4,518	\$ 14,574	\$ 12,909	\$ 9,157	\$ 6,803	\$ 4,793	\$ 15,925	\$ 14,106
Business District	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dev. Disability - Productive Living Board	0.09	\$ 1,192	\$ 871	\$ 628	\$ 456	\$ 1,470	\$ 1,303	\$ 924	\$ 686	\$ 484	\$ 1,607	\$ 1,423
Total Personal Property Tax Revenue	8.1853	\$ 108,409	\$ 79,202	\$ 57,129	\$ 41,457	\$ 133,734	\$ 118,461	\$ 84,025	\$ 62,426	\$ 43,982	\$ 146,135	\$ 129,446

Sales Taxes

Phase 2 BUILD: SALES TAXES

Year		2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Project Year		1	2	3	4	5	6	7	8	9	10	11	12	13
Estimated Taxable Sales with Vacancy		\$ -	\$ 9,894,022	\$ 13,197,103	\$ 15,044,698	\$ 15,345,591	\$ 15,652,503	\$ 15,965,553	\$ 16,284,864	\$ 16,610,562	\$ 16,942,773	\$ 17,281,628	\$ 17,627,261	\$ 17,979,806
Base Retail Sales		\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000
Total Incremental Sales		\$ -	\$ 6,394,022	\$ 9,697,103	\$ 11,544,698	\$ 11,845,591	\$ 12,152,503	\$ 12,465,553	\$ 12,784,864	\$ 13,110,562	\$ 13,442,773	\$ 13,781,628	\$ 14,127,261	\$ 14,479,806
Total Sales		\$ 3,500,000	\$ 9,894,022	\$ 13,197,103	\$ 15,044,698	\$ 15,345,591	\$ 15,652,503	\$ 15,965,553	\$ 16,284,864	\$ 16,610,562	\$ 16,942,773	\$ 17,281,628	\$ 17,627,261	\$ 17,979,806
Tax	Rate													
Missouri State Sales Tax	4.2250%	\$ 147,875	\$ 418,022	\$ 557,578	\$ 635,638	\$ 648,351	\$ 661,318	\$ 674,545	\$ 688,036	\$ 701,796	\$ 715,832	\$ 730,149	\$ 744,752	\$ 759,647
Prop A Transportation	0.5000%	\$ 17,500	\$ 49,470	\$ 65,986	\$ 75,223	\$ 76,728	\$ 78,263	\$ 79,828	\$ 81,424	\$ 83,053	\$ 84,714	\$ 86,408	\$ 88,136	\$ 89,899
Children's Service Fund	0.2500%	\$ 8,750	\$ 24,735	\$ 32,993	\$ 37,612	\$ 38,364	\$ 39,131	\$ 39,914	\$ 40,712	\$ 41,526	\$ 42,357	\$ 43,204	\$ 44,068	\$ 44,950
Parks Arch Tax	0.1875%	\$ 6,563	\$ 18,551	\$ 24,745	\$ 28,209	\$ 28,773	\$ 29,348	\$ 29,935	\$ 30,534	\$ 31,145	\$ 31,768	\$ 32,403	\$ 33,051	\$ 33,712
Metrolink (Mass Transit)	0.2500%	\$ 8,750	\$ 24,735	\$ 32,993	\$ 37,612	\$ 38,364	\$ 39,131	\$ 39,914	\$ 40,712	\$ 41,526	\$ 42,357	\$ 43,204	\$ 44,068	\$ 44,950
Emergency Services	0.1000%	\$ 3,500	\$ 9,894	\$ 13,197	\$ 15,045	\$ 15,346	\$ 15,653	\$ 15,966	\$ 16,285	\$ 16,611	\$ 16,943	\$ 17,282	\$ 17,627	\$ 17,980
	0.0000%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Countywide Sales Tax	1.0000%	\$ 35,000	\$ 98,940	\$ 131,971	\$ 150,447	\$ 153,456	\$ 156,525	\$ 159,656	\$ 162,849	\$ 166,106	\$ 169,428	\$ 172,816	\$ 176,273	\$ 179,798
County Transportation Sales Tax	0.5000%	\$ 17,500	\$ 49,470	\$ 65,986	\$ 75,223	\$ 76,728	\$ 78,263	\$ 79,828	\$ 81,424	\$ 83,053	\$ 84,714	\$ 86,408	\$ 88,136	\$ 89,899
Regional Parks/Trails (Metro Parks)	0.1000%	\$ 3,500	\$ 9,894	\$ 13,197	\$ 15,045	\$ 15,346	\$ 15,653	\$ 15,966	\$ 16,285	\$ 16,611	\$ 16,943	\$ 17,282	\$ 17,627	\$ 17,980
County Prop P Public Safety	0.5000%	\$ 17,500	\$ 49,470	\$ 65,986	\$ 75,223	\$ 76,728	\$ 78,263	\$ 79,828	\$ 81,424	\$ 83,053	\$ 84,714	\$ 86,408	\$ 88,136	\$ 89,899
Zoo Tax	0.1250%	\$ 4,375	\$ 12,368	\$ 16,496	\$ 18,806	\$ 19,182	\$ 19,566	\$ 19,957	\$ 20,356	\$ 20,763	\$ 21,178	\$ 21,602	\$ 22,034	\$ 22,475
Brentwood Economic Development Sales Tax	0.5000%	\$ 17,500	\$ 49,470	\$ 65,986	\$ 75,223	\$ 76,728	\$ 78,263	\$ 79,828	\$ 81,424	\$ 83,053	\$ 84,714	\$ 86,408	\$ 88,136	\$ 89,899
Brentwood Capital Improvements Sales Tax	0.5000%	\$ 17,500	\$ 49,470	\$ 65,986	\$ 75,223	\$ 76,728	\$ 78,263	\$ 79,828	\$ 81,424	\$ 83,053	\$ 84,714	\$ 86,408	\$ 88,136	\$ 89,899
Brentwood Local Option Sales Tax	0.2500%	\$ 8,750	\$ 24,735	\$ 32,993	\$ 37,612	\$ 38,364	\$ 39,131	\$ 39,914	\$ 40,712	\$ 41,526	\$ 42,357	\$ 43,204	\$ 44,068	\$ 44,950
Brentwood Fire	0.5000%	\$ 17,500	\$ 49,470	\$ 65,986	\$ 75,223	\$ 76,728	\$ 78,263	\$ 79,828	\$ 81,424	\$ 83,053	\$ 84,714	\$ 86,408	\$ 88,136	\$ 89,899
Brentwood Stormwater & Parks	0.2500%	\$ 8,750	\$ 24,735	\$ 32,993	\$ 37,612	\$ 38,364	\$ 39,131	\$ 39,914	\$ 40,712	\$ 41,526	\$ 42,357	\$ 43,204	\$ 44,068	\$ 44,950
Total Retail Sales Tax Revenues to Taxing Jurisdictions (Not including Collection Fees or Timely Payment Discounts)	0.0000%	\$ 340,813	\$ 963,430	\$ 1,285,068	\$ 1,464,977	\$ 1,494,277	\$ 1,524,163	\$ 1,554,646	\$ 1,585,739	\$ 1,617,453	\$ 1,649,803	\$ 1,682,799	\$ 1,716,455	\$ 1,750,784

Year		2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
Project Year		15	16	17	18	19	20	21	22	23	24	25
Estimated Taxable Sales with Vacancy		\$ 18,706,190	\$ 19,080,314	\$ 19,461,920	\$ 19,851,159	\$ 20,248,182	\$ 20,653,146	\$ 21,066,209	\$ 21,487,533	\$ 21,917,283	\$ 22,355,629	\$ 22,802,742
Base Retail Sales		\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ -	\$ -
Total Incremental Sales		\$ 15,206,190	\$ 15,580,314	\$ 15,961,920	\$ 16,351,159	\$ 16,748,182	\$ 17,153,146	\$ 17,566,209	\$ 17,987,533	\$ 18,417,283	\$ 22,355,629	\$ 22,802,742
Total Sales		\$ 18,706,190	\$ 19,080,314	\$ 19,461,920	\$ 19,851,159	\$ 20,248,182	\$ 20,653,146	\$ 21,066,209	\$ 21,487,533	\$ 21,917,283	\$ 22,355,629	\$ 22,802,742
Tax	Rate											
Missouri State Sales Tax	4.2250%	\$ 790,337	\$ 806,143	\$ 822,266	\$ 838,711	\$ 855,486	\$ 872,595	\$ 890,047	\$ 907,848	\$ 926,005	\$ 944,525	\$ 963,416
Prop A Transportation	0.5000%	\$ 93,531	\$ 95,402	\$ 97,310	\$ 99,256	\$ 101,241	\$ 103,266	\$ 105,331	\$ 107,438	\$ 109,586	\$ 111,778	\$ 114,014
Children's Service Fund	0.2500%	\$ 46,765	\$ 47,701	\$ 48,655	\$ 49,628	\$ 50,620	\$ 51,633	\$ 52,666	\$ 53,719	\$ 54,793	\$ 55,889	\$ 57,007
Parks Arch Tax	0.1875%	\$ 35,074	\$ 35,776	\$ 36,491	\$ 37,221	\$ 37,965	\$ 38,725	\$ 39,499	\$ 40,289	\$ 41,095	\$ 41,917	\$ 42,755
Metrolink (Mass Transit)	0.2500%	\$ 46,765	\$ 47,701	\$ 48,655	\$ 49,628	\$ 50,620	\$ 51,633	\$ 52,666	\$ 53,719	\$ 54,793	\$ 55,889	\$ 57,007
Emergency Services	0.1000%	\$ 18,706	\$ 19,080	\$ 19,462	\$ 19,851	\$ 20,248	\$ 20,653	\$ 21,066	\$ 21,488	\$ 21,917	\$ 22,356	\$ 22,803
	0.0000%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Countywide Sales Tax	1.0000%	\$ 187,062	\$ 190,803	\$ 194,619	\$ 198,512	\$ 202,482	\$ 206,531	\$ 210,662	\$ 214,875	\$ 219,173	\$ 223,556	\$ 228,027
County Transportation Sales Tax	0.5000%	\$ 93,531	\$ 95,402	\$ 97,310	\$ 99,256	\$ 101,241	\$ 103,266	\$ 105,331	\$ 107,438	\$ 109,586	\$ 111,778	\$ 114,014
Regional Parks/Trails (Metro Parks)	0.1000%	\$ 18,706	\$ 19,080	\$ 19,462	\$ 19,851	\$ 20,248	\$ 20,653	\$ 21,066	\$ 21,488	\$ 21,917	\$ 22,356	\$ 22,803
County Prop P Public Safety	0.5000%	\$ 93,531	\$ 95,402	\$ 97,310	\$ 99,256	\$ 101,241	\$ 103,266	\$ 105,331	\$ 107,438	\$ 109,586	\$ 111,778	\$ 114,014
Zoo Tax	0.1250%	\$ 23,383	\$ 23,850	\$ 24,327	\$ 24,814	\$ 25,310	\$ 25,816	\$ 26,333	\$ 26,859	\$ 27,397	\$ 27,945	\$ 28,503
Brentwood Economic Development Sales Tax	0.5000%	\$ 93,531	\$ 95,402	\$ 97,310	\$ 99,256	\$ 101,241	\$ 103,266	\$ 105,331	\$ 107,438	\$ 109,586	\$ 111,778	\$ 114,014
Brentwood Capital Improvements Sales Tax	0.5000%	\$ 93,531	\$ 95,402	\$ 97,310	\$ 99,256	\$ 101,241	\$ 103,266	\$ 105,331	\$ 107,438	\$ 109,586	\$ 111,778	\$ 114,014
Brentwood Local Option Sales Tax	0.2500%	\$ 46,765	\$ 47,701	\$ 48,655	\$ 49,628	\$ 50,620	\$ 51,633	\$ 52,666	\$ 53,719	\$ 54,793	\$ 55,889	\$ 57,007
Brentwood Fire	0.5000%	\$ 93,531	\$ 95,402	\$ 97,310	\$ 99,256	\$ 101,241	\$ 103,266	\$ 105,331	\$ 107,438	\$ 109,586	\$ 111,778	\$ 114,014
Brentwood Stormwater & Parks	0.2500%	\$ 46,765	\$ 47,701	\$ 48,655	\$ 49,628	\$ 50,620	\$ 51,633	\$ 52,666	\$ 53,719	\$ 54,793	\$ 55,889	\$ 57,007
Total Retail Sales Tax Revenues to Taxing Jurisdictions (Not including Collection Fees or Timely Payment Discounts)	0.0000%	\$ 1,821,515	\$ 1,857,946	\$ 1,895,105	\$ 1,933,007	\$ 1,971,667	\$ 2,011,100	\$ 2,051,322	\$ 2,092,349	\$ 2,134,195	\$ 2,176,879	\$ 2,220,417

Utility Taxes

Phase 2 BUILD: UTILITY TAXES

Year		2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Project Year		1	2	3	4	5	6	7	8	9	10	11	12	13
Commercial Utility Sales		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utility Revenues		\$ 44,750	\$ 272,771	\$ 363,835	\$ 414,772	\$ 423,068	\$ 431,529	\$ 440,160	\$ 448,963	\$ 457,942	\$ 467,101	\$ 476,443	\$ 485,972	\$ 495,691
Base Utilities		\$ 44,750	\$ 44,750	\$ 44,750	\$ 44,750	\$ 44,750	\$ 44,750	\$ 44,750	\$ 44,750	\$ 44,750	\$ 44,750	\$ 44,750	\$ 44,750	\$ 44,750
Incremental Utility Charges	Rate	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Utility Taxes Revenue	0.075	\$ 3,356	\$ 3,356	\$ 3,356	\$ 3,356	\$ 3,356	\$ 3,356	\$ 3,356	\$ 3,356	\$ 3,356				
Residential Utility Sales		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utility Revenues		\$ 86,700	\$ 132,651	\$ 180,405	\$ 184,013	\$ 187,694	\$ 191,448	\$ 195,277	\$ 199,182	\$ 203,166	\$ 207,229	\$ 211,374	\$ 215,601	\$ 219,913
Base Utilities	Rate	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Incremental Utility Charges	0.07	\$ -	\$ -	\$ 169,793	\$ 259,784	\$ 353,306	\$ 360,372	\$ 367,579	\$ 374,931	\$ 382,430	\$ 390,078	\$ 397,880	\$ 405,837	\$ 413,954
Utility Taxes Revenue		\$ -	\$ -	\$ 6,367	\$ 9,742	\$ 13,249	\$ 13,514	\$ 13,784	\$ 14,060	\$ 14,341	\$ 14,628	\$ 14,920	\$ 15,219	\$ 15,523

Year		2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
Project Year		15	16	17	18	19	20	21	22	23	24	25
Commercial Utility Sales		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utility Revenues		\$ 515,717	\$ 526,031	\$ 536,552	\$ 547,283	\$ 558,229	\$ 569,393	\$ 580,781	\$ 592,397	\$ 604,245	\$ 616,330	\$ 628,656
Base Utilities		\$ 44,750	\$ 44,750	\$ 44,750	\$ 44,750	\$ 44,750	\$ 44,750	\$ 44,750	\$ 44,750	\$ 44,750	\$ -	\$ -
Incremental Utility Charges		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Utility Taxes Revenue		\$ 3,356	\$ -	\$ -								
Residential Utility Sales		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utility Revenues		\$ 228,798	\$ 233,374	\$ 238,041	\$ 242,802	\$ 247,658	\$ 252,611	\$ 257,663	\$ 262,817	\$ 268,073	\$ 273,434	\$ 557,806
Base Utilities		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Incremental Utility Charges		\$ 430,678	\$ 439,291	\$ 448,077	\$ 457,039	\$ 466,180	\$ 475,503	\$ 485,013	\$ 494,713	\$ 504,608	\$ 514,700	\$ 524,994
Utility Taxes Revenue		\$ 16,150	\$ 16,473	\$ 16,803	\$ 17,139	\$ 17,482	\$ 17,831	\$ 18,188	\$ 18,552	\$ 18,923	\$ 19,301	\$ 19,687

APPENDIX C-2

Phase 2: No Build Projections

COMMERCIAL REAL PROPERTY

Phase 2 NO BUILD: COMMERCIAL REAL PROPERTY

Year	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	
Project Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	
Abated Commercial Real Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Redeveloped Commercial Assessed Value	\$ 2,160,281	\$ 2,225,089	\$ 2,225,089	\$ 2,291,842	\$ 2,291,842	\$ 2,360,597	\$ 2,360,597	\$ 2,431,415	\$ 2,431,415	\$ 2,504,358	\$ 2,504,358	\$ 2,579,488	\$ 2,579,488	\$ 2,656,873	
Base Assessed Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Incremental Assessed Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Commercial Real Property Taxes Not Subject to Abatement	Rate														
State of Missouri ¹	0.0300	\$ 648	\$ 668	\$ 668	\$ 688	\$ 688	\$ 708	\$ 708	\$ 729	\$ 729	\$ 751	\$ 751	\$ 774	\$ 774	\$ 797
Dev. Disability - Productive Living Board	0.0840	\$ 1,815	\$ 1,869	\$ 1,869	\$ 1,925	\$ 1,925	\$ 1,983	\$ 1,983	\$ 2,042	\$ 2,042	\$ 2,104	\$ 2,104	\$ 2,167	\$ 2,167	\$ 2,232
County General	0.1860	\$ 4,018	\$ 4,139	\$ 4,139	\$ 4,263	\$ 4,263	\$ 4,391	\$ 4,391	\$ 4,522	\$ 4,522	\$ 4,658	\$ 4,658	\$ 4,798	\$ 4,798	\$ 4,942
County Health Fund	0.1250	\$ 2,700	\$ 2,781	\$ 2,781	\$ 2,865	\$ 2,865	\$ 2,951	\$ 2,951	\$ 3,039	\$ 3,039	\$ 3,130	\$ 3,130	\$ 3,224	\$ 3,224	\$ 3,321
County Park Maintenance	0.0440	\$ 951	\$ 979	\$ 979	\$ 1,008	\$ 1,008	\$ 1,039	\$ 1,039	\$ 1,070	\$ 1,070	\$ 1,102	\$ 1,102	\$ 1,135	\$ 1,135	\$ 1,169
County Bond Retire	0.0190	\$ 410	\$ 423	\$ 423	\$ 435	\$ 435	\$ 449	\$ 449	\$ 462	\$ 462	\$ 476	\$ 476	\$ 490	\$ 490	\$ 505
Roads and Bridges	0.0930	\$ 2,009	\$ 2,069	\$ 2,069	\$ 2,131	\$ 2,131	\$ 2,195	\$ 2,195	\$ 2,261	\$ 2,261	\$ 2,329	\$ 2,329	\$ 2,399	\$ 2,399	\$ 2,471
St. Louis Community College	0.2787	\$ 6,021	\$ 6,201	\$ 6,201	\$ 6,387	\$ 6,387	\$ 6,579	\$ 6,579	\$ 6,776	\$ 6,776	\$ 6,980	\$ 6,980	\$ 7,189	\$ 7,189	\$ 7,405
Special School District	1.0158	\$ 21,944	\$ 22,602	\$ 22,602	\$ 23,281	\$ 23,281	\$ 23,979	\$ 23,979	\$ 24,698	\$ 24,698	\$ 25,439	\$ 25,439	\$ 26,202	\$ 26,202	\$ 26,989
Metropolitan Zoo Museum District	0.2455	\$ 5,303	\$ 5,463	\$ 5,463	\$ 5,626	\$ 5,626	\$ 5,795	\$ 5,795	\$ 5,969	\$ 5,969	\$ 6,148	\$ 6,148	\$ 6,333	\$ 6,333	\$ 6,523
Library	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Brentwood Schools	5.1127	\$ 110,449	\$ 113,762	\$ 113,762	\$ 117,175	\$ 117,175	\$ 120,690	\$ 120,690	\$ 124,311	\$ 124,311	\$ 128,040	\$ 128,040	\$ 131,881	\$ 131,881	\$ 135,838
Metropolitan Sewer District	0.1041	\$ 2,249	\$ 2,316	\$ 2,316	\$ 2,386	\$ 2,386	\$ 2,457	\$ 2,457	\$ 2,531	\$ 2,531	\$ 2,607	\$ 2,607	\$ 2,685	\$ 2,685	\$ 2,766
Deer Creek Sewer	0.0810	\$ 1,750	\$ 1,802	\$ 1,802	\$ 1,856	\$ 1,856	\$ 1,912	\$ 1,912	\$ 1,969	\$ 1,969	\$ 2,029	\$ 2,029	\$ 2,089	\$ 2,089	\$ 2,152
City of Brentwood	0.8130	\$ 17,563	\$ 18,090	\$ 18,090	\$ 18,633	\$ 18,633	\$ 19,192	\$ 19,192	\$ 19,767	\$ 19,767	\$ 20,360	\$ 20,360	\$ 20,971	\$ 20,971	\$ 21,600
Business District	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Commercial Property Tax Revenues to Taxing Jurisdictions	\$ 177,830	\$ 183,165	\$ 183,165	\$ 188,660	\$ 188,660	\$ 194,320	\$ 194,320	\$ 200,149	\$ 200,149	\$ 206,154	\$ 206,154	\$ 212,338	\$ 212,338	\$ 218,708	

Year	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	
Project Year	15	16	17	18	19	20	21	22	23	24	25	
Abated Commercial Real Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Redeveloped Commercial Assessed Value	\$ 2,656,873	\$ 2,736,579	\$ 2,736,579	\$ 2,818,676	\$ 2,818,676	\$ 2,903,237	\$ 2,903,237	\$ 2,990,334	\$ 2,990,334	\$ 3,080,044	\$ 3,080,044	
Base Assessed Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Incremental Assessed Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Commercial Real Property Taxes Not Subject to Abatement	Rate											
State of Missouri ¹	0.0300	\$ 797	\$ 821	\$ 821	\$ 846	\$ 846	\$ 871	\$ 871	\$ 897	\$ 897	\$ 924	\$ 924
Dev. Disability - Productive Living Board	0.0840	\$ 2,232	\$ 2,299	\$ 2,299	\$ 2,368	\$ 2,368	\$ 2,439	\$ 2,439	\$ 2,512	\$ 2,512	\$ 2,587	\$ 2,587
County General	0.1860	\$ 4,942	\$ 5,090	\$ 5,090	\$ 5,243	\$ 5,243	\$ 5,400	\$ 5,400	\$ 5,562	\$ 5,562	\$ 5,729	\$ 5,729
County Health Fund	0.1250	\$ 3,321	\$ 3,421	\$ 3,421	\$ 3,523	\$ 3,523	\$ 3,629	\$ 3,629	\$ 3,738	\$ 3,738	\$ 3,850	\$ 3,850
County Park Maintenance	0.0440	\$ 1,169	\$ 1,204	\$ 1,204	\$ 1,240	\$ 1,240	\$ 1,277	\$ 1,277	\$ 1,316	\$ 1,316	\$ 1,355	\$ 1,355
County Bond Retire	0.0190	\$ 505	\$ 520	\$ 520	\$ 536	\$ 536	\$ 552	\$ 552	\$ 568	\$ 568	\$ 585	\$ 585
Roads and Bridges	0.0930	\$ 2,471	\$ 2,545	\$ 2,545	\$ 2,621	\$ 2,621	\$ 2,700	\$ 2,700	\$ 2,781	\$ 2,781	\$ 2,864	\$ 2,864
St. Louis Community College	0.2787	\$ 7,405	\$ 7,627	\$ 7,627	\$ 7,856	\$ 7,856	\$ 8,091	\$ 8,091	\$ 8,334	\$ 8,334	\$ 8,584	\$ 8,584
Special School District	1.0158	\$ 26,989	\$ 27,798	\$ 27,798	\$ 28,632	\$ 28,632	\$ 29,491	\$ 29,491	\$ 30,376	\$ 30,376	\$ 31,287	\$ 31,287
Metropolitan Zoo Museum District	0.2455	\$ 6,523	\$ 6,718	\$ 6,718	\$ 6,920	\$ 6,920	\$ 7,127	\$ 7,127	\$ 7,341	\$ 7,341	\$ 7,562	\$ 7,562
Library	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Brentwood Schools	5.1127	\$ 135,838	\$ 139,913	\$ 139,913	\$ 144,110	\$ 144,110	\$ 148,434	\$ 148,434	\$ 152,887	\$ 152,887	\$ 157,473	\$ 157,473
Metropolitan Sewer District	0.1041	\$ 2,766	\$ 2,849	\$ 2,849	\$ 2,934	\$ 2,934	\$ 3,022	\$ 3,022	\$ 3,113	\$ 3,113	\$ 3,206	\$ 3,206
Deer Creek Sewer	0.0810	\$ 2,152	\$ 2,217	\$ 2,217	\$ 2,283	\$ 2,283	\$ 2,352	\$ 2,352	\$ 2,422	\$ 2,422	\$ 2,495	\$ 2,495
City of Brentwood	0.8130	\$ 21,600	\$ 22,248	\$ 22,248	\$ 22,916	\$ 22,916	\$ 23,603	\$ 23,603	\$ 24,311	\$ 24,311	\$ 25,041	\$ 25,041
Business District	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Commercial Property Tax Revenues to Taxing Jurisdictions	\$ 218,708	\$ 225,270	\$ 225,270	\$ 232,028	\$ 232,028	\$ 238,989	\$ 238,989	\$ 246,158	\$ 246,158	\$ 253,543	\$ 253,543	

COMMERCIAL SURCHARGE

Phase 2 NO BUILD: COMMERCIAL SURCHARGE

Year		2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Project Year		1	2	3	4	5	6	7	8	9	10	11	12	13	14
Redeveloped Commercial Assessed Value		\$ 2,160,281	\$ 2,225,089	\$ 2,225,089	\$ 2,291,842	\$ 2,291,842	\$ 2,360,597	\$ 2,360,597	\$ 2,431,415	\$ 2,431,415	\$ 2,504,358	\$ 2,504,358	\$ 2,579,488	\$ 2,579,488	\$ 2,656,873
	Rate														
Total County Commercial Surcharge	\$ 1.7000	\$ 36,725	\$ 37,827	\$ 37,827	\$ 38,961	\$ 38,961	\$ 40,130	\$ 40,130	\$ 41,334	\$ 41,334	\$ 42,574	\$ 42,574	\$ 43,851	\$ 43,851	\$ 45,167
<i>Total Commercial Surcharge Taxes</i>															
State of Missouri	\$ 0.0039	\$ 142	\$ 146	\$ 146	\$ 150	\$ 150	\$ 155	\$ 155	\$ 159	\$ 159	\$ 164	\$ 164	\$ 169	\$ 169	\$ 174
County General	\$ 0.0450	\$ 1,652	\$ 1,702	\$ 1,702	\$ 1,753	\$ 1,753	\$ 1,805	\$ 1,805	\$ 1,859	\$ 1,859	\$ 1,915	\$ 1,915	\$ 1,973	\$ 1,973	\$ 2,032
County Health Fund	\$ 0.0386	\$ 1,416	\$ 1,459	\$ 1,459	\$ 1,502	\$ 1,502	\$ 1,547	\$ 1,547	\$ 1,594	\$ 1,594	\$ 1,642	\$ 1,642	\$ 1,691	\$ 1,691	\$ 1,742
County Park Maintenance	\$ 0.0064	\$ 236	\$ 243	\$ 243	\$ 250	\$ 250	\$ 258	\$ 258	\$ 266	\$ 266	\$ 274	\$ 274	\$ 282	\$ 282	\$ 290
County Bond Retire	\$ 0.0332	\$ 1,220	\$ 1,257	\$ 1,257	\$ 1,294	\$ 1,294	\$ 1,333	\$ 1,333	\$ 1,373	\$ 1,373	\$ 1,414	\$ 1,414	\$ 1,457	\$ 1,457	\$ 1,500
Roads and Bridges	\$ 0.0231	\$ 850	\$ 875	\$ 875	\$ 901	\$ 901	\$ 928	\$ 928	\$ 956	\$ 956	\$ 985	\$ 985	\$ 1,014	\$ 1,014	\$ 1,045
St. Louis Community College	\$ 0.0283	\$ 1,038	\$ 1,070	\$ 1,070	\$ 1,102	\$ 1,102	\$ 1,135	\$ 1,135	\$ 1,169	\$ 1,169	\$ 1,204	\$ 1,204	\$ 1,240	\$ 1,240	\$ 1,277
Special School District	\$ 0.0688	\$ 2,525	\$ 2,601	\$ 2,601	\$ 2,679	\$ 2,679	\$ 2,760	\$ 2,760	\$ 2,842	\$ 2,842	\$ 2,928	\$ 2,928	\$ 3,015	\$ 3,015	\$ 3,106
Metropolitan Zoo Museum District	\$ 0.0305	\$ 1,119	\$ 1,153	\$ 1,153	\$ 1,188	\$ 1,188	\$ 1,223	\$ 1,223	\$ 1,260	\$ 1,260	\$ 1,298	\$ 1,298	\$ 1,337	\$ 1,337	\$ 1,377
County Library	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Brentwood Schools	\$ 0.0122	\$ 449	\$ 462	\$ 462	\$ 476	\$ 476	\$ 491	\$ 491	\$ 505	\$ 505	\$ 521	\$ 521	\$ 536	\$ 536	\$ 552
Metropolitan Sewer District	\$ 0.0064	\$ 236	\$ 243	\$ 243	\$ 250	\$ 250	\$ 258	\$ 258	\$ 265	\$ 265	\$ 273	\$ 273	\$ 281	\$ 281	\$ 290
Deer Creek Sewer	\$ 0.0013	\$ 46	\$ 48	\$ 48	\$ 49	\$ 49	\$ 51	\$ 51	\$ 52	\$ 52	\$ 54	\$ 54	\$ 55	\$ 55	\$ 57
Dev. Disability - Productive Living Board	\$ 0.0064	\$ 236	\$ 243	\$ 243	\$ 250	\$ 250	\$ 258	\$ 258	\$ 266	\$ 266	\$ 274	\$ 274	\$ 282	\$ 282	\$ 290
Total Commercial Surcharge Revenue to Project-Relevant Jurisdictions		\$ 11,166	\$ 11,501	\$ 11,501	\$ 11,846	\$ 11,846	\$ 12,201	\$ 12,201	\$ 12,567	\$ 12,567	\$ 12,944	\$ 12,944	\$ 13,332	\$ 13,332	\$ 13,732

Year		2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
Project Year		15	16	17	18	19	20	21	22	23	24	25
Redeveloped Commercial Assessed Value		\$ 2,656,873	\$ 2,736,579	\$ 2,736,579	\$ 2,818,676	\$ 2,818,676	\$ 2,903,237	\$ 2,903,237	\$ 2,990,334	\$ 2,990,334	\$ 3,080,044	\$ 3,080,044
	Rate											
Total County Commercial Surcharge	\$ 1.7000	\$ 45,167	\$ 46,522	\$ 46,522	\$ 47,917	\$ 47,917	\$ 49,355	\$ 49,355	\$ 50,836	\$ 50,836	\$ 52,361	\$ 52,361
<i>Total Commercial Surcharge Taxes</i>												
State of Missouri	\$ 0.0039	\$ 174	\$ 179	\$ 179	\$ 185	\$ 185	\$ 190	\$ 190	\$ 196	\$ 196	\$ 202	\$ 202
County General	\$ 0.0450	\$ 2,032	\$ 2,093	\$ 2,093	\$ 2,155	\$ 2,155	\$ 2,220	\$ 2,220	\$ 2,287	\$ 2,287	\$ 2,355	\$ 2,355
County Health Fund	\$ 0.0386	\$ 1,742	\$ 1,794	\$ 1,794	\$ 1,848	\$ 1,848	\$ 1,903	\$ 1,903	\$ 1,960	\$ 1,960	\$ 2,019	\$ 2,019
County Park Maintenance	\$ 0.0064	\$ 290	\$ 299	\$ 299	\$ 308	\$ 308	\$ 317	\$ 317	\$ 327	\$ 327	\$ 336	\$ 336
County Bond Retire	\$ 0.0332	\$ 1,500	\$ 1,545	\$ 1,545	\$ 1,592	\$ 1,592	\$ 1,640	\$ 1,640	\$ 1,689	\$ 1,689	\$ 1,739	\$ 1,739
Roads and Bridges	\$ 0.0231	\$ 1,045	\$ 1,076	\$ 1,076	\$ 1,109	\$ 1,109	\$ 1,142	\$ 1,142	\$ 1,176	\$ 1,176	\$ 1,211	\$ 1,211
St. Louis Community College	\$ 0.0283	\$ 1,277	\$ 1,315	\$ 1,315	\$ 1,355	\$ 1,355	\$ 1,396	\$ 1,396	\$ 1,437	\$ 1,437	\$ 1,481	\$ 1,481
Special School District	\$ 0.0688	\$ 3,106	\$ 3,199	\$ 3,199	\$ 3,295	\$ 3,295	\$ 3,394	\$ 3,394	\$ 3,496	\$ 3,496	\$ 3,601	\$ 3,601
Metropolitan Zoo Museum District	\$ 0.0305	\$ 1,377	\$ 1,418	\$ 1,418	\$ 1,461	\$ 1,461	\$ 1,504	\$ 1,504	\$ 1,550	\$ 1,550	\$ 1,596	\$ 1,596
County Library	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Brentwood Schools	\$ 0.0122	\$ 552	\$ 569	\$ 569	\$ 586	\$ 586	\$ 603	\$ 603	\$ 622	\$ 622	\$ 640	\$ 640
Metropolitan Sewer District	\$ 0.0064	\$ 290	\$ 299	\$ 299	\$ 308	\$ 308	\$ 317	\$ 317	\$ 326	\$ 326	\$ 336	\$ 336
Deer Creek Sewer	\$ 0.0013	\$ 57	\$ 59	\$ 59	\$ 60	\$ 60	\$ 62	\$ 62	\$ 64	\$ 64	\$ 66	\$ 66
Dev. Disability - Productive Living Board	\$ 0.0064	\$ 290	\$ 299	\$ 299	\$ 308	\$ 308	\$ 317	\$ 317	\$ 327	\$ 327	\$ 336	\$ 336
Total Commercial Surcharge Revenue to Project-Relevant Jurisdictions		\$ 13,732	\$ 14,144	\$ 14,144	\$ 14,569	\$ 14,569	\$ 15,006	\$ 15,006	\$ 15,456	\$ 15,456	\$ 15,920	\$ 15,920

PERSONAL REAL PROPERTY

Phase 2 NO BUILD: PERSONAL PROPERTY

Year	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Project Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Total Assessed Value:	\$ 99,910	\$ 99,910	\$ 102,907	\$ 102,907	\$ 105,995	\$ 105,995	\$ 109,174	\$ 109,174	\$ 112,450	\$ 112,450	\$ 115,823	\$ 115,823	\$ 119,298	\$ 119,298
% Complete	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Depreciation	100%	100%	86%	61%	100%	86%	61%	44%	31%	100%	86%	61%	44%	31%
Assumed Value (replacement every 5 years)	\$ 99,910	\$ 99,910	\$ 88,500	\$ 62,773	\$ 105,995	\$ 91,155	\$ 66,596	\$ 48,037	\$ 34,859	\$ 112,450	\$ 99,608	\$ 70,652	\$ 52,491	\$ 36,982
Personal Property Tax Revenue														
	Rate													
State of Missouri1	\$ 0.0300	\$ 30	\$ 30	\$ 27	\$ 19	\$ 32	\$ 27	\$ 20	\$ 14	\$ 10	\$ 34	\$ 30	\$ 21	\$ 16
County General	\$ 0.2090	\$ 209	\$ 209	\$ 185	\$ 131	\$ 222	\$ 191	\$ 139	\$ 100	\$ 73	\$ 235	\$ 208	\$ 148	\$ 110
County Health Fund	\$ 0.1400	\$ 140	\$ 140	\$ 124	\$ 88	\$ 148	\$ 128	\$ 93	\$ 67	\$ 49	\$ 157	\$ 139	\$ 99	\$ 73
County Park Maintenance	\$ 0.0500	\$ 50	\$ 50	\$ 44	\$ 31	\$ 53	\$ 46	\$ 33	\$ 24	\$ 17	\$ 56	\$ 50	\$ 35	\$ 26
County Bond Retire	\$ 0.0190	\$ 19	\$ 19	\$ 17	\$ 12	\$ 20	\$ 17	\$ 13	\$ 9	\$ 7	\$ 21	\$ 19	\$ 13	\$ 10
Roads and Bridges	\$ 0.1050	\$ 105	\$ 105	\$ 93	\$ 66	\$ 111	\$ 96	\$ 70	\$ 50	\$ 37	\$ 118	\$ 105	\$ 74	\$ 55
St. Louis Community College	\$ 0.2787	\$ 278	\$ 278	\$ 247	\$ 175	\$ 295	\$ 254	\$ 186	\$ 134	\$ 97	\$ 313	\$ 278	\$ 197	\$ 146
Special School District	\$ 1.0158	\$ 1,015	\$ 1,015	\$ 899	\$ 638	\$ 1,077	\$ 926	\$ 676	\$ 488	\$ 354	\$ 1,142	\$ 1,012	\$ 718	\$ 533
Metropolitan Zoo Museum District	\$ 0.2455	\$ 245	\$ 245	\$ 217	\$ 154	\$ 260	\$ 224	\$ 163	\$ 118	\$ 86	\$ 276	\$ 245	\$ 173	\$ 129
Library	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Brentwood School District	\$ 4.9132	\$ 4,909	\$ 4,909	\$ 4,348	\$ 3,084	\$ 5,208	\$ 4,479	\$ 3,272	\$ 2,360	\$ 1,713	\$ 5,525	\$ 4,894	\$ 3,471	\$ 2,579
Metropolitan Sewer District	\$ 0.1041	\$ 104	\$ 104	\$ 92	\$ 65	\$ 110	\$ 95	\$ 69	\$ 50	\$ 36	\$ 117	\$ 104	\$ 74	\$ 55
Deer Creek Sewer	\$ 0.0930	\$ 93	\$ 93	\$ 82	\$ 58	\$ 99	\$ 85	\$ 62	\$ 45	\$ 32	\$ 105	\$ 93	\$ 66	\$ 49
City of Brentwood	\$ 0.8920	\$ 891	\$ 891	\$ 789	\$ 560	\$ 945	\$ 813	\$ 594	\$ 428	\$ 311	\$ 1,003	\$ 889	\$ 630	\$ 468
Business District	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dev. Disability - Productive Living Board	\$ 0.0900	\$ 90	\$ 90	\$ 80	\$ 56	\$ 95	\$ 82	\$ 60	\$ 43	\$ 31	\$ 101	\$ 90	\$ 64	\$ 47
Total Personal Property Tax Revenue	\$ 8.1853	\$ 8,178	\$ 8,178	\$ 7,244	\$ 5,138	\$ 8,676	\$ 7,461	\$ 5,451	\$ 3,932	\$ 2,853	\$ 9,204	\$ 8,153	\$ 5,783	\$ 4,297

Year	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
Project Year	15	16	17	18	19	20	21	22	23	24	25
Total Assessed Value:	\$ 122,877	\$ 122,877	\$ 126,563	\$ 126,563	\$ 130,360	\$ 130,360	\$ 134,271	\$ 134,271	\$ 138,299	\$ 138,299	\$ 142,448
% Complete	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Depreciation	100%	86%	61%	44%	31%	100%	86%	61%	44%	31%	100%
Assumed Value (replacement every 5 years)	\$ 122,877	\$ 105,674	\$ 77,203	\$ 55,688	\$ 40,412	\$ 130,360	\$ 115,473	\$ 81,905	\$ 60,851	\$ 42,873	\$ 142,448
Personal Property Tax Revenue											
	Rate										
State of Missouri1	0.03	\$ 37	\$ 32	\$ 23	\$ 17	\$ 12	\$ 39	\$ 35	\$ 25	\$ 18	\$ 13
County General	0.209	\$ 257	\$ 221	\$ 161	\$ 116	\$ 84	\$ 272	\$ 241	\$ 171	\$ 127	\$ 90
County Health Fund	0.14	\$ 172	\$ 148	\$ 108	\$ 78	\$ 57	\$ 183	\$ 162	\$ 115	\$ 85	\$ 60
County Park Maintenance	0.05	\$ 61	\$ 53	\$ 39	\$ 28	\$ 20	\$ 65	\$ 58	\$ 41	\$ 30	\$ 21
County Bond Retire	0.019	\$ 23	\$ 20	\$ 15	\$ 11	\$ 8	\$ 25	\$ 22	\$ 16	\$ 12	\$ 8
Roads and Bridges	0.105	\$ 129	\$ 111	\$ 81	\$ 58	\$ 42	\$ 137	\$ 121	\$ 86	\$ 64	\$ 45
St. Louis Community College	0.2787	\$ 342	\$ 295	\$ 215	\$ 155	\$ 113	\$ 363	\$ 322	\$ 228	\$ 170	\$ 119
Special School District	1.0158	\$ 1,248	\$ 1,073	\$ 784	\$ 566	\$ 411	\$ 1,324	\$ 1,173	\$ 832	\$ 618	\$ 436
Metropolitan Zoo Museum District	0.2455	\$ 302	\$ 259	\$ 190	\$ 137	\$ 99	\$ 320	\$ 283	\$ 201	\$ 149	\$ 105
Library	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Brentwood School District	4.9132	\$ 6,037	\$ 5,192	\$ 3,793	\$ 2,736	\$ 1,986	\$ 6,405	\$ 5,673	\$ 4,024	\$ 2,990	\$ 2,106
Metropolitan Sewer District	0.1041	\$ 128	\$ 110	\$ 80	\$ 58	\$ 42	\$ 136	\$ 120	\$ 85	\$ 63	\$ 45
Deer Creek Sewer	0.093	\$ 114	\$ 98	\$ 72	\$ 52	\$ 38	\$ 121	\$ 107	\$ 76	\$ 57	\$ 40
City of Brentwood	0.892	\$ 1,096	\$ 943	\$ 689	\$ 497	\$ 360	\$ 1,163	\$ 1,030	\$ 731	\$ 543	\$ 382
Business District	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dev. Disability - Productive Living Board	0.09	\$ 111	\$ 95	\$ 69	\$ 50	\$ 36	\$ 117	\$ 104	\$ 74	\$ 55	\$ 39
Total Personal Property Tax Revenue	8.1853	\$ 10,058	\$ 8,650	\$ 6,319	\$ 4,558	\$ 3,308	\$ 10,670	\$ 9,452	\$ 6,704	\$ 4,981	\$ 3,509

Sales Taxes

Phase 2 NO BUILD: SALES TAXES

Year	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Project Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Estimated Taxable Sales with Vacancy	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Base Retail Sales	\$ 3,500,000	\$ 3,570,000	\$ 3,641,400	\$ 3,714,228	\$ 3,788,513	\$ 3,864,283	\$ 3,941,568	\$ 4,020,400	\$ 4,100,808	\$ 4,182,824	\$ 4,266,480	\$ 4,351,810	\$ 4,438,846	\$ 4,527,623
Total Incremental Sales	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Sales	\$ 3,500,000	\$ 3,570,000	\$ 3,641,400	\$ 3,714,228	\$ 3,788,513	\$ 3,864,283	\$ 3,941,568	\$ 4,020,400	\$ 4,100,808	\$ 4,182,824	\$ 4,266,480	\$ 4,351,810	\$ 4,438,846	\$ 4,527,623
Taxes														
	Rate													
Missouri State Sales Tax	4.2250%	\$ 147,875	\$ 150,833	\$ 153,849	\$ 156,926	\$ 160,065	\$ 163,266	\$ 166,531	\$ 169,862	\$ 173,259	\$ 176,724	\$ 180,259	\$ 183,864	\$ 187,541
Prop A Transportation	0.5000%	\$ 17,500	\$ 17,850	\$ 18,207	\$ 18,571	\$ 18,943	\$ 19,321	\$ 19,708	\$ 20,102	\$ 20,504	\$ 20,914	\$ 21,332	\$ 21,759	\$ 22,194
Children's Service Fund	0.2500%	\$ 8,750	\$ 8,925	\$ 9,104	\$ 9,286	\$ 9,471	\$ 9,661	\$ 9,854	\$ 10,051	\$ 10,252	\$ 10,457	\$ 10,666	\$ 10,880	\$ 11,097
Parks Arch Tax	0.1875%	\$ 6,563	\$ 6,694	\$ 6,828	\$ 6,964	\$ 7,103	\$ 7,246	\$ 7,390	\$ 7,538	\$ 7,689	\$ 7,843	\$ 8,000	\$ 8,160	\$ 8,323
Metrolink (Mass Transit)	0.2500%	\$ 8,750	\$ 8,925	\$ 9,104	\$ 9,286	\$ 9,471	\$ 9,661	\$ 9,854	\$ 10,051	\$ 10,252	\$ 10,457	\$ 10,666	\$ 10,880	\$ 11,097
Emergency Services	0.1000%	\$ 3,500	\$ 3,570	\$ 3,641	\$ 3,714	\$ 3,789	\$ 3,864	\$ 3,942	\$ 4,020	\$ 4,101	\$ 4,183	\$ 4,266	\$ 4,352	\$ 4,439
	0.0000%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Countywide Sales Tax	1.0000%	\$ 35,000	\$ 35,700	\$ 36,414	\$ 37,142	\$ 37,885	\$ 38,643	\$ 39,416	\$ 40,204	\$ 41,008	\$ 41,828	\$ 42,665	\$ 43,518	\$ 44,388
County Transportation Sales Tax	0.5000%	\$ 17,500	\$ 17,850	\$ 18,207	\$ 18,571	\$ 18,943	\$ 19,321	\$ 19,708	\$ 20,102	\$ 20,504	\$ 20,914	\$ 21,332	\$ 21,759	\$ 22,194
Regional Parks/Trails (Metro Parks)	0.1000%	\$ 3,500	\$ 3,570	\$ 3,641	\$ 3,714	\$ 3,789	\$ 3,864	\$ 3,942	\$ 4,020	\$ 4,101	\$ 4,183	\$ 4,266	\$ 4,352	\$ 4,439
County Prop P Public Safety	0.5000%	\$ 17,500	\$ 17,850	\$ 18,207	\$ 18,571	\$ 18,943	\$ 19,321	\$ 19,708	\$ 20,102	\$ 20,504	\$ 20,914	\$ 21,332	\$ 21,759	\$ 22,194
Zoo Tax	0.1250%	\$ 4,375	\$ 4,463	\$ 4,552	\$ 4,643	\$ 4,736	\$ 4,830	\$ 4,927	\$ 5,025	\$ 5,126	\$ 5,229	\$ 5,333	\$ 5,440	\$ 5,549
Brentwood Economic Development Sales Tax	0.5000%	\$ 17,500	\$ 17,850	\$ 18,207	\$ 18,571	\$ 18,943	\$ 19,321	\$ 19,708	\$ 20,102	\$ 20,504	\$ 20,914	\$ 21,332	\$ 21,759	\$ 22,194
Brentwood Capital Improvements Sales Tax	0.5000%	\$ 17,500	\$ 17,850	\$ 18,207	\$ 18,571	\$ 18,943	\$ 19,321	\$ 19,708	\$ 20,102	\$ 20,504	\$ 20,914	\$ 21,332	\$ 21,759	\$ 22,194
Brentwood Local Option Sales Tax	0.2500%	\$ 8,750	\$ 8,925	\$ 9,104	\$ 9,286	\$ 9,471	\$ 9,661	\$ 9,854	\$ 10,051	\$ 10,252	\$ 10,457	\$ 10,666	\$ 10,880	\$ 11,097
Brentwood Fire	0.5000%	\$ 17,500	\$ 17,850	\$ 18,207	\$ 18,571	\$ 18,943	\$ 19,321	\$ 19,708	\$ 20,102	\$ 20,504	\$ 20,914	\$ 21,332	\$ 21,759	\$ 22,194
Brentwood Stormwater & Parks	0.2500%	\$ 8,750	\$ 8,925	\$ 9,104	\$ 9,286	\$ 9,471	\$ 9,661	\$ 9,854	\$ 10,051	\$ 10,252	\$ 10,457	\$ 10,666	\$ 10,880	\$ 11,097
Total Retail Sales Tax Revenues to Taxing Jurisdictions (Not including Collection Fees or Timely Payment Discounts)	0.0000%	\$ 305,813	\$ 311,929	\$ 318,167	\$ 324,531	\$ 331,021	\$ 337,625	\$ 344,381	\$ 351,286	\$ 358,340	\$ 365,543	\$ 372,895	\$ 380,396	\$ 388,047

Year	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
Project Year	15	16	17	18	19	20	21	22	23	24	25
Estimated Taxable Sales with Vacancy	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Base Retail Sales	\$ 4,618,176	\$ 4,710,539	\$ 4,804,750	\$ 4,900,845	\$ 4,998,862	\$ 5,098,839	\$ 5,200,816	\$ 5,304,832	\$ 5,410,929	\$ 5,519,147	\$ 5,629,530
Total Incremental Sales	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Sales	\$ 4,618,176	\$ 4,710,539	\$ 4,804,750	\$ 4,900,845	\$ 4,998,862	\$ 5,098,839	\$ 5,200,816	\$ 5,304,832	\$ 5,410,929	\$ 5,519,147	\$ 5,629,530
Taxes											
	Rate										
Missouri State Sales Tax	4.2250%	\$ 195,118	\$ 199,020	\$ 203,001	\$ 207,061	\$ 211,202	\$ 215,426	\$ 219,734	\$ 224,129	\$ 228,612	\$ 233,184
Prop A Transportation	0.5000%	\$ 23,091	\$ 23,553	\$ 24,024	\$ 24,504	\$ 24,994	\$ 25,494	\$ 26,004	\$ 26,524	\$ 27,055	\$ 27,596
Children's Service Fund	0.2500%	\$ 11,545	\$ 11,776	\$ 12,012	\$ 12,252	\$ 12,497	\$ 12,747	\$ 13,002	\$ 13,262	\$ 13,527	\$ 13,798
Parks Arch Tax	0.1875%	\$ 8,659	\$ 8,832	\$ 9,009	\$ 9,189	\$ 9,373	\$ 9,560	\$ 9,752	\$ 9,947	\$ 10,145	\$ 10,348
Metrolink (Mass Transit)	0.2500%	\$ 11,545	\$ 11,776	\$ 12,012	\$ 12,252	\$ 12,497	\$ 12,747	\$ 13,002	\$ 13,262	\$ 13,527	\$ 13,798
Emergency Services	0.1000%	\$ 4,618	\$ 4,711	\$ 4,805	\$ 4,901	\$ 4,999	\$ 5,099	\$ 5,201	\$ 5,305	\$ 5,411	\$ 5,519
	0.0000%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Countywide Sales Tax	1.0000%	\$ 46,182	\$ 47,105	\$ 48,047	\$ 49,008	\$ 49,989	\$ 50,988	\$ 52,008	\$ 53,048	\$ 54,109	\$ 55,191
County Transportation Sales Tax	0.5000%	\$ 23,091	\$ 23,553	\$ 24,024	\$ 24,504	\$ 24,994	\$ 25,494	\$ 26,004	\$ 26,524	\$ 27,055	\$ 27,596
Regional Parks/Trails (Metro Parks)	0.1000%	\$ 4,618	\$ 4,711	\$ 4,805	\$ 4,901	\$ 4,999	\$ 5,099	\$ 5,201	\$ 5,305	\$ 5,411	\$ 5,519
County Prop P Public Safety	0.5000%	\$ 23,091	\$ 23,553	\$ 24,024	\$ 24,504	\$ 24,994	\$ 25,494	\$ 26,004	\$ 26,524	\$ 27,055	\$ 27,596
Zoo Tax	0.1250%	\$ 5,773	\$ 5,888	\$ 6,006	\$ 6,126	\$ 6,249	\$ 6,374	\$ 6,501	\$ 6,631	\$ 6,764	\$ 6,899
Brentwood Economic Development Sales Tax	0.5000%	\$ 23,091	\$ 23,553	\$ 24,024	\$ 24,504	\$ 24,994	\$ 25,494	\$ 26,004	\$ 26,524	\$ 27,055	\$ 27,596
Brentwood Capital Improvements Sales Tax	0.5000%	\$ 23,091	\$ 23,553	\$ 24,024	\$ 24,504	\$ 24,994	\$ 25,494	\$ 26,004	\$ 26,524	\$ 27,055	\$ 27,596
Brentwood Local Option Sales Tax	0.2500%	\$ 11,545	\$ 11,776	\$ 12,012	\$ 12,252	\$ 12,497	\$ 12,747	\$ 13,002	\$ 13,262	\$ 13,527	\$ 13,798
Brentwood Fire	0.5000%	\$ 23,091	\$ 23,553	\$ 24,024	\$ 24,504	\$ 24,994	\$ 25,494	\$ 26,004	\$ 26,524	\$ 27,055	\$ 27,596
Brentwood Stormwater & Parks	0.2500%	\$ 11,545	\$ 11,776	\$ 12,012	\$ 12,252	\$ 12,497	\$ 12,747	\$ 13,002	\$ 13,262	\$ 13,527	\$ 13,798
Total Retail Sales Tax Revenues to Taxing Jurisdictions (Not including Collection Fees or Timely Payment Discounts)	0.0000%	\$ 449,695	\$ 458,689	\$ 467,863	\$ 477,220	\$ 486,764	\$ 496,499	\$ 506,429	\$ 516,558	\$ 526,889	\$ 537,427

Utility Taxes

Phase 2 NO BUILD: UTILITY TAXES

Year	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Project Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Commercial Utility Sales	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utility Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Base Utilities	\$ 44,750	\$ 45,645	\$ 46,558	\$ 47,489	\$ 48,439	\$ 49,408	\$ 50,396	\$ 51,404	\$ 52,432	\$ 53,480	\$ 54,550	\$ 55,641	\$ 56,754	\$ 57,889
Incremental Utility Charges	Rate \$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Utility Taxes Revenue	0.075 \$ 3,356	\$ 3,423	\$ 3,492	\$ 3,562	\$ 3,633	\$ 3,706	\$ 3,780	\$ 3,855	\$ 3,932	\$ 4,011	\$ 4,091	\$ 4,173	\$ 4,257	\$ 4,342

Year	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
Project Year	15	16	17	18	19	20	21	22	23	24	25
Commercial Utility Sales	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utility Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Base Utilities	\$ 59,047	\$ 60,228	\$ 61,432	\$ 62,661	\$ 63,914	\$ 65,192	\$ 66,496	\$ 67,826	\$ 69,183	\$ 70,566	\$ 71,978
Incremental Utility Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Utility Taxes Revenue	\$ 4,429	\$ 4,517	\$ 4,607	\$ 4,700	\$ 4,794	\$ 4,889	\$ 4,987	\$ 5,087	\$ 5,189	\$ 5,292	\$ 5,398

APPENDIX C-3

Phase 2: Abatement Revenue Projections

Phase 2: Calculation of Abated PILOT

\$6,014,270	Projected Commercial Assessed Valuation at 100% Completion (2021 Dollars)
\$6,460,000	Projected Residential Assessed Valuation at 100% Completion (2021 Dollars)
\$ 2,097,360	Base Commercial Valuation (2021)
\$10,376,910	Incremental Assessed Value

48% Percentage Commercial AV to total development at completion
52% Percentage Residential AV to total development at completion
8.2018 Commercial Tax Rate
6.9759 Residential Tax Rate

\$410,341 Incremental Commercial Real Estate Tax (Stabilized)
\$374,874 Incremental Residential Real Estate Tax (Stabilized)

Calendar Year	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Year	1	2	3	4	5	6	7	8	9	10	11	12
Projected Commercial Assessed Valuation	\$ 6,014,270	\$ 6,014,270	\$ 6,194,698	\$ 6,194,698	\$ 6,380,539	\$ 6,380,539	\$ 6,571,955	\$ 6,571,955	\$ 6,769,114	\$ 6,769,114	\$ 6,972,187	\$ 6,972,187
% of new Commercial SF complete	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Total Commercial Assessed Valuation	\$6,014,270	\$6,014,270	\$6,194,698	\$6,194,698	\$6,380,539	\$6,380,539	\$6,571,955	\$6,571,955	\$6,769,114	\$6,769,114	\$6,972,187	\$6,972,187
Projected Residential Assessed Valuation	\$ 6,853,414	\$ 6,853,414	\$ 7,059,016	\$ 7,059,016	\$ 7,270,787	\$ 7,270,787	\$ 7,488,911	\$ 7,488,911	\$ 7,713,578	\$ 7,713,578	\$ 7,944,985	\$ 7,944,985
% of new Residential SF complete	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Total Residential Assessed Valuation	\$ 6,853,414	\$ 6,853,414	\$ 7,059,016	\$ 7,059,016	\$ 7,270,787	\$ 7,270,787	\$ 7,488,911	\$ 7,488,911	\$ 7,713,578	\$ 7,713,578	\$ 7,944,985	\$ 7,944,985
Unaudited Total Assessed Valuation w/ Annual Increase	\$ 12,867,684	\$ 12,867,684	\$ 13,253,715	\$ 13,253,715	\$ 13,651,326	\$ 13,651,326	\$ 14,060,866	\$ 14,060,866	\$ 14,482,692	\$ 14,482,692	\$ 14,917,172	\$ 14,917,172
Base Valuation	\$ 2,160,281	\$ 2,160,281	\$ 2,160,281	\$ 2,160,281	\$ 2,160,281	\$ 2,160,281	\$ 2,160,281	\$ 2,160,281	\$ 2,160,281	\$ 2,160,281	\$ 2,160,281	\$ 2,160,281
Incremental Value	\$ 10,707,403	\$ 10,707,403	\$ 11,093,434	\$ 11,093,434	\$ 11,491,045	\$ 11,491,045	\$ 11,900,585	\$ 11,900,585	\$ 12,322,411	\$ 12,322,411	\$ 12,756,892	\$ 12,756,892
Portion of Commercial Incremental Assessed Value	\$ 5,004,569	\$ 5,004,569	\$ 5,184,997	\$ 5,184,997	\$ 5,370,838	\$ 5,370,838	\$ 5,562,254	\$ 5,562,254	\$ 5,759,413	\$ 5,759,413	\$ 5,962,486	\$ 5,962,486
Commercial Tax Rate	\$ 8.2018	\$ 8.2018	\$ 8.2018	\$ 8.2018	\$ 8.2018	\$ 8.2018	\$ 8.2018	\$ 8.2018	\$ 8.2018	\$ 8.2018	\$ 8.2018	\$ 8.2018
Commercial Abatement Value	\$ 369,418	\$ 369,418	\$ 382,737	\$ 382,737	\$ 396,455	\$ 396,455	\$ 410,584	\$ 410,584	\$ 425,138	\$ 425,138	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Portion of Residential Incremental Value	\$ 5,702,834	\$ 5,702,834	\$ 5,908,437	\$ 5,908,437	\$ 6,120,207	\$ 6,120,207	\$ 6,338,331	\$ 6,338,331	\$ 6,562,998	\$ 6,562,998	\$ 6,794,405	\$ 6,794,405
Residential Tax Rate	\$ 6.9759	\$ 6.9759	\$ 6.9759	\$ 6.9759	\$ 6.9759	\$ 6.9759	\$ 6.9759	\$ 6.9759	\$ 6.9759	\$ 6.9759	\$ 6.9759	\$ 6.9759
Residential Abatement Value	\$ 358,042	\$ 358,042	\$ 370,950	\$ 370,950	\$ 384,246	\$ 384,246	\$ 397,940	\$ 397,940	\$ 412,045	\$ 412,045	\$ -	\$ -
Commercial Surcharge Tax Rate	\$1.70	\$1.70	\$1.70	\$1.70	\$1.70	\$1.70	\$1.70	\$1.70	\$1.70	\$1.70	\$1.70	\$1.70
Total Eligible Percentage to Local Taxing Jurisdictions	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%
Total Abatement by Year	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	0%	0%
Commercial Surcharge Tax Abatement Value	\$ 22,985	\$ 22,985	\$ 23,814	\$ 23,814	\$ 24,667	\$ 24,667	\$ 25,546	\$ 25,546	\$ 26,452	\$ 26,452	\$ -	\$ -
Total Real Property Taxes Abated	\$ 750,445	\$ 750,445	\$ 777,500	\$ 777,500	\$ 805,368	\$ 805,368	\$ 834,071	\$ 834,071	\$ 863,635	\$ 863,635	\$ -	\$ -
Cash Flow Less Collection Fees	\$739,188	\$739,188	\$765,838	\$765,838	\$793,287	\$793,287	\$821,560	\$821,560	\$850,681	\$850,681	\$0	\$0

APPENDIX D-1

Phase 3 Build Projections

Year		2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Project Year		15	16	17	18	19	20	21	22	23	24	25
Abated Commercial Real Property Taxes												
Base Commercial AV		\$ 57,544	\$ 57,544	\$ 57,544	\$ 57,544	\$ 57,544	\$ 57,544	\$ 57,544	\$ 57,544	\$ 57,544	\$ 57,544	\$ 57,544
Incremental Commercial AV Split		\$ 435,797	\$ 450,598	\$ 450,598	\$ 465,842	\$ 465,842	\$ 481,543	\$ 481,543	\$ 497,716	\$ 497,716	\$ 514,374	\$ 531,531
Commercial Real Property Taxes Not Subject to Abatement												
	Rate											
State of Missouri1	0.0300	\$ 148	\$ 152	\$ 152	\$ 157	\$ 157	\$ 162	\$ 162	\$ 167	\$ 167	\$ 172	\$ 177
Dev. Disability - Productive Living Board	0.0840	\$ 414	\$ 427	\$ 427	\$ 440	\$ 440	\$ 453	\$ 453	\$ 466	\$ 466	\$ 480	\$ 495
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County General	0.1860	\$ 918	\$ 945	\$ 945	\$ 973	\$ 973	\$ 1,003	\$ 1,003	\$ 1,033	\$ 1,033	\$ 1,064	\$ 1,096
County Health Fund	0.1250	\$ 617	\$ 635	\$ 635	\$ 654	\$ 654	\$ 674	\$ 674	\$ 694	\$ 694	\$ 715	\$ 736
County Park Maintenance	0.0440	\$ 217	\$ 224	\$ 224	\$ 230	\$ 230	\$ 237	\$ 237	\$ 244	\$ 244	\$ 252	\$ 259
County Bond Retire	0.0190	\$ 94	\$ 97	\$ 97	\$ 99	\$ 99	\$ 102	\$ 102	\$ 105	\$ 105	\$ 109	\$ 112
Roads and Bridges	0.0930	\$ 459	\$ 473	\$ 473	\$ 487	\$ 487	\$ 501	\$ 501	\$ 516	\$ 516	\$ 532	\$ 548
St. Louis Community College	0.2787	\$ 1,375	\$ 1,416	\$ 1,416	\$ 1,459	\$ 1,459	\$ 1,502	\$ 1,502	\$ 1,548	\$ 1,548	\$ 1,594	\$ 1,642
Special School District	1.0158	\$ 5,011	\$ 5,162	\$ 5,162	\$ 5,317	\$ 5,317	\$ 5,476	\$ 5,476	\$ 5,640	\$ 5,640	\$ 5,810	\$ 5,984
Metropolitan Zoo Museum District	0.2455	\$ 1,211	\$ 1,247	\$ 1,247	\$ 1,285	\$ 1,285	\$ 1,323	\$ 1,323	\$ 1,363	\$ 1,363	\$ 1,404	\$ 1,446
Library	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Brentwood Schools	5.1127	\$ 25,223	\$ 25,980	\$ 25,980	\$ 26,759	\$ 26,759	\$ 27,562	\$ 27,562	\$ 28,389	\$ 28,389	\$ 29,240	\$ 30,118
Metropolitan Sewer District	0.1041	\$ 514	\$ 529	\$ 529	\$ 545	\$ 545	\$ 561	\$ 561	\$ 578	\$ 578	\$ 595	\$ 613
Deer Creek Sewer	0.0810	\$ 400	\$ 412	\$ 412	\$ 424	\$ 424	\$ 437	\$ 437	\$ 450	\$ 450	\$ 463	\$ 477
City of Brentwood	0.8130	\$ 4,011	\$ 4,131	\$ 4,131	\$ 4,255	\$ 4,255	\$ 4,383	\$ 4,383	\$ 4,514	\$ 4,514	\$ 4,650	\$ 4,789
Business District	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Commercial Property Tax Revenues to Taxing Jurisdictions		\$ 40,611	\$ 41,829	\$ 41,829	\$ 43,084	\$ 43,084	\$ 44,377	\$ 44,377	\$ 45,708	\$ 45,708	\$ 47,079	\$ 48,491

COMMERCIAL REAL PROPERTY

RPA 3 BUILD: COMMERCIAL REAL PROPERTY

Year		2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Project Year		1	2	3	4	5	6	7	8	9	10	11	12	13	14
Abated Commercial Real Property Taxes															
Base Commercial AV		\$ 57,544	\$ 57,544	\$ 57,544	\$ 57,544	\$ 57,544	\$ 57,544	\$ 57,544	\$ 57,544	\$ 57,544	\$ 57,544	\$ 57,544	\$ 57,544	\$ 57,544	\$ 57,544
Incremental Commercial AV Split		\$ 343,588	\$ 355,622	\$ 355,622	\$ 368,017	\$ 368,017	\$ 380,783	\$ 380,783	\$ 393,933	\$ 393,933	\$ 407,478	\$ 407,478	\$ 421,428	\$ 421,428	\$ 435,797
Commercial Real Property Taxes Not Subject to Abatement															
	Rate														
State of Missouri1	0.0300	\$ 120	\$ 124	\$ 124	\$ 128	\$ 128	\$ 131	\$ 131	\$ 135	\$ 135	\$ 140	\$ 140	\$ 144	\$ 144	\$ 148
Dev. Disability - Productive Living Board	0.0840	\$ 77	\$ 78	\$ 78	\$ 79	\$ 79	\$ 80	\$ 80	\$ 81	\$ 81	\$ 83	\$ 83	\$ 84	\$ 84	\$ 85
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County General	0.1860	\$ 171	\$ 173	\$ 173	\$ 175	\$ 175	\$ 178	\$ 178	\$ 180	\$ 180	\$ 183	\$ 183	\$ 186	\$ 186	\$ 188
County Health Fund	0.1250	\$ 115	\$ 116	\$ 116	\$ 118	\$ 118	\$ 120	\$ 120	\$ 121	\$ 121	\$ 123	\$ 123	\$ 125	\$ 125	\$ 126
County Park Maintenance	0.0440	\$ 40	\$ 41	\$ 41	\$ 42	\$ 42	\$ 42	\$ 42	\$ 43	\$ 43	\$ 43	\$ 43	\$ 44	\$ 44	\$ 44
County Bond Retire	0.0190	\$ 17	\$ 18	\$ 18	\$ 18	\$ 18	\$ 18	\$ 18	\$ 18	\$ 18	\$ 19	\$ 19	\$ 19	\$ 19	\$ 19
Roads and Bridges	0.0930	\$ 85	\$ 87	\$ 87	\$ 88	\$ 88	\$ 89	\$ 89	\$ 90	\$ 90	\$ 91	\$ 91	\$ 92	\$ 92	\$ 93
St. Louis Community College	0.2787	\$ 256	\$ 259	\$ 259	\$ 263	\$ 263	\$ 266	\$ 266	\$ 270	\$ 270	\$ 274	\$ 274	\$ 278	\$ 278	\$ 281
Special School District	1.0158	\$ 934	\$ 946	\$ 946	\$ 958	\$ 958	\$ 971	\$ 971	\$ 985	\$ 985	\$ 998	\$ 998	\$ 1,012	\$ 1,012	\$ 1,025
Metropolitan Zoo Museum District	0.2455	\$ 226	\$ 229	\$ 229	\$ 232	\$ 232	\$ 235	\$ 235	\$ 238	\$ 238	\$ 241	\$ 241	\$ 244	\$ 244	\$ 247
Library	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Brentwood Schools	5.1127	\$ 4,699	\$ 4,760	\$ 4,760	\$ 4,824	\$ 4,824	\$ 4,889	\$ 4,889	\$ 4,956	\$ 4,956	\$ 5,025	\$ 5,025	\$ 5,094	\$ 5,094	\$ 5,163
Metropolitan Sewer District	0.1041	\$ 96	\$ 97	\$ 97	\$ 98	\$ 98	\$ 100	\$ 100	\$ 101	\$ 101	\$ 102	\$ 102	\$ 103	\$ 103	\$ 104
Deer Creek Sewer	0.0810	\$ 74	\$ 75	\$ 75	\$ 76	\$ 76	\$ 77	\$ 77	\$ 79	\$ 79	\$ 80	\$ 80	\$ 81	\$ 81	\$ 82
City of Brentwood	0.8130	\$ 747	\$ 757	\$ 757	\$ 767	\$ 767	\$ 777	\$ 777	\$ 788	\$ 788	\$ 799	\$ 799	\$ 810	\$ 810	\$ 821
Business District	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Commercial Property Tax Revenues to Taxing Jurisdictions		\$ 7,658	\$ 7,760	\$ 7,760	\$ 7,866	\$ 7,866	\$ 7,974	\$ 7,974	\$ 8,086	\$ 8,086	\$ 8,201	\$ 8,201	\$ 8,317	\$ 8,317	\$ 8,433

COMMERCIAL SURCHARGE

Phase 3 BUILD: COMMERCIAL SURCHARGE

Year	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	
Project Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	
Redeveloped Commercial Assessed Value	\$ 401,132	\$ 413,166	\$ 413,166	\$ 425,561	\$ 425,561	\$ 438,327	\$ 438,327	\$ 451,477	\$ 451,477	\$ 465,021	\$ 465,021	\$ 478,972	\$ 478,972	\$ 493,341	
	Rate														
Total County Commercial Surcharge	\$ 1.7000	\$ 6,819	\$ 7,024	\$ 7,024	\$ 7,235	\$ 7,235	\$ 7,452	\$ 7,452	\$ 7,675	\$ 7,675	\$ 7,905	\$ 7,905	\$ 8,143	\$ 8,143	\$ 8,387
<i>Total Commercial Surcharge Taxes</i>															
State of Missouri	\$ 0.0039	\$ 26	\$ 27	\$ 27	\$ 28	\$ 28	\$ 29	\$ 29	\$ 30	\$ 30	\$ 30	\$ 30	\$ 31	\$ 31	\$ 32
County General	\$ 0.0450	\$ 70	\$ 71	\$ 71	\$ 72	\$ 72	\$ 73	\$ 73	\$ 74	\$ 74	\$ 75	\$ 75	\$ 356	\$ 366	\$ 377
County Health Fund	\$ 0.0386	\$ 60	\$ 61	\$ 61	\$ 62	\$ 62	\$ 63	\$ 63	\$ 64	\$ 64	\$ 64	\$ 64	\$ 305	\$ 314	\$ 323
County Park Maintenance	\$ 0.0064	\$ 10	\$ 10	\$ 10	\$ 10	\$ 10	\$ 10	\$ 10	\$ 11	\$ 11	\$ 11	\$ 11	\$ 51	\$ 52	\$ 54
County Bond Retire	\$ 0.0332	\$ 52	\$ 53	\$ 53	\$ 53	\$ 53	\$ 54	\$ 54	\$ 55	\$ 55	\$ 56	\$ 56	\$ 263	\$ 270	\$ 279
Roads and Bridges	\$ 0.0231	\$ 36	\$ 37	\$ 37	\$ 37	\$ 37	\$ 38	\$ 38	\$ 38	\$ 38	\$ 39	\$ 39	\$ 183	\$ 188	\$ 194
St. Louis Community College	\$ 0.0283	\$ 44	\$ 45	\$ 45	\$ 45	\$ 45	\$ 46	\$ 46	\$ 47	\$ 47	\$ 47	\$ 47	\$ 224	\$ 230	\$ 237
Special School District	\$ 0.0688	\$ 107	\$ 109	\$ 109	\$ 110	\$ 110	\$ 112	\$ 112	\$ 113	\$ 113	\$ 115	\$ 115	\$ 544	\$ 560	\$ 577
Metropolitan Zoo Museum District	\$ 0.0305	\$ 48	\$ 48	\$ 48	\$ 49	\$ 49	\$ 50	\$ 50	\$ 50	\$ 50	\$ 51	\$ 51	\$ 241	\$ 248	\$ 256
County Library	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Brentwood Schools	\$ 0.0122	\$ 19	\$ 19	\$ 19	\$ 20	\$ 20	\$ 20	\$ 20	\$ 20	\$ 20	\$ 20	\$ 20	\$ 97	\$ 100	\$ 103
Metropolitan Sewer District	\$ 0.0064	\$ 10	\$ 10	\$ 10	\$ 10	\$ 10	\$ 10	\$ 10	\$ 11	\$ 11	\$ 11	\$ 11	\$ 51	\$ 52	\$ 54
Deer Creek Sewer	\$ 0.0013	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 10	\$ 10	\$ 11
Dev. Disability - Productive Living Board	\$ 0.0064	\$ 10	\$ 10	\$ 10	\$ 10	\$ 10	\$ 10	\$ 10	\$ 11	\$ 11	\$ 11	\$ 11	\$ 51	\$ 52	\$ 54
Total Commercial Surcharge Revenue to Project-Relevant Jurisdictions	\$ 495	\$ 502	\$ 502	\$ 509	\$ 509	\$ 517	\$ 517	\$ 524	\$ 524	\$ 532	\$ 2,404	\$ 2,476	\$ 2,476	\$ 2,550	

Year	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	
Project Year	15	16	17	18	19	20	21	22	23	24	25	
Redeveloped Commercial Assessed Value	\$ 493,341	\$ 508,142	\$ 508,142	\$ 523,386	\$ 523,386	\$ 539,087	\$ 539,087	\$ 555,260	\$ 555,260	\$ 571,918	\$ 589,075	
	Rate											
Total County Commercial Surcharge	\$ 1.7000	\$ 8,387	\$ 8,638	\$ 8,638	\$ 8,898	\$ 8,898	\$ 9,164	\$ 9,164	\$ 9,439	\$ 9,439	\$ 9,723	\$ 10,014
<i>Total Commercial Surcharge Taxes</i>												
State of Missouri	\$ 0.0039	\$ 32	\$ 33	\$ 33	\$ 34	\$ 34	\$ 35	\$ 35	\$ 36	\$ 36	\$ 37	\$ 39
County General	\$ 0.0450	\$ 377	\$ 389	\$ 389	\$ 400	\$ 400	\$ 412	\$ 412	\$ 425	\$ 425	\$ 437	\$ 450
County Health Fund	\$ 0.0386	\$ 323	\$ 333	\$ 333	\$ 343	\$ 343	\$ 353	\$ 353	\$ 364	\$ 364	\$ 375	\$ 386
County Park Maintenance	\$ 0.0064	\$ 54	\$ 56	\$ 56	\$ 57	\$ 57	\$ 59	\$ 59	\$ 61	\$ 61	\$ 62	\$ 64
County Bond Retire	\$ 0.0332	\$ 279	\$ 287	\$ 287	\$ 296	\$ 296	\$ 304	\$ 304	\$ 314	\$ 314	\$ 323	\$ 333
Roads and Bridges	\$ 0.0231	\$ 194	\$ 200	\$ 200	\$ 206	\$ 206	\$ 212	\$ 212	\$ 218	\$ 218	\$ 225	\$ 232
St. Louis Community College	\$ 0.0283	\$ 237	\$ 244	\$ 244	\$ 252	\$ 252	\$ 259	\$ 259	\$ 267	\$ 267	\$ 275	\$ 283
Special School District	\$ 0.0688	\$ 577	\$ 594	\$ 594	\$ 612	\$ 612	\$ 630	\$ 630	\$ 649	\$ 649	\$ 669	\$ 689
Metropolitan Zoo Museum District	\$ 0.0305	\$ 256	\$ 263	\$ 263	\$ 271	\$ 271	\$ 279	\$ 279	\$ 288	\$ 288	\$ 296	\$ 305
County Library	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Brentwood Schools	\$ 0.0122	\$ 103	\$ 106	\$ 106	\$ 109	\$ 109	\$ 112	\$ 112	\$ 115	\$ 115	\$ 119	\$ 122
Metropolitan Sewer District	\$ 0.0064	\$ 54	\$ 55	\$ 55	\$ 57	\$ 57	\$ 59	\$ 59	\$ 61	\$ 61	\$ 62	\$ 64
Deer Creek Sewer	\$ 0.0013	\$ 11	\$ 11	\$ 11	\$ 11	\$ 11	\$ 12	\$ 12	\$ 12	\$ 12	\$ 12	\$ 13
Dev. Disability - Productive Living Board	\$ 0.0064	\$ 54	\$ 56	\$ 56	\$ 57	\$ 57	\$ 59	\$ 59	\$ 61	\$ 61	\$ 62	\$ 64
Total Commercial Surcharge Revenue to Project-Relevant Jurisdictions	\$ 2,550	\$ 2,626	\$ 2,626	\$ 2,705	\$ 2,705	\$ 2,786	\$ 2,786	\$ 2,870	\$ 2,870	\$ 2,956	\$ 3,045	

RESIDENTIAL REAL PROPERTY

Phase 3 BUILD: RESIDENTIAL REAL PROPERTY

Year		2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Project Year		1	2	3	4	5	6	7	8	9	10	11	12	13	14
Redeveloped Residential Assessed Value		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Base Assessed Value		\$ 1,850,633	\$ 1,850,633	\$ 1,850,633	\$ 1,850,633	\$ 1,850,633	\$ 1,850,633	\$ 1,850,633	\$ 1,850,633	\$ 1,850,633	\$ 1,850,633	\$ 1,850,633	\$ 1,850,633	\$ 1,850,633	\$ 1,850,633
Incremental Assessed Value		\$ 11,049,911	\$ 11,436,927	\$ 11,436,927	\$ 11,835,554	\$ 11,835,554	\$ 12,246,139	\$ 12,246,139	\$ 12,669,043	\$ 12,669,043	\$ 13,104,633	\$ 13,104,633	\$ 13,553,291	\$ 13,553,291	\$ 14,015,409
Real Property Taxes		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Residential Real Property Taxes Not Subject to Abatement	Rate														
State of Missouri1	0.0300	\$ 3,870	\$ 3,986	\$ 3,986	\$ 4,106	\$ 4,106	\$ 4,229	\$ 4,229	\$ 4,356	\$ 4,356	\$ 4,487	\$ 4,487	\$ 4,621	\$ 4,621	\$ 4,760
Dev. Disability - Productive Living Board	0.0710	\$ 2,098	\$ 2,126	\$ 2,126	\$ 2,154	\$ 2,154	\$ 2,183	\$ 2,183	\$ 2,213	\$ 2,213	\$ 2,244	\$ 2,244	\$ 10,937	\$ 10,937	\$ 11,265
County General	0.1650	\$ 4,877	\$ 4,941	\$ 4,941	\$ 5,006	\$ 5,006	\$ 5,074	\$ 5,074	\$ 5,144	\$ 5,144	\$ 5,216	\$ 5,216	\$ 25,416	\$ 25,416	\$ 26,179
County Health Fund	0.1110	\$ 3,281	\$ 3,324	\$ 3,324	\$ 3,368	\$ 3,368	\$ 3,414	\$ 3,414	\$ 3,460	\$ 3,460	\$ 3,509	\$ 3,509	\$ 17,098	\$ 17,098	\$ 17,611
County Park Maintenance	0.0400	\$ 1,182	\$ 1,198	\$ 1,198	\$ 1,214	\$ 1,214	\$ 1,230	\$ 1,230	\$ 1,247	\$ 1,247	\$ 1,264	\$ 1,264	\$ 6,162	\$ 6,162	\$ 6,346
County Bond Retire	0.0190	\$ 562	\$ 569	\$ 569	\$ 576	\$ 576	\$ 584	\$ 584	\$ 592	\$ 592	\$ 601	\$ 601	\$ 2,927	\$ 2,927	\$ 3,015
Roads and Bridges	0.0830	\$ 2,453	\$ 2,485	\$ 2,485	\$ 2,518	\$ 2,518	\$ 2,552	\$ 2,552	\$ 2,588	\$ 2,588	\$ 2,624	\$ 2,624	\$ 12,785	\$ 12,785	\$ 13,169
St. Louis Community College	0.2787	\$ 8,237	\$ 8,345	\$ 8,345	\$ 8,456	\$ 8,456	\$ 8,571	\$ 8,571	\$ 8,689	\$ 8,689	\$ 8,810	\$ 8,810	\$ 42,931	\$ 42,931	\$ 44,219
Special School District	1.0158	\$ 30,023	\$ 30,416	\$ 30,416	\$ 30,821	\$ 30,821	\$ 31,238	\$ 31,238	\$ 31,668	\$ 31,668	\$ 32,110	\$ 32,110	\$ 151,916	\$ 151,916	\$ 161,167
Metropolitan Zoo Museum District	0.2455	\$ 7,256	\$ 7,351	\$ 7,351	\$ 7,449	\$ 7,449	\$ 7,550	\$ 7,550	\$ 7,654	\$ 7,654	\$ 7,760	\$ 7,760	\$ 37,817	\$ 37,817	\$ 38,951
Library	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Brentwood Schools	4.2588	\$ 125,874	\$ 127,522	\$ 127,522	\$ 129,220	\$ 129,220	\$ 130,969	\$ 130,969	\$ 132,770	\$ 132,770	\$ 134,625	\$ 134,625	\$ 636,915	\$ 636,915	\$ 675,703
Metropolitan Sewer District	0.1041	\$ 3,077	\$ 3,117	\$ 3,117	\$ 3,159	\$ 3,159	\$ 3,201	\$ 3,201	\$ 3,245	\$ 3,245	\$ 3,291	\$ 3,291	\$ 16,035	\$ 16,035	\$ 16,517
Deer Creek Sewer	0.0660	\$ 1,951	\$ 1,976	\$ 1,976	\$ 2,003	\$ 2,003	\$ 2,030	\$ 2,030	\$ 2,058	\$ 2,058	\$ 2,086	\$ 2,086	\$ 10,167	\$ 10,167	\$ 10,472
City of Brentwood	0.5180	\$ 15,310	\$ 15,511	\$ 15,511	\$ 15,717	\$ 15,717	\$ 15,930	\$ 15,930	\$ 16,149	\$ 16,149	\$ 16,374	\$ 16,374	\$ 79,792	\$ 79,792	\$ 82,186
Business District	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Residential Property Tax Revenues to Taxing Jurisdictions		\$ 210,052	\$ 212,867	\$ 212,867	\$ 215,768	\$ 215,768	\$ 218,755	\$ 218,755	\$ 221,832	\$ 221,832	\$ 225,002	\$ 225,002	\$ 1,047,751	\$ 1,047,751	\$ 1,111,559

Year		2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Project Year		15	16	17	18	19	20	21	22	23	24	25
Redeveloped Residential Assessed Value		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Base Assessed Value		\$ 1,850,633	\$ 1,850,633	\$ 1,850,633	\$ 1,850,633	\$ 1,850,633	\$ 1,850,633	\$ 1,850,633	\$ 1,850,633	\$ 1,850,633	\$ 1,850,633	\$ 1,850,633
Incremental Assessed Value		\$ 14,015,409	\$ 14,491,390	\$ 14,491,390	\$ 14,981,651	\$ 14,981,651	\$ 15,486,619	\$ 15,486,619	\$ 16,006,737	\$ 16,006,737	\$ 16,542,458	\$ 17,094,250
Real Property Taxes		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Residential Real Property Taxes Not Subject to Abatement	Rate											
State of Missouri1	0.0300	\$ 4,760	\$ 4,903	\$ 4,903	\$ 5,050	\$ 5,050	\$ 5,201	\$ 5,201	\$ 5,357	\$ 5,357	\$ 5,518	\$ 5,683
Dev. Disability - Productive Living Board	0.0710	\$ 11,265	\$ 11,603	\$ 11,603	\$ 11,951	\$ 11,951	\$ 12,309	\$ 12,309	\$ 12,679	\$ 12,679	\$ 13,059	\$ 13,451
County General	0.1650	\$ 26,179	\$ 26,964	\$ 26,964	\$ 27,773	\$ 27,773	\$ 28,606	\$ 28,606	\$ 29,465	\$ 29,465	\$ 30,349	\$ 31,259
County Health Fund	0.1110	\$ 17,611	\$ 18,140	\$ 18,140	\$ 18,684	\$ 18,684	\$ 19,244	\$ 19,244	\$ 19,822	\$ 19,822	\$ 20,416	\$ 21,029
County Park Maintenance	0.0400	\$ 6,346	\$ 6,537	\$ 6,537	\$ 6,733	\$ 6,733	\$ 6,935	\$ 6,935	\$ 7,143	\$ 7,143	\$ 7,357	\$ 7,578
County Bond Retire	0.0190	\$ 3,015	\$ 3,105	\$ 3,105	\$ 3,198	\$ 3,198	\$ 3,294	\$ 3,294	\$ 3,393	\$ 3,393	\$ 3,495	\$ 3,600
Roads and Bridges	0.0830	\$ 13,169	\$ 13,564	\$ 13,564	\$ 13,971	\$ 13,971	\$ 14,390	\$ 14,390	\$ 14,822	\$ 14,822	\$ 15,266	\$ 15,724
St. Louis Community College	0.2787	\$ 44,219	\$ 45,545	\$ 45,545	\$ 46,912	\$ 46,912	\$ 48,319	\$ 48,319	\$ 49,768	\$ 49,768	\$ 51,262	\$ 52,799
Special School District	1.0158	\$ 161,167	\$ 166,002	\$ 166,002	\$ 170,982	\$ 170,982	\$ 176,112	\$ 176,112	\$ 181,395	\$ 181,395	\$ 186,837	\$ 192,442
Metropolitan Zoo Museum District	0.2455	\$ 38,951	\$ 40,120	\$ 40,120	\$ 41,323	\$ 41,323	\$ 42,563	\$ 42,563	\$ 43,840	\$ 43,840	\$ 45,155	\$ 46,510
Library	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Brentwood Schools	4.2588	\$ 675,703	\$ 695,974	\$ 695,974	\$ 716,853	\$ 716,853	\$ 738,359	\$ 738,359	\$ 760,510	\$ 760,510	\$ 783,325	\$ 806,825
Metropolitan Sewer District	0.1041	\$ 16,517	\$ 17,012	\$ 17,012	\$ 17,522	\$ 17,522	\$ 18,048	\$ 18,048	\$ 18,590	\$ 18,590	\$ 19,147	\$ 19,722
Deer Creek Sewer	0.0660	\$ 10,472	\$ 10,786	\$ 10,786	\$ 11,109	\$ 11,109	\$ 11,443	\$ 11,443	\$ 11,786	\$ 11,786	\$ 12,139	\$ 12,504
City of Brentwood	0.5180	\$ 82,186	\$ 84,652	\$ 84,652	\$ 87,191	\$ 87,191	\$ 89,807	\$ 89,807	\$ 92,501	\$ 92,501	\$ 95,276	\$ 98,134
Business District	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Residential Property Tax Revenues to Taxing Jurisdictions		\$ 1,111,559	\$ 1,144,906	\$ 1,144,906	\$ 1,179,253	\$ 1,179,253	\$ 1,214,631	\$ 1,214,631	\$ 1,251,069	\$ 1,251,069	\$ 1,288,602	\$ 1,327,260

PERSONAL REAL PROPERTY

Phase 3 BUILD: PERSONAL REAL PROPERTY

Year	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Project Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Total Assessed Value:	\$ 1,359,142	\$ 1,399,917	\$ 1,399,917	\$ 1,441,914	\$ 1,441,914	\$ 1,485,171	\$ 1,485,171	\$ 1,529,727	\$ 1,529,727	\$ 1,575,618	\$ 1,575,618	\$ 1,622,887	\$ 1,622,887	\$ 1,671,574
% Complete	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Depreciation	61%	100%	86%	61%	44%	31%	100%	86%	61%	44%	31%	100%	86%	61%
Assumed Value (replacement every 5 years)	\$ 829,077	\$ 1,399,917	\$ 1,203,928	\$ 879,568	\$ 634,442	\$ 460,403	\$ 1,485,171	\$ 1,315,565	\$ 933,133	\$ 693,272	\$ 488,442	\$ 1,622,887	\$ 1,395,683	\$ 1,019,660
Personal Property Tax Revenue														
	Rate													
State of Missouri1	\$ 0.0300	\$ 249	\$ 420	\$ 361	\$ 264	\$ 190	\$ 138	\$ 446	\$ 395	\$ 280	\$ 208	\$ 147	\$ 487	\$ 306
County General	\$ 0.2090	\$ 1,733	\$ 2,926	\$ 2,516	\$ 1,838	\$ 1,326	\$ 962	\$ 3,104	\$ 2,750	\$ 1,950	\$ 1,449	\$ 1,021	\$ 3,392	\$ 2,131
County Health Fund	\$ 0.1400	\$ 1,161	\$ 1,960	\$ 1,685	\$ 1,231	\$ 888	\$ 645	\$ 2,079	\$ 1,842	\$ 1,306	\$ 971	\$ 684	\$ 2,272	\$ 1,428
County Park Maintenance	\$ 0.0500	\$ 415	\$ 700	\$ 602	\$ 440	\$ 317	\$ 230	\$ 743	\$ 658	\$ 467	\$ 347	\$ 244	\$ 811	\$ 510
County Bond Retire	\$ 0.0190	\$ 158	\$ 266	\$ 229	\$ 167	\$ 121	\$ 87	\$ 282	\$ 250	\$ 177	\$ 132	\$ 93	\$ 308	\$ 194
Roads and Bridges	\$ 0.1050	\$ 871	\$ 1,470	\$ 1,264	\$ 924	\$ 666	\$ 483	\$ 1,559	\$ 1,381	\$ 980	\$ 728	\$ 513	\$ 1,704	\$ 1,071
St. Louis Community College	\$ 0.2787	\$ 2,311	\$ 3,902	\$ 3,355	\$ 2,451	\$ 1,768	\$ 1,283	\$ 4,139	\$ 3,666	\$ 2,601	\$ 1,932	\$ 1,361	\$ 4,523	\$ 2,842
Special School District	\$ 1.0158	\$ 8,422	\$ 14,220	\$ 12,230	\$ 8,935	\$ 6,445	\$ 4,677	\$ 15,086	\$ 13,364	\$ 9,479	\$ 7,042	\$ 4,962	\$ 16,485	\$ 10,358
Metropolitan Zoo Museum District	\$ 0.2455	\$ 2,035	\$ 3,437	\$ 2,956	\$ 2,159	\$ 1,558	\$ 1,130	\$ 3,646	\$ 3,230	\$ 2,291	\$ 1,702	\$ 1,199	\$ 3,984	\$ 2,503
Library	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Brentwood School District	\$ 4.9132	\$ 40,734	\$ 68,781	\$ 59,151	\$ 43,215	\$ 31,171	\$ 22,621	\$ 72,969	\$ 64,636	\$ 45,847	\$ 34,062	\$ 23,998	\$ 79,736	\$ 50,098
Metropolitan Sewer District	\$ 0.1041	\$ 863	\$ 1,457	\$ 1,253	\$ 916	\$ 660	\$ 479	\$ 1,546	\$ 1,370	\$ 971	\$ 722	\$ 508	\$ 1,689	\$ 1,061
Deer Creek Sewer	\$ 0.0930	\$ 771	\$ 1,302	\$ 1,120	\$ 818	\$ 590	\$ 428	\$ 1,381	\$ 1,223	\$ 868	\$ 645	\$ 454	\$ 1,509	\$ 948
City of Brentwood	\$ 0.8920	\$ 7,395	\$ 12,487	\$ 10,739	\$ 7,846	\$ 5,659	\$ 4,107	\$ 13,248	\$ 11,735	\$ 8,324	\$ 6,184	\$ 4,357	\$ 14,476	\$ 9,095
Business District	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dev. Disability - Productive Living Board	\$ 0.0900	\$ 746	\$ 1,260	\$ 1,084	\$ 792	\$ 571	\$ 414	\$ 1,337	\$ 1,184	\$ 840	\$ 624	\$ 440	\$ 1,461	\$ 918
Total Personal Property Tax Revenue	\$ 8.1853	\$ 67,862	\$ 114,587	\$ 98,545	\$ 71,995	\$ 51,931	\$ 37,685	\$ 121,566	\$ 107,683	\$ 76,380	\$ 56,746	\$ 39,980	\$ 132,838	\$ 83,462

Year	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	
Project Year	15	16	17	18	19	20	21	22	23	24	25	
Total Assessed Value:	\$ 1,671,574	\$ 1,721,721	\$ 1,721,721	\$ 1,773,372	\$ 1,773,372	\$ 1,826,574	\$ 1,826,574	\$ 1,826,574	\$ 1,826,574	\$ 1,826,574	\$ 1,826,574	
% Complete	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
Depreciation	44%	31%	100%	86%	61%	44%	31%	100%	86%	61%	61%	
Assumed Value (replacement every 5 years)	\$ 735,492	\$ 533,733	\$ 1,721,721	\$ 1,525,100	\$ 1,081,757	\$ 803,692	\$ 566,238	\$ 1,826,574	\$ 1,570,853	\$ 1,114,210	\$ 1,114,210	
Personal Property Tax Revenue												
	Rate											
State of Missouri1	0.03	\$ 221	\$ 160	\$ 517	\$ 458	\$ 325	\$ 241	\$ 170	\$ 548	\$ 471	\$ 334	\$ 334
County General	0.209	\$ 1,537	\$ 1,116	\$ 3,598	\$ 3,187	\$ 2,261	\$ 1,680	\$ 1,183	\$ 3,818	\$ 3,283	\$ 2,329	\$ 2,329
County Health Fund	0.14	\$ 1,030	\$ 747	\$ 2,410	\$ 2,135	\$ 1,514	\$ 1,125	\$ 793	\$ 2,557	\$ 2,199	\$ 1,560	\$ 1,560
County Park Maintenance	0.05	\$ 368	\$ 267	\$ 861	\$ 763	\$ 541	\$ 402	\$ 283	\$ 913	\$ 785	\$ 557	\$ 557
County Bond Retire	0.019	\$ 140	\$ 101	\$ 327	\$ 290	\$ 206	\$ 153	\$ 108	\$ 347	\$ 298	\$ 212	\$ 212
Roads and Bridges	0.105	\$ 772	\$ 560	\$ 1,808	\$ 1,601	\$ 1,136	\$ 844	\$ 595	\$ 1,918	\$ 1,649	\$ 1,170	\$ 1,170
St. Louis Community College	0.2787	\$ 2,050	\$ 1,488	\$ 4,798	\$ 4,250	\$ 3,015	\$ 2,240	\$ 1,578	\$ 5,091	\$ 4,378	\$ 3,105	\$ 3,105
Special School District	1.0158	\$ 7,471	\$ 5,422	\$ 17,489	\$ 15,492	\$ 10,988	\$ 8,164	\$ 5,752	\$ 18,554	\$ 15,957	\$ 11,318	\$ 11,318
Metropolitan Zoo Museum District	0.2455	\$ 1,806	\$ 1,310	\$ 4,227	\$ 3,744	\$ 2,656	\$ 1,973	\$ 1,390	\$ 4,484	\$ 3,856	\$ 2,735	\$ 2,735
Library	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Brentwood School District	4.9132	\$ 36,136	\$ 26,223	\$ 84,592	\$ 74,931	\$ 53,149	\$ 39,487	\$ 27,820	\$ 89,743	\$ 77,179	\$ 54,743	\$ 54,743
Metropolitan Sewer District	0.1041	\$ 766	\$ 556	\$ 1,792	\$ 1,588	\$ 1,126	\$ 837	\$ 589	\$ 1,901	\$ 1,635	\$ 1,160	\$ 1,160
Deer Creek Sewer	0.093	\$ 684	\$ 496	\$ 1,601	\$ 1,418	\$ 1,006	\$ 747	\$ 527	\$ 1,699	\$ 1,461	\$ 1,036	\$ 1,036
City of Brentwood	0.892	\$ 6,561	\$ 4,761	\$ 15,358	\$ 13,604	\$ 9,649	\$ 7,169	\$ 5,051	\$ 16,293	\$ 14,012	\$ 9,939	\$ 9,939
Business District	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dev. Disability - Productive Living Board	0.09	\$ 662	\$ 480	\$ 1,550	\$ 1,373	\$ 974	\$ 723	\$ 510	\$ 1,644	\$ 1,414	\$ 1,003	\$ 1,003
Total Personal Property Tax Revenue	8.1853	\$ 60,202	\$ 43,688	\$ 140,928	\$ 124,834	\$ 88,545	\$ 65,785	\$ 46,348	\$ 149,511	\$ 128,579	\$ 91,201	\$ 91,201

Sales Taxes

Phase 3 BUILD: SALES TAXES

Year	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	
Project Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	
Estimated Taxable Sales with Vacancy	\$ 9,527,393	\$ 14,576,911	\$ 18,833,369	\$ 19,210,036	\$ 19,594,237	\$ 19,986,122	\$ 20,385,844	\$ 20,793,561	\$ 21,209,432	\$ 21,633,621	\$ 22,066,293	\$ 22,507,619	\$ 22,957,772	\$ 23,416,927	
Base Retail Sales	\$ 5,300,000	\$ 5,300,000	\$ 5,300,000	\$ 5,300,000	\$ 5,300,000	\$ 5,300,000	\$ 5,300,000	\$ 5,300,000	\$ 5,300,000	\$ 5,300,000	\$ 5,300,000	\$ 5,300,000	\$ 5,300,000	\$ 5,300,000	
Total Incremental Sales	\$ 4,227,393	\$ 9,276,911	\$ 13,533,369	\$ 13,910,036	\$ 14,294,237	\$ 14,686,122	\$ 15,085,844	\$ 15,493,561	\$ 15,909,432	\$ 16,333,621	\$ 16,766,293	\$ 17,207,619	\$ 17,657,772	\$ 18,116,927	
Total Sales	\$ 9,527,393	\$ 14,576,911	\$ 18,833,369	\$ 19,210,036	\$ 19,594,237	\$ 19,986,122	\$ 20,385,844	\$ 20,793,561	\$ 21,209,432	\$ 21,633,621	\$ 22,066,293	\$ 22,507,619	\$ 22,957,772	\$ 23,416,927	
Taxes	Rate														
Missouri State Sales Tax	4.2250%	\$ 402,532	\$ 615,874	\$ 795,710	\$ 811,624	\$ 827,857	\$ 844,414	\$ 861,302	\$ 878,528	\$ 896,099	\$ 914,020	\$ 932,301	\$ 950,947	\$ 969,966	\$ 989,365
Prop A Transportation	0.5000%	\$ 47,637	\$ 72,885	\$ 94,167	\$ 96,050	\$ 97,971	\$ 99,931	\$ 101,929	\$ 103,968	\$ 106,047	\$ 108,168	\$ 110,331	\$ 112,538	\$ 114,789	\$ 117,085
Children's Service Fund	0.2500%	\$ 23,818	\$ 36,442	\$ 47,083	\$ 48,025	\$ 48,986	\$ 49,965	\$ 50,965	\$ 51,984	\$ 53,024	\$ 54,084	\$ 55,166	\$ 56,269	\$ 57,394	\$ 58,542
Parks Arch Tax	0.1875%	\$ 17,864	\$ 27,332	\$ 35,313	\$ 36,019	\$ 36,739	\$ 37,474	\$ 38,223	\$ 38,988	\$ 39,768	\$ 40,563	\$ 41,374	\$ 42,202	\$ 43,046	\$ 43,907
Metrolink (Mass Transit)	0.2500%	\$ 23,818	\$ 36,442	\$ 47,083	\$ 48,025	\$ 48,986	\$ 49,965	\$ 50,965	\$ 51,984	\$ 53,024	\$ 54,084	\$ 55,166	\$ 56,269	\$ 57,394	\$ 58,542
Emergency Services	0.1000%	\$ 9,527	\$ 14,577	\$ 18,833	\$ 19,210	\$ 19,594	\$ 19,986	\$ 20,386	\$ 20,794	\$ 21,209	\$ 21,634	\$ 22,066	\$ 22,508	\$ 22,958	\$ 23,417
Countywide Sales Tax	1.0000%	\$ 74,137	\$ 99,385	\$ 120,667	\$ 122,550	\$ 124,471	\$ 126,431	\$ 128,429	\$ 130,468	\$ 132,547	\$ 134,668	\$ 136,831	\$ 139,038	\$ 141,289	\$ 143,585
County Transportation Sales Tax	0.5000%	\$ 37,068	\$ 49,692	\$ 60,333	\$ 61,275	\$ 62,236	\$ 63,215	\$ 64,215	\$ 65,234	\$ 66,274	\$ 67,334	\$ 68,416	\$ 69,519	\$ 70,644	\$ 71,792
Regional Parks/Trails (Metro Parks)	0.1000%	\$ 7,414	\$ 9,938	\$ 12,067	\$ 12,255	\$ 12,447	\$ 12,643	\$ 12,843	\$ 13,047	\$ 13,255	\$ 13,467	\$ 13,683	\$ 13,904	\$ 14,129	\$ 14,358
County Prop P Public Safety	0.5000%	\$ 37,068	\$ 49,692	\$ 60,333	\$ 61,275	\$ 62,236	\$ 63,215	\$ 64,215	\$ 65,234	\$ 66,274	\$ 67,334	\$ 68,416	\$ 69,519	\$ 70,644	\$ 71,792
Zoo Tax	0.1250%	\$ 9,267	\$ 12,423	\$ 15,083	\$ 15,319	\$ 15,559	\$ 15,804	\$ 16,054	\$ 16,308	\$ 16,568	\$ 16,834	\$ 17,104	\$ 17,380	\$ 17,661	\$ 17,948
Brentwood Economic Development Sales Tax	0.5000%	\$ 37,068	\$ 49,692	\$ 60,333	\$ 61,275	\$ 62,236	\$ 63,215	\$ 64,215	\$ 65,234	\$ 66,274	\$ 67,334	\$ 68,416	\$ 69,519	\$ 70,644	\$ 71,792
Brentwood Capital Improvements Sales Tax	0.5000%	\$ 37,068	\$ 49,692	\$ 60,333	\$ 61,275	\$ 62,236	\$ 63,215	\$ 64,215	\$ 65,234	\$ 66,274	\$ 67,334	\$ 68,416	\$ 69,519	\$ 70,644	\$ 71,792
Brentwood Local Option Sales Tax	0.2500%	\$ 18,534	\$ 24,846	\$ 30,167	\$ 30,638	\$ 31,118	\$ 31,608	\$ 32,107	\$ 32,617	\$ 33,137	\$ 33,667	\$ 34,208	\$ 34,760	\$ 35,322	\$ 35,896
Brentwood Fire	0.5000%	\$ 37,068	\$ 49,692	\$ 60,333	\$ 61,275	\$ 62,236	\$ 63,215	\$ 64,215	\$ 65,234	\$ 66,274	\$ 67,334	\$ 68,416	\$ 69,519	\$ 70,644	\$ 71,792
Brentwood Stormwater & Parks	0.2500%	\$ 18,534	\$ 24,846	\$ 30,167	\$ 30,638	\$ 31,118	\$ 31,608	\$ 32,107	\$ 32,617	\$ 33,137	\$ 33,667	\$ 34,208	\$ 34,760	\$ 35,322	\$ 35,896
Total Retail Sales Tax Revenues to Taxing Jurisdictions (Not including Collection Fees or Timely Payment Discounts)	0.0000%	\$ 838,426	\$ 1,223,452	\$ 1,548,007	\$ 1,576,728	\$ 1,606,023	\$ 1,635,904	\$ 1,666,383	\$ 1,697,472	\$ 1,729,182	\$ 1,761,526	\$ 1,794,517	\$ 1,828,168	\$ 1,862,493	\$ 1,897,503

Year	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	
Project Year	15	16	17	18	19	20	21	22	23	24	25	
Estimated Taxable Sales with Vacancy	\$ 23,885,266	\$ 24,362,971	\$ 24,850,230	\$ 25,347,235	\$ 25,854,180	\$ 26,371,263	\$ 26,898,689	\$ 27,436,662	\$ 27,985,396	\$ 28,545,103	\$ 29,116,006	
Base Retail Sales	\$ 5,300,000	\$ 5,300,000	\$ 5,300,000	\$ 5,300,000	\$ 5,300,000	\$ 5,300,000	\$ 5,300,000	\$ 5,300,000	\$ 5,300,000	\$ 5,300,000	\$ 5,300,000	
Total Incremental Sales	\$ 18,585,266	\$ 19,062,971	\$ 19,550,230	\$ 20,047,235	\$ 20,554,180	\$ 21,071,263	\$ 21,598,689	\$ 22,136,662	\$ 22,685,396	\$ 23,245,103	\$ 23,816,006	
Total Sales	\$ 23,885,266	\$ 24,362,971	\$ 24,850,230	\$ 25,347,235	\$ 25,854,180	\$ 26,371,263	\$ 26,898,689	\$ 27,436,662	\$ 27,985,396	\$ 28,545,103	\$ 29,116,006	
Taxes	Rate											
Missouri State Sales Tax	4.2250%	\$ 1,009,152	\$ 1,029,336	\$ 1,049,922	\$ 1,070,921	\$ 1,092,339	\$ 1,114,186	\$ 1,136,470	\$ 1,159,199	\$ 1,182,383	\$ 1,206,031	\$ 1,230,151
Prop A Transportation	0.5000%	\$ 119,426	\$ 121,815	\$ 124,251	\$ 126,736	\$ 129,271	\$ 131,856	\$ 134,493	\$ 137,183	\$ 139,927	\$ 142,726	\$ 145,580
Children's Service Fund	0.2500%	\$ 59,713	\$ 60,907	\$ 62,126	\$ 63,368	\$ 64,635	\$ 65,928	\$ 67,247	\$ 68,592	\$ 69,963	\$ 71,363	\$ 72,790
Parks Arch Tax	0.1875%	\$ 44,785	\$ 45,681	\$ 46,594	\$ 47,526	\$ 48,477	\$ 49,446	\$ 50,435	\$ 51,444	\$ 52,473	\$ 53,522	\$ 54,593
Metrolink (Mass Transit)	0.2500%	\$ 59,713	\$ 60,907	\$ 62,126	\$ 63,368	\$ 64,635	\$ 65,928	\$ 67,247	\$ 68,592	\$ 69,963	\$ 71,363	\$ 72,790
Emergency Services	0.1000%	\$ 23,885	\$ 24,363	\$ 24,850	\$ 25,347	\$ 25,854	\$ 26,371	\$ 26,899	\$ 27,437	\$ 27,985	\$ 28,545	\$ 29,116
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Countywide Sales Tax	1.0000%	\$ 145,926	\$ 148,315	\$ 150,751	\$ 153,236	\$ 155,771	\$ 158,356	\$ 160,993	\$ 163,683	\$ 166,427	\$ 169,226	\$ 172,080
County Transportation Sales Tax	0.5000%	\$ 72,963	\$ 74,157	\$ 75,376	\$ 76,618	\$ 77,885	\$ 79,178	\$ 80,497	\$ 81,842	\$ 83,213	\$ 84,613	\$ 86,040
Regional Parks/Trails (Metro Parks)	0.1000%	\$ 14,593	\$ 14,831	\$ 15,075	\$ 15,324	\$ 15,577	\$ 15,836	\$ 16,099	\$ 16,368	\$ 16,643	\$ 16,923	\$ 17,208
County Prop P Public Safety	0.5000%	\$ 72,963	\$ 74,157	\$ 75,376	\$ 76,618	\$ 77,885	\$ 79,178	\$ 80,497	\$ 81,842	\$ 83,213	\$ 84,613	\$ 86,040
Zoo Tax	0.1250%	\$ 18,241	\$ 18,539	\$ 18,844	\$ 19,155	\$ 19,471	\$ 19,795	\$ 20,124	\$ 20,460	\$ 20,803	\$ 21,153	\$ 21,510
Brentwood Economic Development Sales Tax	0.5000%	\$ 72,963	\$ 74,157	\$ 75,376	\$ 76,618	\$ 77,885	\$ 79,178	\$ 80,497	\$ 81,842	\$ 83,213	\$ 84,613	\$ 86,040
Brentwood Capital Improvements Sales Tax	0.5000%	\$ 72,963	\$ 74,157	\$ 75,376	\$ 76,618	\$ 77,885	\$ 79,178	\$ 80,497	\$ 81,842	\$ 83,213	\$ 84,613	\$ 86,040
Brentwood Local Option Sales Tax	0.2500%	\$ 36,482	\$ 37,079	\$ 37,688	\$ 38,309	\$ 38,943	\$ 39,589	\$ 40,248	\$ 40,921	\$ 41,607	\$ 42,306	\$ 43,020
Brentwood Fire	0.5000%	\$ 72,963	\$ 74,157	\$ 75,376	\$ 76,618	\$ 77,885	\$ 79,178	\$ 80,497	\$ 81,842	\$ 83,213	\$ 84,613	\$ 86,040
Brentwood Stormwater & Parks	0.2500%	\$ 36,482	\$ 37,079	\$ 37,688	\$ 38,309	\$ 38,943	\$ 39,589	\$ 40,248	\$ 40,921	\$ 41,607	\$ 42,306	\$ 43,020
Total Retail Sales Tax Revenues to Taxing Jurisdictions (Not including Collection Fees or Timely Payment Discounts)	0.0000%	\$ 1,933,214	\$ 1,969,639	\$ 2,006,793	\$ 2,044,689	\$ 2,083,344	\$ 2,122,771	\$ 2,162,987	\$ 2,204,008	\$ 2,245,849	\$ 2,288,527	\$ 2,332,058

Utility Taxes

Phase 3 BUILD: UTILITY TAXES

Year	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Project Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Commercial Utility Sales	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utility Revenues	\$ 48,375	\$ 48,375	\$ 48,375	\$ 48,375	\$ 48,375	\$ 48,375	\$ 48,375	\$ 48,375	\$ 48,375	\$ 48,375	\$ 48,375	\$ 48,375	\$ 48,375	\$ 48,375
Base Utilities	\$ 48,375	\$ 48,375	\$ 48,375	\$ 48,375	\$ 48,375	\$ 48,375	\$ 48,375	\$ 48,375	\$ 48,375	\$ 48,375	\$ 48,375	\$ 48,375	\$ 48,375	\$ 48,375
Incremental Utility Charges	Rate \$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Utility Taxes Revenue	0.075 \$ 3,628	\$ 3,628	\$ 3,628	\$ 3,628	\$ 3,628	\$ 3,628	\$ 3,628	\$ 3,628	\$ 3,628	\$ 3,628	\$ 3,628	\$ 3,628	\$ 3,628	\$ 3,628
Residential Utility Sales	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utility Revenues	\$ 169,793	\$ 259,784	\$ 353,306	\$ 360,372	\$ 367,579	\$ 374,931	\$ 382,430	\$ 390,078	\$ 397,880	\$ 405,837	\$ 413,954	\$ 422,233	\$ 430,678	\$ 439,291
Base Utilities	Rate \$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Incremental Utility Charges	0.07 \$ 169,793	\$ 259,784	\$ 353,306	\$ 360,372	\$ 367,579	\$ 374,931	\$ 382,430	\$ 390,078	\$ 397,880	\$ 405,837	\$ 413,954	\$ 422,233	\$ 430,678	\$ 439,291
Utility Taxes Revenue	\$ 6,367	\$ 9,742	\$ 13,249	\$ 13,514	\$ 13,784	\$ 14,060	\$ 14,341	\$ 14,628	\$ 14,920	\$ 15,219	\$ 15,523	\$ 15,834	\$ 16,150	\$ 16,473

Year	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Project Year	15	16	17	18	19	20	21	22	23	24	25
Commercial Utility Sales	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utility Revenues	\$ 48,375	\$ 48,375	\$ 48,375	\$ 48,375	\$ 48,375	\$ 48,375	\$ 48,375	\$ 48,375	\$ 48,375	\$ 48,375	\$ 48,375
Base Utilities	\$ 48,375	\$ 48,375	\$ 48,375	\$ 48,375	\$ 48,375	\$ 48,375	\$ 48,375	\$ 48,375	\$ 48,375	\$ 48,375	\$ 48,375
Incremental Utility Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Utility Taxes Revenue	\$ 3,628										
Residential Utility Sales	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utility Revenues	\$ 448,077	\$ 457,039	\$ 466,180	\$ 475,503	\$ 485,013	\$ 494,713	\$ 504,608	\$ 514,700	\$ 524,994	\$ 535,494	\$ 546,204
Base Utilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Incremental Utility Charges	\$ 448,077	\$ 457,039	\$ 466,180	\$ 475,503	\$ 485,013	\$ 494,713	\$ 504,608	\$ 514,700	\$ 524,994	\$ 535,494	\$ 546,204
Utility Taxes Revenue	\$ 16,803	\$ 17,139	\$ 17,482	\$ 17,831	\$ 18,188	\$ 18,552	\$ 18,923	\$ 19,301	\$ 19,687	\$ 20,081	\$ 20,483

APPENDIX D-2

Phase 3 No-Build Projections

COMMERCIAL REAL PROPERTY

Phase 3 NO BUILD: COMMERCIAL REAL PROPERTY

Year	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Project Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Abated Commercial Real Property Taxes														
Redeveloped Commercial Assessed Value	\$ 1,908,177	\$ 1,965,422	\$ 1,965,422	\$ 2,024,385	\$ 2,024,385	\$ 2,085,117	\$ 2,085,117	\$ 2,147,670	\$ 2,147,670	\$ 2,212,100	\$ 2,212,100	\$ 2,278,463	\$ 2,278,463	\$ 2,346,817
Base Assessed Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Incremental Assessed Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Commercial Real Property Taxes Not Subject to Abatement														
	Rate													
State of Missouri ¹	0.0300	\$ 572	\$ 590	\$ 590	\$ 607	\$ 607	\$ 626	\$ 626	\$ 644	\$ 644	\$ 664	\$ 664	\$ 684	\$ 704
Dev. Disability - Productive Living Board	0.0840	\$ 1,603	\$ 1,651	\$ 1,651	\$ 1,700	\$ 1,700	\$ 1,751	\$ 1,751	\$ 1,804	\$ 1,804	\$ 1,858	\$ 1,858	\$ 1,914	\$ 1,971
County General	0.1860	\$ 3,549	\$ 3,656	\$ 3,656	\$ 3,765	\$ 3,765	\$ 3,878	\$ 3,878	\$ 3,995	\$ 3,995	\$ 4,115	\$ 4,115	\$ 4,238	\$ 4,365
County Health Fund	0.1250	\$ 2,385	\$ 2,457	\$ 2,457	\$ 2,530	\$ 2,530	\$ 2,606	\$ 2,606	\$ 2,685	\$ 2,685	\$ 2,765	\$ 2,765	\$ 2,848	\$ 2,934
County Park Maintenance	0.0440	\$ 840	\$ 865	\$ 865	\$ 891	\$ 891	\$ 917	\$ 917	\$ 945	\$ 945	\$ 973	\$ 973	\$ 1,003	\$ 1,033
County Bond Retire	0.0190	\$ 363	\$ 373	\$ 373	\$ 385	\$ 385	\$ 396	\$ 396	\$ 408	\$ 408	\$ 420	\$ 420	\$ 433	\$ 446
Roads and Bridges	0.0930	\$ 1,775	\$ 1,828	\$ 1,828	\$ 1,883	\$ 1,883	\$ 1,939	\$ 1,939	\$ 1,997	\$ 1,997	\$ 2,057	\$ 2,057	\$ 2,119	\$ 2,183
St. Louis Community College	0.2787	\$ 5,318	\$ 5,478	\$ 5,478	\$ 5,642	\$ 5,642	\$ 5,811	\$ 5,811	\$ 5,986	\$ 5,986	\$ 6,165	\$ 6,165	\$ 6,350	\$ 6,541
Special School District	1.0158	\$ 19,383	\$ 19,965	\$ 19,965	\$ 20,564	\$ 20,564	\$ 21,181	\$ 21,181	\$ 21,816	\$ 21,816	\$ 22,471	\$ 22,471	\$ 23,145	\$ 23,839
Metropolitan Zoo Museum District	0.2455	\$ 4,685	\$ 4,825	\$ 4,825	\$ 4,970	\$ 4,970	\$ 5,119	\$ 5,119	\$ 5,273	\$ 5,273	\$ 5,431	\$ 5,431	\$ 5,594	\$ 5,761
Library	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Brentwood Schools	5.1127	\$ 97,559	\$ 100,486	\$ 100,486	\$ 103,501	\$ 103,501	\$ 106,606	\$ 106,606	\$ 109,804	\$ 109,804	\$ 113,098	\$ 113,098	\$ 116,491	\$ 119,986
Metropolitan Sewer District	0.1041	\$ 1,986	\$ 2,046	\$ 2,046	\$ 2,107	\$ 2,107	\$ 2,171	\$ 2,171	\$ 2,236	\$ 2,236	\$ 2,303	\$ 2,303	\$ 2,372	\$ 2,443
Deer Creek Sewer	0.0810	\$ 1,546	\$ 1,592	\$ 1,592	\$ 1,640	\$ 1,640	\$ 1,689	\$ 1,689	\$ 1,740	\$ 1,740	\$ 1,792	\$ 1,792	\$ 1,846	\$ 1,901
City of Brentwood	0.8130	\$ 15,513	\$ 15,979	\$ 15,979	\$ 16,458	\$ 16,458	\$ 16,952	\$ 16,952	\$ 17,461	\$ 17,461	\$ 17,984	\$ 17,984	\$ 18,524	\$ 19,080
Total Commercial Property Tax Revenues to Taxing Jurisdictions	\$ 157,077	\$ 161,790	\$ 161,790	\$ 166,643	\$ 166,643	\$ 171,643	\$ 171,643	\$ 176,792	\$ 176,792	\$ 182,096	\$ 182,096	\$ 187,559	\$ 187,559	\$ 193,185

Year	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Project Year	15	16	17	18	19	20	21	22	23	24	25
Abated Commercial Real Property Taxes											
Redeveloped Commercial Assessed Value	\$ 2,346,817	\$ 2,417,222	\$ 2,417,222	\$ 2,489,738	\$ 2,489,738	\$ 2,564,431	\$ 2,564,431	\$ 2,641,363	\$ 2,641,363	\$ 2,720,604	\$ 2,720,604
Base Assessed Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Incremental Assessed Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Commercial Real Property Taxes Not Subject to Abatement											
	Rate										
State of Missouri ¹	0.0300	\$ 704	\$ 725	\$ 725	\$ 747	\$ 747	\$ 769	\$ 769	\$ 792	\$ 792	\$ 816
Dev. Disability - Productive Living Board	0.0840	\$ 1,971	\$ 2,030	\$ 2,030	\$ 2,091	\$ 2,091	\$ 2,154	\$ 2,154	\$ 2,219	\$ 2,219	\$ 2,285
County General	0.1860	\$ 4,365	\$ 4,496	\$ 4,496	\$ 4,631	\$ 4,631	\$ 4,770	\$ 4,770	\$ 4,913	\$ 4,913	\$ 5,060
County Health Fund	0.1250	\$ 2,934	\$ 3,022	\$ 3,022	\$ 3,112	\$ 3,112	\$ 3,206	\$ 3,206	\$ 3,302	\$ 3,302	\$ 3,401
County Park Maintenance	0.0440	\$ 1,033	\$ 1,064	\$ 1,064	\$ 1,095	\$ 1,095	\$ 1,128	\$ 1,128	\$ 1,162	\$ 1,162	\$ 1,197
County Bond Retire	0.0190	\$ 446	\$ 459	\$ 459	\$ 473	\$ 473	\$ 487	\$ 487	\$ 502	\$ 502	\$ 517
Roads and Bridges	0.0930	\$ 2,183	\$ 2,248	\$ 2,248	\$ 2,315	\$ 2,315	\$ 2,385	\$ 2,385	\$ 2,456	\$ 2,456	\$ 2,530
St. Louis Community College	0.2787	\$ 6,541	\$ 6,737	\$ 6,737	\$ 6,939	\$ 6,939	\$ 7,147	\$ 7,147	\$ 7,361	\$ 7,361	\$ 7,582
Special School District	1.0158	\$ 23,839	\$ 24,554	\$ 24,554	\$ 25,291	\$ 25,291	\$ 26,049	\$ 26,049	\$ 26,831	\$ 26,831	\$ 27,636
Metropolitan Zoo Museum District	0.2455	\$ 5,761	\$ 5,934	\$ 5,934	\$ 6,112	\$ 6,112	\$ 6,296	\$ 6,296	\$ 6,485	\$ 6,485	\$ 6,679
Library	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Brentwood Schools	5.1127	\$ 119,986	\$ 123,585	\$ 123,585	\$ 127,293	\$ 127,293	\$ 131,112	\$ 131,112	\$ 135,045	\$ 135,045	\$ 139,096
Metropolitan Sewer District	0.1041	\$ 2,443	\$ 2,516	\$ 2,516	\$ 2,592	\$ 2,592	\$ 2,670	\$ 2,670	\$ 2,750	\$ 2,750	\$ 2,832
Deer Creek Sewer	0.0810	\$ 1,901	\$ 1,958	\$ 1,958	\$ 2,017	\$ 2,017	\$ 2,077	\$ 2,077	\$ 2,140	\$ 2,140	\$ 2,204
City of Brentwood	0.8130	\$ 19,080	\$ 19,652	\$ 19,652	\$ 20,242	\$ 20,242	\$ 20,849	\$ 20,849	\$ 21,474	\$ 21,474	\$ 22,119
#REF!	#REF!	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Commercial Property Tax Revenues to Taxing Jurisdictions	\$ 193,185	\$ 198,981	\$ 198,981	\$ 204,950	\$ 204,950	\$ 211,099	\$ 211,099	\$ 217,432	\$ 217,432	\$ 223,955	\$ 223,955

Date June 17, 2022

RE: Cost Benefit Analysis of a Proposed Mixed Use Development along Manchester Avenue

COMMERCIAL SURCHARGE															
Phase 3 NO BUILD: COMMERCIAL SURCHARGE															
Year		2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Project Year		1	2	3	4	5	6	7	8	9	10	11	12	13	14
Redeveloped Commercial Assessed Value		\$ 1,908,177	\$ 1,965,422	\$ 1,965,422	\$ 2,024,385	\$ 2,024,385	\$ 2,085,117	\$ 2,085,117	\$ 2,147,670	\$ 2,147,670	\$ 2,212,100	\$ 2,212,100	\$ 2,278,463	\$ 2,278,463	\$ 2,346,817
	Rate														
Total County Commercial Surcharge	\$ 1.7000	\$ 32,439	\$ 33,412	\$ 33,412	\$ 34,415	\$ 34,415	\$ 35,447	\$ 35,447	\$ 36,510	\$ 36,510	\$ 37,606	\$ 37,606	\$ 38,734	\$ 38,734	\$ 39,896
<i>Total Commercial Surcharge Taxes</i>															
State of Missouri	\$ 0.0039	\$ 125	\$ 129	\$ 129	\$ 133	\$ 133	\$ 137	\$ 137	\$ 141	\$ 141	\$ 145	\$ 145	\$ 149	\$ 149	\$ 154
County General	\$ 0.0450	\$ 1,459	\$ 1,503	\$ 1,503	\$ 1,548	\$ 1,548	\$ 1,595	\$ 1,595	\$ 1,642	\$ 1,642	\$ 1,692	\$ 1,692	\$ 1,742	\$ 1,742	\$ 1,795
County Health Fund	\$ 0.0386	\$ 1,251	\$ 1,288	\$ 1,288	\$ 1,327	\$ 1,327	\$ 1,367	\$ 1,367	\$ 1,408	\$ 1,408	\$ 1,450	\$ 1,450	\$ 1,494	\$ 1,494	\$ 1,538
County Park Maintenance	\$ 0.0064	\$ 208	\$ 215	\$ 215	\$ 221	\$ 221	\$ 228	\$ 228	\$ 235	\$ 235	\$ 242	\$ 242	\$ 249	\$ 249	\$ 256
County Bond Retire	\$ 0.0332	\$ 1,078	\$ 1,110	\$ 1,110	\$ 1,143	\$ 1,143	\$ 1,178	\$ 1,178	\$ 1,213	\$ 1,213	\$ 1,249	\$ 1,249	\$ 1,287	\$ 1,287	\$ 1,325
Roads and Bridges	\$ 0.0231	\$ 750	\$ 773	\$ 773	\$ 796	\$ 796	\$ 820	\$ 820	\$ 845	\$ 845	\$ 870	\$ 870	\$ 896	\$ 896	\$ 923
St. Louis Community College	\$ 0.0283	\$ 917	\$ 945	\$ 945	\$ 973	\$ 973	\$ 1,002	\$ 1,002	\$ 1,032	\$ 1,032	\$ 1,063	\$ 1,063	\$ 1,095	\$ 1,095	\$ 1,128
Special School District	\$ 0.0688	\$ 2,231	\$ 2,298	\$ 2,298	\$ 2,367	\$ 2,367	\$ 2,438	\$ 2,438	\$ 2,511	\$ 2,511	\$ 2,586	\$ 2,586	\$ 2,664	\$ 2,664	\$ 2,743
Metropolitan Zoo Museum District	\$ 0.0305	\$ 989	\$ 1,018	\$ 1,018	\$ 1,049	\$ 1,049	\$ 1,081	\$ 1,081	\$ 1,113	\$ 1,113	\$ 1,146	\$ 1,146	\$ 1,181	\$ 1,181	\$ 1,216
County Library	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Brentwood Schools	\$ 0.0122	\$ 397	\$ 409	\$ 409	\$ 421	\$ 421	\$ 433	\$ 433	\$ 446	\$ 446	\$ 460	\$ 460	\$ 474	\$ 474	\$ 488
Metropolitan Sewer District	\$ 0.0064	\$ 208	\$ 214	\$ 214	\$ 221	\$ 221	\$ 227	\$ 227	\$ 234	\$ 234	\$ 241	\$ 241	\$ 249	\$ 249	\$ 256
Deer Creek Sewer	\$ 0.0013	\$ 41	\$ 42	\$ 42	\$ 43	\$ 43	\$ 45	\$ 45	\$ 46	\$ 46	\$ 47	\$ 47	\$ 49	\$ 49	\$ 50
Dev. Disability - Productive Living Board	\$ 0.0064	\$ 208	\$ 215	\$ 215	\$ 221	\$ 221	\$ 228	\$ 228	\$ 235	\$ 235	\$ 242	\$ 242	\$ 249	\$ 249	\$ 256
Total Commercial Surcharge Revenue to Project-Relevant Jurisdictions		\$ 9,863	\$ 10,159	\$ 10,159	\$ 10,463	\$ 10,463	\$ 10,777	\$ 10,777	\$ 11,101	\$ 11,101	\$ 11,434	\$ 11,434	\$ 11,777	\$ 11,777	\$ 12,130

Year		2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Project Year		15	16	17	18	19	20	21	22	23	24	25
Redeveloped Commercial Assessed Value		\$ 2,346,817	\$ 2,417,222	\$ 2,417,222	\$ 2,489,738	\$ 2,489,738	\$ 2,564,431	\$ 2,564,431	\$ 2,641,363	\$ 2,641,363	\$ 2,720,604	\$ 2,720,604
	Rate											
Total County Commercial Surcharge	\$ 1.7000	\$ 39,896	\$ 41,093	\$ 41,093	\$ 42,326	\$ 42,326	\$ 43,595	\$ 43,595	\$ 44,903	\$ 44,903	\$ 46,250	\$ 46,250
<i>Total Commercial Surcharge Taxes</i>												
State of Missouri	\$ 0.0039	\$ 154	\$ 158	\$ 158	\$ 163	\$ 163	\$ 168	\$ 168	\$ 173	\$ 173	\$ 178	\$ 178
County General	\$ 0.0450	\$ 1,795	\$ 1,848	\$ 1,848	\$ 1,904	\$ 1,904	\$ 1,961	\$ 1,961	\$ 2,020	\$ 2,020	\$ 2,080	\$ 2,080
County Health Fund	\$ 0.0386	\$ 1,538	\$ 1,585	\$ 1,585	\$ 1,632	\$ 1,632	\$ 1,681	\$ 1,681	\$ 1,731	\$ 1,731	\$ 1,783	\$ 1,783
County Park Maintenance	\$ 0.0064	\$ 256	\$ 264	\$ 264	\$ 272	\$ 272	\$ 280	\$ 280	\$ 289	\$ 289	\$ 297	\$ 297
County Bond Retire	\$ 0.0332	\$ 1,325	\$ 1,365	\$ 1,365	\$ 1,406	\$ 1,406	\$ 1,448	\$ 1,448	\$ 1,492	\$ 1,492	\$ 1,536	\$ 1,536
Roads and Bridges	\$ 0.0231	\$ 923	\$ 951	\$ 951	\$ 979	\$ 979	\$ 1,009	\$ 1,009	\$ 1,039	\$ 1,039	\$ 1,070	\$ 1,070
St. Louis Community College	\$ 0.0283	\$ 1,128	\$ 1,162	\$ 1,162	\$ 1,197	\$ 1,197	\$ 1,233	\$ 1,233	\$ 1,270	\$ 1,270	\$ 1,308	\$ 1,308
Special School District	\$ 0.0688	\$ 2,743	\$ 2,826	\$ 2,826	\$ 2,911	\$ 2,911	\$ 2,998	\$ 2,998	\$ 3,088	\$ 3,088	\$ 3,180	\$ 3,180
Metropolitan Zoo Museum District	\$ 0.0305	\$ 1,216	\$ 1,253	\$ 1,253	\$ 1,290	\$ 1,290	\$ 1,329	\$ 1,329	\$ 1,369	\$ 1,369	\$ 1,410	\$ 1,410
County Library	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Brentwood Schools	\$ 0.0122	\$ 488	\$ 502	\$ 502	\$ 517	\$ 517	\$ 533	\$ 533	\$ 549	\$ 549	\$ 565	\$ 565
Metropolitan Sewer District	\$ 0.0064	\$ 256	\$ 264	\$ 264	\$ 272	\$ 272	\$ 280	\$ 280	\$ 288	\$ 288	\$ 297	\$ 297
Deer Creek Sewer	\$ 0.0013	\$ 50	\$ 52	\$ 52	\$ 53	\$ 53	\$ 55	\$ 55	\$ 57	\$ 57	\$ 58	\$ 58
Dev. Disability - Productive Living Board	\$ 0.0064	\$ 256	\$ 264	\$ 264	\$ 272	\$ 272	\$ 280	\$ 280	\$ 289	\$ 289	\$ 297	\$ 297
Total Commercial Surcharge Revenue to Project-Relevant Jurisdictions		\$ 12,130	\$ 12,494	\$ 12,494	\$ 12,869	\$ 12,869	\$ 13,255	\$ 13,255	\$ 13,652	\$ 13,652	\$ 14,062	\$ 14,062

Date June 17, 2022

RE: Cost Benefit Analysis of a Proposed Mixed Use Development along Manchester Avenue

PERSONAL REAL PROPERTY															
Phase 3 NO BUILD: PERSONAL PROPERTY															
Year	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	
Project Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	
Total Assessed Value:	\$ 65,270	\$ 65,270	\$ 67,228	\$ 67,228	\$ 69,245	\$ 69,245	\$ 71,322	\$ 71,322	\$ 73,462	\$ 73,462	\$ 75,666	\$ 75,666	\$ 77,936	\$ 77,936	
% Complete	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
Depreciation	61%	100%	86%	61%	100%	86%	61%	44%	31%	100%	86%	61%	44%	31%	
Assumed Value (replacement every 5 years)	\$ 39,815	\$ 65,270	\$ 57,816	\$ 41,009	\$ 69,245	\$ 59,551	\$ 43,507	\$ 31,382	\$ 22,773	\$ 73,462	\$ 65,073	\$ 46,156	\$ 34,292	\$ 24,160	
Personal Property Tax Revenue	Rate														
State of Missouri1	\$ 0.0300	\$ 12	\$ 20	\$ 17	\$ 12	\$ 21	\$ 18	\$ 13	\$ 9	\$ 7	\$ 22	\$ 20	\$ 14	\$ 10	
County General	\$ 0.2090	\$ 83	\$ 136	\$ 121	\$ 86	\$ 145	\$ 124	\$ 91	\$ 66	\$ 48	\$ 154	\$ 136	\$ 96	\$ 72	
County Health Fund	\$ 0.1400	\$ 56	\$ 91	\$ 81	\$ 57	\$ 97	\$ 83	\$ 61	\$ 44	\$ 32	\$ 103	\$ 91	\$ 65	\$ 48	
County Park Maintenance	\$ 0.0500	\$ 20	\$ 33	\$ 29	\$ 21	\$ 35	\$ 30	\$ 22	\$ 16	\$ 11	\$ 37	\$ 33	\$ 23	\$ 17	
County Bond Retire	\$ 0.0190	\$ 8	\$ 12	\$ 11	\$ 8	\$ 13	\$ 11	\$ 8	\$ 6	\$ 4	\$ 14	\$ 12	\$ 9	\$ 7	
Roads and Bridges	\$ 0.1050	\$ 42	\$ 69	\$ 61	\$ 43	\$ 73	\$ 63	\$ 46	\$ 33	\$ 24	\$ 77	\$ 68	\$ 48	\$ 36	
St. Louis Community College	\$ 0.2787	\$ 111	\$ 182	\$ 161	\$ 114	\$ 193	\$ 166	\$ 121	\$ 87	\$ 63	\$ 205	\$ 181	\$ 129	\$ 96	
Special School District	\$ 1.0158	\$ 404	\$ 663	\$ 587	\$ 417	\$ 703	\$ 605	\$ 442	\$ 319	\$ 231	\$ 746	\$ 661	\$ 469	\$ 348	
Metropolitan Zoo Museum District	\$ 0.2455	\$ 98	\$ 160	\$ 142	\$ 101	\$ 170	\$ 146	\$ 107	\$ 77	\$ 56	\$ 180	\$ 160	\$ 113	\$ 84	
Library	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Brentwood School District	\$ 4.9132	\$ 1,956	\$ 3,207	\$ 2,841	\$ 2,015	\$ 3,402	\$ 2,926	\$ 2,138	\$ 1,542	\$ 1,119	\$ 3,609	\$ 3,197	\$ 2,268	\$ 1,685	
Metropolitan Sewer District	\$ 0.1041	\$ 41	\$ 68	\$ 60	\$ 43	\$ 72	\$ 62	\$ 45	\$ 33	\$ 24	\$ 76	\$ 68	\$ 48	\$ 36	
Deer Creek Sewer	\$ 0.0930	\$ 37	\$ 61	\$ 54	\$ 38	\$ 64	\$ 55	\$ 40	\$ 29	\$ 21	\$ 68	\$ 61	\$ 43	\$ 32	
City of Brentwood	\$ 0.8920	\$ 355	\$ 582	\$ 516	\$ 366	\$ 618	\$ 531	\$ 388	\$ 280	\$ 203	\$ 655	\$ 580	\$ 412	\$ 306	
Business District	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Dev. Disability - Productive Living Board	\$ 0.0900	\$ 36	\$ 59	\$ 52	\$ 37	\$ 62	\$ 54	\$ 39	\$ 28	\$ 20	\$ 66	\$ 59	\$ 42	\$ 31	
Total Personal Property Tax Revenue	\$ 8.1853	\$ 3,259	\$ 5,343	\$ 4,732	\$ 3,357	\$ 5,668	\$ 4,874	\$ 3,561	\$ 2,569	\$ 1,864	\$ 6,013	\$ 5,326	\$ 3,778	\$ 2,807	

Year	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Project Year	15	16	17	18	19	20	21	22	23	24	25
Total Assessed Value:	\$ 80,274	\$ 80,274	\$ 82,682	\$ 82,682	\$ 85,163	\$ 85,163	\$ 87,717	\$ 87,717	\$ 90,349	\$ 90,349	\$ 93,059
% Complete	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Depreciation	100%	86%	61%	44%	31%	100%	86%	61%	44%	31%	100%
Assumed Value (replacement every 5 years)	\$ 80,274	\$ 69,036	\$ 50,436	\$ 36,380	\$ 26,400	\$ 85,163	\$ 75,437	\$ 53,508	\$ 39,754	\$ 28,008	\$ 93,059
Personal Property Tax Revenue	Rate										
State of Missouri1	0.03	\$ 24	\$ 21	\$ 15	\$ 11	\$ 8	\$ 26	\$ 23	\$ 16	\$ 12	\$ 8
County General	0.209	\$ 168	\$ 144	\$ 105	\$ 76	\$ 55	\$ 178	\$ 158	\$ 112	\$ 83	\$ 59
County Health Fund	0.14	\$ 112	\$ 97	\$ 71	\$ 51	\$ 37	\$ 119	\$ 106	\$ 75	\$ 56	\$ 39
County Park Maintenance	0.05	\$ 40	\$ 35	\$ 25	\$ 18	\$ 13	\$ 43	\$ 38	\$ 27	\$ 20	\$ 14
County Bond Retire	0.019	\$ 15	\$ 13	\$ 10	\$ 7	\$ 5	\$ 16	\$ 14	\$ 10	\$ 8	\$ 5
Roads and Bridges	0.105	\$ 84	\$ 72	\$ 53	\$ 38	\$ 28	\$ 89	\$ 79	\$ 56	\$ 42	\$ 29
St. Louis Community College	0.2787	\$ 224	\$ 192	\$ 141	\$ 101	\$ 74	\$ 237	\$ 210	\$ 149	\$ 111	\$ 78
Special School District	1.0158	\$ 815	\$ 701	\$ 512	\$ 370	\$ 268	\$ 865	\$ 766	\$ 544	\$ 404	\$ 285
Metropolitan Zoo Museum District	0.2455	\$ 197	\$ 169	\$ 124	\$ 89	\$ 65	\$ 209	\$ 185	\$ 131	\$ 98	\$ 69
Library	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Brentwood School District	4.9132	\$ 3,944	\$ 3,392	\$ 2,478	\$ 1,787	\$ 1,297	\$ 4,184	\$ 3,706	\$ 2,629	\$ 1,953	\$ 1,376
Metropolitan Sewer District	0.1041	\$ 84	\$ 72	\$ 53	\$ 38	\$ 27	\$ 89	\$ 79	\$ 56	\$ 41	\$ 29
Deer Creek Sewer	0.093	\$ 75	\$ 64	\$ 47	\$ 34	\$ 25	\$ 79	\$ 70	\$ 50	\$ 37	\$ 26
City of Brentwood	0.892	\$ 716	\$ 616	\$ 450	\$ 325	\$ 235	\$ 760	\$ 673	\$ 477	\$ 355	\$ 250
Business District	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dev. Disability - Productive Living Board	0.09	\$ 72	\$ 62	\$ 45	\$ 33	\$ 24	\$ 77	\$ 68	\$ 48	\$ 36	\$ 25
Total Personal Property Tax Revenue	8.1853	\$ 6,571	\$ 5,651	\$ 4,128	\$ 2,978	\$ 2,161	\$ 6,971	\$ 6,175	\$ 4,380	\$ 3,254	\$ 2,293

Date June 17, 2022

RE: Cost Benefit Analysis of a Proposed Mixed Use Development along Manchester Avenue

Sales Taxes														
Phase 3 NO BUILD: SALES TAXES														
Year	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Project Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Estimated Taxable Sales with Vacancy	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Base Retail Sales	\$ 5,300,000	\$ 5,406,000	\$ 5,514,120	\$ 5,624,402	\$ 5,736,890	\$ 5,851,628	\$ 5,968,661	\$ 6,088,034	\$ 6,209,795	\$ 6,333,991	\$ 6,460,670	\$ 6,589,884	\$ 6,721,682	\$ 6,856,115
Total Incremental Sales	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Sales	\$ 5,300,000	\$ 5,406,000	\$ 5,514,120	\$ 5,624,402	\$ 5,736,890	\$ 5,851,628	\$ 5,968,661	\$ 6,088,034	\$ 6,209,795	\$ 6,333,991	\$ 6,460,670	\$ 6,589,884	\$ 6,721,682	\$ 6,856,115
Taxes														
	Rate													
Missouri State Sales Tax	4.2250%	\$ 223,925	\$ 228,404	\$ 232,972	\$ 237,631	\$ 242,384	\$ 247,231	\$ 252,176	\$ 257,219	\$ 262,364	\$ 267,611	\$ 272,963	\$ 278,423	\$ 283,991
Prop A Transportation	0.5000%	\$ 26,500	\$ 27,030	\$ 27,571	\$ 28,122	\$ 28,684	\$ 29,258	\$ 29,843	\$ 30,440	\$ 31,049	\$ 31,670	\$ 32,303	\$ 32,949	\$ 33,608
Children's Service Fund	0.2500%	\$ 13,250	\$ 13,515	\$ 13,785	\$ 14,061	\$ 14,342	\$ 14,629	\$ 14,922	\$ 15,220	\$ 15,524	\$ 15,835	\$ 16,152	\$ 16,475	\$ 16,804
Parks Arch Tax	0.1875%	\$ 9,938	\$ 10,136	\$ 10,339	\$ 10,546	\$ 10,757	\$ 10,972	\$ 11,191	\$ 11,415	\$ 11,643	\$ 11,876	\$ 12,114	\$ 12,356	\$ 12,603
Metrolink (Mass Transit)	0.2500%	\$ 13,250	\$ 13,515	\$ 13,785	\$ 14,061	\$ 14,342	\$ 14,629	\$ 14,922	\$ 15,220	\$ 15,524	\$ 15,835	\$ 16,152	\$ 16,475	\$ 16,804
Emergency Services	0.1000%	\$ 5,300	\$ 5,406	\$ 5,514	\$ 5,624	\$ 5,737	\$ 5,852	\$ 5,969	\$ 6,088	\$ 6,210	\$ 6,334	\$ 6,461	\$ 6,590	\$ 6,722
Countywide Sales Tax	1.0000%	\$ 53,000	\$ 54,060	\$ 55,141	\$ 56,244	\$ 57,369	\$ 58,516	\$ 59,687	\$ 60,880	\$ 62,098	\$ 63,340	\$ 64,607	\$ 65,899	\$ 67,217
County Transportation Sales Tax	0.5000%	\$ 26,500	\$ 27,030	\$ 27,571	\$ 28,122	\$ 28,684	\$ 29,258	\$ 29,843	\$ 30,440	\$ 31,049	\$ 31,670	\$ 32,303	\$ 32,949	\$ 33,608
Regional Parks/Trails (Metro Parks)	0.1000%	\$ 5,300	\$ 5,406	\$ 5,514	\$ 5,624	\$ 5,737	\$ 5,852	\$ 5,969	\$ 6,088	\$ 6,210	\$ 6,334	\$ 6,461	\$ 6,590	\$ 6,722
County Prop P Public Safety	0.5000%	\$ 26,500	\$ 27,030	\$ 27,571	\$ 28,122	\$ 28,684	\$ 29,258	\$ 29,843	\$ 30,440	\$ 31,049	\$ 31,670	\$ 32,303	\$ 32,949	\$ 33,608
Zoo Tax	0.1250%	\$ 6,625	\$ 6,758	\$ 6,893	\$ 7,031	\$ 7,171	\$ 7,315	\$ 7,461	\$ 7,610	\$ 7,762	\$ 7,917	\$ 8,076	\$ 8,237	\$ 8,402
Brentwood Economic Development Sales Tax	0.5000%	\$ 26,500	\$ 27,030	\$ 27,571	\$ 28,122	\$ 28,684	\$ 29,258	\$ 29,843	\$ 30,440	\$ 31,049	\$ 31,670	\$ 32,303	\$ 32,949	\$ 33,608
Brentwood Capital Improvements Sales Tax	0.5000%	\$ 26,500	\$ 27,030	\$ 27,571	\$ 28,122	\$ 28,684	\$ 29,258	\$ 29,843	\$ 30,440	\$ 31,049	\$ 31,670	\$ 32,303	\$ 32,949	\$ 33,608
Brentwood Local Option Sales Tax	0.2500%	\$ 13,250	\$ 13,515	\$ 13,785	\$ 14,061	\$ 14,342	\$ 14,629	\$ 14,922	\$ 15,220	\$ 15,524	\$ 15,835	\$ 16,152	\$ 16,475	\$ 16,804
Brentwood Fire	0.5000%	\$ 26,500	\$ 27,030	\$ 27,571	\$ 28,122	\$ 28,684	\$ 29,258	\$ 29,843	\$ 30,440	\$ 31,049	\$ 31,670	\$ 32,303	\$ 32,949	\$ 33,608
Brentwood Stormwater & Parks	0.2500%	\$ 13,250	\$ 13,515	\$ 13,785	\$ 14,061	\$ 14,342	\$ 14,629	\$ 14,922	\$ 15,220	\$ 15,524	\$ 15,835	\$ 16,152	\$ 16,475	\$ 16,804
Total Retail Sales Tax Revenues to Taxing Jurisdictions (Not including Collection Fees or Timely Payment Discounts)		\$ 516,088	\$ 526,409	\$ 536,937	\$ 547,676	\$ 558,630	\$ 569,802	\$ 581,198	\$ 592,822	\$ 604,679	\$ 616,772	\$ 629,108	\$ 641,690	\$ 654,524

Year	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Project Year	15	16	17	18	19	20	21	22	23	24	25
Estimated Taxable Sales with Vacancy	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Base Retail Sales	\$ 6,993,237	\$ 7,133,102	\$ 7,275,764	\$ 7,421,280	\$ 7,569,705	\$ 7,721,099	\$ 7,875,521	\$ 8,033,032	\$ 8,193,692	\$ 8,357,566	\$ 8,524,717
Total Incremental Sales	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Sales	\$ 6,993,237	\$ 7,133,102	\$ 7,275,764	\$ 7,421,280	\$ 7,569,705	\$ 7,721,099	\$ 7,875,521	\$ 8,033,032	\$ 8,193,692	\$ 8,357,566	\$ 8,524,717
Taxes											
	Rate										
Missouri State Sales Tax	4.2250%	\$ 295,464	\$ 301,374	\$ 307,401	\$ 313,549	\$ 319,820	\$ 326,216	\$ 332,741	\$ 339,396	\$ 346,183	\$ 353,107
Prop A Transportation	0.5000%	\$ 34,966	\$ 35,666	\$ 36,379	\$ 37,106	\$ 37,849	\$ 38,605	\$ 39,378	\$ 40,165	\$ 40,968	\$ 41,788
Children's Service Fund	0.2500%	\$ 17,483	\$ 17,833	\$ 18,189	\$ 18,553	\$ 18,924	\$ 19,303	\$ 19,689	\$ 20,083	\$ 20,484	\$ 20,894
Parks Arch Tax	0.1875%	\$ 13,112	\$ 13,375	\$ 13,642	\$ 13,915	\$ 14,193	\$ 14,477	\$ 14,767	\$ 15,062	\$ 15,363	\$ 15,670
Metrolink (Mass Transit)	0.2500%	\$ 17,483	\$ 17,833	\$ 18,189	\$ 18,553	\$ 18,924	\$ 19,303	\$ 19,689	\$ 20,083	\$ 20,484	\$ 20,894
Emergency Services	0.1000%	\$ 6,993	\$ 7,133	\$ 7,276	\$ 7,421	\$ 7,570	\$ 7,721	\$ 7,876	\$ 8,033	\$ 8,194	\$ 8,358
Countywide Sales Tax	1.0000%	\$ 69,932	\$ 71,331	\$ 72,758	\$ 74,213	\$ 75,697	\$ 77,211	\$ 78,755	\$ 80,330	\$ 81,937	\$ 83,576
County Transportation Sales Tax	0.5000%	\$ 34,966	\$ 35,666	\$ 36,379	\$ 37,106	\$ 37,849	\$ 38,605	\$ 39,378	\$ 40,165	\$ 40,968	\$ 41,788
Regional Parks/Trails (Metro Parks)	0.1000%	\$ 6,993	\$ 7,133	\$ 7,276	\$ 7,421	\$ 7,570	\$ 7,721	\$ 7,876	\$ 8,033	\$ 8,194	\$ 8,358
County Prop P Public Safety	0.5000%	\$ 34,966	\$ 35,666	\$ 36,379	\$ 37,106	\$ 37,849	\$ 38,605	\$ 39,378	\$ 40,165	\$ 40,968	\$ 41,788
Zoo Tax	0.1250%	\$ 8,742	\$ 8,916	\$ 9,095	\$ 9,277	\$ 9,462	\$ 9,651	\$ 9,844	\$ 10,041	\$ 10,242	\$ 10,447
Brentwood Economic Development Sales Tax	0.5000%	\$ 34,966	\$ 35,666	\$ 36,379	\$ 37,106	\$ 37,849	\$ 38,605	\$ 39,378	\$ 40,165	\$ 40,968	\$ 41,788
Brentwood Capital Improvements Sales Tax	0.5000%	\$ 34,966	\$ 35,666	\$ 36,379	\$ 37,106	\$ 37,849	\$ 38,605	\$ 39,378	\$ 40,165	\$ 40,968	\$ 41,788
Brentwood Local Option Sales Tax	0.2500%	\$ 17,483	\$ 17,833	\$ 18,189	\$ 18,553	\$ 18,924	\$ 19,303	\$ 19,689	\$ 20,083	\$ 20,484	\$ 20,894
Brentwood Fire	0.5000%	\$ 34,966	\$ 35,666	\$ 36,379	\$ 37,106	\$ 37,849	\$ 38,605	\$ 39,378	\$ 40,165	\$ 40,968	\$ 41,788
Brentwood Stormwater & Parks	0.2500%	\$ 17,483	\$ 17,833	\$ 18,189	\$ 18,553	\$ 18,924	\$ 19,303	\$ 19,689	\$ 20,083	\$ 20,484	\$ 20,894
Total Retail Sales Tax Revenues to Taxing Jurisdictions (Not including Collection Fees or Timely Payment Discounts)	0.0000%	\$ 680,966	\$ 694,586	\$ 708,478	\$ 722,647	\$ 737,100	\$ 751,842	\$ 766,879	\$ 782,216	\$ 797,861	\$ 813,818

Date June 17, 2022

RE: Cost Benefit Analysis of a Proposed Mixed Use Development along Manchester Avenue

Utility Taxes														
Phase 3 NO BUILD: UTILITY TAXES														
Year	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Project Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Commercial Utility Sales	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utility Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Base Utilities	\$ 48,375	\$ 49,343	\$ 50,329	\$ 51,336	\$ 52,363	\$ 53,410	\$ 54,478	\$ 55,568	\$ 56,679	\$ 57,813	\$ 58,969	\$ 60,148	\$ 61,351	\$ 62,578
Incremental Utility Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Utility Taxes Revenue	Rate 0.075	\$ 3,628	\$ 3,701	\$ 3,775	\$ 3,850	\$ 3,927	\$ 4,006	\$ 4,086	\$ 4,168	\$ 4,251	\$ 4,336	\$ 4,423	\$ 4,511	\$ 4,601

Year	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Project Year	15	16	17	18	19	20	21	22	23	24	25
Commercial Utility Sales	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utility Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Base Utilities	\$ 63,830	\$ 65,106	\$ 66,409	\$ 67,737	\$ 69,091	\$ 70,473	\$ 71,883	\$ 73,320	\$ 74,787	\$ 76,283	\$ 77,808
Incremental Utility Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Utility Taxes Revenue	\$ 4,787	\$ 4,883	\$ 4,981	\$ 5,080	\$ 5,182	\$ 5,285	\$ 5,391	\$ 5,499	\$ 5,609	\$ 5,721	\$ 5,836

APPENDIX D-3

Phase 3 Abatement Projections

Phase 3: Calculation of Abated PILOT

\$378,105	Projected Commercial Assessed Valuation at 100% Completion (2021 Dollars)
\$12,160,000	Projected Residential Assessed Valuation at 100% Completion (2021 Dollars)
\$ 1,798,640	Base Commercial Valuation (2021)
\$10,739,465	Incremental Assessed Value

3%	Percentage Commercial AV to total development at completion
97%	Percentage Residential AV to total development at completion
8.2018	Commercial Tax Rate
6.9759	Residential Tax Rate
\$26,563	Incremental Commercial Real Estate Tax (Stabilized)
\$726,582	Incremental Residential Real Estate Tax (Stabilized)

Calendar Year	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Year	1	2	3	4	5	6	7	8	9	10	11	12
Projected Commercial Assessed Valuation	\$ -	\$ -	\$ 401,132	\$ 413,166	\$ 413,166	\$ 425,561	\$ 425,561	\$ 438,327	\$ 438,327	\$ 451,477	\$ 451,477	\$ 465,021
% of new SF complete	0%	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Commercial Adjusted Assessed Value	\$0	\$0	\$401,132	\$413,166	\$413,166	\$425,561	\$425,561	\$438,327	\$438,327	\$451,477	\$451,477	\$465,021
Projected Residential Assessed Valuation	\$ -	\$ -	\$ 12,900,544	\$ 13,287,560	\$ 13,287,560	\$ 13,686,187	\$ 13,686,187	\$ 14,096,773	\$ 14,096,773	\$ 14,519,676	\$ 14,519,676	\$ 14,955,266
% of new SF complete	0%	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Residential Adjusted Assessed Value	\$ -	\$ -	\$ 12,900,544	\$ 13,287,560	\$ 13,287,560	\$ 13,686,187	\$ 13,686,187	\$ 14,096,773	\$ 14,096,773	\$ 14,519,676	\$ 14,519,676	\$ 14,955,266
Adj. Assessed Value w/ Annual Increase	\$ 1,798,640	\$ 1,798,640	\$ 13,301,676	\$ 13,700,726	\$ 13,700,726	\$ 14,111,748	\$ 14,111,748	\$ 14,535,100	\$ 14,535,100	\$ 14,971,153	\$ 14,971,153	\$ 15,420,288
Base Valuation**	\$ 1,908,177	\$ 1,908,177	\$ 1,908,177	\$ 1,908,177	\$ 1,908,177	\$ 1,908,177	\$ 1,908,177	\$ 1,908,177	\$ 1,908,177	\$ 1,908,177	\$ 1,908,177	\$ 1,908,177
Incremental Value	\$ -	\$ -	\$ 11,393,498	\$ 11,792,549	\$ 11,792,549	\$ 12,203,570	\$ 12,203,570	\$ 12,626,923	\$ 12,626,923	\$ 13,062,976	\$ 13,062,976	\$ 13,512,110
Portion of Commercial Incremental Value	\$ -	\$ -	\$ 343,588	\$ 355,622	\$ 355,622	\$ 368,017	\$ 368,017	\$ 380,783	\$ 380,783	\$ 393,933	\$ 393,933	\$ 407,478
Commercial Tax Rate	\$ 8.2018	\$ 8.2018	\$ 8.2018	\$ 8.2018	\$ 8.2018	\$ 8.2018	\$ 8.2018	\$ 8.2018	\$ 8.2018	\$ 8.2018	\$ 8.2018	\$ 8.2018
Commercial Abatement Value	\$ -	\$ -	\$ 25,362	\$ 26,251	\$ 26,251	\$ 27,166	\$ 27,166	\$ 28,108	\$ 28,108	\$ 29,079	\$ 29,079	\$ 30,078
Portion of Residential Incremental Value	\$ -	\$ -	\$ 11,049,911	\$ 11,436,927	\$ 11,436,927	\$ 11,835,554	\$ 11,835,554	\$ 12,246,139	\$ 12,246,139	\$ 12,669,043	\$ 12,669,043	\$ 13,104,633
Residential Tax Rate	\$ 6.9759	\$ 6.9759	\$ 6.9759	\$ 6.9759	\$ 6.9759	\$ 6.9759	\$ 6.9759	\$ 6.9759	\$ 6.9759	\$ 6.9759	\$ 6.9759	\$ 6.9759
Residential Abatement Value	\$ -	\$ -	\$ 693,748	\$ 718,046	\$ 718,046	\$ 743,073	\$ 743,073	\$ 768,851	\$ 768,851	\$ 795,402	\$ 795,402	\$ 822,749
Commercial Surcharge Tax Rate	\$1.70	\$1.70	\$1.70	\$1.70	\$1.70	\$1.70	\$1.70	\$1.70	\$1.70	\$1.70	\$1.70	\$1.70
Eligible Percentage to Local Taxing Jurisdictions	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%
Total Abatement by Year	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%
Commercial Surcharge Tax Abatement Value	\$ -	\$ -	\$ 1,578	\$ 1,633	\$ 1,633	\$ 1,690	\$ 1,690	\$ 1,749	\$ 1,749	\$ 1,809	\$ 1,809	\$ 1,871
Total Real Property Taxes Abated	\$0	\$0	\$720,688	\$745,930	\$745,930	\$771,929	\$771,929	\$798,707	\$798,707	\$826,290	\$826,290	\$854,699

Date June 17, 2022

RE: Cost Benefit Analysis of a Proposed Mixed Use Development along Manchester Avenue

	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
	13	14	15	16	17	18	19	20	21	22	23
Projected Commercial Assessed Valuation	\$ 465,021	\$ 478,972	\$ 478,972	\$ 493,341	\$ 493,341	\$ 508,142	\$ 508,142	\$ 523,386	\$ 523,386	\$ 539,087	\$ 539,087
% of new SF complete	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Commercial Adjusted Assessed Value	\$465,021	\$478,972	\$478,972	\$493,341	\$493,341	\$508,142	\$508,142	\$523,386	\$523,386	\$539,087	\$539,087
Projected Residential Assessed Valuation	\$ 14,955,266	\$ 15,403,924	\$ 15,403,924	\$ 15,866,042	\$ 15,866,042	\$ 16,342,023	\$ 16,342,023	\$ 16,832,284	\$ 16,832,284	\$ 17,337,252	\$ 17,337,252
% of new SF complete	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Residential Adjusted Assessed Value	\$ 14,955,266	\$ 15,403,924	\$ 15,403,924	\$ 15,866,042	\$ 15,866,042	\$ 16,342,023	\$ 16,342,023	\$ 16,832,284	\$ 16,832,284	\$ 17,337,252	\$ 17,337,252
Adj. Assessed Value w/ Annual Increase	\$ 15,420,288	\$ 15,882,896	\$ 15,882,896	\$ 16,359,383	\$ 16,359,383	\$ 16,850,165	\$ 16,850,165	\$ 17,355,670	\$ 17,355,670	\$ 17,876,340	\$ 17,876,340
Base Valuation**	\$ 1,908,177	\$ 1,908,177	\$ 1,908,177	\$ 1,908,177	\$ 1,908,177	\$ 1,908,177	\$ 1,908,177	\$ 1,908,177	\$ 1,908,177	\$ 1,908,177	\$ 1,908,177
Incremental Value	\$ 13,512,110	\$ 13,974,719	\$ 13,974,719	\$ 14,451,206	\$ 14,451,206	\$ 14,941,987	\$ 14,941,987	\$ 15,447,492	\$ 15,447,492	\$ 15,968,163	\$ 15,968,163
Portion of Commercial Incremental Value	\$ 407,478	\$ 421,428	\$ 421,428	\$ 435,797	\$ 435,797	\$ 450,598	\$ 450,598	\$ 465,842	\$ 465,842	\$ 481,543	\$ 481,543
Commercial Tax Rate	\$ 8.2018	\$ 8.2018	\$ 8.2018	\$ 8.2018	\$ 8.2018	\$ 8.2018	\$ 8.2018	\$ 8.2018	\$ 8.2018	\$ 8.2018	\$ 8.2018
Commercial Abatement Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Portion of Residential Incremental Value	\$ 13,104,633	\$ 13,553,291	\$ 13,553,291	\$ 14,015,409	\$ 14,015,409	\$ 14,491,390	\$ 14,491,390	\$ 14,981,651	\$ 14,981,651	\$ 15,486,619	\$ 15,486,619
Residential Tax Rate	\$ 6.9759	\$ 6.9759	\$ 6.9759	\$ 6.9759	\$ 6.9759	\$ 6.9759	\$ 6.9759	\$ 6.9759	\$ 6.9759	\$ 6.9759	\$ 6.9759
Residential Abatement Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Commercial Surcharge Tax Rate	\$1.70	\$1.70	\$1.70	\$1.70	\$1.70	\$1.70	\$1.70	\$1.70	\$1.70	\$1.70	\$1.70
Total Eligible Percentage to Local Taxing Jurisdictions	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%
Total Abatement by Year	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Commercial Surcharge Tax Abatement Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Real Property Taxes Abated	\$0										

APPENDIX E

Total Abatement & CID Revenue Projections

TOTAL ABATED REVENUES
TOTAL CID REVENUES

TOTAL ABATED REVENUES				TOTAL CID REVENUES			
Phase 1	Phase 2	Phase 3	GRAND TOTAL	Phase 1	Phase 2	Phase 3	TOTAL
2021 \$	-		\$ -	2021 \$	-	\$ -	\$ -
2022 \$	1,442,999		\$ 1,442,999	2022 \$	329,720	\$ -	\$ 329,720
2023 \$	1,492,152		\$ 1,492,152	2023 \$	321,829	\$ -	\$ 321,829
2024 \$	1,492,152	\$ 739,188	\$ 2,231,341	2024 \$	328,265	\$ -	\$ 328,265
2025 \$	1,542,781	\$ 739,188	\$ 2,281,969	2025 \$	334,830	\$ 98,940	\$ 433,771
2026 \$	1,542,781	\$ 765,838	\$ 2,308,618	2026 \$	341,527	\$ 131,971	\$ 473,498
2027 \$	1,594,928	\$ 765,838	\$ 3,081,453	2027 \$	348,358	\$ 150,447	\$ 594,079
2028 \$	1,594,928	\$ 793,287	\$ 3,134,144	2028 \$	355,325	\$ 153,456	\$ 654,550
2029 \$	1,648,639	\$ 793,287	\$ 3,187,856	2029 \$	362,431	\$ 156,525	\$ 707,290
2030 \$	1,648,639	\$ 821,560	\$ 3,242,127	2030 \$	369,680	\$ 159,656	\$ 721,436
2031 \$	-	\$ 821,560	\$ 1,593,488	2031 \$	377,073	\$ 162,849	\$ 735,864
2032 \$	-	\$ 850,681	\$ 1,649,388	2032 \$	384,615	\$ 166,106	\$ 750,582
2033 \$	-	\$ 850,681	\$ 1,649,388	2033 \$	392,307	\$ 169,428	\$ 765,593
2034 \$	-	\$ -	\$ 826,290	2034 \$	502,407	\$ 172,816	\$ 883,159
2035 \$	-	\$ -	\$ 826,290	2035 \$	512,455	\$ 176,273	\$ 900,822
2036 \$	-	\$ -	\$ 854,699	2036 \$	522,704	\$ 179,798	\$ 918,838
2037 \$	-	\$ -	\$ -	2037 \$	533,158	\$ 183,394	\$ 937,215
2038 \$	-	\$ -	\$ -	2038 \$	543,821	\$ 187,062	\$ 955,960
2039 \$	-	\$ -	\$ -	2039 \$	554,698	\$ 190,803	\$ 975,079
2040 \$	-	\$ -	\$ -	2040 \$	565,792	\$ 194,619	\$ 994,580
2041 \$	-	\$ -	\$ -	2041 \$	577,108	\$ 198,512	\$ 1,014,472
2042 \$	-	\$ -	\$ -	2042 \$	-	\$ 202,482	\$ 446,112
2043 \$	-	\$ -	\$ -	2043 \$	-	\$ 206,531	\$ 455,034
2044 \$	-	\$ -	\$ -	2044 \$	-	\$ -	\$ 253,472
2045 \$	-	\$ -	\$ -	2045 \$	-	\$ -	\$ -
2046 \$	-	\$ -	\$ -	2046 \$	-	\$ -	\$ -
2047 \$	-	\$ -	\$ -	2047 \$	-	\$ -	\$ -
TOTAL			\$ 29,802,203	TOTAL			\$ 15,551,218



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REAL ESTATE VENTURES

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MAKE MORE POSSIBLE.

MEMORANDUM

To: Matt Bauer, Greenstreet

From: Justin Carney, AICP and Katie Medlin

Date: June 24, 2022

Re: Cost Benefit Analysis of a Proposed Mixed Use Redevelopment of
Manchester Avenue, Brentwood, Missouri

Summary of Benefits

The following details the community impacts and overall costs and benefits of a proposed mix-use development, Brentwood Bound, a 40-acre redevelopment project that includes office, retail, restaurant, entertainment, hotel, and residential uses. The developer anticipates using a Chapter 353 tax abatement of 90 percent of the improved commercial and residential property taxes and commercial surcharge for the first 10 years of the project, as well as a 1 percent sales tax through a CID. A summary of benefits for the first 25-years of the project is highlighted below.

The project will generate a total of **\$266.3m in new revenue over 25 years**, including \$41.7m to local taxing jurisdictions, and \$51.6m to the Brentwood School District.

With 503 non-age restricted units in the mix, it is anticipated to draw **12-18 students** to the Brentwood School District.

Given the scale of the project, it is estimated to create over **1,200 construction jobs**, and another **1,200 post-construction jobs**.

Introduction

The City of Brentwood, Missouri recently released a Request for Proposals for the redevelopment of a portion of the Manchester Corridor. Greenstreet (the Developer), a local development company, submitted a proposal and was asked to procure a cost-benefit analysis and description of other potential impacts of their planned redevelopment. This document serves to describe both the fiscal and other impacts that may result from this work.

The 40-acre Redevelopment Area is generally bounded by the properties immediately to the north of Manchester Boulevard, Hanley Road to the east, the properties immediately south of Manchester Boulevard, and Mary Avenue to the west. The purpose of this analysis is to identify the benefits for the City of the proposed mixed-use development that includes over 151,200 square feet of office space, nearly 157,000 square feet of retail, restaurant, and service-oriented business space, roughly 660

apartments, thirteen townhomes, and a 175 key hotel. (“Project”). At present, the project is scheduled to be delivered in three Phases, with full completion expected in 2028.

In addition to the general impact of the proposed development, the Developer faces high acquisition and construction costs to complete this work. To offset some of those costs and render the project financially feasible, the Developer is preliminarily proposing the use of Chapter 353 abatement along with a 1 percent Community Improvement District sales tax. These economic development tools form the basis of this initial analysis. If and when the project moves forward, it will be necessary to monitor costs and any refinements in the development mix, and possibly use additional tools such as a Transportation Development District (a 1 percent sales tax) or a special assessment through a CID as a means for maintaining project feasibility.

Estimated Construction Jobs

Based on information provided by the Developer, the total costs for the Project are estimated to be approximately \$400 million. Assuming that roughly 30 percent of the overall costs are dedicated to labor, roughly \$120 million will translate into earned wages and benefits for construction workers. Using the Bureau of Labor Statistics average full-time construction wage for St. Louis of \$94,156, this translates into approximately 1,270 full time jobs.

Estimated Employment Post-Construction

The Developer plans to construct a mixed-use project that will feature a mix of office, retail, restaurant, apartments, entertainment, and hotel uses. The following table shows the development program, the estimated jobs per sf or unit, and the total number of estimated full-time equivalent employees that could be generated by the Project:

<i>Item</i>	<i>Square Feet or Units</i>	<i>SF or Unit per Worker*</i>	<i>Total Estimated Jobs</i>
Office (SF)	151,200	275	550
Restaurant (SF)	70,452	250	282
Retail (SF)	31,839	400	80
Service (SF)	31,839	400	80
Apartments (Units)	660	45	15
Townhomes (Units)	13	N/A	--

Hotel (Units)	175	1.25	140
Entertainment (SF)	22,600	250	90
TOTAL			1,237

*Estimates based on QCEW data from the Bureau of Labor Statistics

Potential Impact on Brentwood School District

The proposed project includes roughly 660 apartments, which brings with it the potential for housing families with children who might attend Brentwood schools. To estimate the number of children that might reside in the new apartments, we identified three comparable properties in the local submarket with designs and target markets similar to those proposed for Brentwood Bound, and obtained the number of children attending public schools in each. The properties and number of students attending the local school district are identified below.

Altair (MRH Schools)	6 students	187 units
Sunnen Station (MRH Schools)	0 students	174 units
Elle (WGSD)	1 student	44 units

In total, the 405 units added 7 students to local school districts, or less than 2 students per 100 units.

The development proposal includes 660 new apartment units; however, 170 of those unit will be targeted to active senior renters. Thus, there are 503 non-age restricted units (including 13 townhomes) within the development area in which children might reside. Using the ratio from the comparable properties, and adding an additional 6 students in the 13 townhomes, we might expect between 12-18 children to reside in the project and attend public schools. The district has already planned new school buildings and expansions that will increase the district’s capacity by 30 percent. This new capacity should easily accommodate the anticipated students from the proposed development.

Potential Tax Revenue from Proposed Project

The accompanying narrative provides an estimate of the taxes that would be generated from the proposed mixed-use development by the type of tax and the taxes available to each taxing district. The revenues shown are incremental of the taxes that are currently being generated from existing development on the site.

LOCAL REVENUE SOURCES

Local jurisdictions have four major sources of revenue, which are included in this analysis: real property taxes, personal property taxes, sales taxes, and utility taxes.

REAL PROPERTY TAXES

Commercial property in Missouri is assessed at 32 percent of appraised market value, while residential property is assessed at 19 percent of appraised market value.

Based on conversations with the St. Louis County Assessor’s Office and a review of tax records for comparable properties near the Redevelopment Area, this analysis assumes the following assessed values, following redevelopment:

2022 Assessed Value	
Development Type	
Restaurants (per sf)	\$65
Retail (per sf)	\$65
Office (per sf)	\$55
Apartments (per unit)	\$38,000
Hotel (per room)	\$33,500

**Note: Assessed values for the various components are inclusive of structured parking. Estimated assessed values based on a review of comparable properties in St. Louis County.*

The property will be reassessed in 2023, 2024, 2025, and 2026 as construction-in-progress and again in 2027 when redevelopment is fully complete. Following redevelopment, property will be reassessed in odd years, beginning in 2029. There is a time lag between when property taxes are paid and when they become available to taxing jurisdictions; however, our models and projections show revenues flowing to taxing jurisdictions each year based on the revenues attributable to that year, rather than revenue received in that year. For example, each taxing jurisdiction will receive revenue from 2022’s tax payment sometime in early 2023, but our model lists that revenue in the “2022” column because that revenue is attributable to 2022.

In addition to general real property taxes, a Commercial Surcharge is collected on commercial real estate—the total amount is \$1.70 per \$100 of assessed value. This Surcharge is eligible for capture by

abatement. The Surcharge tax revenue is distributed to a large number of St. Louis County taxing jurisdictions, each of which receives a small percentage of the total, regardless of the location of the property being taxed. For the purposes of this analysis, we have calculated the impact of abatement only on the affected local taxing jurisdictions.

The following table presents the tax rates that were in effect for real property in Brentwood in 2021. Property tax rates for 2022 are not yet available. Note that the State of Missouri's share of the property tax levy (\$0.0300) is not eligible for capture by abatement.

2021 Real Property Taxes-per \$100 AV	Commercial	Residential
State of Missouri	\$0.0300	\$0.0300
County General	\$0.1860	\$0.1650
County Health Fund	\$0.1250	\$0.1110
County Park Maintenance	\$0.0440	\$0.0400
County Bond Retire	\$0.0190	\$0.0190
Roads and Bridges	\$0.0930	\$0.0830
St. Louis Community College	\$0.2787	\$0.2787
Special School District	\$1.0158	\$1.0158
Metropolitan Zoo Museum District	\$0.2455	\$0.2455
Brentwood Schools	\$5.1127	\$4.2588
Metropolitan Sewer District	\$0.1041	\$0.1041
Deer Creek Sewer	\$0.0810	\$0.0660
City of Brentwood	\$0.8130	\$0.5180
Dev. Disability - Productive Living Board	\$0.0840	\$0.0710
Total	\$8.2318	\$7.0059

The funds collected through the Commercial Surcharge Tax are distributed to project-relevant jurisdictions according to the following percentages:

2021 Commercial Surcharge Tax per \$100 AV		
	Percent of Total	Rate
State of Missouri	0.3856%	\$0.0066
County General	4.4983%	\$0.0765
County Health Fund	3.8560%	\$0.0656
County Park Maintenance	0.6427%	\$0.0109
County Bond Retire	3.3220%	\$0.0565
Roads and Bridges	2.3135%	\$0.0393
St. Louis Community College	2.8277%	\$0.0481
Special School District	6.8766%	\$0.1169
Metropolitan Zoo Museum District	3.0483%	\$0.0518
Brentwood Schools	1.2226%	\$0.0208
Metropolitan Sewer District	0.6417%	\$0.0109
Deer Creek Sewer	0.1261%	\$0.0021
Dev. Disability - Productive Living Board	0.6427%	\$0.0109
Total to Project-Relevant Jurisdictions	30.40%	\$0.0765
Total		\$1.7000

The total 2021 real property residential tax rate for the Redevelopment Area was \$7.0059 per \$100 of assessed value.

The total 2021 real property commercial tax rate for the area was \$9.9318 (\$8.2318 + \$1.7000) per \$100 of assessed value.

PERSONAL PROPERTY TAXES

Personal property, which in Missouri consists primarily of business equipment and personal vehicles, is assessed at the rate of 33.33 percent of appraised value. The actual value of personal property is very difficult to project, as individual businesses vary widely. Based on our understanding of assessed values of personal property in St. Louis County and the type of development proposed, we have estimated the assessed value of personal property in the Redevelopment Area below:

PERSONAL PROPERTY

	Phase 1		
Office (SF)	75,600	\$5.00	\$378,000
Restaurant (SF)	43,952	\$6.80	\$298,876
Retail (SF)	23,964	\$6.80	\$162,955
Apartments (Units)	170	\$4,000	\$680,000
Townhomes (Units)	13	\$5,500	\$71,500
Hotel (Keys)	175	\$2,000	\$350,000
TOTAL			\$1,941,332
Existing Personal Property Value		\$	63,840
	Phase 2		
Office (SF)	75,600	\$5.00	\$378,000
Restaurant (SF)	23,176	\$6.80	\$157,597
Retail (SF)	5,382	\$6.80	\$36,598
Apartments (Units)	170	\$4,000	\$680,000
Townhomes (Units)	-	\$5,500	\$0
Hotel (Keys)	-	\$2,000	\$0
TOTAL			\$1,252,194
Existing Personal Property Value		\$	99,910

	Phase 3		
Office (SF)	-	\$5.00	\$0
Restaurant (SF)	3,324	\$6.80	\$22,603
Retail (SF)	2,493	\$6.80	\$16,952
Apartments (Units)	320	\$4,000	\$1,280,000
Townhomes (Units)	-	\$5,500	\$0
Hotel (Keys)	-	\$2,000	\$0
TOTAL			\$1,319,556
Existing Personal Property Value			\$ 65,270

The applicable tax rate for personal property is \$8.1853 per \$100 of total assessed value. Personal property is not subject to the Commercial Surcharge Tax. Personal property taxes are not captured by abatement and instead flow directly to the taxing jurisdictions.

The following table presents the personal property tax rates that were in effect the Project Area in 2021:

Personal Property Taxes-per \$100 AV	2021 rates
State of Missouri ¹	\$0.0300
County General	\$0.2090
County Health Fund	\$0.1400
County Park Maintenance	\$0.0500
County Bond Retire	\$0.0190
Roads and Bridges	\$0.1050
St. Louis Community College	\$0.2787
Special School District	\$1.0158
Metropolitan Zoo Museum District	\$0.2455
Library	\$0.0000
Brentwood School District	\$4.9132
Metropolitan Sewer District	\$0.1041
Deer Creek Sewer	\$0.0930
City of Brentwood	\$0.8920
Dev. Disability - Productive Living Board	\$0.0900
Total	\$8.1853

SALES TAXES

Development Strategies has estimated average sales per square foot for each element of the proposed development, based on an analysis of similar properties in the area. The development is expected to house a variety of retail outlets, restaurants, service providers, a hotel, and an entertainment venue. While not calculated in this analysis, the city could expect to receive additional sales tax benefits beyond the sales taxes generated directly by the project, due to additional spending of the residents living at the project and spending portions of their household incomes at other commercial establishments in the city.

Average Annual Sales per Unit	
Development Type	Sales/Unit
Restaurants (SF)	\$550
Retail (SF)	\$350
Entertainment Venue (SF)	\$675
Hotel Room Sales per Room*	\$165

**Hotel room sales are subject to only the 1.0% CID sales tax. For the purposes of this study, it is assumed that the average daily rate is \$165 and the annual stabilized hotel occupancy rate is 70%. This results in total estimated annual room sales of roughly \$7.3 million.*

Sales at retail in Brentwood are subject to the following sales taxes, which are not eligible for capture:

Sales Taxes	2022 rate
Countywide Sales Tax	1.0000%
County Transportation	0.5000%
Regional Parks/Trails	0.1000%
County Prop P Public Safety	0.5000%
Zoo Tax	0.1250%
Brentwood Economic Development Sales Tax	0.5000%
Brentwood Capital Improvements Sales Tax	0.5000%
Brentwood Local Option Sales Tax	0.2500%
Brentwood Fire	0.5000%
Brentwood Stormwater & Parks	0.2500%
Prop A Transportation	0.5000%
Children's Service Fund	0.2500%
Parks/Arch Tax	0.1875%
MetroLink (Mass Transit)	0.2500%
Emergency Communications	0.1000%
Missouri State Sales Tax	4.2250%
Total Sales Taxes	9.7375%

In addition to the taxes listed above, a 1 percent Community Improvement District (“CID”) sales tax will be imposed on all sales. As noted previously, while this analysis uses the 1 percent sales tax for

CID, future phases may entail the use of a 1 percent sales tax TDD, and a special assessment through the CID.

All calculations of sales tax payments include a two percent timely payment discount, and all calculations of local sales tax payments include a one percent collection fee imposed by the State of Missouri.

UTILITY TAXES

Utility revenues in Brentwood are subject to a gross receipts tax of 7.5 percent. Total utility revenues for each of the various project components are estimated as follows:

Project Component	Estimated Utilities/SF or Unit
Restaurant (SF)	\$3.50
Retail (SF)	\$3.50
Office (SF)	\$2.75
Residential (Unit)	\$1,000
Hotel (Unit)	\$1,000

STATE REVENUE SOURCES

The State of Missouri will receive project-related revenue from two major sources: sales taxes and income taxes (individual and corporate).¹

¹ In addition, a small amount of revenue is generated by the Missouri Blind Pension Fund property tax. The state also collects a one percent fee for administering local sales taxes.

NOTABLE ASSUMPTIONS

A 3.0 percent biennial inflation rate is applied to projected post-redevelopment real property values.

Because the existing property is currently commercially assessed and the future development will be assessed separately as commercial and residential property, we have assumed that the base value for each Phase will be proportionally subdivided between the total commercial and residential property developed during each reassessment. This is due to the fact that the real property tax rates differ for residential and commercial property, and this methodology allows for the increment of each property type to be calculated prior to applying the respective tax rate. Upon full build-out of each Phase, the proportional base assessed value for each property type is assumed to remain the same through the remainder of the abatement period.

Sales forecasts are based on current and historic market trends in the area and are projected to grow 2.0 percent each year during the lifetime of the project.

Utility sales forecasts are based on assumptions about future energy prices and the regulatory environment affecting utility providers. We assume a 2.0 percent annual growth rate for utility charges. It is assumed that all of the utility tax revenues will continue to flow to their respective taxing jurisdictions.

Even if the project area is not redeveloped, there could be some growth in property values, taxable sales, and utility charges simply by virtue of rising costs and inflation. Our “No-Build” scenario assumes growth rates of 3.0 percent per biennial reassessment for real property, 2.0 percent annually for taxable sales and 2.0 percent annually for utility charges.

It is assumed that the value of personal property is subject to depreciation with full replacement over a five-year cycle. The value is assumed to be 86 percent of the original in the second year, 61 percent in the third year, 44 percent in the fourth year, and 33 percent in the fifth year. It is assumed that after the fifth year, personal property is replaced.

Based on conversations with the Developer, it is assumed that all affected property in each Phase will be 90 percent abated for ten years. After the end of the tenth year, it is assumed that all taxing jurisdictions will begin to receive 100 percent of all taxes generated. For the purposes of this analysis, we have projected the full 25-year lifetime allowed under Chapter 353.

We have assumed a discount rate of 5.0-6.0 percent, based on our understanding of typical discount rates for this type of project in this market, in calculating the abatement’s total present value.

We assume that the 2021 and 2022 tax rates previously described will be consistent over the 25-year abatement period. They are subject to change either up or down over the years, but we assume that the overall average will remain constant.

The full list of assumptions underlying this analysis is included within Appendices A – C.

Brentwood Bound Revenue Phase 1: “BUILD” Scenario

Appendix A provides details of the fiscal impact projected to result from implementing Phase 1. This includes the immediate collection of 10 percent of the real property taxes to the appropriate jurisdictions (90 percent of the real property taxes are abated for the first 10 years), as well as personal property, sales, and utility taxes. After the 10-year abatement period, the tables show the full stream of revenues for an additional 15 years (the duration of the 353 period, even though abatement is not being requested for the full duration). The impacts resulting from redevelopment of this project are summarized below:

1. After the first full year of build-out for Phase 1, the total revenue to the taxing jurisdictions is estimated to be \$2,158,258. This includes the non-abated commercial and residential property taxes, and sales taxes, as well as personal property and utility taxes attributable to the first year that will be collected the following year.
2. During the 10-year abatement period, \$15,629,721 of commercial and residential property taxes and commercial surcharge will be abated. Over the same timeframe, the taxing jurisdictions will receive \$36,368,749 from non-abated commercial and residential property taxes, commercial surcharge, sales, personal property, and utility taxes.
3. Revenue to the taxing jurisdictions in 2036, the first full year after abatement, will be \$7,768,141, including \$1,705,467 to the Brentwood School District.

Personal property taxes are not abated under Chapter 353. Based on research of similar projects in St. Louis County, an average rate of personal property assessed valuation is applied to each use type. It is projected that personal property taxes in Phase 1, which flow directly to taxing jurisdictions, will increase from \$5,225 in 2023 to \$178,848 in 2032.

The following table provides a summary of the projected revenues flowing to each taxing jurisdiction over 25 years for Phase 1. The figures represent all of the sales taxes, as well as the personal property taxes and non-abated portions of the commercial surcharge and real property taxes. Appendix B-1 provides details regarding the impact on each taxing jurisdiction of a “Build” scenario for Phase 1.

Phase 1: Tax Revenue to Relevant Jurisdictions (BUILD Total, 2026-2050, Net of Abatement)	
Local Taxing Jurisdictions/Taxes	
City of Brentwood Property Tax	\$3,757,228
Business District	\$0
Brentwood Economic Development Sales Tax	\$4,766,114
Brentwood Capital Improvements Sales Tax	\$4,766,114
Brentwood Local Option Sales Tax	\$2,383,057
Brentwood Fire	\$4,766,114
Brentwood Stormwater	\$2,383,057
Library	\$0
Subtotal	\$22,821,682
St. Louis County Taxing Jurisdictions	
County General	\$1,179,400
County Health Fund	\$837,087
County Park Maintenance	\$258,330
County Bond Retire	\$275,985
Roads and Bridges	\$594,157
St. Louis Community College	\$1,597,979
Special School District	\$5,641,200
County Library	\$0
Brentwood Schools	\$25,040,781
Countywide Sales Tax	\$9,532,227
Dev. Disability - Productive Living Board	\$450,948
Prop A Transportation	\$4,766,114
Children's Service Fund	\$2,383,057
County Transportation Sales Tax	\$4,766,114
Emergency Services	\$953,223
County Prop P Public Safety	\$4,766,114
Residential Utility Tax	\$220,509
Commercial Utility Tax	\$754,920
Subtotal	\$64,018,143
St. Louis Metro Taxing Jurisdictions	
Metropolitan Sewer District	\$574,753
Zoo Tax	\$1,191,528
Metropolitan Zoo Museum District	\$1,437,377
Parks Arch Tax	\$1,787,293
Metrolink (Mass Transit)	\$2,383,057
Regional Parks/Trails (Metro Parks)	\$953,223
Deer Creek Sewer	\$406,720
Subtotal	\$8,733,951
State of Missouri	
Subtotal	\$40,510,090
GRAND TOTAL	\$136,083,866

Brentwood Bound Revenue Phase 1: “NO BUILD” Scenario

Appendix B-2 provides details regarding the impact on each taxing jurisdiction of a “No Build” scenario for Phase 1.

Phase 1: Tax Revenue to Relevant Jurisdictions (NO BUILD, 2026-2050)	
Local Taxing Jurisdictions/Taxes	
City of Brentwood Property Tax	\$628,865
Business District	\$0
Brentwood Economic Development Sales Tax	\$593,454
Brentwood Capital Improvements Sales Tax	\$593,454
Brentwood Local Option Sales Tax	\$296,727
Brentwood Fire	\$593,454
Brentwood Stormwater	\$296,727
Library	\$0
Subtotal	\$3,002,682
St. Louis County Taxing Jurisdictions	
County General	\$202,093
County Health Fund	\$146,579
County Park Maintenance	\$42,364
County Bond Retire	\$57,627
Roads and Bridges	\$101,883
St. Louis Community College	\$251,818
Special School District	\$873,478
County Library	\$0
Brentwood Schools	\$3,962,319
Countywide Sales Tax	\$1,186,909
Dev. Disability - Productive Living Board	\$73,259
Prop A Transportation	\$593,454
Children's Service Fund	\$296,727
County Transportation Sales Tax	\$593,454
Emergency Services	\$118,691
County Prop P Public Safety	\$593,454
Residential Utility Tax	\$0
Commercial Utility Tax	\$218,657
Subtotal	\$9,312,767
St. Louis Metro Taxing Jurisdictions	
Metropolitan Sewer District	\$88,701
Zoo Tax	\$148,364
Metropolitan Zoo Museum District	\$229,028
Parks Arch Tax	\$222,545
Metrolink (Mass Transit)	\$296,727
Regional Parks/Trails (Metro Parks)	\$118,691
Deer Creek Sewer	\$64,334
Subtotal	\$1,168,390
State of Missouri	
Subtotal	\$5,042,847
GRAND TOTAL	\$18,526,686

Brentwood Bound Revenue Phase 1: NET IMPACT OF THE PROJECT ON TAXING JURISDICTIONS

The “Build” scenario is projected to generate \$136,083,866 in total revenue to the individual taxing jurisdictions over the lifetime of the 25-year allowable abatement period in Phase 1, compared to total tax revenue of \$18,526,686 under the “No Build” scenario. Thus, the impact on taxing jurisdictions of the proposed redevelopment increment is estimated to be a **net gain of \$117,557,180**.

Brentwood Bound Revenue Phase 2: “BUILD” Scenario

Appendix A provides details of the fiscal impact projected to result from implementing Phase 2. This includes the immediate collection of 10 percent of the real property taxes to the appropriate jurisdictions (90 percent of the real property taxes are abated for the first 10 years), as well as personal property, sales, and utility taxes. After the 10-year abatement period, the tables show the full stream of revenues for an additional 15 years (the duration of the 353 period, even though abatement is not being requested for the full duration). The impacts resulting from redevelopment of this project are summarized below:

1. After the first full year of build-out for Phase 2, the total revenue to the taxing jurisdictions is estimated to be \$721,683. This includes the non-abated commercial and residential property taxes, personal property, sales, and utility taxes.
2. During the 10-year abatement period, \$8,062,037 of commercial and residential property taxes and commercial surcharge will be abated. Over the same timeframe, the taxing jurisdictions will receive \$17,108,360 from non-abated commercial and residential property taxes, commercial surcharge, sales, personal property, and utility taxes.
3. Revenue in 2037, the first full year after abatement, will be \$3,735,286, including \$919,108 to the Brentwood School District.

Personal property taxes are not abated under Chapter 353. Based on research of similar projects in St. Louis County, an average rate of personal property assessed valuation is applied to each use type. It is projected that personal property taxes in Phase 2, which flow directly to taxing jurisdictions, will increase from \$8,178 in 2024 to \$80,536 in 2033, the last year of requested abatement.

The following table provides a summary of the projected revenues flowing to each taxing jurisdiction over 25 years for Phase 2. The figures represent all of the sales taxes, as well as the personal property taxes and non-abated portions of the commercial surcharge and real property taxes. Appendix C-1 provides details regarding the impact on each taxing jurisdiction of a “Build” scenario for Phase 2.

Phase 2: Tax Revenue to Relevant Jurisdictions (BUILD Total, 2027-2051, Net of Abatement)	
Local Taxing Jurisdictions/Taxes	
City of Brentwood Property Tax	\$2,068,475
Business District	\$0
Brentwood Economic Development Sales Tax	\$2,186,480
Brentwood Capital Improvements Sales Tax	\$2,186,480
Brentwood Local Option Sales Tax	\$1,093,240
Brentwood Fire	\$2,186,480
Brentwood Stormwater	\$1,093,240
Library	\$0
Subtotal	\$10,814,396
St. Louis County Taxing Jurisdictions	
County General	\$643,954
County Health Fund	\$451,349
County Park Maintenance	\$144,543
County Bond Retire	\$132,068
Roads and Bridges	\$324,283
St. Louis Community College	\$915,814
Special School District	\$3,261,621
County Library	\$0
Brentwood Schools	\$14,347,853
Countywide Sales Tax	\$4,372,961
Dev. Disability - Productive Living Board	\$294,174
Prop A Transportation	\$2,186,480
Children's Service Fund	\$1,093,240
County Transportation Sales Tax	\$2,186,480
Emergency Services	\$437,296
County Prop P Public Safety	\$2,186,480
Residential Utility Tax	\$357,712
Commercial Utility Tax	\$77,194
Subtotal	\$33,413,503
St. Louis Metro Taxing Jurisdictions	
Metropolitan Sewer District	\$332,852
Zoo Tax	\$546,620
Metropolitan Zoo Museum District	\$819,122
Parks Arch Tax	\$819,930
Metrolink (Mass Transit)	\$1,093,240
Regional Parks/Trails (Metro Parks)	\$437,296
Deer Creek Sewer	\$231,429
Subtotal	\$4,280,490
State of Missouri	
Subtotal	\$18,610,378
GRAND TOTAL	\$67,118,767

Brentwood Bound Revenue Phase 2: “NO BUILD” Scenario

Appendix C-2 provides details regarding the impact on each taxing jurisdiction of a “No Build” scenario for Phase 2.

Phase 2: Tax Revenue to Relevant Jurisdictions (NO BUILD, 2027-2051)	
Local Taxing Jurisdictions/Taxes	
City of Brentwood Property Tax	\$530,823
Business District	\$0
Brentwood Economic Development Sales Tax	\$543,030
Brentwood Capital Improvements Sales Tax	\$543,030
Brentwood Local Option Sales Tax	\$271,515
Brentwood Fire	\$543,030
Brentwood Stormwater	\$271,515
Library	\$0
Subtotal	\$2,702,944
St. Louis County Taxing Jurisdictions	
County General	\$169,836
County Health Fund	\$123,071
County Park Maintenance	\$35,662
County Bond Retire	\$48,037
Roads and Bridges	\$85,618
St. Louis Community College	\$211,802
Special School District	\$735,146
County Library	\$0
Brentwood Schools	\$3,337,758
Countywide Sales Tax	\$1,086,060
Dev. Disability - Productive Living Board	\$61,703
Prop A Transportation	\$543,030
Children's Service Fund	\$271,515
County Transportation Sales Tax	\$543,030
Emergency Services	\$108,606
County Prop P Public Safety	\$543,030
Residential Utility Tax	\$0
Commercial Utility Tax	\$104,145
Subtotal	\$8,008,051
St. Louis Metro Taxing Jurisdictions	
Metropolitan Sewer District	\$74,662
Zoo Tax	\$135,758
Metropolitan Zoo Museum District	\$192,556
Parks Arch Tax	\$203,636
Metrolink (Mass Transit)	\$271,515
Regional Parks/Trails (Metro Parks)	\$108,606
Deer Creek Sewer	\$54,321
Subtotal	\$1,041,054
State of Missouri	
Subtotal	\$4,612,277
GRAND TOTAL	\$16,364,327

Brentwood Bound Revenue Phase 2: NET IMPACT OF THE REDEVELOPMENT ON TAXING JURISDICTIONS

The “Build” scenario is projected to generate \$67,118,767 in total revenue to the individual taxing jurisdictions over the lifetime of the 25-year allowed abatement period in Phase 2, compared to total tax revenue of \$16,364,327 under the “No Build” scenario. Thus, the impact on taxing jurisdictions of the proposed redevelopment increment is estimated to be a **net gain of \$50,754,440**.

Brentwood Bound Revenue Phase 3: “BUILD” Scenario

Appendix A provides details of the fiscal impact projected to result from implementing Phase 3. This includes the immediate collection of 10 percent of the real property taxes to the appropriate jurisdictions (90 percent of the real property taxes are abated for the first 10 years), as well as personal property, sales, and utility taxes. After the 10-year abatement period, the tables show the full stream of revenues for an additional 15 years (the duration of the 353 period, even though abatement is not being requested for the full duration). The impacts resulting from redevelopment of this project are summarized below:

1. After the first full year of build-out for Phase 3, the total revenue to the taxing jurisdictions is estimated to be \$1,177,585. This includes the non-abated commercial and residential property taxes, personal property, sales, and utility taxes.
2. During the 10-year abatement period, \$7,861,098 of commercial and residential property taxes and commercial surcharge will be abated. Over the same timeframe, the taxing jurisdictions will receive \$18,512,053 from non-abated commercial and residential property taxes, commercial surcharge, sales, personal property, and utility taxes.
3. Revenue in 2039, the first full year after abatement, will be \$3,676,095, including \$878,757 to the Brentwood School District.

Personal property taxes are not abated under Chapter 353. Based on research of similar projects in St. Louis County, an average rate of personal property assessed valuation is applied to each use type. It is projected that personal property taxes in Phase 3, which flow directly to taxing jurisdictions, will increase from \$3,259 in 2025 to \$121,556 in 2034 the last year of requested abatement.

The following table provides a summary of the projected revenues flowing to each taxing jurisdiction over 25 years for Phase 3. The figures represent all of the sales taxes, as well as the personal property taxes and non-abated portions of the commercial surcharge and real property taxes. Appendix D-1 provides details regarding the impact on each taxing jurisdiction of a “Build” scenario for Phase 3.

Phase 3: Tax Revenue to Relevant Jurisdictions (BUILD Total, 2029-2053)	
Local Taxing Jurisdictions/Taxes	
City of Brentwood Property Taxes	\$1,579,711
Brentwood Economic Development Sales Tax	\$1,631,978
Brentwood Capital Improvements Sales Tax	\$1,631,978
Brentwood Local Option Sales Tax	\$815,989
Brentwood Fire	\$1,631,978
Brentwood Stormwater	\$815,989
Subtotal	\$8,107,622
St. Louis County Taxing Jurisdictions	
County General	\$485,006
County Health Fund	\$327,695
County Park Maintenance	\$116,437
County Bond Retire	\$59,668
Roads and Bridges	\$243,973
St. Louis Community College	\$787,776
Special School District	\$2,864,734
County Library	\$0
Brentwood Schools	\$12,215,478
Countywide Sales Tax	\$3,263,955
Dev. Disability - Productive Living Board	\$206,696
Prop A Transportation	\$2,601,455
Children's Service Fund	\$1,300,728
County Transportation Sales Tax	\$1,631,978
Emergency Services	\$520,291
County Prop P Public Safety	\$1,631,978
Residential Utility Tax	\$357,712
Commercial Utility Tax	\$90,703
Subtotal	\$28,706,261
St. Louis Metro Taxing Jurisdictions	
Metropolitan Sewer District	\$293,460
Zoo Tax	\$407,994
Metropolitan Zoo Museum District	\$694,995
Parks Arch Tax	\$975,546
Metrolink (Mass Transit)	\$1,300,728
Regional Parks/Trails (Metro Parks)	\$326,396
Deer Creek Sewer	\$193,878
Subtotal	\$4,192,996
State of Missouri	
Subtotal	\$22,101,025
GRAND TOTAL	\$63,107,904

Brentwood Bound Revenue Phase 3: “NO BUILD” Scenario

Appendix C-2 provides details regarding the impact on each taxing jurisdiction of a “No Build” scenario for Phase 3.

Phase 3: Tax Revenue to Relevant Jurisdictions (NO BUILD, 2029-2053)	
Local Taxing Jurisdictions	
City of Brentwood Property Taxes	\$464,884
Brentwood Economic Development Sales Tax	\$822,303
Brentwood Capital Improvements Sales Tax	\$822,303
Brentwood Local Option Sales Tax	\$411,151
Brentwood Fire	\$822,303
Brentwood Stormwater	\$411,151
Subtotal	\$3,754,096
St. Louis County Taxing Jurisdictions	
County General	\$149,081
County Health Fund	\$108,082
County Park Maintenance	\$31,276
County Bond Retire	\$42,346
Roads and Bridges	\$75,157
St. Louis Community College	\$185,837
Special School District	\$644,809
County Library	\$0
Brentwood Schools	\$2,926,254
Countywide Sales Tax	\$1,644,606
Dev. Disability - Productive Living Board	\$54,100
Prop A Transportation	\$822,303
Children's Service Fund	\$411,151
County Transportation Sales Tax	\$822,303
Emergency Services	\$164,461
County Prop P Public Safety	\$822,303
Residential Utility Tax	\$0
Commercial Utility Tax	\$112,582
Subtotal	\$9,016,651
St. Louis Metro Taxing Jurisdictions	
Metropolitan Sewer District	\$65,483
Zoo Tax	\$205,576
Metropolitan Zoo Museum District	\$168,986
Parks Arch Tax	\$308,364
Metrolink (Mass Transit)	\$411,151
Regional Parks/Trails (Metro Parks)	\$164,461
Deer Creek Sewer	\$47,566
Subtotal	\$1,371,586
State of Missouri	
Subtotal	\$6,969,234
GRAND TOTAL	\$21,111,568

Brentwood Bound Revenue Phase 3: NET IMPACT OF THE REDEVELOPMENT ON TAXING JURISDICTIONS

The “Build” scenario is projected to generate \$63,107,904 in total revenue to the individual taxing jurisdictions over the lifetime of the abatement period in Phase 3, compared to total tax revenue of \$22,208,980 under the “No Build” scenario. Thus, the impact on taxing jurisdictions of the proposed redevelopment increment is estimated to be a **net gain of \$40,898,942.**

Combined Impact on Taxing Jurisdictions

The table below provides the net combined impact of all three Phases for the “Build” and “No Build” scenarios on the respective taxing jurisdictions over the life of the various abatement periods. Altogether and including all tax sources whether subject to abatement or not, the “Build” scenarios would yield about \$266.3 million while the “No Build” scenarios would result in about \$57.1 million. The net gain for all jurisdictions over each Phase’s 25-year abatement period would be nearly \$209.2 million.

Combined Impact on Taxing Jurisdictions			
Local Taxing Jurisdictions	Build	No-Build	Difference
City of Brentwood	\$7,405,414	\$1,647,426	\$5,757,988
Brentwood Economic Development Sales Tax	\$8,584,571	\$2,002,264	\$6,582,308
Brentwood Capital Improvements Sales Tax	\$8,584,571	\$2,002,264	\$6,582,308
Brentwood Local Option Sales Tax	\$4,292,286	\$1,001,132	\$3,291,154
Brentwood Fire	\$8,584,571	\$2,002,264	\$6,582,308
Brentwood Stormwater & Parks	\$4,292,286	\$1,001,132	\$3,291,154
Subtotal	\$41,743,700	\$9,656,481	\$32,087,219
St. Louis County Taxing Jurisdictions			
County General	\$2,308,359	\$528,323	\$1,780,037
County Health Fund	\$1,616,131	\$383,032	\$1,233,099
County Park Maintenance	\$519,310	\$110,838	\$408,472
County Bond Retire	\$467,721	\$150,080	\$317,642
Roads and Bridges	\$1,162,414	\$266,345	\$896,069
St. Louis Community College	\$3,301,569	\$658,577	\$2,642,992
Special School District	\$11,767,555	\$2,285,087	\$9,482,468
County Library	\$0	\$0	\$0
Brentwood Schools	\$51,604,111	\$10,370,043	\$41,234,068
Countywide Sales Tax	\$17,169,143	\$4,004,527	\$13,164,616
Dev. Disability - Productive Living Board	\$951,819	\$191,718	\$760,101
Prop A Transportation	\$9,554,049	\$2,002,264	\$7,551,785
Children's Service Fund	\$4,777,025	\$1,001,132	\$3,775,893
County Transportation Sales Tax	\$8,584,571	\$2,002,264	\$6,582,308
Emergency Services	\$1,910,810	\$400,453	\$1,510,357
County Prop P Public Safety	\$8,584,571	\$2,002,264	\$6,582,308
Residential Utility Tax	\$935,932	\$0	\$935,932
Commercial Utility Tax	\$922,817	\$441,336	\$481,481
Subtotal	\$126,137,908	\$26,798,281	\$99,339,626
St. Louis Metro Taxing Jurisdictions			
Metropolitan Sewer District	\$1,201,066	\$232,061	\$969,005
Zoo Tax	\$2,146,143	\$500,566	\$1,645,577
Metropolitan Zoo Museum District	\$2,951,494	\$598,861	\$2,352,633
Parks Arch Tax	\$3,582,768	\$750,849	\$2,831,919
Metrolink (Mass Transit)	\$4,777,025	\$1,001,132	\$3,775,893
Regional Parks/Trails (Metro Parks)	\$1,716,914	\$400,453	\$1,316,462
Deer Creek Sewer	\$832,027	\$168,559	\$663,468
Subtotal	\$17,207,437	\$3,652,480	\$13,554,956
State of Missouri			
Subtotal	\$81,221,493	\$16,992,750	\$64,228,743
GRAND TOTAL	\$266,310,537	\$57,099,993	\$209,210,544

DISCLAIMER OF LIABILITY FOR ANY INACCURACIES CONTAINED HEREIN

These projections are for a project that is not yet developed and portions of which are not yet leased. In order to project the performance of the project, assumptions must be made regarding future events, including but not limited to assessment values, tax rates, project build-out, and/or absorption rates. These projections are based on currently available information and assumptions, including a pro forma provided by the proposed Developer, in order to build a cost benefit model. Development Strategies (“DS”) believes they constitute a reasonable basis for its preparation. **These projections are not provided as predictions or assurances that a certain level of performance will be achieved.** The actual results will vary from these projections and those variations may be material. Because the future is uncertain, there is risk associated with achieving the results as described herein. **DS assumes no responsibility for any degree of risk involved.** Neither this document nor its contents may be relied upon for the following purposes: any official statement for a bond issue and/or consummation of a bond sale, any registration statement, prospectus, loan, or other agreement or document related to bond issuance, without prior review and written approval by DS. The above list is provided as an example and is not meant to be exhaustive.

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

External factors may influence these projections. Changes in national, regional, and local economic and real estate market conditions and trends may impact the proposed Redevelopment Project. Changes may also be caused by legislative, environmental, or physical events or conditions. DS assumes no liability should market conditions change. 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 those variations may be material.**

APPENDICES

Appendix A: Assumptions

Appendix B-1: Phase 1 Build Projections

Appendix B-2: Phase 1 No Build Projections

Appendix B-3: Phase 1 Abatement Revenue Projections

Appendix C-1: Phase 2 Build Projections

Appendix C-2: Phase 2 No Build Projections

Appendix C-3: Phase 2 Abatement Revenue Projections

Appendix D-1: Phase 3 Build Projections

Appendix D-2: Phase 3 No Build Projections

Appendix D-3: Phase 3 Abatement Revenue Projections

Appendix E: Total Abatement & CID Revenue Projections

APPENDIX A

Assumptions

DEVELOPMENT PROGRAM

	RPA 1	RPA 2	RPA 3	TOTAL
Office (SF)	75,600	-		75,600
Restaurant (SF)	43,952	23,176	3,324	70,452
Retail (SF)	23,964	5,382	2,493	31,839
Service (SF)	23,964	5,382	2,493	31,839
Apartments (Units)	170	170	320	660
Senior Apartments (Units)				
Condos (Units)	-	-		-
Townhomes (Units)	13	-		13
Hotel (Keys)	175			175
Entertainment			22,600	22,600
Projected Commencement*	2023	2024	2025	
Projected Completion	2024	2025	2026	

**Denotes the commencement of the abatement, only.*

REAL PROPERTY ASSESSMENTS

	PHASE 1			PHASE 2			PHASE 3		
Existing Development Equalized Assessed Value ("EAV")	\$2,639,930			\$ 2,097,360			\$ 1,798,640		
New Development									
	Units or SF	EAV SF or Unit	TOTAL	Units or SF	EAV SF or Unit	TOTAL	Units or SF	EAV SF or Unit	TOTAL
Office (SF)	75,600	\$55	\$4,158,000	-	\$55	\$0	-	\$55	\$0
Restaurant (SF)	43,952	\$65	\$2,856,906	23,176	\$65	\$1,506,440	3,324	\$65	\$216,060
Retail (SF)	23,964	\$65	\$1,557,660	5,382	\$65	\$349,830	2,493	\$65	\$162,045
Service (SF)	23,964	\$65	\$1,557,660	5,382	\$65	\$349,830	2,493	\$65	\$162,045
Apartments (Units)	170	\$38,000	\$6,460,000	170	\$38,000	\$6,460,000	320	\$38,000	\$12,160,000
Condos (Units)	-	\$75,000	\$0	-	\$75,000	\$0	-	\$75,000	\$0
Townhomes (Units)	13	\$95,000	\$1,235,000	-	\$95,000	\$0	-	\$95,000	\$0
Hotel (Keys)	175	\$33,500	\$5,862,500	-	\$33,500	\$0	-	\$33,500	\$0
Entertainment (SF)	-	\$60	\$0	-	\$60	\$0	22,600	\$60	\$1,356,000
Total New EAV			\$23,687,726			\$8,666,100			\$14,056,150

PROJECTED RETAIL SALES

	RPA 1			RPA 2			RPA 3		
Estimated Existing Sales	\$ 3,825,000			\$ 3,500,000			\$ 5,300,000		
New Sales									
Restaurant	43,952	\$550	\$24,173,820	23,176	\$550	\$12,746,800	3,324	\$550	\$1,828,200
Other Retail Sales	23,964	\$350	\$8,387,400	5,382	\$350	\$1,883,700	2,493	\$350	\$872,550
Entertainment	0	\$675	\$0	-	\$675	\$0	22,600	\$675	\$15,255,000
Total			\$32,561,220			\$14,630,500			\$17,955,750

GROSS RECEIPTS (UTILITY) TAX

	RPA 1			RPA 2			RPA 3		
Existing Residential Utility Sales	0	1000	\$ -			\$ -			\$ -
Existing Commercial Utility Sales			\$ 93,954			\$ 44,750			\$ 48,375
	RPA 1			RPA 2			RPA 3		
Office (SF)	75,600	\$2.75	\$207,900	-	\$4.00	\$0	-	\$4.00	\$0
Restaurant (SF)	43,952	\$3.50	\$153,833	23,176	\$3.50	\$81,116	3,324	\$3.50	\$11,634
Retail (SF)	23,964	\$3.50	\$83,874	5,382	\$3.50	\$18,837	2,493	\$3.50	\$8,726
Apartments (Units)	170	\$1,000	\$170,000	170	\$1,000	\$170,000	320	\$1,000	\$320,000
Senior Apartments (Units)	-			-			-		
Condos (Units)	-	\$1,000	\$0	-	\$1,000	\$0	-	\$1,000	\$0
Townhomes (Units)	13	\$1,500	\$19,500	-	\$1,500	\$0	-	\$1,500	\$0
Hotel (Keys)	175	\$1,000	\$175,000	-		\$1,000	-	\$1,000	\$0
Total Commercial Utility Sales			\$620,607			\$100,953			\$20,360
Total Residential Utility Sales			\$189,500			\$170,000			\$320,000

PERSONAL PROPERTY

	RPA 1			RPA 2			RPA 3		
Office (SF)	75,600	\$5.00	\$378,000	-	\$5.00	\$0	-	\$5.00	\$0
Restaurant (SF)	43,952	\$6.80	\$298,876	23,176	\$6.80	\$157,597	3,324	\$6.80	\$22,603
Retail (SF)	23,964	\$6.80	\$162,955	5,382	\$6.80	\$36,598	2,493	\$6.80	\$16,952
Apartments (Units)	170	\$4,000	\$680,000	170	\$4,000	\$680,000	320	\$4,000	\$1,280,000
Townhomes (Units)	13	\$5,500	\$71,500	-	\$5,500	\$0	-	\$5,500	\$0
Hotel (Keys)	175	\$2,000	\$350,000	-	\$2,000	\$0	-	\$2,000	\$0
TOTAL			\$1,941,332			\$874,194			\$1,319,556
Existing Personal Property Value			\$ 63,840			\$ 99,910			\$ 65,270

APPENDIX B-1

Phase 1: Build Projections

COMMERCIAL REAL PROPERTY

Phase 1 BUILD: COMMERCIAL REAL PROPERTY

Year	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Project Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Abated Commercial Real Property Taxes														
Base Commercial AV	\$ 1,773,641	\$ 1,773,641	\$ 1,773,641	\$ 1,773,641	\$ 1,773,641	\$ 1,773,641	\$ 1,773,641	\$ 1,773,641	\$ 1,773,641	\$ 1,773,641	\$ 1,773,641	\$ 1,773,641	\$ 1,773,641	\$ 1,773,641
Incremental Commercial AV Split	\$ 12,661,425	\$ 13,094,477	\$ 13,540,521	\$ 13,540,521	\$ 13,999,945	\$ 13,999,945	\$ 14,473,153	\$ 14,473,153	\$ 14,960,557	\$ 14,960,557	\$ 15,462,583	\$ 15,462,583	\$ 15,979,669	\$ 15,979,669
Commercial Real Property Taxes Not Subject to Abatement														
	Rate													
State of Missouri1	0.0300	\$ 4,331	\$ 4,460	\$ 4,594	\$ 4,594	\$ 4,732	\$ 4,732	\$ 4,874	\$ 4,874	\$ 5,020	\$ 5,020	\$ 5,171	\$ 5,171	\$ 5,326
Dev. Disability - Productive Living Board	0.0840	\$ 2,553	\$ 2,590	\$ 2,627	\$ 2,627	\$ 2,666	\$ 2,666	\$ 2,706	\$ 2,706	\$ 2,747	\$ 2,747	\$ 14,478	\$ 14,478	\$ 14,913
County General	0.1860	\$ 5,654	\$ 5,735	\$ 5,818	\$ 5,818	\$ 5,903	\$ 5,903	\$ 5,991	\$ 5,991	\$ 6,082	\$ 6,082	\$ 32,059	\$ 32,059	\$ 33,021
County Health Fund	0.1250	\$ 3,800	\$ 3,854	\$ 3,910	\$ 3,910	\$ 3,967	\$ 3,967	\$ 4,026	\$ 4,026	\$ 4,087	\$ 4,087	\$ 21,545	\$ 21,545	\$ 22,192
County Park Maintenance	0.0440	\$ 1,338	\$ 1,357	\$ 1,376	\$ 1,376	\$ 1,396	\$ 1,396	\$ 1,417	\$ 1,417	\$ 1,439	\$ 1,439	\$ 7,584	\$ 7,584	\$ 7,811
County Bond Retire	0.0190	\$ 578	\$ 586	\$ 594	\$ 594	\$ 603	\$ 603	\$ 612	\$ 612	\$ 621	\$ 621	\$ 3,275	\$ 3,275	\$ 3,373
Roads and Bridges	0.0930	\$ 2,827	\$ 2,867	\$ 2,909	\$ 2,909	\$ 2,951	\$ 2,951	\$ 2,995	\$ 2,995	\$ 3,041	\$ 3,041	\$ 16,030	\$ 16,030	\$ 16,511
St. Louis Community College	0.2787	\$ 8,472	\$ 8,593	\$ 8,717	\$ 8,717	\$ 8,845	\$ 8,845	\$ 8,977	\$ 8,977	\$ 9,113	\$ 9,113	\$ 48,037	\$ 48,037	\$ 49,478
Special School District	1.0158	\$ 30,878	\$ 31,318	\$ 31,771	\$ 31,771	\$ 32,238	\$ 32,238	\$ 32,718	\$ 32,718	\$ 33,214	\$ 33,214	\$ 175,086	\$ 175,086	\$ 180,338
Metropolitan Zoo Museum District	0.2455	\$ 7,463	\$ 7,569	\$ 7,678	\$ 7,678	\$ 7,791	\$ 7,791	\$ 7,907	\$ 7,907	\$ 8,027	\$ 8,027	\$ 42,315	\$ 42,315	\$ 43,584
Library	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Brentwood Schools	5.1127	\$ 155,415	\$ 157,629	\$ 159,910	\$ 159,910	\$ 162,258	\$ 162,258	\$ 164,678	\$ 164,678	\$ 167,170	\$ 167,170	\$ 881,236	\$ 881,236	\$ 907,674
Metropolitan Sewer District	0.1041	\$ 3,164	\$ 3,209	\$ 3,256	\$ 3,256	\$ 3,304	\$ 3,304	\$ 3,353	\$ 3,353	\$ 3,404	\$ 3,404	\$ 17,943	\$ 17,943	\$ 18,481
Deer Creek Sewer	0.0810	\$ 2,462	\$ 2,497	\$ 2,533	\$ 2,533	\$ 2,571	\$ 2,571	\$ 2,609	\$ 2,609	\$ 2,648	\$ 2,648	\$ 13,961	\$ 13,961	\$ 14,380
City of Brentwood	0.8130	\$ 24,713	\$ 25,066	\$ 25,428	\$ 25,428	\$ 25,802	\$ 25,802	\$ 26,186	\$ 26,186	\$ 26,583	\$ 26,583	\$ 140,130	\$ 140,130	\$ 144,334
Business District	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Commercial Property Tax Revenues to Taxing Jurisdictions		\$ 253,647	\$ 257,329	\$ 261,121	\$ 261,121	\$ 265,027	\$ 265,027	\$ 269,050	\$ 269,050	\$ 273,194	\$ 273,194	\$ 1,418,851	\$ 1,418,851	\$ 1,461,417

Year	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Project Year	15	16	17	18	19	20	21	22	23	24	25
Abated Commercial Real Property Taxes											
Base Commercial AV	\$ 1,773,641	\$ 1,773,641	\$ 1,773,641	\$ 1,773,641	\$ 1,773,641	\$ 1,773,641	\$ 1,773,641	\$ 1,773,641	\$ 1,773,641	\$ 1,773,641	\$ 1,773,641
Incremental Commercial AV Split	\$ 16,512,269	\$ 16,512,269	\$ 17,060,846	\$ 17,060,846	\$ 17,625,881	\$ 17,625,881	\$ 18,207,866	\$ 18,207,866	\$ 18,807,312	\$ 18,807,312	\$ 19,424,740
Commercial Real Property Taxes Not Subject to Abatement											
	Rate										
State of Missouri1	0.0300	\$ 5,486	\$ 5,486	\$ 5,650	\$ 5,650	\$ 5,820	\$ 5,820	\$ 5,994	\$ 5,994	\$ 6,174	\$ 6,174
Dev. Disability - Productive Living Board	0.0840	\$ 15,360	\$ 15,360	\$ 15,821	\$ 15,821	\$ 16,296	\$ 16,296	\$ 16,784	\$ 16,784	\$ 17,288	\$ 17,288
County General	0.1860	\$ 34,012	\$ 34,012	\$ 35,032	\$ 35,032	\$ 36,083	\$ 36,083	\$ 37,166	\$ 37,166	\$ 38,281	\$ 38,281
County Health Fund	0.1250	\$ 22,857	\$ 22,857	\$ 23,543	\$ 23,543	\$ 24,249	\$ 24,249	\$ 24,977	\$ 24,977	\$ 25,726	\$ 25,726
County Park Maintenance	0.0440	\$ 8,046	\$ 8,046	\$ 8,287	\$ 8,287	\$ 8,536	\$ 8,536	\$ 8,792	\$ 8,792	\$ 9,056	\$ 9,056
County Bond Retire	0.0190	\$ 3,474	\$ 3,474	\$ 3,579	\$ 3,579	\$ 3,686	\$ 3,686	\$ 3,796	\$ 3,796	\$ 3,910	\$ 3,910
Roads and Bridges	0.0930	\$ 17,006	\$ 17,006	\$ 17,516	\$ 17,516	\$ 18,042	\$ 18,042	\$ 18,583	\$ 18,583	\$ 19,140	\$ 19,140
St. Louis Community College	0.2787	\$ 50,963	\$ 50,963	\$ 52,492	\$ 52,492	\$ 54,066	\$ 54,066	\$ 55,688	\$ 55,688	\$ 57,359	\$ 57,359
Special School District	1.0158	\$ 185,748	\$ 185,748	\$ 191,321	\$ 191,321	\$ 197,060	\$ 197,060	\$ 202,972	\$ 202,972	\$ 209,061	\$ 209,061
Metropolitan Zoo Museum District	0.2455	\$ 44,892	\$ 44,892	\$ 46,239	\$ 46,239	\$ 47,626	\$ 47,626	\$ 49,055	\$ 49,055	\$ 50,526	\$ 50,526
Library	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Brentwood Schools	5.1127	\$ 934,904	\$ 934,904	\$ 962,951	\$ 962,951	\$ 991,839	\$ 991,839	\$ 1,021,595	\$ 1,021,595	\$ 1,052,242	\$ 1,052,242
Metropolitan Sewer District	0.1041	\$ 19,036	\$ 19,036	\$ 19,607	\$ 19,607	\$ 20,195	\$ 20,195	\$ 20,801	\$ 20,801	\$ 21,425	\$ 21,425
Deer Creek Sewer	0.0810	\$ 14,812	\$ 14,812	\$ 15,256	\$ 15,256	\$ 15,714	\$ 15,714	\$ 16,185	\$ 16,185	\$ 16,671	\$ 16,671
City of Brentwood	0.8130	\$ 148,664	\$ 148,664	\$ 153,124	\$ 153,124	\$ 157,718	\$ 157,718	\$ 162,450	\$ 162,450	\$ 167,323	\$ 167,323
Business District	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Commercial Property Tax Revenues to Taxing Jurisdictions		\$ 1,505,260	\$ 1,505,260	\$ 1,550,417	\$ 1,550,417	\$ 1,596,930	\$ 1,596,930	\$ 1,644,838	\$ 1,644,838	\$ 1,694,183	\$ 1,694,183

COMMERCIAL SURCHARGE

Phase 1 BUILD: COMMERCIAL SURCHARGE

Year		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Project Year		1	2	3	4	5	6	7	8	9	10	11	12	13	14
Redeveloped Commercial Assessed Value		\$ 2,719,128	\$ 14,868,118	\$ 15,314,162	\$ 15,314,162	\$ 15,773,586	\$ 15,773,586	\$ 16,246,794	\$ 16,246,794	\$ 16,734,198	\$ 16,734,198	\$ 17,236,224	\$ 17,236,224	\$ 17,753,310	\$ 17,753,310
	Rate														
Total County Commercial Surcharge	\$ 1.7000														
<i>Total Commercial Surcharge Taxes</i>															
State of Missouri	\$ 0.0039	\$ 946	\$ 975	\$ 1,004	\$ 1,004	\$ 1,034	\$ 1,034	\$ 1,065	\$ 1,065	\$ 1,097	\$ 1,097	\$ 1,130	\$ 1,130	\$ 1,164	\$ 1,164
County General	\$ 0.0450	\$ 11,039	\$ 11,370	\$ 11,711	\$ 11,711	\$ 12,062	\$ 12,062	\$ 12,424	\$ 12,424	\$ 12,797	\$ 12,797	\$ 13,181	\$ 13,181	\$ 13,576	\$ 13,576
County Health Fund	\$ 0.0386	\$ 9,462	\$ 9,746	\$ 10,039	\$ 10,039	\$ 10,340	\$ 10,340	\$ 10,650	\$ 10,650	\$ 10,970	\$ 10,970	\$ 11,299	\$ 11,299	\$ 11,638	\$ 11,638
County Park Maintenance	\$ 0.0064	\$ 1,577	\$ 1,624	\$ 1,673	\$ 1,673	\$ 1,723	\$ 1,723	\$ 1,775	\$ 1,775	\$ 1,828	\$ 1,828	\$ 1,883	\$ 1,883	\$ 1,940	\$ 1,940
County Bond Retire	\$ 0.0332	\$ 8,152	\$ 8,397	\$ 8,649	\$ 8,649	\$ 8,908	\$ 8,908	\$ 9,175	\$ 9,175	\$ 9,451	\$ 9,451	\$ 9,734	\$ 9,734	\$ 10,026	\$ 10,026
Roads and Bridges	\$ 0.0231	\$ 5,677	\$ 5,847	\$ 6,023	\$ 6,023	\$ 6,204	\$ 6,204	\$ 6,390	\$ 6,390	\$ 6,581	\$ 6,581	\$ 6,779	\$ 6,779	\$ 6,982	\$ 6,982
St. Louis Community College	\$ 0.0283	\$ 6,939	\$ 7,147	\$ 7,362	\$ 7,362	\$ 7,582	\$ 7,582	\$ 7,810	\$ 7,810	\$ 8,044	\$ 8,044	\$ 8,286	\$ 8,286	\$ 8,534	\$ 8,534
Special School District	\$ 0.0688	\$ 16,875	\$ 17,381	\$ 17,903	\$ 17,903	\$ 18,440	\$ 18,440	\$ 18,993	\$ 18,993	\$ 19,563	\$ 19,563	\$ 20,149	\$ 20,149	\$ 20,754	\$ 20,754
Metropolitan Zoo Museum District	\$ 0.0305	\$ 7,480	\$ 7,705	\$ 7,936	\$ 7,936	\$ 8,174	\$ 8,174	\$ 8,419	\$ 8,419	\$ 8,672	\$ 8,672	\$ 8,932	\$ 8,932	\$ 9,200	\$ 9,200
County Library	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Brentwood Schools	\$ 0.0122	\$ 3,000	\$ 3,090	\$ 3,183	\$ 3,183	\$ 3,279	\$ 3,279	\$ 3,377	\$ 3,377	\$ 3,478	\$ 3,478	\$ 3,583	\$ 3,583	\$ 3,690	\$ 3,690
Metropolitan Sewer District	\$ 0.0064	\$ 1,575	\$ 1,622	\$ 1,671	\$ 1,671	\$ 1,721	\$ 1,721	\$ 1,772	\$ 1,772	\$ 1,826	\$ 1,826	\$ 1,880	\$ 1,880	\$ 1,937	\$ 1,937
Deer Creek Sewer	\$ 0.0013	\$ 310	\$ 319	\$ 328	\$ 328	\$ 338	\$ 338	\$ 348	\$ 348	\$ 359	\$ 359	\$ 370	\$ 370	\$ 381	\$ 381
Dev. Disability - Productive Living Board	\$ 0.0064	\$ 1,577	\$ 1,624	\$ 1,673	\$ 1,673	\$ 1,723	\$ 1,723	\$ 1,775	\$ 1,775	\$ 1,828	\$ 1,828	\$ 1,883	\$ 1,883	\$ 1,940	\$ 1,940
Total Commercial Surcharge Revenue to Project-Relevant Jurisdictions		\$ 74,610	\$ 76,848	\$ 79,154	\$ 79,154	\$ 81,528	\$ 81,528	\$ 83,974	\$ 83,974	\$ 86,493	\$ 86,493	\$ 89,088	\$ 89,088	\$ 91,761	\$ 91,761

Year		2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Project Year		15	16	17	18	19	20	21	22	23	24	25
Redeveloped Commercial Assessed Value		\$ 18,285,910	\$ 18,285,910	\$ 18,834,487	\$ 18,834,487	\$ 19,399,522	\$ 19,399,522	\$ 19,981,507	\$ 19,981,507	\$ 20,580,953	\$ 20,580,953	\$ 21,198,381
	Rate											
Total County Commercial Surcharge	\$ 1.7000											
<i>Total Commercial Surcharge Taxes</i>												
State of Missouri	\$ 0.0039	\$ 1,199	\$ 1,199	\$ 1,235	\$ 1,235	\$ 1,272	\$ 1,272	\$ 1,310	\$ 1,310	\$ 1,349	\$ 1,349	\$ 1,390
County General	\$ 0.0450	\$ 13,984	\$ 13,984	\$ 14,403	\$ 14,403	\$ 14,835	\$ 14,835	\$ 15,280	\$ 15,280	\$ 15,739	\$ 15,739	\$ 16,211
County Health Fund	\$ 0.0386	\$ 11,987	\$ 11,987	\$ 12,346	\$ 12,346	\$ 12,717	\$ 12,717	\$ 13,098	\$ 13,098	\$ 13,491	\$ 13,491	\$ 13,896
County Park Maintenance	\$ 0.0064	\$ 1,998	\$ 1,998	\$ 2,058	\$ 2,058	\$ 2,119	\$ 2,119	\$ 2,183	\$ 2,183	\$ 2,248	\$ 2,248	\$ 2,316
County Bond Retire	\$ 0.0332	\$ 10,327	\$ 10,327	\$ 10,637	\$ 10,637	\$ 10,956	\$ 10,956	\$ 11,284	\$ 11,284	\$ 11,623	\$ 11,623	\$ 11,972
Roads and Bridges	\$ 0.0231	\$ 7,192	\$ 7,192	\$ 7,407	\$ 7,407	\$ 7,630	\$ 7,630	\$ 7,858	\$ 7,858	\$ 8,094	\$ 8,094	\$ 8,337
St. Louis Community College	\$ 0.0283	\$ 8,790	\$ 8,790	\$ 9,054	\$ 9,054	\$ 9,325	\$ 9,325	\$ 9,605	\$ 9,605	\$ 9,893	\$ 9,893	\$ 10,190
Special School District	\$ 0.0688	\$ 21,377	\$ 21,377	\$ 22,018	\$ 22,018	\$ 22,678	\$ 22,678	\$ 23,359	\$ 23,359	\$ 24,060	\$ 24,060	\$ 24,781
Metropolitan Zoo Museum District	\$ 0.0305	\$ 9,476	\$ 9,476	\$ 9,760	\$ 9,760	\$ 10,053	\$ 10,053	\$ 10,355	\$ 10,355	\$ 10,665	\$ 10,665	\$ 10,985
County Library	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Brentwood Schools	\$ 0.0122	\$ 3,801	\$ 3,801	\$ 3,915	\$ 3,915	\$ 4,032	\$ 4,032	\$ 4,153	\$ 4,153	\$ 4,278	\$ 4,278	\$ 4,406
Metropolitan Sewer District	\$ 0.0064	\$ 1,995	\$ 1,995	\$ 2,055	\$ 2,055	\$ 2,116	\$ 2,116	\$ 2,180	\$ 2,180	\$ 2,245	\$ 2,245	\$ 2,313
Deer Creek Sewer	\$ 0.0013	\$ 392	\$ 392	\$ 404	\$ 404	\$ 416	\$ 416	\$ 428	\$ 428	\$ 441	\$ 441	\$ 455
Dev. Disability - Productive Living Board	\$ 0.0064	\$ 1,998	\$ 1,998	\$ 2,058	\$ 2,058	\$ 2,119	\$ 2,119	\$ 2,183	\$ 2,183	\$ 2,248	\$ 2,248	\$ 2,316
Total Commercial Surcharge Revenue to Project-Relevant Jurisdictions		\$ 94,513	\$ 94,513	\$ 97,349	\$ 97,349	\$ 100,269	\$ 100,269	\$ 103,277	\$ 103,277	\$ 106,376	\$ 106,376	\$ 109,567

RESIDENTIAL REAL PROPERTY

Phase 1 BUILD: RESIDENTIAL REAL PROPERTY

Year	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Project Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Redeveloped Residential Assessed Value														
Base Assessed Value	\$ 917,949	\$ 945,487	\$ 945,487	\$ 945,487	\$ 945,487	\$ 945,487	\$ 945,487	\$ 945,487	\$ 945,487	\$ 945,487	\$ 945,487	\$ 945,487	\$ 945,487	\$ 945,487
Incremental Assessed Value	\$ 6,749,513	\$ 6,980,363	\$ 7,218,139	\$ 7,218,139	\$ 7,463,047	\$ 7,463,047	\$ 7,715,303	\$ 7,715,303	\$ 7,975,127	\$ 7,975,127	\$ 8,242,745	\$ 8,242,745	\$ 8,518,392	\$ 8,518,392
Residential Real Property Taxes Not Subject to Abatement														
	Rate													
State of Missouri1	0.0300	\$ 2,309	\$ 2,378	\$ 2,449	\$ 2,449	\$ 2,523	\$ 2,523	\$ 2,598	\$ 2,598	\$ 2,676	\$ 2,676	\$ 2,756	\$ 2,756	\$ 2,839
Dev. Disability - Productive Living Board	0.0710	\$ 1,151	\$ 1,167	\$ 1,184	\$ 1,184	\$ 1,201	\$ 1,201	\$ 1,219	\$ 1,219	\$ 1,238	\$ 1,238	\$ 6,524	\$ 6,524	\$ 6,719
County General	0.1650	\$ 2,674	\$ 2,712	\$ 2,751	\$ 2,751	\$ 2,791	\$ 2,791	\$ 2,833	\$ 2,833	\$ 2,876	\$ 2,876	\$ 15,161	\$ 15,161	\$ 15,615
County Health Fund	0.1110	\$ 1,799	\$ 1,824	\$ 1,851	\$ 1,851	\$ 1,878	\$ 1,878	\$ 1,906	\$ 1,906	\$ 1,935	\$ 1,935	\$ 10,199	\$ 10,199	\$ 10,505
County Park Maintenance	0.0400	\$ 648	\$ 657	\$ 667	\$ 667	\$ 677	\$ 677	\$ 687	\$ 687	\$ 697	\$ 697	\$ 3,675	\$ 3,675	\$ 3,786
County Bond Retire	0.0190	\$ 308	\$ 312	\$ 317	\$ 317	\$ 321	\$ 321	\$ 326	\$ 326	\$ 331	\$ 331	\$ 1,746	\$ 1,746	\$ 1,798
Roads and Bridges	0.0830	\$ 1,345	\$ 1,364	\$ 1,384	\$ 1,384	\$ 1,404	\$ 1,404	\$ 1,425	\$ 1,425	\$ 1,447	\$ 1,447	\$ 7,626	\$ 7,626	\$ 7,855
St. Louis Community College	0.2787	\$ 4,516	\$ 4,580	\$ 4,647	\$ 4,647	\$ 4,715	\$ 4,715	\$ 4,785	\$ 4,785	\$ 4,858	\$ 4,858	\$ 25,608	\$ 25,608	\$ 26,376
Special School District	1.0158	\$ 16,460	\$ 16,695	\$ 16,936	\$ 16,936	\$ 17,185	\$ 17,185	\$ 17,441	\$ 17,441	\$ 17,705	\$ 17,705	\$ 93,334	\$ 93,334	\$ 96,134
Metropolitan Zoo Museum District	0.2455	\$ 3,978	\$ 4,035	\$ 4,093	\$ 4,093	\$ 4,153	\$ 4,153	\$ 4,215	\$ 4,215	\$ 4,279	\$ 4,279	\$ 22,557	\$ 22,557	\$ 23,234
Library	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Brentwood Schools	4.2588	\$ 69,011	\$ 69,994	\$ 71,007	\$ 71,007	\$ 72,050	\$ 72,050	\$ 73,124	\$ 73,124	\$ 74,231	\$ 74,231	\$ 391,308	\$ 391,308	\$ 403,048
Metropolitan Sewer District	0.1041	\$ 1,687	\$ 1,711	\$ 1,736	\$ 1,736	\$ 1,761	\$ 1,761	\$ 1,787	\$ 1,787	\$ 1,814	\$ 1,814	\$ 9,565	\$ 9,565	\$ 9,852
Deer Creek Sewer	0.0660	\$ 1,069	\$ 1,085	\$ 1,100	\$ 1,100	\$ 1,117	\$ 1,117	\$ 1,133	\$ 1,133	\$ 1,150	\$ 1,150	\$ 6,064	\$ 6,064	\$ 6,246
City of Brentwood	0.5180	\$ 8,394	\$ 8,513	\$ 8,637	\$ 8,637	\$ 8,763	\$ 8,763	\$ 8,894	\$ 8,894	\$ 9,029	\$ 9,029	\$ 47,595	\$ 47,595	\$ 49,023
Business District	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Residential Property Tax Revenues to Taxing Jurisdictions		\$ 115,349	\$ 117,028	\$ 118,758	\$ 118,758	\$ 120,540	\$ 120,540	\$ 122,376	\$ 122,376	\$ 124,266	\$ 124,266	\$ 643,718	\$ 643,718	\$ 663,030

Year	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Project Year	15	16	17	18	19	20	21	22	23	24	25
Redeveloped Residential Assessed Value											
Base Assessed Value	\$ 945,487	\$ 945,487	\$ 945,487	\$ 945,487	\$ 945,487	\$ 945,487	\$ 945,487	\$ 945,487	\$ 945,487	\$ 945,487	\$ 945,487
Incremental Assessed Value	\$ 8,802,309	\$ 8,802,309	\$ 9,094,743	\$ 9,094,743	\$ 9,395,950	\$ 9,395,950	\$ 9,706,193	\$ 9,706,193	\$ 10,025,743	\$ 10,025,743	\$ 10,354,880
Residential Real Property Taxes Not Subject to Abatement											
	Rate										
State of Missouri1	0.0300	\$ 2,924	\$ 2,924	\$ 3,012	\$ 3,012	\$ 3,102	\$ 3,102	\$ 3,196	\$ 3,196	\$ 3,291	\$ 3,291
Dev. Disability - Productive Living Board	0.0710	\$ 6,921	\$ 6,921	\$ 7,129	\$ 7,129	\$ 7,342	\$ 7,342	\$ 7,563	\$ 7,563	\$ 7,790	\$ 8,023
County General	0.1650	\$ 16,084	\$ 16,084	\$ 16,566	\$ 16,566	\$ 17,063	\$ 17,063	\$ 17,575	\$ 17,575	\$ 18,103	\$ 18,103
County Health Fund	0.1110	\$ 10,820	\$ 10,820	\$ 11,145	\$ 11,145	\$ 11,479	\$ 11,479	\$ 11,823	\$ 11,823	\$ 12,178	\$ 12,178
County Park Maintenance	0.0400	\$ 3,899	\$ 3,899	\$ 4,016	\$ 4,016	\$ 4,137	\$ 4,137	\$ 4,261	\$ 4,261	\$ 4,388	\$ 4,388
County Bond Retire	0.0190	\$ 1,852	\$ 1,852	\$ 1,908	\$ 1,908	\$ 1,965	\$ 1,965	\$ 2,024	\$ 2,024	\$ 2,085	\$ 2,085
Roads and Bridges	0.0830	\$ 8,091	\$ 8,091	\$ 8,333	\$ 8,333	\$ 8,583	\$ 8,583	\$ 8,841	\$ 8,841	\$ 9,106	\$ 9,106
St. Louis Community College	0.2787	\$ 27,167	\$ 27,167	\$ 27,982	\$ 27,982	\$ 28,822	\$ 28,822	\$ 29,686	\$ 29,686	\$ 30,577	\$ 30,577
Special School District	1.0158	\$ 99,018	\$ 99,018	\$ 101,989	\$ 101,989	\$ 105,048	\$ 105,048	\$ 108,200	\$ 108,200	\$ 111,446	\$ 111,446
Metropolitan Zoo Museum District	0.2455	\$ 23,931	\$ 23,931	\$ 24,649	\$ 24,649	\$ 25,388	\$ 25,388	\$ 26,150	\$ 26,150	\$ 26,934	\$ 26,934
Library	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Brentwood Schools	4.2588	\$ 415,139	\$ 415,139	\$ 427,593	\$ 427,593	\$ 440,421	\$ 440,421	\$ 453,634	\$ 453,634	\$ 467,243	\$ 467,243
Metropolitan Sewer District	0.1041	\$ 10,147	\$ 10,147	\$ 10,452	\$ 10,452	\$ 10,765	\$ 10,765	\$ 11,088	\$ 11,088	\$ 11,421	\$ 11,421
Deer Creek Sewer	0.0660	\$ 6,434	\$ 6,434	\$ 6,627	\$ 6,627	\$ 6,825	\$ 6,825	\$ 7,030	\$ 7,030	\$ 7,241	\$ 7,241
City of Brentwood	0.5180	\$ 50,494	\$ 50,494	\$ 52,008	\$ 52,008	\$ 53,569	\$ 53,569	\$ 55,176	\$ 55,176	\$ 56,831	\$ 56,831
Business District	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Residential Property Tax Revenues to Taxing Jurisdictions		\$ 682,921	\$ 682,921	\$ 703,408	\$ 703,408	\$ 724,511	\$ 724,511	\$ 746,246	\$ 746,246	\$ 768,633	\$ 768,633

PERSONAL REAL PROPERTY

Phase 1 BUILD: PERSONAL PROPERTY

Year	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	
Project Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	
Total Assessed Value:	\$ 1,941,332	\$ 1,941,332	\$ 1,999,571	\$ 1,999,571	\$ 2,059,559	\$ 2,059,559	\$ 2,121,345	\$ 2,121,345	\$ 2,184,986	\$ 2,184,986	\$ 2,250,535	\$ 2,250,535	\$ 2,318,051	\$ 2,318,051	
% Complete	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
Depreciation	0%	100%	86%	61%	100%	86%	61%	44%	31%	100%	86%	61%	44%	31%	
Assumed Value (replacement every 5 years)	\$ -	\$ 1,941,332	\$ 1,719,631	\$ 1,219,739	\$ 2,059,559	\$ 1,771,220	\$ 1,294,021	\$ 933,392	\$ 677,346	\$ 2,184,986	\$ 1,935,460	\$ 1,372,827	\$ 1,019,943	\$ 718,596	
Personal Property Tax Revenue	Rate														
State of Missouri1	\$ 0.0300	\$ -	\$ 582	\$ 516	\$ 366	\$ 618	\$ 531	\$ 388	\$ 280	\$ 203	\$ 655	\$ 581	\$ 412	\$ 306	\$ 216
County General	\$ 0.2090	\$ -	\$ 4,057	\$ 3,594	\$ 2,549	\$ 4,304	\$ 3,702	\$ 2,705	\$ 1,951	\$ 1,416	\$ 4,567	\$ 4,045	\$ 2,869	\$ 2,132	\$ 1,502
County Health Fund	\$ 0.1400	\$ -	\$ 2,718	\$ 2,407	\$ 1,708	\$ 2,883	\$ 2,480	\$ 1,812	\$ 1,307	\$ 948	\$ 3,059	\$ 2,710	\$ 1,922	\$ 1,428	\$ 1,006
County Park Maintenance	\$ 0.0500	\$ -	\$ 971	\$ 860	\$ 610	\$ 1,030	\$ 886	\$ 647	\$ 467	\$ 339	\$ 1,092	\$ 968	\$ 686	\$ 510	\$ 359
County Bond Retire	\$ 0.0190	\$ -	\$ 369	\$ 327	\$ 232	\$ 391	\$ 337	\$ 246	\$ 177	\$ 129	\$ 415	\$ 368	\$ 261	\$ 194	\$ 137
Roads and Bridges	\$ 0.1050	\$ -	\$ 2,038	\$ 1,806	\$ 1,281	\$ 2,163	\$ 1,860	\$ 1,359	\$ 980	\$ 711	\$ 2,294	\$ 2,032	\$ 1,441	\$ 1,071	\$ 755
St. Louis Community College	\$ 0.2787	\$ -	\$ 5,410	\$ 4,793	\$ 3,399	\$ 5,740	\$ 4,936	\$ 3,606	\$ 2,601	\$ 1,888	\$ 6,090	\$ 5,394	\$ 3,826	\$ 2,843	\$ 2,003
Special School District	\$ 1.0158	\$ -	\$ 19,720	\$ 17,468	\$ 12,390	\$ 20,921	\$ 17,992	\$ 13,145	\$ 9,481	\$ 6,880	\$ 22,195	\$ 19,660	\$ 13,945	\$ 10,361	\$ 7,299
Metropolitan Zoo Museum District	\$ 0.2455	\$ -	\$ 4,766	\$ 4,222	\$ 2,994	\$ 5,056	\$ 4,348	\$ 3,177	\$ 2,291	\$ 1,663	\$ 5,364	\$ 4,752	\$ 3,370	\$ 2,504	\$ 1,764
Library	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Brentwood School District	\$ 4.9132	\$ -	\$ 95,382	\$ 84,489	\$ 59,928	\$ 101,190	\$ 87,024	\$ 63,578	\$ 45,859	\$ 33,279	\$ 107,353	\$ 95,093	\$ 67,450	\$ 50,112	\$ 35,306
Metropolitan Sewer District	\$ 0.1041	\$ -	\$ 2,021	\$ 1,790	\$ 1,270	\$ 2,144	\$ 1,844	\$ 1,347	\$ 972	\$ 705	\$ 2,275	\$ 2,015	\$ 1,429	\$ 1,062	\$ 748
Deer Creek Sewer	\$ 0.0930	\$ -	\$ 1,805	\$ 1,599	\$ 1,134	\$ 1,915	\$ 1,647	\$ 1,203	\$ 868	\$ 630	\$ 2,032	\$ 1,800	\$ 1,277	\$ 949	\$ 668
City of Brentwood	\$ 0.8920	\$ -	\$ 17,317	\$ 15,339	\$ 10,880	\$ 18,371	\$ 15,799	\$ 11,543	\$ 8,326	\$ 6,042	\$ 19,490	\$ 17,264	\$ 12,246	\$ 9,098	\$ 6,410
Business District	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dev. Disability - Productive Living Board	\$ 0.0900	\$ -	\$ 1,747	\$ 1,548	\$ 1,098	\$ 1,854	\$ 1,594	\$ 1,165	\$ 840	\$ 610	\$ 1,966	\$ 1,742	\$ 1,236	\$ 918	\$ 647
Total Personal Property Tax Revenue	\$ 8.1853	\$ -	\$ 158,904	\$ 140,757	\$ 99,839	\$ 168,581	\$ 144,980	\$ 105,919	\$ 76,401	\$ 55,443	\$ 178,848	\$ 158,423	\$ 112,370	\$ 83,485	\$ 58,819

Year	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	
Project Year	15	16	17	18	19	20	21	22	23	24	25	
Total Assessed Value:	\$ 2,387,593	\$ 2,387,593	\$ 2,459,221	\$ 2,459,221	\$ 2,532,997	\$ 2,532,997	\$ 2,608,987	\$ 2,608,987	\$ 2,687,257	\$ 2,687,257	\$ 2,767,875	
% Complete	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
Depreciation	100%	86%	61%	44%	31%	100%	86%	61%	44%	31%	100%	
Assumed Value (replacement every 5 years)	\$ 2,387,593	\$ 2,053,330	\$ 1,500,125	\$ 1,082,057	\$ 785,229	\$ 2,532,997	\$ 2,243,729	\$ 1,591,482	\$ 1,182,393	\$ 833,050	\$ 2,767,875	
Personal Property Tax Revenue	Rate											
State of Missouri1	0.03	\$ 716	\$ 616	\$ 450	\$ 325	\$ 236	\$ 760	\$ 673	\$ 477	\$ 355	\$ 250	\$ 830
County General	0.209	\$ 4,990	\$ 4,291	\$ 3,135	\$ 2,261	\$ 1,641	\$ 5,294	\$ 4,689	\$ 3,326	\$ 2,471	\$ 1,741	\$ 5,785
County Health Fund	0.14	\$ 3,343	\$ 2,875	\$ 2,100	\$ 1,515	\$ 1,099	\$ 3,546	\$ 3,141	\$ 2,228	\$ 1,655	\$ 1,166	\$ 3,875
County Park Maintenance	0.05	\$ 1,194	\$ 1,027	\$ 750	\$ 541	\$ 393	\$ 1,266	\$ 1,122	\$ 796	\$ 591	\$ 417	\$ 1,384
County Bond Retire	0.019	\$ 454	\$ 390	\$ 285	\$ 206	\$ 149	\$ 481	\$ 426	\$ 302	\$ 225	\$ 158	\$ 526
Roads and Bridges	0.105	\$ 2,507	\$ 2,156	\$ 1,575	\$ 1,136	\$ 824	\$ 2,660	\$ 2,356	\$ 1,671	\$ 1,242	\$ 875	\$ 2,906
St. Louis Community College	0.2787	\$ 6,654	\$ 5,723	\$ 4,181	\$ 3,016	\$ 2,188	\$ 7,059	\$ 6,253	\$ 4,435	\$ 3,295	\$ 2,322	\$ 7,714
Special School District	1.0158	\$ 24,253	\$ 20,858	\$ 15,238	\$ 10,992	\$ 7,976	\$ 25,730	\$ 22,792	\$ 16,166	\$ 12,011	\$ 8,462	\$ 28,116
Metropolitan Zoo Museum District	0.2455	\$ 5,862	\$ 5,041	\$ 3,683	\$ 2,656	\$ 1,928	\$ 6,219	\$ 5,508	\$ 3,907	\$ 2,903	\$ 2,045	\$ 6,795
Library	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Brentwood School District	4.9132	\$ 117,307	\$ 100,884	\$ 73,704	\$ 53,164	\$ 38,580	\$ 124,451	\$ 110,239	\$ 78,193	\$ 58,093	\$ 40,929	\$ 135,991
Metropolitan Sewer District	0.1041	\$ 2,485	\$ 2,138	\$ 1,562	\$ 1,126	\$ 817	\$ 2,637	\$ 2,336	\$ 1,657	\$ 1,231	\$ 867	\$ 2,881
Deer Creek Sewer	0.093	\$ 2,220	\$ 1,910	\$ 1,395	\$ 1,006	\$ 730	\$ 2,356	\$ 2,087	\$ 1,480	\$ 1,100	\$ 775	\$ 2,574
City of Brentwood	0.892	\$ 21,297	\$ 18,316	\$ 13,381	\$ 9,652	\$ 7,004	\$ 22,594	\$ 20,014	\$ 14,196	\$ 10,547	\$ 7,431	\$ 24,689
Business District	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dev. Disability - Productive Living Board	0.09	\$ 2,149	\$ 1,848	\$ 1,350	\$ 974	\$ 707	\$ 2,280	\$ 2,019	\$ 1,432	\$ 1,064	\$ 750	\$ 2,491
Total Personal Property Tax Revenue	8.1853	\$ 195,432	\$ 168,071	\$ 122,790	\$ 88,570	\$ 64,273	\$ 207,333	\$ 183,656	\$ 130,268	\$ 96,782	\$ 68,188	\$ 226,559

Sales Taxes

Phase 1 BUILD: SALES TAX

Year		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Project Year		1	2	3	4	5	6	7	8	9	10	11	12	13	14
Estimated Taxable Sales with Vacancy		\$ 16,280,610	\$ 24,909,333	\$ 32,182,859	\$ 32,826,516	\$ 33,483,046	\$ 34,152,707	\$ 34,835,761	\$ 35,532,476	\$ 36,243,126	\$ 36,967,988	\$ 37,707,348	\$ 38,461,495	\$ 39,230,725	\$ 40,015,340
Base Retail Sales		\$ 3,825,000	\$ 3,825,000	\$ 3,825,000	\$ 3,825,000	\$ 3,825,000	\$ 3,825,000	\$ 3,825,000	\$ 3,825,000	\$ 3,825,000	\$ 3,825,000	\$ 3,825,000	\$ 3,825,000	\$ 3,825,000	\$ 3,825,000
Total Incremental Sales		\$ 12,455,610	\$ 21,084,333	\$ 28,357,859	\$ 29,001,516	\$ 29,658,046	\$ 30,327,707	\$ 31,010,761	\$ 31,707,476	\$ 32,418,126	\$ 33,142,988	\$ 33,882,348	\$ 34,636,495	\$ 35,405,725	\$ 36,190,340
Total Sales		\$ 16,280,610	\$ 24,909,333	\$ 32,182,859	\$ 32,826,516	\$ 33,483,046	\$ 34,152,707	\$ 34,835,761	\$ 35,532,476	\$ 36,243,126	\$ 36,967,988	\$ 37,707,348	\$ 38,461,495	\$ 39,230,725	\$ 40,015,340
Taxe	Rate														
Missouri State Sales Tax	4.2250%	\$ 687,856	\$ 1,052,419	\$ 1,359,726	\$ 1,386,920	\$ 1,414,659	\$ 1,442,952	\$ 1,471,811	\$ 1,501,247	\$ 1,531,272	\$ 1,561,898	\$ 1,593,135	\$ 1,624,998	\$ 1,657,498	\$ 1,690,648
Prop A Transportation	0.5000%	\$ 81,403	\$ 124,547	\$ 160,914	\$ 164,133	\$ 167,415	\$ 170,764	\$ 174,179	\$ 177,662	\$ 181,216	\$ 184,840	\$ 188,537	\$ 192,307	\$ 196,154	\$ 200,077
Children's Service Fund	0.2500%	\$ 40,702	\$ 62,273	\$ 80,457	\$ 82,066	\$ 83,708	\$ 85,382	\$ 87,089	\$ 88,831	\$ 90,608	\$ 92,420	\$ 94,268	\$ 96,154	\$ 98,077	\$ 100,038
Parks Arch Tax	0.1875%	\$ 30,526	\$ 46,705	\$ 60,343	\$ 61,550	\$ 62,781	\$ 64,036	\$ 65,317	\$ 66,623	\$ 67,956	\$ 69,315	\$ 70,701	\$ 72,115	\$ 73,558	\$ 75,029
Metrolink (Mass Transit)	0.2500%	\$ 40,702	\$ 62,273	\$ 80,457	\$ 82,066	\$ 83,708	\$ 85,382	\$ 87,089	\$ 88,831	\$ 90,608	\$ 92,420	\$ 94,268	\$ 96,154	\$ 98,077	\$ 100,038
Emergency Services	0.1000%	\$ 16,281	\$ 24,909	\$ 32,183	\$ 32,827	\$ 33,483	\$ 34,153	\$ 34,836	\$ 35,532	\$ 36,243	\$ 36,968	\$ 37,707	\$ 38,461	\$ 39,231	\$ 40,015
	0.0000%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Countywide Sales Tax	1.0000%	\$ 162,806	\$ 249,093	\$ 321,829	\$ 328,265	\$ 334,830	\$ 341,527	\$ 348,358	\$ 355,325	\$ 362,431	\$ 369,680	\$ 377,073	\$ 384,615	\$ 392,307	\$ 400,153
County Transportation Sales Tax	0.5000%	\$ 81,403	\$ 124,547	\$ 160,914	\$ 164,133	\$ 167,415	\$ 170,764	\$ 174,179	\$ 177,662	\$ 181,216	\$ 184,840	\$ 188,537	\$ 192,307	\$ 196,154	\$ 200,077
Regional Parks/Trails (Metro Parks)	0.1000%	\$ 16,281	\$ 24,909	\$ 32,183	\$ 32,827	\$ 33,483	\$ 34,153	\$ 34,836	\$ 35,532	\$ 36,243	\$ 36,968	\$ 37,707	\$ 38,461	\$ 39,231	\$ 40,015
County Prop P Public Safety	0.5000%	\$ 81,403	\$ 124,547	\$ 160,914	\$ 164,133	\$ 167,415	\$ 170,764	\$ 174,179	\$ 177,662	\$ 181,216	\$ 184,840	\$ 188,537	\$ 192,307	\$ 196,154	\$ 200,077
Zoo Tax	0.1250%	\$ 20,351	\$ 31,137	\$ 40,229	\$ 41,033	\$ 41,854	\$ 42,691	\$ 43,545	\$ 44,416	\$ 45,304	\$ 46,210	\$ 47,134	\$ 48,077	\$ 49,038	\$ 50,019
Brentwood Economic Development Sales Tax	0.5000%	\$ 81,403	\$ 124,547	\$ 160,914	\$ 164,133	\$ 167,415	\$ 170,764	\$ 174,179	\$ 177,662	\$ 181,216	\$ 184,840	\$ 188,537	\$ 192,307	\$ 196,154	\$ 200,077
Brentwood Capital Improvements Sales Tax	0.5000%	\$ 81,403	\$ 124,547	\$ 160,914	\$ 164,133	\$ 167,415	\$ 170,764	\$ 174,179	\$ 177,662	\$ 181,216	\$ 184,840	\$ 188,537	\$ 192,307	\$ 196,154	\$ 200,077
Brentwood Local Option Sales Tax	0.2500%	\$ 40,702	\$ 62,273	\$ 80,457	\$ 82,066	\$ 83,708	\$ 85,382	\$ 87,089	\$ 88,831	\$ 90,608	\$ 92,420	\$ 94,268	\$ 96,154	\$ 98,077	\$ 100,038
Brentwood Fire	0.5000%	\$ 81,403	\$ 124,547	\$ 160,914	\$ 164,133	\$ 167,415	\$ 170,764	\$ 174,179	\$ 177,662	\$ 181,216	\$ 184,840	\$ 188,537	\$ 192,307	\$ 196,154	\$ 200,077
Brentwood Stormwater & Parks	0.2500%	\$ 40,702	\$ 62,273	\$ 80,457	\$ 82,066	\$ 83,708	\$ 85,382	\$ 87,089	\$ 88,831	\$ 90,608	\$ 92,420	\$ 94,268	\$ 96,154	\$ 98,077	\$ 100,038
Total Retail Sales Tax Revenues to Taxing Jurisdictions (Not including Collection Fees or Timely Payment Discounts)	0.0000%	\$ 1,585,324	\$ 2,425,546	\$ 3,133,806	\$ 3,196,482	\$ 3,260,412	\$ 3,325,620	\$ 3,392,132	\$ 3,459,975	\$ 3,529,174	\$ 3,599,758	\$ 3,671,753	\$ 3,745,188	\$ 3,820,092	\$ 3,896,494

Year		2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Project Year		15	16	17	18	19	20	21	22	23	24	25
Estimated Taxable Sales with Vacancy		\$ 40,815,646	\$ 41,631,959	\$ 42,464,598	\$ 43,313,890	\$ 44,180,168	\$ 45,063,772	\$ 45,965,047	\$ 46,884,348	\$ 47,822,035	\$ 48,778,476	\$ 49,754,045
Base Retail Sales		\$ 3,825,000	\$ 3,825,000	\$ 3,825,000	\$ 3,825,000	\$ 3,825,000	\$ 3,825,000	\$ 3,825,000	\$ 3,825,000	\$ 3,825,000	\$ 3,825,000	\$ 3,825,000
Total Incremental Sales		\$ 36,990,646	\$ 37,806,959	\$ 38,639,598	\$ 39,488,890	\$ 40,355,168	\$ 41,238,772	\$ 42,140,047	\$ 43,059,348	\$ 43,997,035	\$ 44,953,476	\$ 45,929,045
Total Sales		\$ 40,815,646	\$ 41,631,959	\$ 42,464,598	\$ 43,313,890	\$ 44,180,168	\$ 45,063,772	\$ 45,965,047	\$ 46,884,348	\$ 47,822,035	\$ 48,778,476	\$ 49,754,045
Taxe	Rate											
Missouri State Sales Tax	4.2250%	\$ 1,724,461	\$ 1,758,950	\$ 1,794,129	\$ 1,830,012	\$ 1,866,612	\$ 1,903,944	\$ 1,942,023	\$ 1,980,864	\$ 2,020,481	\$ 2,060,891	\$ 2,102,108
Prop A Transportation	0.5000%	\$ 204,078	\$ 208,160	\$ 212,323	\$ 216,569	\$ 220,901	\$ 225,319	\$ 229,825	\$ 234,422	\$ 239,110	\$ 243,892	\$ 248,770
Children's Service Fund	0.2500%	\$ 102,039	\$ 104,080	\$ 106,161	\$ 108,285	\$ 110,450	\$ 112,659	\$ 114,913	\$ 117,211	\$ 119,555	\$ 121,946	\$ 124,385
Parks Arch Tax	0.1875%	\$ 76,529	\$ 78,060	\$ 79,621	\$ 81,214	\$ 82,838	\$ 84,495	\$ 86,184	\$ 87,908	\$ 89,666	\$ 91,460	\$ 93,289
Metrolink (Mass Transit)	0.2500%	\$ 102,039	\$ 104,080	\$ 106,161	\$ 108,285	\$ 110,450	\$ 112,659	\$ 114,913	\$ 117,211	\$ 119,555	\$ 121,946	\$ 124,385
Emergency Services	0.1000%	\$ 40,816	\$ 41,632	\$ 42,465	\$ 43,314	\$ 44,180	\$ 45,064	\$ 45,965	\$ 46,884	\$ 47,822	\$ 48,778	\$ 49,754
	0.0000%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Countywide Sales Tax	1.0000%	\$ 408,156	\$ 416,320	\$ 424,646	\$ 433,139	\$ 441,802	\$ 450,638	\$ 459,650	\$ 468,843	\$ 478,220	\$ 487,785	\$ 497,540
County Transportation Sales Tax	0.5000%	\$ 204,078	\$ 208,160	\$ 212,323	\$ 216,569	\$ 220,901	\$ 225,319	\$ 229,825	\$ 234,422	\$ 239,110	\$ 243,892	\$ 248,770
Regional Parks/Trails (Metro Parks)	0.1000%	\$ 40,816	\$ 41,632	\$ 42,465	\$ 43,314	\$ 44,180	\$ 45,064	\$ 45,965	\$ 46,884	\$ 47,822	\$ 48,778	\$ 49,754
County Prop P Public Safety	0.5000%	\$ 204,078	\$ 208,160	\$ 212,323	\$ 216,569	\$ 220,901	\$ 225,319	\$ 229,825	\$ 234,422	\$ 239,110	\$ 243,892	\$ 248,770
Zoo Tax	0.1250%	\$ 51,020	\$ 52,040	\$ 53,081	\$ 54,142	\$ 55,225	\$ 56,330	\$ 57,456	\$ 58,605	\$ 59,778	\$ 60,973	\$ 62,193
Brentwood Economic Development Sales Tax	0.5000%	\$ 204,078	\$ 208,160	\$ 212,323	\$ 216,569	\$ 220,901	\$ 225,319	\$ 229,825	\$ 234,422	\$ 239,110	\$ 243,892	\$ 248,770
Brentwood Capital Improvements Sales Tax	0.5000%	\$ 204,078	\$ 208,160	\$ 212,323	\$ 216,569	\$ 220,901	\$ 225,319	\$ 229,825	\$ 234,422	\$ 239,110	\$ 243,892	\$ 248,770
Brentwood Local Option Sales Tax	0.2500%	\$ 102,039	\$ 104,080	\$ 106,161	\$ 108,285	\$ 110,450	\$ 112,659	\$ 114,913	\$ 117,211	\$ 119,555	\$ 121,946	\$ 124,385
Brentwood Fire	0.5000%	\$ 204,078	\$ 208,160	\$ 212,323	\$ 216,569	\$ 220,901	\$ 225,319	\$ 229,825	\$ 234,422	\$ 239,110	\$ 243,892	\$ 248,770
Brentwood Stormwater & Parks	0.2500%	\$ 102,039	\$ 104,080	\$ 106,161	\$ 108,285	\$ 110,450	\$ 112,659	\$ 114,913	\$ 117,211	\$ 119,555	\$ 121,946	\$ 124,385
Total Retail Sales Tax Revenues to Taxing Jurisdictions (Not including Collection Fees or Timely Payment Discounts)	0.0000%	\$ 3,974,424	\$ 4,053,912	\$ 4,134,990	\$ 4,217,690	\$ 4,302,044	\$ 4,388,085	\$ 4,475,846	\$ 4,565,363	\$ 4,656,671	\$ 4,749,804	\$ 4,844,800

Utility Taxes

Phase 1 BUILD: UTILITY TAX

Year		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Project Year		1	2	3	4	5	6	7	8	9	10	11	12	13	14
Commercial Utility Sales		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utility Revenues		\$ 310,304	\$ 474,765	\$ 387,408	\$ 559,805	\$ 638,177	\$ 650,941	\$ 663,959	\$ 677,239	\$ 690,783	\$ 704,599	\$ 718,691	\$ 733,065	\$ 747,726	\$ 762,681
Base Utilities		\$ 93,954	\$ 93,954	\$ 93,954	\$ 93,954	\$ 93,954	\$ 93,954	\$ 93,954	\$ 93,954	\$ 93,954	\$ 93,954	\$ 93,954	\$ 93,954	\$ 93,954	\$ 93,954
Incremental Utility Charges	Rate	\$ 216,350	\$ 380,811	\$ 293,454	\$ 465,851	\$ 544,223	\$ 556,987	\$ 570,005	\$ 583,285	\$ 596,829	\$ 610,645	\$ 624,737	\$ 639,111	\$ 653,772	\$ 668,727
Utility Taxes Revenue	0.075	\$ -	\$ 21,327	\$ 18,051	\$ 24,516	\$ 27,455	\$ 27,934	\$ 28,422	\$ 28,920	\$ 29,428	\$ 29,946	\$ 30,474	\$ 31,013	\$ 31,563	\$ 32,124
Residential Utility Sales		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utility Revenues		\$ 142,125	\$ 193,290	\$ 197,156	\$ 201,099	\$ 205,121	\$ 209,223	\$ 213,408	\$ 217,676	\$ 222,029	\$ 226,470	\$ 230,999	\$ 235,619	\$ 240,332	\$ 245,138
Base Utilities	Rate	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Incremental Utility Charges	0.07	\$ 142,125	\$ 193,290	\$ 197,156	\$ 201,099	\$ 205,121	\$ 209,223	\$ 213,408	\$ 217,676	\$ 222,029	\$ 226,470	\$ 230,999	\$ 235,619	\$ 240,332	\$ 245,138
Utility Taxes Revenue		\$ -	\$ 7,248	\$ 7,393	\$ 7,541	\$ 7,692	\$ 7,846	\$ 8,003	\$ 8,163	\$ 8,326	\$ 8,493	\$ 8,662	\$ 8,836	\$ 9,012	\$ 9,193

Year		2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Project Year		15	16	17	18	19	20	21	22	23	24	25
Commercial Utility Sales		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utility Revenues		\$ 777,934	\$ 793,493	\$ 809,363	\$ 825,550	\$ 842,061	\$ 858,902	\$ 876,080	\$ 893,602	\$ 911,474	\$ 929,704	\$ 948,298
Base Utilities		\$ 93,954	\$ 93,954	\$ 93,954	\$ 93,954	\$ 93,954	\$ 93,954	\$ 93,954	\$ 93,954	\$ 93,954	\$ 93,954	\$ 93,954
Incremental Utility Charges		\$ 683,980	\$ 699,539	\$ 715,409	\$ 731,596	\$ 748,107	\$ 764,948	\$ 782,126	\$ 799,648	\$ 817,520	\$ 835,750	\$ 854,344
Utility Taxes Revenue		\$ 32,696	\$ 33,279	\$ 33,874	\$ 34,481	\$ 35,101	\$ 35,732	\$ 36,376	\$ 37,033	\$ 37,704	\$ 38,387	\$ 39,084
Residential Utility Sales		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utility Revenues		\$ 250,041	\$ 255,042	\$ 260,143	\$ 265,346	\$ 270,653	\$ 276,066	\$ 281,587	\$ 287,219	\$ 292,963	\$ 298,822	\$ 304,799
Base Utilities		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Incremental Utility Charges		\$ 250,041	\$ 255,042	\$ 260,143	\$ 265,346	\$ 270,653	\$ 276,066	\$ 281,587	\$ 287,219	\$ 292,963	\$ 298,822	\$ 304,799
Utility Taxes Revenue		\$ 9,377	\$ 9,564	\$ 9,755	\$ 9,950	\$ 10,149	\$ 10,352	\$ 10,560	\$ 10,771	\$ 10,986	\$ 11,206	\$ 11,430

APPENDIX B-2

Phase 1: No Build Projections

COMMERCIAL REAL PROPERTY

Phase 1 NO BUILD: COMMERCIAL REAL PROPERTY

Year	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Project Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Abated Commercial Real Property Taxes														
Base Commercial Assessed Value	\$ 2,639,930	\$ 2,639,930	\$ 2,719,128	\$ 2,719,128	\$ 2,800,702	\$ 2,800,702	\$ 2,884,723	\$ 2,884,723	\$ 2,971,264	\$ 2,971,264	\$ 3,060,402	\$ 3,060,402	\$ 3,152,214	\$ 3,152,214
Incremental Assessed Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Commercial Real Property Taxes														
	Rate													
State of Missouri1	0.0300	\$ 792	\$ 792	\$ 816	\$ 816	\$ 840	\$ 840	\$ 865	\$ 865	\$ 891	\$ 891	\$ 918	\$ 918	\$ 946
Dev. Disability - Productive Living Board	0.0840	\$ 2,218	\$ 2,218	\$ 2,284	\$ 2,284	\$ 2,353	\$ 2,353	\$ 2,423	\$ 2,423	\$ 2,496	\$ 2,496	\$ 2,571	\$ 2,571	\$ 2,648
County General	0.1860	\$ 4,910	\$ 4,910	\$ 5,058	\$ 5,058	\$ 5,209	\$ 5,209	\$ 5,366	\$ 5,366	\$ 5,527	\$ 5,527	\$ 5,692	\$ 5,692	\$ 5,863
County Health Fund	0.1250	\$ 3,300	\$ 3,300	\$ 3,399	\$ 3,399	\$ 3,501	\$ 3,501	\$ 3,606	\$ 3,606	\$ 3,714	\$ 3,714	\$ 3,826	\$ 3,826	\$ 3,940
County Park Maintenance	0.0440	\$ 1,162	\$ 1,162	\$ 1,196	\$ 1,196	\$ 1,232	\$ 1,232	\$ 1,269	\$ 1,269	\$ 1,307	\$ 1,307	\$ 1,347	\$ 1,347	\$ 1,387
County Bond Retire	0.0190	\$ 502	\$ 502	\$ 517	\$ 517	\$ 532	\$ 532	\$ 548	\$ 548	\$ 565	\$ 565	\$ 581	\$ 581	\$ 599
Roads and Bridges	0.0930	\$ 2,455	\$ 2,455	\$ 2,529	\$ 2,529	\$ 2,605	\$ 2,605	\$ 2,683	\$ 2,683	\$ 2,763	\$ 2,763	\$ 2,846	\$ 2,846	\$ 2,932
St. Louis Community College	0.2787	\$ 7,357	\$ 7,357	\$ 7,578	\$ 7,578	\$ 7,806	\$ 7,806	\$ 8,040	\$ 8,040	\$ 8,281	\$ 8,281	\$ 8,529	\$ 8,529	\$ 8,785
Special School District	1.0158	\$ 26,816	\$ 26,816	\$ 27,621	\$ 27,621	\$ 28,450	\$ 28,450	\$ 29,303	\$ 29,303	\$ 30,182	\$ 30,182	\$ 31,088	\$ 31,088	\$ 32,020
Metropolitan Zoo Museum District	0.2455	\$ 6,481	\$ 6,481	\$ 6,675	\$ 6,675	\$ 6,876	\$ 6,876	\$ 7,082	\$ 7,082	\$ 7,294	\$ 7,294	\$ 7,513	\$ 7,513	\$ 7,739
Library	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Brentwood Schools	5.1127	\$ 134,972	\$ 134,972	\$ 139,021	\$ 139,021	\$ 143,191	\$ 143,191	\$ 147,487	\$ 147,487	\$ 151,912	\$ 151,912	\$ 156,469	\$ 156,469	\$ 161,163
Metropolitan Sewer District	0.1041	\$ 2,748	\$ 2,748	\$ 2,831	\$ 2,831	\$ 2,916	\$ 2,916	\$ 3,003	\$ 3,003	\$ 3,093	\$ 3,093	\$ 3,186	\$ 3,186	\$ 3,281
Deer Creek Sewer	0.0810	\$ 2,138	\$ 2,138	\$ 2,202	\$ 2,202	\$ 2,269	\$ 2,269	\$ 2,337	\$ 2,337	\$ 2,407	\$ 2,407	\$ 2,479	\$ 2,479	\$ 2,553
City of Brentwood	0.8130	\$ 21,463	\$ 21,463	\$ 22,107	\$ 22,107	\$ 22,770	\$ 22,770	\$ 23,453	\$ 23,453	\$ 24,156	\$ 24,156	\$ 24,881	\$ 24,881	\$ 25,628
Business District	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Commercial Property Tax Revenues to Taxing Jurisdictions	\$ 217,314	\$ 217,314	\$ 223,833	\$ 223,833	\$ 230,548	\$ 230,548	\$ 237,465	\$ 237,465	\$ 244,589	\$ 244,589	\$ 251,926	\$ 251,926	\$ 259,484	\$ 259,484

Year	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Project Year	15	16	17	18	19	20	21	22	23	24	25
Abated Commercial Real Property Taxes											
Base Commercial Assessed Value	\$ 3,246,781	\$ 3,246,781	\$ 3,344,184	\$ 3,344,184	\$ 3,444,510	\$ 3,444,510	\$ 3,547,845	\$ 3,547,845	\$ 3,654,281	\$ 3,654,281	\$ 3,763,909
Incremental Assessed Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Commercial Real Property Taxes											
	Rate										
State of Missouri1	0.0300	\$ 974	\$ 974	\$ 1,003	\$ 1,003	\$ 1,033	\$ 1,033	\$ 1,064	\$ 1,064	\$ 1,096	\$ 1,129
Dev. Disability - Productive Living Board	0.0840	\$ 2,727	\$ 2,727	\$ 2,809	\$ 2,809	\$ 2,893	\$ 2,893	\$ 2,980	\$ 2,980	\$ 3,070	\$ 3,162
County General	0.1860	\$ 6,039	\$ 6,039	\$ 6,220	\$ 6,220	\$ 6,407	\$ 6,407	\$ 6,599	\$ 6,599	\$ 6,797	\$ 7,001
County Health Fund	0.1250	\$ 4,058	\$ 4,058	\$ 4,180	\$ 4,180	\$ 4,306	\$ 4,306	\$ 4,435	\$ 4,435	\$ 4,568	\$ 4,705
County Park Maintenance	0.0440	\$ 1,429	\$ 1,429	\$ 1,471	\$ 1,471	\$ 1,516	\$ 1,516	\$ 1,561	\$ 1,561	\$ 1,608	\$ 1,656
County Bond Retire	0.0190	\$ 617	\$ 617	\$ 635	\$ 635	\$ 654	\$ 654	\$ 674	\$ 674	\$ 694	\$ 715
Roads and Bridges	0.0930	\$ 3,020	\$ 3,020	\$ 3,110	\$ 3,110	\$ 3,203	\$ 3,203	\$ 3,299	\$ 3,299	\$ 3,398	\$ 3,500
St. Louis Community College	0.2787	\$ 9,049	\$ 9,049	\$ 9,320	\$ 9,320	\$ 9,600	\$ 9,600	\$ 9,888	\$ 9,888	\$ 10,184	\$ 10,490
Special School District	1.0158	\$ 32,981	\$ 32,981	\$ 33,970	\$ 33,970	\$ 34,989	\$ 34,989	\$ 36,039	\$ 36,039	\$ 37,120	\$ 38,234
Metropolitan Zoo Museum District	0.2455	\$ 7,971	\$ 7,971	\$ 8,210	\$ 8,210	\$ 8,456	\$ 8,456	\$ 8,710	\$ 8,710	\$ 8,971	\$ 9,240
Library	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Brentwood Schools	5.1127	\$ 165,998	\$ 165,998	\$ 170,978	\$ 170,978	\$ 176,107	\$ 176,107	\$ 181,391	\$ 181,391	\$ 186,832	\$ 192,437
Metropolitan Sewer District	0.1041	\$ 3,380	\$ 3,380	\$ 3,481	\$ 3,481	\$ 3,586	\$ 3,586	\$ 3,693	\$ 3,693	\$ 3,804	\$ 3,918
Deer Creek Sewer	0.0810	\$ 2,630	\$ 2,630	\$ 2,709	\$ 2,709	\$ 2,790	\$ 2,790	\$ 2,874	\$ 2,874	\$ 2,960	\$ 3,049
City of Brentwood	0.8130	\$ 26,396	\$ 26,396	\$ 27,188	\$ 27,188	\$ 28,004	\$ 28,004	\$ 28,844	\$ 28,844	\$ 29,709	\$ 30,601
Business District	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Commercial Property Tax Revenues to Taxing Jurisdictions	\$ 267,269	\$ 267,269	\$ 275,287	\$ 275,287	\$ 283,545	\$ 283,545	\$ 292,052	\$ 292,052	\$ 300,813	\$ 300,813	\$ 309,837

COMMERCIAL SURCHARGE

Phase 1 NO BUILD: COMMERCIAL SURCHARGE

Year		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Project Year		1	2	3	4	5	6	7	8	9	10	11	12	13	14
Base Commercial Assessed Value		\$ 2,639,930	\$ 2,639,930	\$ 2,719,128	\$ 2,719,128	\$ 2,800,702	\$ 2,800,702	\$ 2,884,723	\$ 2,884,723	\$ 2,971,264	\$ 2,971,264	\$ 3,060,402	\$ 3,060,402	\$ 3,152,214	\$ 3,152,214
	Rate														
Total County Commercial Surcharge	\$ 1.7000	\$ 44,879	\$ 44,879	\$ 46,225	\$ 46,225	\$ 47,612	\$ 47,612	\$ 49,040	\$ 49,040	\$ 50,511	\$ 50,511	\$ 52,027	\$ 52,027	\$ 53,588	\$ 53,588
<i>Total Commercial Surcharge Taxes</i>															
State of Missouri	\$ 0.0039	\$ 173	\$ 173	\$ 178	\$ 178	\$ 184	\$ 184	\$ 189	\$ 189	\$ 195	\$ 195	\$ 201	\$ 201	\$ 207	\$ 207
County General	\$ 0.0450	\$ 2,019	\$ 2,019	\$ 2,079	\$ 2,079	\$ 2,142	\$ 2,142	\$ 2,206	\$ 2,206	\$ 2,272	\$ 2,272	\$ 2,340	\$ 2,340	\$ 2,411	\$ 2,411
County Health Fund	\$ 0.0386	\$ 1,731	\$ 1,731	\$ 1,782	\$ 1,782	\$ 1,836	\$ 1,836	\$ 1,891	\$ 1,891	\$ 1,948	\$ 1,948	\$ 2,006	\$ 2,006	\$ 2,066	\$ 2,066
County Park Maintenance	\$ 0.0064	\$ 288	\$ 288	\$ 297	\$ 297	\$ 306	\$ 306	\$ 315	\$ 315	\$ 325	\$ 325	\$ 334	\$ 334	\$ 344	\$ 344
County Bond Retire	\$ 0.0332	\$ 1,491	\$ 1,491	\$ 1,536	\$ 1,536	\$ 1,582	\$ 1,582	\$ 1,629	\$ 1,629	\$ 1,678	\$ 1,678	\$ 1,728	\$ 1,728	\$ 1,780	\$ 1,780
Roads and Bridges	\$ 0.0231	\$ 1,038	\$ 1,038	\$ 1,069	\$ 1,069	\$ 1,101	\$ 1,101	\$ 1,135	\$ 1,135	\$ 1,169	\$ 1,169	\$ 1,204	\$ 1,204	\$ 1,240	\$ 1,240
St. Louis Community College	\$ 0.0283	\$ 1,269	\$ 1,269	\$ 1,307	\$ 1,307	\$ 1,346	\$ 1,346	\$ 1,387	\$ 1,387	\$ 1,428	\$ 1,428	\$ 1,471	\$ 1,471	\$ 1,515	\$ 1,515
Special School District	\$ 0.0688	\$ 3,086	\$ 3,086	\$ 3,179	\$ 3,179	\$ 3,274	\$ 3,274	\$ 3,372	\$ 3,372	\$ 3,473	\$ 3,473	\$ 3,578	\$ 3,578	\$ 3,685	\$ 3,685
Metropolitan Zoo Museum District	\$ 0.0305	\$ 1,368	\$ 1,368	\$ 1,409	\$ 1,409	\$ 1,451	\$ 1,451	\$ 1,495	\$ 1,495	\$ 1,540	\$ 1,540	\$ 1,586	\$ 1,586	\$ 1,633	\$ 1,633
County Library	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Brentwood Schools	\$ 0.0122	\$ 549	\$ 549	\$ 565	\$ 565	\$ 582	\$ 582	\$ 600	\$ 600	\$ 618	\$ 618	\$ 636	\$ 636	\$ 655	\$ 655
Metropolitan Sewer District	\$ 0.0064	\$ 288	\$ 288	\$ 297	\$ 297	\$ 306	\$ 306	\$ 315	\$ 315	\$ 324	\$ 324	\$ 334	\$ 334	\$ 344	\$ 344
Deer Creek Sewer	\$ 0.0013	\$ 57	\$ 57	\$ 58	\$ 58	\$ 60	\$ 60	\$ 62	\$ 62	\$ 64	\$ 64	\$ 66	\$ 66	\$ 68	\$ 68
Dev. Disability - Productive Living Board	\$ 0.0064	\$ 288	\$ 288	\$ 297	\$ 297	\$ 306	\$ 306	\$ 315	\$ 315	\$ 325	\$ 325	\$ 334	\$ 334	\$ 344	\$ 344
Total Commercial Surcharge Revenue to Project-Relevant Jurisdictions		\$ 13,645	\$ 13,645	\$ 14,054	\$ 14,054	\$ 14,476	\$ 14,476	\$ 14,910	\$ 14,910	\$ 15,357	\$ 15,357	\$ 15,818	\$ 15,818	\$ 16,293	\$ 16,293

Year		2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Project Year		15	16	17	18	19	20	21	22	23	24	25
Base Commercial Assessed Value		\$ 3,246,781	\$ 3,246,781	\$ 3,344,184	\$ 3,344,184	\$ 3,444,510	\$ 3,444,510	\$ 3,547,845	\$ 3,547,845	\$ 3,654,281	\$ 3,654,281	\$ 3,763,909
	Rate											
Total County Commercial Surcharge	\$ 1.7000	\$ 55,195	\$ 55,195	\$ 56,851	\$ 56,851	\$ 58,557	\$ 58,557	\$ 60,313	\$ 60,313	\$ 62,123	\$ 62,123	\$ 63,986
<i>Total Commercial Surcharge Taxes</i>												
State of Missouri	\$ 0.0039	\$ 213	\$ 213	\$ 219	\$ 219	\$ 226	\$ 226	\$ 233	\$ 233	\$ 240	\$ 240	\$ 247
County General	\$ 0.0450	\$ 2,483	\$ 2,483	\$ 2,557	\$ 2,557	\$ 2,634	\$ 2,634	\$ 2,713	\$ 2,713	\$ 2,794	\$ 2,794	\$ 2,878
County Health Fund	\$ 0.0386	\$ 2,128	\$ 2,128	\$ 2,192	\$ 2,192	\$ 2,258	\$ 2,258	\$ 2,326	\$ 2,326	\$ 2,395	\$ 2,395	\$ 2,467
County Park Maintenance	\$ 0.0064	\$ 355	\$ 355	\$ 365	\$ 365	\$ 376	\$ 376	\$ 388	\$ 388	\$ 399	\$ 399	\$ 411
County Bond Retire	\$ 0.0332	\$ 1,834	\$ 1,834	\$ 1,889	\$ 1,889	\$ 1,945	\$ 1,945	\$ 2,004	\$ 2,004	\$ 2,064	\$ 2,064	\$ 2,126
Roads and Bridges	\$ 0.0231	\$ 1,277	\$ 1,277	\$ 1,315	\$ 1,315	\$ 1,355	\$ 1,355	\$ 1,395	\$ 1,395	\$ 1,437	\$ 1,437	\$ 1,480
St. Louis Community College	\$ 0.0283	\$ 1,561	\$ 1,561	\$ 1,608	\$ 1,608	\$ 1,656	\$ 1,656	\$ 1,705	\$ 1,705	\$ 1,757	\$ 1,757	\$ 1,809
Special School District	\$ 0.0688	\$ 3,796	\$ 3,796	\$ 3,909	\$ 3,909	\$ 4,027	\$ 4,027	\$ 4,147	\$ 4,147	\$ 4,272	\$ 4,272	\$ 4,400
Metropolitan Zoo Museum District	\$ 0.0305	\$ 1,682	\$ 1,682	\$ 1,733	\$ 1,733	\$ 1,785	\$ 1,785	\$ 1,839	\$ 1,839	\$ 1,894	\$ 1,894	\$ 1,950
County Library	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Brentwood Schools	\$ 0.0122	\$ 675	\$ 675	\$ 695	\$ 695	\$ 716	\$ 716	\$ 737	\$ 737	\$ 760	\$ 760	\$ 782
Metropolitan Sewer District	\$ 0.0064	\$ 354	\$ 354	\$ 365	\$ 365	\$ 376	\$ 376	\$ 387	\$ 387	\$ 399	\$ 399	\$ 411
Deer Creek Sewer	\$ 0.0013	\$ 70	\$ 70	\$ 72	\$ 72	\$ 74	\$ 74	\$ 76	\$ 76	\$ 78	\$ 78	\$ 81
Dev. Disability - Productive Living Board	\$ 0.0064	\$ 355	\$ 355	\$ 365	\$ 365	\$ 376	\$ 376	\$ 388	\$ 388	\$ 399	\$ 399	\$ 411
Total Commercial Surcharge Revenue to Project-Relevant Jurisdictions		\$ 16,781	\$ 16,781	\$ 17,285	\$ 17,285	\$ 17,803	\$ 17,803	\$ 18,338	\$ 18,338	\$ 18,888	\$ 18,888	\$ 19,454

Year		2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Project Year		15	16	17	18	19	20	21	22	23	24	25
Total Assessed Value:		\$ 78,515	\$ 78,515	\$ 80,871	\$ 80,871	\$ 83,297	\$ 83,297	\$ 85,796	\$ 85,796	\$ 88,369	\$ 88,369	\$ 91,021
% Complete		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Depreciation		100%	86%	61%	44%	31%	100%	86%	61%	44%	31%	31%
Assumed Value (replacement every 5 years)		\$ 78,515	\$ 67,523	\$ 49,331	\$ 35,583	\$ 25,822	\$ 83,297	\$ 73,784	\$ 52,335	\$ 38,883	\$ 27,395	\$ 28,216
Personal Property Tax Revenue	Rate											
State of Missouri1	0.03	\$ 24	\$ 20	\$ 15	\$ 11	\$ 8	\$ 25	\$ 22	\$ 16	\$ 12	\$ 8	\$ 8
County General	0.209	\$ 164	\$ 141	\$ 103	\$ 74	\$ 54	\$ 174	\$ 154	\$ 109	\$ 81	\$ 57	\$ 59
County Health Fund	0.14	\$ 110	\$ 95	\$ 69	\$ 50	\$ 36	\$ 117	\$ 103	\$ 73	\$ 54	\$ 38	\$ 40
County Park Maintenance	0.05	\$ 39	\$ 34	\$ 25	\$ 18	\$ 13	\$ 42	\$ 37	\$ 26	\$ 19	\$ 14	\$ 14
County Bond Retire	0.019	\$ 15	\$ 13	\$ 9	\$ 7	\$ 5	\$ 16	\$ 14	\$ 10	\$ 7	\$ 5	\$ 5
Roads and Bridges	0.105	\$ 82	\$ 71	\$ 52	\$ 37	\$ 27	\$ 87	\$ 77	\$ 55	\$ 41	\$ 29	\$ 30
St. Louis Community College	0.2787	\$ 219	\$ 188	\$ 137	\$ 99	\$ 72	\$ 232	\$ 206	\$ 146	\$ 108	\$ 76	\$ 79
Special School District	1.0158	\$ 798	\$ 686	\$ 501	\$ 361	\$ 262	\$ 846	\$ 750	\$ 532	\$ 395	\$ 278	\$ 287
Metropolitan Zoo Museum District	0.2455	\$ 193	\$ 166	\$ 121	\$ 87	\$ 63	\$ 204	\$ 181	\$ 128	\$ 95	\$ 67	\$ 69
Library	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Brentwood School District	4.9132	\$ 3,858	\$ 3,318	\$ 2,424	\$ 1,748	\$ 1,269	\$ 4,093	\$ 3,625	\$ 2,571	\$ 1,910	\$ 1,346	\$ 1,386
Metropolitan Sewer District	0.1041	\$ 82	\$ 70	\$ 51	\$ 37	\$ 27	\$ 87	\$ 77	\$ 54	\$ 40	\$ 29	\$ 29
Deer Creek Sewer	0.093	\$ 73	\$ 63	\$ 46	\$ 33	\$ 24	\$ 77	\$ 69	\$ 49	\$ 36	\$ 25	\$ 26
City of Brentwood	0.892	\$ 700	\$ 602	\$ 440	\$ 317	\$ 230	\$ 743	\$ 658	\$ 467	\$ 347	\$ 244	\$ 252
Business District	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dev. Disability - Productive Living Board	0.09	\$ 71	\$ 61	\$ 44	\$ 32	\$ 23	\$ 75	\$ 66	\$ 47	\$ 35	\$ 25	\$ 25
Total Personal Property Tax Revenue	8.1853	\$ 6,427	\$ 5,527	\$ 4,038	\$ 2,913	\$ 2,114	\$ 6,818	\$ 6,039	\$ 4,284	\$ 3,183	\$ 2,242	\$ 2,310

PERSONAL REAL PROPERTY

Phase 1 NO BUILD: PERSONAL PROPERTY

Year		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Project Year		1	2	3	4	5	6	7	8	9	10	11	12	13	14
Total Assessed Value:		\$ 63,840	\$ 63,840	\$ 65,755	\$ 65,755	\$ 67,728	\$ 67,728	\$ 69,760	\$ 69,760	\$ 71,852	\$ 71,852	\$ 74,008	\$ 74,008	\$ 76,228	\$ 76,228
% Complete		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Depreciation		100%	100%	86%	61%	100%	86%	61%	44%	31%	100%	86%	61%	44%	31%
Assumed Value (replacement every 5 years)		\$ 63,840	\$ 63,840	\$ 56,549	\$ 40,111	\$ 67,728	\$ 58,246	\$ 42,553	\$ 30,694	\$ 22,274	\$ 71,852	\$ 63,647	\$ 45,145	\$ 33,540	\$ 23,631
Personal Property Tax Revenue	Rate														
State of Missouri1	\$ 0.0300	\$ 19	\$ 19	\$ 17	\$ 12	\$ 20	\$ 17	\$ 13	\$ 9	\$ 7	\$ 22	\$ 19	\$ 14	\$ 10	\$ 7
County General	\$ 0.2090	\$ 133	\$ 133	\$ 118	\$ 84	\$ 142	\$ 122	\$ 89	\$ 64	\$ 47	\$ 150	\$ 133	\$ 94	\$ 70	\$ 49
County Health Fund	\$ 0.1400	\$ 89	\$ 89	\$ 79	\$ 56	\$ 95	\$ 82	\$ 60	\$ 43	\$ 31	\$ 101	\$ 89	\$ 63	\$ 47	\$ 33
County Park Maintenance	\$ 0.0500	\$ 32	\$ 32	\$ 28	\$ 20	\$ 34	\$ 29	\$ 21	\$ 15	\$ 11	\$ 36	\$ 32	\$ 23	\$ 17	\$ 12
County Bond Retire	\$ 0.0190	\$ 12	\$ 12	\$ 11	\$ 8	\$ 13	\$ 11	\$ 8	\$ 6	\$ 4	\$ 14	\$ 12	\$ 9	\$ 6	\$ 4
Roads and Bridges	\$ 0.1050	\$ 67	\$ 67	\$ 59	\$ 42	\$ 71	\$ 61	\$ 45	\$ 32	\$ 23	\$ 75	\$ 67	\$ 47	\$ 35	\$ 25
St. Louis Community College	\$ 0.2787	\$ 178	\$ 178	\$ 158	\$ 112	\$ 189	\$ 162	\$ 119	\$ 86	\$ 62	\$ 200	\$ 177	\$ 126	\$ 93	\$ 66
Special School District	\$ 1.0158	\$ 648	\$ 648	\$ 574	\$ 407	\$ 688	\$ 592	\$ 432	\$ 312	\$ 226	\$ 730	\$ 647	\$ 459	\$ 341	\$ 240
Metropolitan Zoo Museum District	\$ 0.2455	\$ 157	\$ 157	\$ 139	\$ 98	\$ 166	\$ 143	\$ 104	\$ 75	\$ 55	\$ 176	\$ 156	\$ 111	\$ 82	\$ 58
Library	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Brentwood School District	\$ 4.9132	\$ 3,137	\$ 3,137	\$ 2,778	\$ 1,971	\$ 3,328	\$ 2,862	\$ 2,091	\$ 1,508	\$ 1,094	\$ 3,530	\$ 3,127	\$ 2,218	\$ 1,648	\$ 1,161
Metropolitan Sewer District	\$ 0.1041	\$ 66	\$ 66	\$ 59	\$ 42	\$ 71	\$ 61	\$ 44	\$ 32	\$ 23	\$ 75	\$ 66	\$ 47	\$ 35	\$ 25
Deer Creek Sewer	\$ 0.0930	\$ 59	\$ 59	\$ 53	\$ 37	\$ 63	\$ 54	\$ 40	\$ 29	\$ 21	\$ 67	\$ 59	\$ 42	\$ 31	\$ 22
City of Brentwood	\$ 0.8920	\$ 569	\$ 569	\$ 504	\$ 358	\$ 604	\$ 520	\$ 380	\$ 274	\$ 199	\$ 641	\$ 568	\$ 403	\$ 299	\$ 211
Business District	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dev. Disability - Productive Living Board	\$ 0.0900	\$ 57	\$ 57	\$ 51	\$ 36	\$ 61	\$ 52	\$ 38	\$ 28	\$ 20	\$ 65	\$ 57	\$ 41	\$ 30	\$ 21
Total Personal Property Tax Revenue	\$ 8.1853	\$ 5,225	\$ 5,225	\$ 4,629	\$ 3,283	\$ 5,544	\$ 4,768	\$ 3,483	\$ 2,512	\$ 1,823	\$ 5,881	\$ 5,210	\$ 3,695	\$ 2,745	\$ 1,934

Sales Taxes

Phase 1 NO BUILD: SALES TAX

Year		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Project Year		1	2	3	4	5	6	7	8	9	10	11	12	13	14
Estimated Taxable Sales with Vacancy		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Base Retail Sales		\$ 3,825,000	\$ 3,901,500	\$ 3,979,530	\$ 4,059,121	\$ 4,140,303	\$ 4,223,109	\$ 4,307,571	\$ 4,393,723	\$ 4,481,597	\$ 4,571,229	\$ 4,662,654	\$ 4,755,907	\$ 4,851,025	\$ 4,948,045
Total Incremental Sales		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Sales		\$ 3,825,000	\$ 3,901,500	\$ 3,979,530	\$ 4,059,121	\$ 4,140,303	\$ 4,223,109	\$ 4,307,571	\$ 4,393,723	\$ 4,481,597	\$ 4,571,229	\$ 4,662,654	\$ 4,755,907	\$ 4,851,025	\$ 4,948,045
Taxe	Rate														
Missouri State Sales Tax	4.2250%	\$ 161,606	\$ 164,838	\$ 168,135	\$ 171,498	\$ 174,928	\$ 178,426	\$ 181,995	\$ 185,635	\$ 189,347	\$ 193,134	\$ 196,997	\$ 200,937	\$ 204,956	\$ 209,055
Prop A Transportation	0.5000%	\$ 19,125	\$ 19,508	\$ 19,898	\$ 20,296	\$ 20,702	\$ 21,116	\$ 21,538	\$ 21,969	\$ 22,408	\$ 22,856	\$ 23,313	\$ 23,780	\$ 24,255	\$ 24,740
Children's Service Fund	0.2500%	\$ 9,563	\$ 9,754	\$ 9,949	\$ 10,148	\$ 10,351	\$ 10,558	\$ 10,769	\$ 10,984	\$ 11,204	\$ 11,428	\$ 11,657	\$ 11,890	\$ 12,128	\$ 12,370
Parks Arch Tax	0.1875%	\$ 7,172	\$ 7,315	\$ 7,462	\$ 7,611	\$ 7,763	\$ 7,918	\$ 8,077	\$ 8,238	\$ 8,403	\$ 8,571	\$ 8,742	\$ 8,917	\$ 9,096	\$ 9,278
Metrolink (Mass Transit)	0.2500%	\$ 9,563	\$ 9,754	\$ 9,949	\$ 10,148	\$ 10,351	\$ 10,558	\$ 10,769	\$ 10,984	\$ 11,204	\$ 11,428	\$ 11,657	\$ 11,890	\$ 12,128	\$ 12,370
Emergency Services	0.1000%	\$ 3,825	\$ 3,902	\$ 3,980	\$ 4,059	\$ 4,140	\$ 4,223	\$ 4,308	\$ 4,394	\$ 4,482	\$ 4,571	\$ 4,663	\$ 4,756	\$ 4,851	\$ 4,948
0															
Countywide Sales Tax	1.0000%	\$ 38,250	\$ 39,015	\$ 39,795	\$ 40,591	\$ 41,403	\$ 42,231	\$ 43,076	\$ 43,937	\$ 44,816	\$ 45,712	\$ 46,627	\$ 47,559	\$ 48,510	\$ 49,480
County Transportation Sales Tax	0.5000%	\$ 19,125	\$ 19,508	\$ 19,898	\$ 20,296	\$ 20,702	\$ 21,116	\$ 21,538	\$ 21,969	\$ 22,408	\$ 22,856	\$ 23,313	\$ 23,780	\$ 24,255	\$ 24,740
Regional Parks/Trails (Metro Parks)	0.1000%	\$ 3,825	\$ 3,902	\$ 3,980	\$ 4,059	\$ 4,140	\$ 4,223	\$ 4,308	\$ 4,394	\$ 4,482	\$ 4,571	\$ 4,663	\$ 4,756	\$ 4,851	\$ 4,948
County Prop P Public Safety	0.5000%	\$ 19,125	\$ 19,508	\$ 19,898	\$ 20,296	\$ 20,702	\$ 21,116	\$ 21,538	\$ 21,969	\$ 22,408	\$ 22,856	\$ 23,313	\$ 23,780	\$ 24,255	\$ 24,740
Zoo Tax	0.1250%	\$ 4,781	\$ 4,877	\$ 4,974	\$ 5,074	\$ 5,175	\$ 5,279	\$ 5,384	\$ 5,492	\$ 5,602	\$ 5,714	\$ 5,828	\$ 5,945	\$ 6,064	\$ 6,185
Brentwood Economic Development Sales Tax	0.5000%	\$ 19,125	\$ 19,508	\$ 19,898	\$ 20,296	\$ 20,702	\$ 21,116	\$ 21,538	\$ 21,969	\$ 22,408	\$ 22,856	\$ 23,313	\$ 23,780	\$ 24,255	\$ 24,740
Brentwood Capital Improvements Sales Tax	0.5000%	\$ 19,125	\$ 19,508	\$ 19,898	\$ 20,296	\$ 20,702	\$ 21,116	\$ 21,538	\$ 21,969	\$ 22,408	\$ 22,856	\$ 23,313	\$ 23,780	\$ 24,255	\$ 24,740
Brentwood Local Option Sales Tax	0.2500%	\$ 9,563	\$ 9,754	\$ 9,949	\$ 10,148	\$ 10,351	\$ 10,558	\$ 10,769	\$ 10,984	\$ 11,204	\$ 11,428	\$ 11,657	\$ 11,890	\$ 12,128	\$ 12,370
Brentwood Fire	0.5000%	\$ 19,125	\$ 19,508	\$ 19,898	\$ 20,296	\$ 20,702	\$ 21,116	\$ 21,538	\$ 21,969	\$ 22,408	\$ 22,856	\$ 23,313	\$ 23,780	\$ 24,255	\$ 24,740
Brentwood Stormwater & Parks	0.2500%	\$ 9,563	\$ 9,754	\$ 9,949	\$ 10,148	\$ 10,351	\$ 10,558	\$ 10,769	\$ 10,984	\$ 11,204	\$ 11,428	\$ 11,657	\$ 11,890	\$ 12,128	\$ 12,370
Total Retail Sales Tax Revenues to Taxing Jurisdictions (Not including Collection Fees or Timely Payment Discounts)		\$ 372,459	\$ 379,909	\$ 387,507	\$ 395,257	\$ 403,162	\$ 411,225	\$ 419,450	\$ 427,839	\$ 436,396	\$ 445,123	\$ 454,026	\$ 463,106	\$ 472,369	\$ 481,816

Year		2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Project Year		15	16	17	18	19	20	21	22	23	24	25
Estimated Taxable Sales with Vacancy		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Base Retail Sales		\$ 5,047,006	\$ 5,147,946	\$ 5,250,905	\$ 5,355,923	\$ 5,463,042	\$ 5,572,303	\$ 5,683,749	\$ 5,797,424	\$ 5,913,372	\$ 6,031,640	\$ 6,152,272
Total Incremental Sales		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Sales		\$ 5,047,006	\$ 5,147,946	\$ 5,250,905	\$ 5,355,923	\$ 5,463,042	\$ 5,572,303	\$ 5,683,749	\$ 5,797,424	\$ 5,913,372	\$ 6,031,640	\$ 6,152,272
Taxe	Rate											
Missouri State Sales Tax	4.2250%	\$ 213,236	\$ 217,501	\$ 221,851	\$ 226,288	\$ 230,814	\$ 235,430	\$ 240,138	\$ 244,941	\$ 249,840	\$ 254,837	\$ 259,934
Prop A Transportation	0.5000%	\$ 25,235	\$ 25,740	\$ 26,255	\$ 26,780	\$ 27,315	\$ 27,862	\$ 28,419	\$ 28,987	\$ 29,567	\$ 30,158	\$ 30,761
Children's Service Fund	0.2500%	\$ 12,618	\$ 12,870	\$ 13,127	\$ 13,390	\$ 13,658	\$ 13,931	\$ 14,209	\$ 14,494	\$ 14,783	\$ 15,079	\$ 15,381
Parks Arch Tax	0.1875%	\$ 9,463	\$ 9,652	\$ 9,845	\$ 10,042	\$ 10,243	\$ 10,448	\$ 10,657	\$ 10,870	\$ 11,088	\$ 11,309	\$ 11,536
Metrolink (Mass Transit)	0.2500%	\$ 12,618	\$ 12,870	\$ 13,127	\$ 13,390	\$ 13,658	\$ 13,931	\$ 14,209	\$ 14,494	\$ 14,783	\$ 15,079	\$ 15,381
Emergency Services	0.1000%	\$ 5,047	\$ 5,148	\$ 5,251	\$ 5,356	\$ 5,463	\$ 5,572	\$ 5,684	\$ 5,797	\$ 5,913	\$ 6,032	\$ 6,152
0												
Countywide Sales Tax	1.0000%	\$ 50,470	\$ 51,479	\$ 52,509	\$ 53,559	\$ 54,630	\$ 55,723	\$ 56,837	\$ 57,974	\$ 59,134	\$ 60,316	\$ 61,523
County Transportation Sales Tax	0.5000%	\$ 25,235	\$ 25,740	\$ 26,255	\$ 26,780	\$ 27,315	\$ 27,862	\$ 28,419	\$ 28,987	\$ 29,567	\$ 30,158	\$ 30,761
Regional Parks/Trails (Metro Parks)	0.1000%	\$ 5,047	\$ 5,148	\$ 5,251	\$ 5,356	\$ 5,463	\$ 5,572	\$ 5,684	\$ 5,797	\$ 5,913	\$ 6,032	\$ 6,152
County Prop P Public Safety	0.5000%	\$ 25,235	\$ 25,740	\$ 26,255	\$ 26,780	\$ 27,315	\$ 27,862	\$ 28,419	\$ 28,987	\$ 29,567	\$ 30,158	\$ 30,761
Zoo Tax	0.1250%	\$ 6,309	\$ 6,435	\$ 6,564	\$ 6,695	\$ 6,829	\$ 6,965	\$ 7,105	\$ 7,247	\$ 7,392	\$ 7,540	\$ 7,690
Brentwood Economic Development Sales Tax	0.5000%	\$ 25,235	\$ 25,740	\$ 26,255	\$ 26,780	\$ 27,315	\$ 27,862	\$ 28,419	\$ 28,987	\$ 29,567	\$ 30,158	\$ 30,761
Brentwood Capital Improvements Sales Tax	0.5000%	\$ 25,235	\$ 25,740	\$ 26,255	\$ 26,780	\$ 27,315	\$ 27,862	\$ 28,419	\$ 28,987	\$ 29,567	\$ 30,158	\$ 30,761
Brentwood Local Option Sales Tax	0.2500%	\$ 12,618	\$ 12,870	\$ 13,127	\$ 13,390	\$ 13,658	\$ 13,931	\$ 14,209	\$ 14,494	\$ 14,783	\$ 15,079	\$ 15,381
Brentwood Fire	0.5000%	\$ 25,235	\$ 25,740	\$ 26,255	\$ 26,780	\$ 27,315	\$ 27,862	\$ 28,419	\$ 28,987	\$ 29,567	\$ 30,158	\$ 30,761
Brentwood Stormwater & Parks	0.2500%	\$ 12,618	\$ 12,870	\$ 13,127	\$ 13,390	\$ 13,658	\$ 13,931	\$ 14,209	\$ 14,494	\$ 14,783	\$ 15,079	\$ 15,381
Total Retail Sales Tax Revenues to Taxing Jurisdictions (Not including Collection Fees or Timely Payment Discounts)		\$ 491,452	\$ 501,281	\$ 511,307	\$ 521,533	\$ 531,964	\$ 542,603	\$ 553,455	\$ 564,524	\$ 575,815	\$ 587,331	\$ 599,078

Utility Taxes

Phase 1 NO BUILD: UTILITY TAX														
Year	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Project Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Commercial Utility Sales														
Total Utility Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Base Utilities	\$ 93,954	\$ 95,833	\$ 97,750	\$ 99,705	\$ 101,699	\$ 103,733	\$ 105,807	\$ 107,924	\$ 110,082	\$ 112,284	\$ 114,529	\$ 116,820	\$ 119,156	\$ 121,540
Incremental Utility Charges	Rate \$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Utility Taxes Revenue	0.075	\$ 7,047	\$ 7,187	\$ 7,331	\$ 7,478	\$ 7,627	\$ 7,780	\$ 7,936	\$ 8,094	\$ 8,256	\$ 8,421	\$ 8,590	\$ 8,761	\$ 8,937

Year	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Project Year	15	16	17	18	19	20	21	22	23	24	25
Commercial Utility Sales											
Total Utility Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Base Utilities	\$ 123,970	\$ 126,450	\$ 128,979	\$ 131,558	\$ 134,189	\$ 136,873	\$ 139,611	\$ 142,403	\$ 145,251	\$ 148,156	\$ 151,119
Incremental Utility Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Utility Taxes Revenue	\$ 9,298	\$ 9,484	\$ 9,673	\$ 9,867	\$ 10,064	\$ 10,265	\$ 10,471	\$ 10,680	\$ 10,894	\$ 11,112	\$ 11,334

APPENDIX B-3

Phase 1: Abatement Revenue Projections

Phaes 1: Calculation of Abated PILOT

\$14,435,066	Projected Commercial Assessed Valuation at 100% Completion (2021 Dollars)
\$7,695,000	Projected Residential Assessed Valuation at 100% Completion (2021 Dollars)
\$ 2,639,930	Base Commercial Valuation (2021)
\$19,490,136	Incremental Assessed Value

68% Percentage Commercial AV to total development at completion
32% Percentage Residential AV to total development at completion
8.2018 Commercial Tax Rate Subject to Abatement
6.9759 Residential Tax Rate Subject to Abatement

\$1,079,253 Incremental Commercial Real Estate Tax (Stabilized)
\$441,673 Incremental Residential Real Estate Tax (Stabilized)

Calendar Year	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Year	1	2	3	4	5	6	7	8	9	10	11	12
Projected Commercial Assessed Valuation*	\$ 14,868,118	\$ 15,314,162	\$ 15,314,162	\$ 15,773,586	\$ 15,773,586	\$ 16,246,794	\$ 16,246,794	\$ 16,734,198	\$ 16,734,198	\$ 17,236,224	\$ 17,236,224	\$ 17,753,310
% of new SF complete	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Adjusted Assessed Value	\$7,925,850	\$8,163,626	\$8,163,626	\$8,408,534	\$8,408,534	\$8,660,790	\$8,660,790	\$8,920,614	\$8,920,614	\$9,188,232	\$9,188,232	\$9,463,879
Projected Residential Assessed Valuation	\$ 7,925,850	\$ 8,163,626	\$ 8,163,626	\$ 8,408,534	\$ 8,408,534	\$ 8,660,790	\$ 8,660,790	\$ 8,920,614	\$ 8,920,614	\$ 9,188,232	\$ 9,188,232	\$ 9,463,879
% of new Residential SF complete	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Total Residential Assessed Valuation	\$ 7,925,850	\$ 8,163,626	\$ 8,163,626	\$ 8,408,534	\$ 8,408,534	\$ 8,660,790	\$ 8,660,790	\$ 8,920,614	\$ 8,920,614	\$ 9,188,232	\$ 9,188,232	\$ 9,463,879
Used Total Assessed Valuation w/ Annual Increase	\$ 22,793,968	\$ 23,477,787	\$ 23,477,787	\$ 24,182,121	\$ 24,182,121	\$ 24,907,584	\$ 24,907,584	\$ 25,654,812	\$ 25,654,812	\$ 26,424,456	\$ 26,424,456	\$ 27,217,190
Base Valuation	\$ 2,719,128	\$ 2,719,128	\$ 2,719,128	\$ 2,719,128	\$ 2,719,128	\$ 2,719,128	\$ 2,719,128	\$ 2,719,128	\$ 2,719,128	\$ 2,719,128	\$ 2,719,128	\$ 2,719,128
Incremental Value	\$ 20,074,840	\$ 20,758,659	\$ 20,758,659	\$ 21,462,993	\$ 21,462,993	\$ 22,188,456	\$ 22,188,456	\$ 22,935,684	\$ 22,935,684	\$ 23,705,328	\$ 23,705,328	\$ 24,498,062
Portion of Commercial Incremental Value	\$ 13,094,477	\$ 13,540,521	\$ 13,540,521	\$ 13,999,945	\$ 13,999,945	\$ 14,473,153	\$ 14,473,153	\$ 14,960,557	\$ 14,960,557	\$ 15,462,583	\$ 15,462,583	\$ 15,979,669
Commercial Abatement Eligible Tax Rate	\$ 8.2018	\$ 8.2018	\$ 8.2018	\$ 8.2018	\$ 8.2018	\$ 8.2018	\$ 8.2018	\$ 8.2018	\$ 8.2018	\$ 8.2018	\$ 8.2018	\$ 8.2018
Commercial Abatement PILOT	\$ 966,585	\$ 999,510	\$ 999,510	\$ 1,033,423	\$ 1,033,423	\$ 1,068,353	\$ 1,068,353	\$ 1,104,331	\$ 1,104,331	\$ -	\$ -	\$ -
Portion of Residential Incremental Value	\$ 6,980,363	\$ 7,218,139	\$ 7,218,139	\$ 7,463,047	\$ 7,463,047	\$ 7,715,303	\$ 7,715,303	\$ 7,975,127	\$ 7,975,127	\$ 8,242,745	\$ 8,242,745	\$ 8,518,392
Residential Abatement Eligible Tax Rate	\$ 6.9759	\$ 6.9759	\$ 6.9759	\$ 6.9759	\$ 6.9759	\$ 6.9759	\$ 6.9759	\$ 6.9759	\$ 6.9759	\$ 6.9759	\$ 6.9759	\$ 6.9759
Residential Abatement PILOT	\$ 438,249	\$ 453,177	\$ 453,177	\$ 468,553	\$ 468,553	\$ 484,391	\$ 484,391	\$ 500,703	\$ 500,703	\$ -	\$ -	\$ -
Commercial Surcharge Tax Rate	\$1.70	\$1.70	\$1.70	\$1.70	\$1.70	\$1.70	\$1.70	\$1.70	\$1.70	\$1.70	\$1.70	\$1.70
Total Eligible Percentage to Local Taxing Jurisdictions	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%
Total Abatement by Year	90%	90%	90%	90%	90%	90%	90%	90%	90%	0%	0%	0%
Commercial Surcharge Tax Abatement Value	\$ 60,140	\$ 62,189	\$ 62,189	\$ 64,299	\$ 64,299	\$ 66,472	\$ 66,472	\$ 68,711	\$ 68,711	\$ -	\$ -	\$ -
Total PILOT	\$ 1,464,973	\$ 1,514,876	\$ 1,514,876	\$ 1,566,275	\$ 1,566,275	\$ 1,619,216	\$ 1,619,216	\$ 1,673,745	\$ 1,673,745	\$ -	\$ -	\$ -
Cash Flow Less Collection Fees	\$1,442,999	\$1,492,152	\$1,492,152	\$1,542,781	\$1,542,781	\$1,594,928	\$1,594,928	\$1,648,639	\$1,648,639	\$0	\$0	\$0

APPENDIX C-1

Phase 2: Build Projections

COMMERCIAL REAL PROPERTY

Phase 2 BUILD: COMMERCIAL REAL PROPERTY

Year Project Year	2027 1	2028 2	2029 3	2030 4	2031 5	2032 6	2033 7	2034 8	2035 9	2036 10	2037 11	2038 12	2039 13	2040 14
Abated Commercial Real Property Taxes														
Base Commercial AV	\$ 1,009,701	\$ 1,009,701	\$ 1,009,701	\$ 1,009,701	\$ 1,009,701	\$ 1,009,701	\$ 1,009,701	\$ 1,009,701	\$ 1,009,701	\$ 1,009,701	\$ 1,009,701	\$ 1,009,701	\$ 1,009,701	\$ 1,009,701
Incremental Commercial AV Split	\$ 5,004,569	\$ 5,004,569	\$ 5,184,997	\$ 5,184,997	\$ 5,370,838	\$ 5,370,838	\$ 5,562,254	\$ 5,562,254	\$ 5,759,413	\$ 5,759,413	\$ 5,962,486	\$ 5,962,486	\$ 6,171,652	\$ 6,171,652
Commercial Real Property Taxes Not Subject to Abatement														
	Rate													
State of Missouri1	0.0300	\$ 1,804	\$ 1,804	\$ 1,858	\$ 1,858	\$ 1,914	\$ 1,914	\$ 1,972	\$ 1,972	\$ 2,031	\$ 2,031	\$ 2,092	\$ 2,092	\$ 2,154
Dev. Disability - Productive Living Board	0.0840	\$ 5,052	\$ 5,052	\$ 5,204	\$ 5,204	\$ 5,360	\$ 5,360	\$ 5,520	\$ 5,520	\$ 5,686	\$ 5,686	\$ 5,857	\$ 5,857	\$ 6,032
County General	0.1860	\$ 2,809	\$ 2,809	\$ 2,842	\$ 2,842	\$ 2,877	\$ 2,877	\$ 2,913	\$ 2,913	\$ 2,949	\$ 2,949	\$ 2,984	\$ 2,984	\$ 3,020
County Health Fund	0.1250	\$ 1,888	\$ 1,888	\$ 1,910	\$ 1,910	\$ 1,933	\$ 1,933	\$ 1,957	\$ 1,957	\$ 1,982	\$ 1,982	\$ 2,006	\$ 2,006	\$ 2,030
County Park Maintenance	0.0440	\$ 664	\$ 664	\$ 672	\$ 672	\$ 681	\$ 681	\$ 689	\$ 689	\$ 698	\$ 698	\$ 706	\$ 706	\$ 714
County Bond Retire	0.0190	\$ 287	\$ 287	\$ 290	\$ 290	\$ 294	\$ 294	\$ 298	\$ 298	\$ 301	\$ 301	\$ 305	\$ 305	\$ 309
Roads and Bridges	0.0930	\$ 1,404	\$ 1,404	\$ 1,421	\$ 1,421	\$ 1,439	\$ 1,439	\$ 1,456	\$ 1,456	\$ 1,475	\$ 1,475	\$ 1,492	\$ 1,492	\$ 1,510
St. Louis Community College	0.2787	\$ 4,209	\$ 4,209	\$ 4,259	\$ 4,259	\$ 4,311	\$ 4,311	\$ 4,364	\$ 4,364	\$ 4,419	\$ 4,419	\$ 4,473	\$ 4,473	\$ 4,527
Special School District	1.0158	\$ 15,340	\$ 15,340	\$ 15,523	\$ 15,523	\$ 15,712	\$ 15,712	\$ 15,907	\$ 15,907	\$ 16,107	\$ 16,107	\$ 16,307	\$ 16,307	\$ 16,507
Metropolitan Zoo Museum District	0.2455	\$ 3,707	\$ 3,707	\$ 3,752	\$ 3,752	\$ 3,797	\$ 3,797	\$ 3,844	\$ 3,844	\$ 3,893	\$ 3,893	\$ 3,941	\$ 3,941	\$ 3,989
Library	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Brentwood Schools	5.1127	\$ 77,210	\$ 77,210	\$ 78,132	\$ 78,132	\$ 79,082	\$ 79,082	\$ 80,061	\$ 80,061	\$ 81,069	\$ 81,069	\$ 82,097	\$ 82,097	\$ 83,135
Metropolitan Sewer District	0.1041	\$ 1,572	\$ 1,572	\$ 1,591	\$ 1,591	\$ 1,610	\$ 1,610	\$ 1,630	\$ 1,630	\$ 1,651	\$ 1,651	\$ 1,672	\$ 1,672	\$ 1,693
Deer Creek Sewer	0.0810	\$ 1,223	\$ 1,223	\$ 1,238	\$ 1,238	\$ 1,253	\$ 1,253	\$ 1,268	\$ 1,268	\$ 1,284	\$ 1,284	\$ 1,300	\$ 1,300	\$ 1,316
City of Brentwood	0.8130	\$ 12,278	\$ 12,278	\$ 12,424	\$ 12,424	\$ 12,575	\$ 12,575	\$ 12,731	\$ 12,731	\$ 12,891	\$ 12,891	\$ 13,052	\$ 13,052	\$ 13,213
Business District	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Commercial Property Tax Revenues to Taxing Jurisdictions	\$ 129,448	\$ 129,448	\$ 131,118	\$ 131,118	\$ 132,839	\$ 132,839	\$ 134,611	\$ 134,611	\$ 136,436	\$ 136,436	\$ 138,261	\$ 138,261	\$ 140,086	\$ 140,086

Year Project Year	2041 15	2042 16	2043 17	2044 18	2045 19	2046 20	2047 21	2048 22	2049 23	2050 24	2051 25
Abated Commercial Real Property Taxes											
Base Commercial AV	\$ 1,009,701	\$ 1,009,701	\$ 1,009,701	\$ 1,009,701	\$ 1,009,701	\$ 1,009,701	\$ 1,009,701	\$ 1,009,701	\$ 1,009,701	\$ 1,009,701	\$ 1,009,701
Incremental Commercial AV Split	\$ 6,387,093	\$ 6,387,093	\$ 6,608,996	\$ 6,608,996	\$ 6,837,557	\$ 6,837,557	\$ 7,072,975	\$ 7,072,975	\$ 7,315,455	\$ 7,315,455	\$ 7,565,210
Commercial Real Property Taxes Not Subject to Abatement											
	Rate										
State of Missouri1	0.0300	\$ 2,219	\$ 2,219	\$ 2,286	\$ 2,286	\$ 2,354	\$ 2,354	\$ 2,425	\$ 2,425	\$ 2,498	\$ 2,498
Dev. Disability - Productive Living Board	0.0840	\$ 6,213	\$ 6,213	\$ 6,400	\$ 6,400	\$ 6,592	\$ 6,592	\$ 6,789	\$ 6,789	\$ 6,993	\$ 6,993
County General	0.1860	\$ 13,758	\$ 13,758	\$ 14,171	\$ 14,171	\$ 14,596	\$ 14,596	\$ 15,034	\$ 15,034	\$ 15,485	\$ 15,485
County Health Fund	0.1250	\$ 9,246	\$ 9,246	\$ 9,523	\$ 9,523	\$ 9,809	\$ 9,809	\$ 10,103	\$ 10,103	\$ 10,406	\$ 10,406
County Park Maintenance	0.0440	\$ 3,255	\$ 3,255	\$ 3,352	\$ 3,352	\$ 3,453	\$ 3,453	\$ 3,556	\$ 3,556	\$ 3,663	\$ 3,663
County Bond Retire	0.0190	\$ 1,405	\$ 1,405	\$ 1,448	\$ 1,448	\$ 1,491	\$ 1,491	\$ 1,536	\$ 1,536	\$ 1,582	\$ 1,582
Roads and Bridges	0.0930	\$ 6,879	\$ 6,879	\$ 7,085	\$ 7,085	\$ 7,298	\$ 7,298	\$ 7,517	\$ 7,517	\$ 7,742	\$ 7,742
St. Louis Community College	0.2787	\$ 20,615	\$ 20,615	\$ 21,233	\$ 21,233	\$ 21,870	\$ 21,870	\$ 22,526	\$ 22,526	\$ 23,202	\$ 23,202
Special School District	1.0158	\$ 75,137	\$ 75,137	\$ 77,391	\$ 77,391	\$ 79,712	\$ 79,712	\$ 82,104	\$ 82,104	\$ 84,567	\$ 84,567
Metropolitan Zoo Museum District	0.2455	\$ 18,159	\$ 18,159	\$ 18,704	\$ 18,704	\$ 19,265	\$ 19,265	\$ 19,843	\$ 19,843	\$ 20,438	\$ 20,438
Library	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Brentwood Schools	5.1127	\$ 378,176	\$ 378,176	\$ 389,521	\$ 389,521	\$ 401,207	\$ 401,207	\$ 413,243	\$ 413,243	\$ 425,640	\$ 425,640
Metropolitan Sewer District	0.1041	\$ 7,700	\$ 7,700	\$ 7,931	\$ 7,931	\$ 8,169	\$ 8,169	\$ 8,414	\$ 8,414	\$ 8,666	\$ 8,666
Deer Creek Sewer	0.0810	\$ 5,991	\$ 5,991	\$ 6,171	\$ 6,171	\$ 6,356	\$ 6,356	\$ 6,547	\$ 6,547	\$ 6,743	\$ 6,743
City of Brentwood	0.8130	\$ 60,136	\$ 60,136	\$ 61,940	\$ 61,940	\$ 63,798	\$ 63,798	\$ 65,712	\$ 65,712	\$ 67,684	\$ 67,684
Business District	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Commercial Property Tax Revenues to Taxing Jurisdictions	\$ 608,889	\$ 608,889	\$ 627,156	\$ 627,156	\$ 645,971	\$ 645,971	\$ 665,350	\$ 665,350	\$ 685,310	\$ 685,310	\$ 705,870

COMMERCIAL SURCHARGE

Phase 2 BUILD: COMMERCIAL SURCHARGE

Year		2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Project Yearr		1	3	4	5	6	7	8	9	10	11	12	13	14
Redeveloped Commercial Assessed Value		\$ 6,014,270	\$ 6,014,270	\$ 6,194,698	\$ 6,194,698	\$ 6,380,539	\$ 6,380,539	\$ 6,571,955	\$ 6,571,955	\$ 6,769,114	\$ 6,769,114	\$ 6,972,187	\$ 6,972,187	\$ 7,181,353
	Rate													
Total County Commercial Surcharge	\$ 1.7000													
<i>Total Commercial Surcharge Taxes</i>														
State of Missouri	\$ 0.0039	\$ 394	\$ 394	\$ 406	\$ 406	\$ 418	\$ 418	\$ 431	\$ 431	\$ 444	\$ 444	\$ 457	\$ 457	\$ 471
County General	\$ 0.0450	\$ 1,155	\$ 1,155	\$ 1,169	\$ 1,169	\$ 1,183	\$ 1,183	\$ 1,197	\$ 1,197	\$ 1,213	\$ 1,213	\$ 5,332	\$ 5,332	\$ 5,492
County Health Fund	\$ 0.0386	\$ 990	\$ 990	\$ 1,002	\$ 1,002	\$ 1,014	\$ 1,014	\$ 1,026	\$ 1,026	\$ 1,039	\$ 1,039	\$ 4,570	\$ 4,570	\$ 4,708
County Park Maintenance	\$ 0.0064	\$ 165	\$ 165	\$ 167	\$ 167	\$ 169	\$ 169	\$ 171	\$ 171	\$ 173	\$ 173	\$ 762	\$ 762	\$ 785
County Bond Retire	\$ 0.0332	\$ 853	\$ 853	\$ 863	\$ 863	\$ 874	\$ 874	\$ 884	\$ 884	\$ 895	\$ 895	\$ 3,938	\$ 3,938	\$ 4,056
Roads and Bridges	\$ 0.0231	\$ 594	\$ 594	\$ 601	\$ 601	\$ 608	\$ 608	\$ 616	\$ 616	\$ 624	\$ 624	\$ 2,742	\$ 2,742	\$ 2,824
St. Louis Community College	\$ 0.0283	\$ 726	\$ 726	\$ 735	\$ 735	\$ 744	\$ 744	\$ 753	\$ 753	\$ 762	\$ 762	\$ 3,352	\$ 3,352	\$ 3,452
Special School District	\$ 0.0688	\$ 1,765	\$ 1,765	\$ 1,786	\$ 1,786	\$ 1,808	\$ 1,808	\$ 1,831	\$ 1,831	\$ 1,854	\$ 1,854	\$ 8,151	\$ 8,151	\$ 8,395
Metropolitan Zoo Museum District	\$ 0.0305	\$ 783	\$ 783	\$ 792	\$ 792	\$ 802	\$ 802	\$ 811	\$ 811	\$ 822	\$ 822	\$ 3,613	\$ 3,613	\$ 3,721
County Library	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Brentwood Schools	\$ 0.0122	\$ 314	\$ 314	\$ 318	\$ 318	\$ 321	\$ 321	\$ 325	\$ 325	\$ 330	\$ 330	\$ 1,449	\$ 1,449	\$ 1,493
Metropolitan Sewer District	\$ 0.0064	\$ 165	\$ 165	\$ 167	\$ 167	\$ 169	\$ 169	\$ 171	\$ 171	\$ 173	\$ 173	\$ 761	\$ 761	\$ 783
Deer Creek Sewer	\$ 0.0013	\$ 32	\$ 32	\$ 33	\$ 33	\$ 33	\$ 33	\$ 34	\$ 34	\$ 34	\$ 34	\$ 149	\$ 149	\$ 154
Dev. Disability - Productive Living Board	\$ 0.0064	\$ 165	\$ 165	\$ 167	\$ 167	\$ 169	\$ 169	\$ 171	\$ 171	\$ 173	\$ 173	\$ 762	\$ 762	\$ 785
Total Commercial Surcharge Revenue to Project-Relevant Jurisdictions		\$ 8,101	\$ 8,101	\$ 8,205	\$ 8,205	\$ 8,312	\$ 8,312	\$ 8,422	\$ 8,422	\$ 8,535	\$ 8,535	\$ 36,037	\$ 36,037	\$ 37,118

Year		2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
Project Yearr		15	16	17	18	19	20	21	22	23	24	25
Redeveloped Commercial Assessed Value		\$ 7,396,793	\$ 7,396,793	\$ 7,618,697	\$ 7,618,697	\$ 7,847,258	\$ 7,847,258	\$ 8,082,676	\$ 8,082,676	\$ 8,325,156	\$ 8,325,156	\$ 8,574,911
	Rate											
Total County Commercial Surcharge	\$ 1.7000											
<i>Total Commercial Surcharge Taxes</i>												
State of Missouri	\$ 0.0039	\$ 485	\$ 485	\$ 499	\$ 499	\$ 514	\$ 514	\$ 530	\$ 530	\$ 546	\$ 546	\$ 562
County General	\$ 0.0450	\$ 5,656	\$ 5,656	\$ 5,826	\$ 5,826	\$ 6,001	\$ 6,001	\$ 6,181	\$ 6,181	\$ 6,366	\$ 6,366	\$ 6,557
County Health Fund	\$ 0.0386	\$ 4,849	\$ 4,849	\$ 4,994	\$ 4,994	\$ 5,144	\$ 5,144	\$ 5,298	\$ 5,298	\$ 5,457	\$ 5,457	\$ 5,621
County Park Maintenance	\$ 0.0064	\$ 808	\$ 808	\$ 832	\$ 832	\$ 857	\$ 857	\$ 883	\$ 883	\$ 910	\$ 910	\$ 937
County Bond Retire	\$ 0.0332	\$ 4,177	\$ 4,177	\$ 4,303	\$ 4,303	\$ 4,432	\$ 4,432	\$ 4,565	\$ 4,565	\$ 4,702	\$ 4,702	\$ 4,843
Roads and Bridges	\$ 0.0231	\$ 2,909	\$ 2,909	\$ 2,996	\$ 2,996	\$ 3,086	\$ 3,086	\$ 3,179	\$ 3,179	\$ 3,274	\$ 3,274	\$ 3,372
St. Louis Community College	\$ 0.0283	\$ 3,556	\$ 3,556	\$ 3,662	\$ 3,662	\$ 3,772	\$ 3,772	\$ 3,885	\$ 3,885	\$ 4,002	\$ 4,002	\$ 4,122
Special School District	\$ 0.0688	\$ 8,647	\$ 8,647	\$ 8,906	\$ 8,906	\$ 9,174	\$ 9,174	\$ 9,449	\$ 9,449	\$ 9,732	\$ 9,732	\$ 10,024
Metropolitan Zoo Museum District	\$ 0.0305	\$ 3,833	\$ 3,833	\$ 3,948	\$ 3,948	\$ 4,066	\$ 4,066	\$ 4,188	\$ 4,188	\$ 4,314	\$ 4,314	\$ 4,444
County Library	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Brentwood Schools	\$ 0.0122	\$ 1,537	\$ 1,537	\$ 1,584	\$ 1,584	\$ 1,631	\$ 1,631	\$ 1,680	\$ 1,680	\$ 1,730	\$ 1,730	\$ 1,782
Metropolitan Sewer District	\$ 0.0064	\$ 807	\$ 807	\$ 831	\$ 831	\$ 856	\$ 856	\$ 882	\$ 882	\$ 908	\$ 908	\$ 935
Deer Creek Sewer	\$ 0.0013	\$ 159	\$ 159	\$ 163	\$ 163	\$ 168	\$ 168	\$ 173	\$ 173	\$ 179	\$ 179	\$ 184
Dev. Disability - Productive Living Board	\$ 0.0064	\$ 808	\$ 808	\$ 832	\$ 832	\$ 857	\$ 857	\$ 883	\$ 883	\$ 910	\$ 910	\$ 937
Total Commercial Surcharge Revenue to Project-Relevant Jurisdictions		\$ 38,231	\$ 38,231	\$ 39,378	\$ 39,378	\$ 40,560	\$ 40,560	\$ 41,777	\$ 41,777	\$ 43,030	\$ 43,030	\$ 44,321

RESIDENTIAL REAL PROPERTY

Phase 2 BUILD: RESIDENTIAL REAL PROPERTY

Year	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Project Year	1	3	4	5	6	7	8	9	10	11	12	13	14
Redeveloped Residential Assessed Value	\$ 6,853,414	\$ 6,853,414	\$ 7,059,016	\$ 7,059,016	\$ 7,270,787	\$ 7,270,787	\$ 7,488,911	\$ 7,488,911	\$ 7,713,578	\$ 7,713,578	\$ 7,944,985	\$ 7,944,985	\$ 8,183,335
Base Assessed Value	\$ 1,150,580	\$ 1,150,580	\$ 1,150,580	\$ 1,150,580	\$ 1,150,580	\$ 1,150,580	\$ 1,150,580	\$ 1,150,580	\$ 1,150,580	\$ 1,150,580	\$ 1,150,580	\$ 1,150,580	\$ 1,150,580
Incremental Assessed Value	\$ 5,702,834	\$ 5,702,834	\$ 5,908,437	\$ 5,908,437	\$ 6,120,207	\$ 6,120,207	\$ 6,338,331	\$ 6,338,331	\$ 6,562,998	\$ 6,562,998	\$ 6,794,405	\$ 6,794,405	\$ 7,032,755
Real Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Residential Real Property Taxes Not Subject to Abatement	Rate												
State of Missouri1	0.0300	\$ 2,056	\$ 2,056	\$ 2,118	\$ 2,118	\$ 2,181	\$ 2,181	\$ 2,247	\$ 2,247	\$ 2,314	\$ 2,314	\$ 2,383	\$ 2,455
Dev. Disability - Productive Living Board	0.0710	\$ 1,222	\$ 1,222	\$ 1,236	\$ 1,236	\$ 1,251	\$ 1,251	\$ 1,267	\$ 1,267	\$ 1,283	\$ 1,283	\$ 5,641	\$ 5,810
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County General	0.1650	\$ 2,839	\$ 2,839	\$ 2,873	\$ 2,873	\$ 2,908	\$ 2,908	\$ 2,944	\$ 2,944	\$ 2,981	\$ 2,981	\$ 13,109	\$ 13,503
County Health Fund	0.1110	\$ 1,910	\$ 1,910	\$ 1,933	\$ 1,933	\$ 1,956	\$ 1,956	\$ 1,981	\$ 1,981	\$ 2,006	\$ 2,006	\$ 8,819	\$ 9,084
County Park Maintenance	0.0400	\$ 688	\$ 688	\$ 697	\$ 697	\$ 705	\$ 705	\$ 714	\$ 714	\$ 723	\$ 723	\$ 3,178	\$ 3,273
County Bond Retire	0.0190	\$ 327	\$ 327	\$ 331	\$ 331	\$ 335	\$ 335	\$ 339	\$ 339	\$ 343	\$ 343	\$ 1,510	\$ 1,555
Roads and Bridges	0.0830	\$ 1,428	\$ 1,428	\$ 1,445	\$ 1,445	\$ 1,463	\$ 1,463	\$ 1,481	\$ 1,481	\$ 1,500	\$ 1,500	\$ 6,594	\$ 6,792
St. Louis Community College	0.2787	\$ 4,796	\$ 4,796	\$ 4,853	\$ 4,853	\$ 4,912	\$ 4,912	\$ 4,973	\$ 4,973	\$ 5,036	\$ 5,036	\$ 22,143	\$ 22,807
Special School District	1.0158	\$ 17,481	\$ 17,481	\$ 17,689	\$ 17,689	\$ 17,904	\$ 17,904	\$ 18,126	\$ 18,126	\$ 18,354	\$ 18,354	\$ 80,705	\$ 83,126
Metropolitan Zoo Museum District	0.2455	\$ 4,225	\$ 4,225	\$ 4,275	\$ 4,275	\$ 4,327	\$ 4,327	\$ 4,381	\$ 4,381	\$ 4,436	\$ 4,436	\$ 19,505	\$ 20,090
Library	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Brentwood Schools	4.2588	\$ 73,288	\$ 73,288	\$ 74,164	\$ 74,164	\$ 75,066	\$ 75,066	\$ 75,995	\$ 75,995	\$ 76,951	\$ 76,951	\$ 338,361	\$ 348,512
Metropolitan Sewer District	0.1041	\$ 1,791	\$ 1,791	\$ 1,813	\$ 1,813	\$ 1,835	\$ 1,835	\$ 1,858	\$ 1,858	\$ 1,881	\$ 1,881	\$ 8,271	\$ 8,519
Deer Creek Sewer	0.0660	\$ 1,136	\$ 1,136	\$ 1,149	\$ 1,149	\$ 1,163	\$ 1,163	\$ 1,178	\$ 1,178	\$ 1,193	\$ 1,193	\$ 5,244	\$ 5,401
City of Brentwood	0.5180	\$ 8,914	\$ 8,914	\$ 9,021	\$ 9,021	\$ 9,130	\$ 9,130	\$ 9,243	\$ 9,243	\$ 9,360	\$ 9,360	\$ 41,155	\$ 42,390
Business District	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Residential Property Tax Revenues to Taxing Jurisdictions	\$ 122,102	\$ 122,102	\$ 123,598	\$ 123,598	\$ 125,138	\$ 125,138	\$ 126,726	\$ 126,726	\$ 128,360	\$ 128,360	\$ 556,618	\$ 556,618	\$ 573,316

Year	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
Project Year	15	16	17	18	19	20	21	22	23	24	25
Redeveloped Residential Assessed Value	\$ 8,428,835	\$ 8,428,835	\$ 8,681,700	\$ 8,681,700	\$ 8,942,151	\$ 8,942,151	\$ 9,210,415	\$ 9,210,415	\$ 9,486,728	\$ 9,486,728	\$ 9,771,330
Base Assessed Value	\$ 1,150,580	\$ 1,150,580	\$ 1,150,580	\$ 1,150,580	\$ 1,150,580	\$ 1,150,580	\$ 1,150,580	\$ 1,150,580	\$ 1,150,580	\$ 1,150,580	\$ 1,150,580
Incremental Assessed Value	\$ 7,278,255	\$ 7,278,255	\$ 7,531,120	\$ 7,531,120	\$ 7,791,571	\$ 7,791,571	\$ 8,059,835	\$ 8,059,835	\$ 8,336,148	\$ 8,336,148	\$ 8,620,750
Real Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Residential Real Property Taxes Not Subject to Abatement	Rate										
State of Missouri1	0.0300	\$ 2,529	\$ 2,529	\$ 2,605	\$ 2,605	\$ 2,683	\$ 2,683	\$ 2,763	\$ 2,763	\$ 2,846	\$ 2,931
Dev. Disability - Productive Living Board	0.0710	\$ 5,984	\$ 5,984	\$ 6,164	\$ 6,164	\$ 6,349	\$ 6,349	\$ 6,539	\$ 6,539	\$ 6,736	\$ 6,938
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County General	0.1650	\$ 13,908	\$ 13,908	\$ 14,325	\$ 14,325	\$ 14,755	\$ 14,755	\$ 15,197	\$ 15,197	\$ 15,653	\$ 16,123
County Health Fund	0.1110	\$ 9,356	\$ 9,356	\$ 9,637	\$ 9,637	\$ 9,926	\$ 9,926	\$ 10,224	\$ 10,224	\$ 10,530	\$ 10,846
County Park Maintenance	0.0400	\$ 3,372	\$ 3,372	\$ 3,473	\$ 3,473	\$ 3,577	\$ 3,577	\$ 3,684	\$ 3,684	\$ 3,795	\$ 3,909
County Bond Retire	0.0190	\$ 1,601	\$ 1,601	\$ 1,650	\$ 1,650	\$ 1,699	\$ 1,699	\$ 1,750	\$ 1,750	\$ 1,802	\$ 1,857
Roads and Bridges	0.0830	\$ 6,996	\$ 6,996	\$ 7,206	\$ 7,206	\$ 7,422	\$ 7,422	\$ 7,645	\$ 7,645	\$ 7,874	\$ 8,110
St. Louis Community College	0.2787	\$ 23,491	\$ 23,491	\$ 24,196	\$ 24,196	\$ 24,922	\$ 24,922	\$ 25,669	\$ 25,669	\$ 26,440	\$ 27,233
Special School District	1.0158	\$ 85,620	\$ 85,620	\$ 88,189	\$ 88,189	\$ 90,834	\$ 90,834	\$ 93,559	\$ 93,559	\$ 96,366	\$ 99,257
Metropolitan Zoo Museum District	0.2455	\$ 20,693	\$ 20,693	\$ 21,314	\$ 21,314	\$ 21,953	\$ 21,953	\$ 22,612	\$ 22,612	\$ 23,290	\$ 23,989
Library	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Brentwood Schools	4.2588	\$ 358,967	\$ 358,967	\$ 369,736	\$ 369,736	\$ 380,828	\$ 380,828	\$ 392,253	\$ 392,253	\$ 404,021	\$ 416,141
Metropolitan Sewer District	0.1041	\$ 8,774	\$ 8,774	\$ 9,038	\$ 9,038	\$ 9,309	\$ 9,309	\$ 9,588	\$ 9,588	\$ 9,876	\$ 10,172
Deer Creek Sewer	0.0660	\$ 5,563	\$ 5,563	\$ 5,730	\$ 5,730	\$ 5,902	\$ 5,902	\$ 6,079	\$ 6,079	\$ 6,261	\$ 6,449
City of Brentwood	0.5180	\$ 43,661	\$ 43,661	\$ 44,971	\$ 44,971	\$ 46,320	\$ 46,320	\$ 47,710	\$ 47,710	\$ 49,141	\$ 50,615
Business District	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Residential Property Tax Revenues to Taxing Jurisdictions	\$ 590,516	\$ 590,516	\$ 608,231	\$ 608,231	\$ 626,478	\$ 626,478	\$ 645,272	\$ 645,272	\$ 664,631	\$ 664,631	\$ 684,570

PERSONAL REAL PROPERTY

Phase 2 BUILD: PERSONAL REAL PROPERTY

Year	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	
Project Year	1	3	4	5	6	7	8	9	10	11	12	13	14	
Total Assessed Value:	\$ 1,252,194	\$ 1,289,760	\$ 1,289,760	\$ 1,328,453	\$ 1,328,453	\$ 1,368,307	\$ 1,368,307	\$ 1,409,356	\$ 1,409,356	\$ 1,451,637	\$ 1,451,637	\$ 1,495,186	\$ 1,495,186	
% Complete	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
Depreciation	100%	86%	61%	100%	86%	61%	44%	31%	100%	86%	61%	44%	31%	
Assumed Value (replacement every 5 years)	\$ 1,252,194	\$ 1,109,194	\$ 786,754	\$ 1,328,453	\$ 1,142,470	\$ 834,667	\$ 602,055	\$ 436,900	\$ 1,409,356	\$ 1,248,407	\$ 885,498	\$ 657,882	\$ 463,508	
Personal Property Tax Revenue	Rate													
State of Missouri1	\$ 0.0300	\$ 376	\$ 333	\$ 236	\$ 399	\$ 343	\$ 250	\$ 181	\$ 131	\$ 423	\$ 375	\$ 266	\$ 197	\$ 139
County General	\$ 0.2090	\$ 2,617	\$ 2,318	\$ 1,644	\$ 2,776	\$ 2,388	\$ 1,744	\$ 1,258	\$ 913	\$ 2,946	\$ 2,609	\$ 1,851	\$ 1,375	\$ 969
County Health Fund	\$ 0.1400	\$ 1,753	\$ 1,553	\$ 1,101	\$ 1,860	\$ 1,599	\$ 1,169	\$ 843	\$ 612	\$ 1,973	\$ 1,748	\$ 1,240	\$ 921	\$ 649
County Park Maintenance	\$ 0.0500	\$ 626	\$ 555	\$ 393	\$ 664	\$ 571	\$ 417	\$ 301	\$ 218	\$ 705	\$ 624	\$ 443	\$ 329	\$ 232
County Bond Retire	\$ 0.0190	\$ 238	\$ 211	\$ 149	\$ 252	\$ 217	\$ 159	\$ 114	\$ 83	\$ 268	\$ 237	\$ 168	\$ 125	\$ 88
Roads and Bridges	\$ 0.1050	\$ 1,315	\$ 1,165	\$ 826	\$ 1,395	\$ 1,200	\$ 876	\$ 632	\$ 459	\$ 1,480	\$ 1,311	\$ 930	\$ 691	\$ 487
St. Louis Community College	\$ 0.2787	\$ 3,490	\$ 3,091	\$ 2,193	\$ 3,702	\$ 3,184	\$ 2,326	\$ 1,678	\$ 1,218	\$ 3,928	\$ 3,479	\$ 2,468	\$ 1,834	\$ 1,292
Special School District	\$ 1.0158	\$ 12,720	\$ 11,267	\$ 7,992	\$ 13,494	\$ 11,605	\$ 8,479	\$ 6,116	\$ 4,438	\$ 14,316	\$ 12,681	\$ 8,995	\$ 6,683	\$ 4,708
Metropolitan Zoo Museum District	\$ 0.2455	\$ 3,074	\$ 2,723	\$ 1,931	\$ 3,261	\$ 2,805	\$ 2,049	\$ 1,478	\$ 1,073	\$ 3,460	\$ 3,065	\$ 2,174	\$ 1,615	\$ 1,138
Library	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Brentwood School District	\$ 4.9132	\$ 61,523	\$ 54,497	\$ 38,655	\$ 65,270	\$ 56,132	\$ 41,009	\$ 29,580	\$ 21,466	\$ 69,244	\$ 61,337	\$ 43,506	\$ 32,323	\$ 22,773
Metropolitan Sewer District	\$ 0.1041	\$ 1,304	\$ 1,155	\$ 819	\$ 1,383	\$ 1,189	\$ 869	\$ 627	\$ 455	\$ 1,467	\$ 1,300	\$ 922	\$ 685	\$ 483
Deer Creek Sewer	\$ 0.0930	\$ 1,165	\$ 1,032	\$ 732	\$ 1,235	\$ 1,062	\$ 776	\$ 560	\$ 406	\$ 1,311	\$ 1,161	\$ 824	\$ 612	\$ 431
City of Brentwood	\$ 0.8920	\$ 11,170	\$ 9,894	\$ 7,018	\$ 11,850	\$ 10,191	\$ 7,445	\$ 5,370	\$ 3,897	\$ 12,571	\$ 11,136	\$ 7,899	\$ 5,868	\$ 4,134
Business District	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dev. Disability - Productive Living Board	\$ 0.0900	\$ 1,127	\$ 998	\$ 708	\$ 1,196	\$ 1,028	\$ 751	\$ 542	\$ 393	\$ 1,268	\$ 1,124	\$ 797	\$ 592	\$ 417
Total Personal Property Tax Revenue	\$ 8.1853	\$ 102,496	\$ 90,791	\$ 64,398	\$ 108,738	\$ 93,515	\$ 68,320	\$ 49,280	\$ 35,762	\$ 115,360	\$ 102,186	\$ 72,481	\$ 53,850	\$ 37,939

Year	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	
Project Year	15	16	17	18	19	20	21	22	23	24	25	
Total Assessed Value:	\$ 1,540,041	\$ 1,586,242	\$ 1,586,242	\$ 1,633,830	\$ 1,633,830	\$ 1,682,845	\$ 1,682,845	\$ 1,733,330	\$ 1,733,330	\$ 1,785,330	\$ 1,838,890	
% Complete	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
Depreciation	86%	61%	44%	31%	100%	86%	61%	44%	31%	100%	86%	
Assumed Value (replacement every 5 years)	\$ 1,324,435	\$ 967,608	\$ 697,947	\$ 506,487	\$ 1,633,830	\$ 1,447,246	\$ 1,026,535	\$ 762,665	\$ 537,332	\$ 1,785,330	\$ 1,581,445	
Personal Property Tax Revenue	Rate											
State of Missouri1	0.03	\$ 397	\$ 290	\$ 209	\$ 152	\$ 490	\$ 434	\$ 308	\$ 229	\$ 161	\$ 536	\$ 474
County General	0.209	\$ 2,768	\$ 2,022	\$ 1,459	\$ 1,059	\$ 3,415	\$ 3,025	\$ 2,145	\$ 1,594	\$ 1,123	\$ 3,731	\$ 3,305
County Health Fund	0.14	\$ 1,854	\$ 1,355	\$ 977	\$ 709	\$ 2,287	\$ 2,026	\$ 1,437	\$ 1,068	\$ 752	\$ 2,499	\$ 2,214
County Park Maintenance	0.05	\$ 662	\$ 484	\$ 349	\$ 253	\$ 817	\$ 724	\$ 513	\$ 381	\$ 269	\$ 893	\$ 791
County Bond Retire	0.019	\$ 252	\$ 184	\$ 133	\$ 96	\$ 310	\$ 275	\$ 195	\$ 145	\$ 102	\$ 339	\$ 300
Roads and Bridges	0.105	\$ 1,391	\$ 1,016	\$ 733	\$ 532	\$ 1,716	\$ 1,520	\$ 1,078	\$ 801	\$ 564	\$ 1,875	\$ 1,661
St. Louis Community College	0.2787	\$ 3,691	\$ 2,697	\$ 1,945	\$ 1,412	\$ 4,553	\$ 4,033	\$ 2,861	\$ 2,126	\$ 1,498	\$ 4,976	\$ 4,407
Special School District	1.0158	\$ 13,454	\$ 9,829	\$ 7,090	\$ 5,145	\$ 16,596	\$ 14,701	\$ 10,428	\$ 7,747	\$ 5,458	\$ 18,135	\$ 16,064
Metropolitan Zoo Museum District	0.2455	\$ 3,251	\$ 2,375	\$ 1,713	\$ 1,243	\$ 4,011	\$ 3,553	\$ 2,520	\$ 1,872	\$ 1,319	\$ 4,383	\$ 3,882
Library	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Brentwood School District	4.9132	\$ 65,072	\$ 47,541	\$ 34,292	\$ 24,885	\$ 80,273	\$ 71,106	\$ 50,436	\$ 37,471	\$ 26,400	\$ 87,717	\$ 77,700
Metropolitan Sewer District	0.1041	\$ 1,379	\$ 1,007	\$ 727	\$ 527	\$ 1,701	\$ 1,507	\$ 1,069	\$ 794	\$ 559	\$ 1,859	\$ 1,646
Deer Creek Sewer	0.093	\$ 1,232	\$ 900	\$ 649	\$ 471	\$ 1,519	\$ 1,346	\$ 955	\$ 709	\$ 500	\$ 1,660	\$ 1,471
City of Brentwood	0.892	\$ 11,814	\$ 8,631	\$ 6,226	\$ 4,518	\$ 14,574	\$ 12,909	\$ 9,157	\$ 6,803	\$ 4,793	\$ 15,925	\$ 14,106
Business District	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dev. Disability - Productive Living Board	0.09	\$ 1,192	\$ 871	\$ 628	\$ 456	\$ 1,470	\$ 1,303	\$ 924	\$ 686	\$ 484	\$ 1,607	\$ 1,423
Total Personal Property Tax Revenue	8.1853	\$ 108,409	\$ 79,202	\$ 57,129	\$ 41,457	\$ 133,734	\$ 118,461	\$ 84,025	\$ 62,426	\$ 43,982	\$ 146,135	\$ 129,446

Sales Taxes

Phase 2 BUILD: SALES TAXES

Year		2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Project Year		1	2	3	4	5	6	7	8	9	10	11	12	13
Estimated Taxable Sales with Vacancy		\$ -	\$ 9,894,022	\$ 13,197,103	\$ 15,044,698	\$ 15,345,591	\$ 15,652,503	\$ 15,965,553	\$ 16,284,864	\$ 16,610,562	\$ 16,942,773	\$ 17,281,628	\$ 17,627,261	\$ 17,979,806
Base Retail Sales		\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000
Total Incremental Sales		\$ -	\$ 6,394,022	\$ 9,697,103	\$ 11,544,698	\$ 11,845,591	\$ 12,152,503	\$ 12,465,553	\$ 12,784,864	\$ 13,110,562	\$ 13,442,773	\$ 13,781,628	\$ 14,127,261	\$ 14,479,806
Total Sales		\$ 3,500,000	\$ 9,894,022	\$ 13,197,103	\$ 15,044,698	\$ 15,345,591	\$ 15,652,503	\$ 15,965,553	\$ 16,284,864	\$ 16,610,562	\$ 16,942,773	\$ 17,281,628	\$ 17,627,261	\$ 17,979,806
Tax	Rate													
Missouri State Sales Tax	4.2250%	\$ 147,875	\$ 418,022	\$ 557,578	\$ 635,638	\$ 648,351	\$ 661,318	\$ 674,545	\$ 688,036	\$ 701,796	\$ 715,832	\$ 730,149	\$ 744,752	\$ 759,647
Prop A Transportation	0.5000%	\$ 17,500	\$ 49,470	\$ 65,986	\$ 75,223	\$ 76,728	\$ 78,263	\$ 79,828	\$ 81,424	\$ 83,053	\$ 84,714	\$ 86,408	\$ 88,136	\$ 89,899
Children's Service Fund	0.2500%	\$ 8,750	\$ 24,735	\$ 32,993	\$ 37,612	\$ 38,364	\$ 39,131	\$ 39,914	\$ 40,712	\$ 41,526	\$ 42,357	\$ 43,204	\$ 44,068	\$ 44,950
Parks Arch Tax	0.1875%	\$ 6,563	\$ 18,551	\$ 24,745	\$ 28,209	\$ 28,773	\$ 29,348	\$ 29,935	\$ 30,534	\$ 31,145	\$ 31,768	\$ 32,403	\$ 33,051	\$ 33,712
Metrolink (Mass Transit)	0.2500%	\$ 8,750	\$ 24,735	\$ 32,993	\$ 37,612	\$ 38,364	\$ 39,131	\$ 39,914	\$ 40,712	\$ 41,526	\$ 42,357	\$ 43,204	\$ 44,068	\$ 44,950
Emergency Services	0.1000%	\$ 3,500	\$ 9,894	\$ 13,197	\$ 15,045	\$ 15,346	\$ 15,653	\$ 15,966	\$ 16,285	\$ 16,611	\$ 16,943	\$ 17,282	\$ 17,627	\$ 17,980
	0.0000%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Countywide Sales Tax	1.0000%	\$ 35,000	\$ 98,940	\$ 131,971	\$ 150,447	\$ 153,456	\$ 156,525	\$ 159,656	\$ 162,849	\$ 166,106	\$ 169,428	\$ 172,816	\$ 176,273	\$ 179,798
County Transportation Sales Tax	0.5000%	\$ 17,500	\$ 49,470	\$ 65,986	\$ 75,223	\$ 76,728	\$ 78,263	\$ 79,828	\$ 81,424	\$ 83,053	\$ 84,714	\$ 86,408	\$ 88,136	\$ 89,899
Regional Parks/Trails (Metro Parks)	0.1000%	\$ 3,500	\$ 9,894	\$ 13,197	\$ 15,045	\$ 15,346	\$ 15,653	\$ 15,966	\$ 16,285	\$ 16,611	\$ 16,943	\$ 17,282	\$ 17,627	\$ 17,980
County Prop P Public Safety	0.5000%	\$ 17,500	\$ 49,470	\$ 65,986	\$ 75,223	\$ 76,728	\$ 78,263	\$ 79,828	\$ 81,424	\$ 83,053	\$ 84,714	\$ 86,408	\$ 88,136	\$ 89,899
Zoo Tax	0.1250%	\$ 4,375	\$ 12,368	\$ 16,496	\$ 18,806	\$ 19,182	\$ 19,566	\$ 19,957	\$ 20,356	\$ 20,763	\$ 21,178	\$ 21,602	\$ 22,034	\$ 22,475
Brentwood Economic Development Sales Tax	0.5000%	\$ 17,500	\$ 49,470	\$ 65,986	\$ 75,223	\$ 76,728	\$ 78,263	\$ 79,828	\$ 81,424	\$ 83,053	\$ 84,714	\$ 86,408	\$ 88,136	\$ 89,899
Brentwood Capital Improvements Sales Tax	0.5000%	\$ 17,500	\$ 49,470	\$ 65,986	\$ 75,223	\$ 76,728	\$ 78,263	\$ 79,828	\$ 81,424	\$ 83,053	\$ 84,714	\$ 86,408	\$ 88,136	\$ 89,899
Brentwood Local Option Sales Tax	0.2500%	\$ 8,750	\$ 24,735	\$ 32,993	\$ 37,612	\$ 38,364	\$ 39,131	\$ 39,914	\$ 40,712	\$ 41,526	\$ 42,357	\$ 43,204	\$ 44,068	\$ 44,950
Brentwood Fire	0.5000%	\$ 17,500	\$ 49,470	\$ 65,986	\$ 75,223	\$ 76,728	\$ 78,263	\$ 79,828	\$ 81,424	\$ 83,053	\$ 84,714	\$ 86,408	\$ 88,136	\$ 89,899
Brentwood Stormwater & Parks	0.2500%	\$ 8,750	\$ 24,735	\$ 32,993	\$ 37,612	\$ 38,364	\$ 39,131	\$ 39,914	\$ 40,712	\$ 41,526	\$ 42,357	\$ 43,204	\$ 44,068	\$ 44,950
Total Retail Sales Tax Revenues to Taxing Jurisdictions (Not including Collection Fees or Timely Payment Discounts)	0.0000%	\$ 340,813	\$ 963,430	\$ 1,285,068	\$ 1,464,977	\$ 1,494,277	\$ 1,524,163	\$ 1,554,646	\$ 1,585,739	\$ 1,617,453	\$ 1,649,803	\$ 1,682,799	\$ 1,716,455	\$ 1,750,784

Year		2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
Project Year		15	16	17	18	19	20	21	22	23	24	25
Estimated Taxable Sales with Vacancy		\$ 18,706,190	\$ 19,080,314	\$ 19,461,920	\$ 19,851,159	\$ 20,248,182	\$ 20,653,146	\$ 21,066,209	\$ 21,487,533	\$ 21,917,283	\$ 22,355,629	\$ 22,802,742
Base Retail Sales		\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ -	\$ -
Total Incremental Sales		\$ 15,206,190	\$ 15,580,314	\$ 15,961,920	\$ 16,351,159	\$ 16,748,182	\$ 17,153,146	\$ 17,566,209	\$ 17,987,533	\$ 18,417,283	\$ 22,355,629	\$ 22,802,742
Total Sales		\$ 18,706,190	\$ 19,080,314	\$ 19,461,920	\$ 19,851,159	\$ 20,248,182	\$ 20,653,146	\$ 21,066,209	\$ 21,487,533	\$ 21,917,283	\$ 22,355,629	\$ 22,802,742
Tax	Rate											
Missouri State Sales Tax	4.2250%	\$ 790,337	\$ 806,143	\$ 822,266	\$ 838,711	\$ 855,486	\$ 872,595	\$ 890,047	\$ 907,848	\$ 926,005	\$ 944,525	\$ 963,416
Prop A Transportation	0.5000%	\$ 93,531	\$ 95,402	\$ 97,310	\$ 99,256	\$ 101,241	\$ 103,266	\$ 105,331	\$ 107,438	\$ 109,586	\$ 111,778	\$ 114,014
Children's Service Fund	0.2500%	\$ 46,765	\$ 47,701	\$ 48,655	\$ 49,628	\$ 50,620	\$ 51,633	\$ 52,666	\$ 53,719	\$ 54,793	\$ 55,889	\$ 57,007
Parks Arch Tax	0.1875%	\$ 35,074	\$ 35,776	\$ 36,491	\$ 37,221	\$ 37,965	\$ 38,725	\$ 39,499	\$ 40,289	\$ 41,095	\$ 41,917	\$ 42,755
Metrolink (Mass Transit)	0.2500%	\$ 46,765	\$ 47,701	\$ 48,655	\$ 49,628	\$ 50,620	\$ 51,633	\$ 52,666	\$ 53,719	\$ 54,793	\$ 55,889	\$ 57,007
Emergency Services	0.1000%	\$ 18,706	\$ 19,080	\$ 19,462	\$ 19,851	\$ 20,248	\$ 20,653	\$ 21,066	\$ 21,488	\$ 21,917	\$ 22,356	\$ 22,803
	0.0000%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Countywide Sales Tax	1.0000%	\$ 187,062	\$ 190,803	\$ 194,619	\$ 198,512	\$ 202,482	\$ 206,531	\$ 210,662	\$ 214,875	\$ 219,173	\$ 223,556	\$ 228,027
County Transportation Sales Tax	0.5000%	\$ 93,531	\$ 95,402	\$ 97,310	\$ 99,256	\$ 101,241	\$ 103,266	\$ 105,331	\$ 107,438	\$ 109,586	\$ 111,778	\$ 114,014
Regional Parks/Trails (Metro Parks)	0.1000%	\$ 18,706	\$ 19,080	\$ 19,462	\$ 19,851	\$ 20,248	\$ 20,653	\$ 21,066	\$ 21,488	\$ 21,917	\$ 22,356	\$ 22,803
County Prop P Public Safety	0.5000%	\$ 93,531	\$ 95,402	\$ 97,310	\$ 99,256	\$ 101,241	\$ 103,266	\$ 105,331	\$ 107,438	\$ 109,586	\$ 111,778	\$ 114,014
Zoo Tax	0.1250%	\$ 23,383	\$ 23,850	\$ 24,327	\$ 24,814	\$ 25,310	\$ 25,816	\$ 26,333	\$ 26,859	\$ 27,397	\$ 27,945	\$ 28,503
Brentwood Economic Development Sales Tax	0.5000%	\$ 93,531	\$ 95,402	\$ 97,310	\$ 99,256	\$ 101,241	\$ 103,266	\$ 105,331	\$ 107,438	\$ 109,586	\$ 111,778	\$ 114,014
Brentwood Capital Improvements Sales Tax	0.5000%	\$ 93,531	\$ 95,402	\$ 97,310	\$ 99,256	\$ 101,241	\$ 103,266	\$ 105,331	\$ 107,438	\$ 109,586	\$ 111,778	\$ 114,014
Brentwood Local Option Sales Tax	0.2500%	\$ 46,765	\$ 47,701	\$ 48,655	\$ 49,628	\$ 50,620	\$ 51,633	\$ 52,666	\$ 53,719	\$ 54,793	\$ 55,889	\$ 57,007
Brentwood Fire	0.5000%	\$ 93,531	\$ 95,402	\$ 97,310	\$ 99,256	\$ 101,241	\$ 103,266	\$ 105,331	\$ 107,438	\$ 109,586	\$ 111,778	\$ 114,014
Brentwood Stormwater & Parks	0.2500%	\$ 46,765	\$ 47,701	\$ 48,655	\$ 49,628	\$ 50,620	\$ 51,633	\$ 52,666	\$ 53,719	\$ 54,793	\$ 55,889	\$ 57,007
Total Retail Sales Tax Revenues to Taxing Jurisdictions (Not including Collection Fees or Timely Payment Discounts)	0.0000%	\$ 1,821,515	\$ 1,857,946	\$ 1,895,105	\$ 1,933,007	\$ 1,971,667	\$ 2,011,100	\$ 2,051,322	\$ 2,092,349	\$ 2,134,195	\$ 2,176,879	\$ 2,220,417

Utility Taxes

Phase 2 BUILD: UTILITY TAXES

Year		2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Project Year		1	2	3	4	5	6	7	8	9	10	11	12	13
Commercial Utility Sales		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utility Revenues		\$ 44,750	\$ 272,771	\$ 363,835	\$ 414,772	\$ 423,068	\$ 431,529	\$ 440,160	\$ 448,963	\$ 457,942	\$ 467,101	\$ 476,443	\$ 485,972	\$ 495,691
Base Utilities		\$ 44,750	\$ 44,750	\$ 44,750	\$ 44,750	\$ 44,750	\$ 44,750	\$ 44,750	\$ 44,750	\$ 44,750	\$ 44,750	\$ 44,750	\$ 44,750	\$ 44,750
Incremental Utility Charges	Rate	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Utility Taxes Revenue	0.075	\$ 3,356	\$ 3,356	\$ 3,356	\$ 3,356	\$ 3,356	\$ 3,356	\$ 3,356	\$ 3,356	\$ 3,356				
Residential Utility Sales		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utility Revenues		\$ 86,700	\$ 132,651	\$ 180,405	\$ 184,013	\$ 187,694	\$ 191,448	\$ 195,277	\$ 199,182	\$ 203,166	\$ 207,229	\$ 211,374	\$ 215,601	\$ 219,913
Base Utilities	Rate	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Incremental Utility Charges	0.07	\$ -	\$ -	\$ 169,793	\$ 259,784	\$ 353,306	\$ 360,372	\$ 367,579	\$ 374,931	\$ 382,430	\$ 390,078	\$ 397,880	\$ 405,837	\$ 413,954
Utility Taxes Revenue		\$ -	\$ -	\$ 6,367	\$ 9,742	\$ 13,249	\$ 13,514	\$ 13,784	\$ 14,060	\$ 14,341	\$ 14,628	\$ 14,920	\$ 15,219	\$ 15,523

Year		2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
Project Year		15	16	17	18	19	20	21	22	23	24	25
Commercial Utility Sales		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utility Revenues		\$ 515,717	\$ 526,031	\$ 536,552	\$ 547,283	\$ 558,229	\$ 569,393	\$ 580,781	\$ 592,397	\$ 604,245	\$ 616,330	\$ 628,656
Base Utilities		\$ 44,750	\$ 44,750	\$ 44,750	\$ 44,750	\$ 44,750	\$ 44,750	\$ 44,750	\$ 44,750	\$ 44,750	\$ -	\$ -
Incremental Utility Charges		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Utility Taxes Revenue		\$ 3,356	\$ -	\$ -								
Residential Utility Sales		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utility Revenues		\$ 228,798	\$ 233,374	\$ 238,041	\$ 242,802	\$ 247,658	\$ 252,611	\$ 257,663	\$ 262,817	\$ 268,073	\$ 273,434	\$ 557,806
Base Utilities		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Incremental Utility Charges		\$ 430,678	\$ 439,291	\$ 448,077	\$ 457,039	\$ 466,180	\$ 475,503	\$ 485,013	\$ 494,713	\$ 504,608	\$ 514,700	\$ 524,994
Utility Taxes Revenue		\$ 16,150	\$ 16,473	\$ 16,803	\$ 17,139	\$ 17,482	\$ 17,831	\$ 18,188	\$ 18,552	\$ 18,923	\$ 19,301	\$ 19,687

APPENDIX C-2

Phase 2: No Build Projections

COMMERCIAL REAL PROPERTY

Phase 2 NO BUILD: COMMERCIAL REAL PROPERTY

Year	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Project Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Abated Commercial Real Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Redeveloped Commercial Assessed Value	\$ 2,160,281	\$ 2,225,089	\$ 2,225,089	\$ 2,291,842	\$ 2,291,842	\$ 2,360,597	\$ 2,360,597	\$ 2,431,415	\$ 2,431,415	\$ 2,504,358	\$ 2,504,358	\$ 2,579,488	\$ 2,579,488	\$ 2,656,873
Base Assessed Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Incremental Assessed Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Commercial Real Property Taxes Not Subject to Abatement	Rate													
State of Missouri ¹	0.0300	\$ 648	\$ 668	\$ 668	\$ 688	\$ 688	\$ 708	\$ 708	\$ 729	\$ 729	\$ 751	\$ 751	\$ 774	\$ 774
Dev. Disability - Productive Living Board	0.0840	\$ 1,815	\$ 1,869	\$ 1,869	\$ 1,925	\$ 1,925	\$ 1,983	\$ 1,983	\$ 2,042	\$ 2,042	\$ 2,104	\$ 2,104	\$ 2,167	\$ 2,167
County General	0.1860	\$ 4,018	\$ 4,139	\$ 4,139	\$ 4,263	\$ 4,263	\$ 4,391	\$ 4,391	\$ 4,522	\$ 4,522	\$ 4,658	\$ 4,658	\$ 4,798	\$ 4,798
County Health Fund	0.1250	\$ 2,700	\$ 2,781	\$ 2,781	\$ 2,865	\$ 2,865	\$ 2,951	\$ 2,951	\$ 3,039	\$ 3,039	\$ 3,130	\$ 3,130	\$ 3,224	\$ 3,224
County Park Maintenance	0.0440	\$ 951	\$ 979	\$ 979	\$ 1,008	\$ 1,008	\$ 1,039	\$ 1,039	\$ 1,070	\$ 1,070	\$ 1,102	\$ 1,102	\$ 1,135	\$ 1,135
County Bond Retire	0.0190	\$ 410	\$ 423	\$ 423	\$ 435	\$ 435	\$ 449	\$ 449	\$ 462	\$ 462	\$ 476	\$ 476	\$ 490	\$ 490
Roads and Bridges	0.0930	\$ 2,009	\$ 2,069	\$ 2,069	\$ 2,131	\$ 2,131	\$ 2,195	\$ 2,195	\$ 2,261	\$ 2,261	\$ 2,329	\$ 2,329	\$ 2,399	\$ 2,399
St. Louis Community College	0.2787	\$ 6,021	\$ 6,201	\$ 6,201	\$ 6,387	\$ 6,387	\$ 6,579	\$ 6,579	\$ 6,776	\$ 6,776	\$ 6,980	\$ 6,980	\$ 7,189	\$ 7,189
Special School District	1.0158	\$ 21,944	\$ 22,602	\$ 22,602	\$ 23,281	\$ 23,281	\$ 23,979	\$ 23,979	\$ 24,698	\$ 24,698	\$ 25,439	\$ 25,439	\$ 26,202	\$ 26,202
Metropolitan Zoo Museum District	0.2455	\$ 5,303	\$ 5,463	\$ 5,463	\$ 5,626	\$ 5,626	\$ 5,795	\$ 5,795	\$ 5,969	\$ 5,969	\$ 6,148	\$ 6,148	\$ 6,333	\$ 6,333
Library	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Brentwood Schools	5.1127	\$ 110,449	\$ 113,762	\$ 113,762	\$ 117,175	\$ 117,175	\$ 120,690	\$ 120,690	\$ 124,311	\$ 124,311	\$ 128,040	\$ 128,040	\$ 131,881	\$ 131,881
Metropolitan Sewer District	0.1041	\$ 2,249	\$ 2,316	\$ 2,316	\$ 2,386	\$ 2,386	\$ 2,457	\$ 2,457	\$ 2,531	\$ 2,531	\$ 2,607	\$ 2,607	\$ 2,685	\$ 2,685
Deer Creek Sewer	0.0810	\$ 1,750	\$ 1,802	\$ 1,802	\$ 1,856	\$ 1,856	\$ 1,912	\$ 1,912	\$ 1,969	\$ 1,969	\$ 2,029	\$ 2,029	\$ 2,089	\$ 2,089
City of Brentwood	0.8130	\$ 17,563	\$ 18,090	\$ 18,090	\$ 18,633	\$ 18,633	\$ 19,192	\$ 19,192	\$ 19,767	\$ 19,767	\$ 20,360	\$ 20,360	\$ 20,971	\$ 20,971
Business District	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Commercial Property Tax Revenues to Taxing Jurisdictions	\$ 177,830	\$ 183,165	\$ 183,165	\$ 188,660	\$ 188,660	\$ 194,320	\$ 194,320	\$ 200,149	\$ 200,149	\$ 206,154	\$ 206,154	\$ 212,338	\$ 212,338	\$ 218,708

Year	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
Project Year	15	16	17	18	19	20	21	22	23	24	25
Abated Commercial Real Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Redeveloped Commercial Assessed Value	\$ 2,656,873	\$ 2,736,579	\$ 2,736,579	\$ 2,818,676	\$ 2,818,676	\$ 2,903,237	\$ 2,903,237	\$ 2,990,334	\$ 2,990,334	\$ 3,080,044	\$ 3,080,044
Base Assessed Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Incremental Assessed Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Commercial Real Property Taxes Not Subject to Abatement	Rate										
State of Missouri ¹	0.0300	\$ 797	\$ 821	\$ 821	\$ 846	\$ 846	\$ 871	\$ 871	\$ 897	\$ 897	\$ 924
Dev. Disability - Productive Living Board	0.0840	\$ 2,232	\$ 2,299	\$ 2,299	\$ 2,368	\$ 2,368	\$ 2,439	\$ 2,439	\$ 2,512	\$ 2,512	\$ 2,587
County General	0.1860	\$ 4,942	\$ 5,090	\$ 5,090	\$ 5,243	\$ 5,243	\$ 5,400	\$ 5,400	\$ 5,562	\$ 5,562	\$ 5,729
County Health Fund	0.1250	\$ 3,321	\$ 3,421	\$ 3,421	\$ 3,523	\$ 3,523	\$ 3,629	\$ 3,629	\$ 3,738	\$ 3,738	\$ 3,850
County Park Maintenance	0.0440	\$ 1,169	\$ 1,204	\$ 1,204	\$ 1,240	\$ 1,240	\$ 1,277	\$ 1,277	\$ 1,316	\$ 1,316	\$ 1,355
County Bond Retire	0.0190	\$ 505	\$ 520	\$ 520	\$ 536	\$ 536	\$ 552	\$ 552	\$ 568	\$ 568	\$ 585
Roads and Bridges	0.0930	\$ 2,471	\$ 2,545	\$ 2,545	\$ 2,621	\$ 2,621	\$ 2,700	\$ 2,700	\$ 2,781	\$ 2,781	\$ 2,864
St. Louis Community College	0.2787	\$ 7,405	\$ 7,627	\$ 7,627	\$ 7,856	\$ 7,856	\$ 8,091	\$ 8,091	\$ 8,334	\$ 8,334	\$ 8,584
Special School District	1.0158	\$ 26,989	\$ 27,798	\$ 27,798	\$ 28,632	\$ 28,632	\$ 29,491	\$ 29,491	\$ 30,376	\$ 30,376	\$ 31,287
Metropolitan Zoo Museum District	0.2455	\$ 6,523	\$ 6,718	\$ 6,718	\$ 6,920	\$ 6,920	\$ 7,127	\$ 7,127	\$ 7,341	\$ 7,341	\$ 7,562
Library	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Brentwood Schools	5.1127	\$ 135,838	\$ 139,913	\$ 139,913	\$ 144,110	\$ 144,110	\$ 148,434	\$ 148,434	\$ 152,887	\$ 152,887	\$ 157,473
Metropolitan Sewer District	0.1041	\$ 2,766	\$ 2,849	\$ 2,849	\$ 2,934	\$ 2,934	\$ 3,022	\$ 3,022	\$ 3,113	\$ 3,113	\$ 3,206
Deer Creek Sewer	0.0810	\$ 2,152	\$ 2,217	\$ 2,217	\$ 2,283	\$ 2,283	\$ 2,352	\$ 2,352	\$ 2,422	\$ 2,422	\$ 2,495
City of Brentwood	0.8130	\$ 21,600	\$ 22,248	\$ 22,248	\$ 22,916	\$ 22,916	\$ 23,603	\$ 23,603	\$ 24,311	\$ 24,311	\$ 25,041
Business District	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Commercial Property Tax Revenues to Taxing Jurisdictions	\$ 218,708	\$ 225,270	\$ 225,270	\$ 232,028	\$ 232,028	\$ 238,989	\$ 238,989	\$ 246,158	\$ 246,158	\$ 253,543	\$ 253,543

COMMERCIAL SURCHARGE

Phase 2 NO BUILD: COMMERCIAL SURCHARGE

Year		2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Project Year		1	2	3	4	5	6	7	8	9	10	11	12	13	14
Redeveloped Commercial Assessed Value		\$ 2,160,281	\$ 2,225,089	\$ 2,225,089	\$ 2,291,842	\$ 2,291,842	\$ 2,360,597	\$ 2,360,597	\$ 2,431,415	\$ 2,431,415	\$ 2,504,358	\$ 2,504,358	\$ 2,579,488	\$ 2,579,488	\$ 2,656,873
	Rate														
Total County Commercial Surcharge	\$ 1.7000	\$ 36,725	\$ 37,827	\$ 37,827	\$ 38,961	\$ 38,961	\$ 40,130	\$ 40,130	\$ 41,334	\$ 41,334	\$ 42,574	\$ 42,574	\$ 43,851	\$ 43,851	\$ 45,167
<i>Total Commercial Surcharge Taxes</i>															
State of Missouri	\$ 0.0039	\$ 142	\$ 146	\$ 146	\$ 150	\$ 150	\$ 155	\$ 155	\$ 159	\$ 159	\$ 164	\$ 164	\$ 169	\$ 169	\$ 174
County General	\$ 0.0450	\$ 1,652	\$ 1,702	\$ 1,702	\$ 1,753	\$ 1,753	\$ 1,805	\$ 1,805	\$ 1,859	\$ 1,859	\$ 1,915	\$ 1,915	\$ 1,973	\$ 1,973	\$ 2,032
County Health Fund	\$ 0.0386	\$ 1,416	\$ 1,459	\$ 1,459	\$ 1,502	\$ 1,502	\$ 1,547	\$ 1,547	\$ 1,594	\$ 1,594	\$ 1,642	\$ 1,642	\$ 1,691	\$ 1,691	\$ 1,742
County Park Maintenance	\$ 0.0064	\$ 236	\$ 243	\$ 243	\$ 250	\$ 250	\$ 258	\$ 258	\$ 266	\$ 266	\$ 274	\$ 274	\$ 282	\$ 282	\$ 290
County Bond Retire	\$ 0.0332	\$ 1,220	\$ 1,257	\$ 1,257	\$ 1,294	\$ 1,294	\$ 1,333	\$ 1,333	\$ 1,373	\$ 1,373	\$ 1,414	\$ 1,414	\$ 1,457	\$ 1,457	\$ 1,500
Roads and Bridges	\$ 0.0231	\$ 850	\$ 875	\$ 875	\$ 901	\$ 901	\$ 928	\$ 928	\$ 956	\$ 956	\$ 985	\$ 985	\$ 1,014	\$ 1,014	\$ 1,045
St. Louis Community College	\$ 0.0283	\$ 1,038	\$ 1,070	\$ 1,070	\$ 1,102	\$ 1,102	\$ 1,135	\$ 1,135	\$ 1,169	\$ 1,169	\$ 1,204	\$ 1,204	\$ 1,240	\$ 1,240	\$ 1,277
Special School District	\$ 0.0688	\$ 2,525	\$ 2,601	\$ 2,601	\$ 2,679	\$ 2,679	\$ 2,760	\$ 2,760	\$ 2,842	\$ 2,842	\$ 2,928	\$ 2,928	\$ 3,015	\$ 3,015	\$ 3,106
Metropolitan Zoo Museum District	\$ 0.0305	\$ 1,119	\$ 1,153	\$ 1,153	\$ 1,188	\$ 1,188	\$ 1,223	\$ 1,223	\$ 1,260	\$ 1,260	\$ 1,298	\$ 1,298	\$ 1,337	\$ 1,337	\$ 1,377
County Library	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Brentwood Schools	\$ 0.0122	\$ 449	\$ 462	\$ 462	\$ 476	\$ 476	\$ 491	\$ 491	\$ 505	\$ 505	\$ 521	\$ 521	\$ 536	\$ 536	\$ 552
Metropolitan Sewer District	\$ 0.0064	\$ 236	\$ 243	\$ 243	\$ 250	\$ 250	\$ 258	\$ 258	\$ 265	\$ 265	\$ 273	\$ 273	\$ 281	\$ 281	\$ 290
Deer Creek Sewer	\$ 0.0013	\$ 46	\$ 48	\$ 48	\$ 49	\$ 49	\$ 51	\$ 51	\$ 52	\$ 52	\$ 54	\$ 54	\$ 55	\$ 55	\$ 57
Dev. Disability - Productive Living Board	\$ 0.0064	\$ 236	\$ 243	\$ 243	\$ 250	\$ 250	\$ 258	\$ 258	\$ 266	\$ 266	\$ 274	\$ 274	\$ 282	\$ 282	\$ 290
Total Commercial Surcharge Revenue to Project-Relevant Jurisdictions		\$ 11,166	\$ 11,501	\$ 11,501	\$ 11,846	\$ 11,846	\$ 12,201	\$ 12,201	\$ 12,567	\$ 12,567	\$ 12,944	\$ 12,944	\$ 13,332	\$ 13,332	\$ 13,732

Year		2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
Project Year		15	16	17	18	19	20	21	22	23	24	25
Redeveloped Commercial Assessed Value		\$ 2,656,873	\$ 2,736,579	\$ 2,736,579	\$ 2,818,676	\$ 2,818,676	\$ 2,903,237	\$ 2,903,237	\$ 2,990,334	\$ 2,990,334	\$ 3,080,044	\$ 3,080,044
	Rate											
Total County Commercial Surcharge	\$ 1.7000	\$ 45,167	\$ 46,522	\$ 46,522	\$ 47,917	\$ 47,917	\$ 49,355	\$ 49,355	\$ 50,836	\$ 50,836	\$ 52,361	\$ 52,361
<i>Total Commercial Surcharge Taxes</i>												
State of Missouri	\$ 0.0039	\$ 174	\$ 179	\$ 179	\$ 185	\$ 185	\$ 190	\$ 190	\$ 196	\$ 196	\$ 202	\$ 202
County General	\$ 0.0450	\$ 2,032	\$ 2,093	\$ 2,093	\$ 2,155	\$ 2,155	\$ 2,220	\$ 2,220	\$ 2,287	\$ 2,287	\$ 2,355	\$ 2,355
County Health Fund	\$ 0.0386	\$ 1,742	\$ 1,794	\$ 1,794	\$ 1,848	\$ 1,848	\$ 1,903	\$ 1,903	\$ 1,960	\$ 1,960	\$ 2,019	\$ 2,019
County Park Maintenance	\$ 0.0064	\$ 290	\$ 299	\$ 299	\$ 308	\$ 308	\$ 317	\$ 317	\$ 327	\$ 327	\$ 336	\$ 336
County Bond Retire	\$ 0.0332	\$ 1,500	\$ 1,545	\$ 1,545	\$ 1,592	\$ 1,592	\$ 1,640	\$ 1,640	\$ 1,689	\$ 1,689	\$ 1,739	\$ 1,739
Roads and Bridges	\$ 0.0231	\$ 1,045	\$ 1,076	\$ 1,076	\$ 1,109	\$ 1,109	\$ 1,142	\$ 1,142	\$ 1,176	\$ 1,176	\$ 1,211	\$ 1,211
St. Louis Community College	\$ 0.0283	\$ 1,277	\$ 1,315	\$ 1,315	\$ 1,355	\$ 1,355	\$ 1,396	\$ 1,396	\$ 1,437	\$ 1,437	\$ 1,481	\$ 1,481
Special School District	\$ 0.0688	\$ 3,106	\$ 3,199	\$ 3,199	\$ 3,295	\$ 3,295	\$ 3,394	\$ 3,394	\$ 3,496	\$ 3,496	\$ 3,601	\$ 3,601
Metropolitan Zoo Museum District	\$ 0.0305	\$ 1,377	\$ 1,418	\$ 1,418	\$ 1,461	\$ 1,461	\$ 1,504	\$ 1,504	\$ 1,550	\$ 1,550	\$ 1,596	\$ 1,596
County Library	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Brentwood Schools	\$ 0.0122	\$ 552	\$ 569	\$ 569	\$ 586	\$ 586	\$ 603	\$ 603	\$ 622	\$ 622	\$ 640	\$ 640
Metropolitan Sewer District	\$ 0.0064	\$ 290	\$ 299	\$ 299	\$ 308	\$ 308	\$ 317	\$ 317	\$ 326	\$ 326	\$ 336	\$ 336
Deer Creek Sewer	\$ 0.0013	\$ 57	\$ 59	\$ 59	\$ 60	\$ 60	\$ 62	\$ 62	\$ 64	\$ 64	\$ 66	\$ 66
Dev. Disability - Productive Living Board	\$ 0.0064	\$ 290	\$ 299	\$ 299	\$ 308	\$ 308	\$ 317	\$ 317	\$ 327	\$ 327	\$ 336	\$ 336
Total Commercial Surcharge Revenue to Project-Relevant Jurisdictions		\$ 13,732	\$ 14,144	\$ 14,144	\$ 14,569	\$ 14,569	\$ 15,006	\$ 15,006	\$ 15,456	\$ 15,456	\$ 15,920	\$ 15,920

PERSONAL REAL PROPERTY

Phase 2 NO BUILD: PERSONAL PROPERTY

Year	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Project Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Total Assessed Value:	\$ 99,910	\$ 99,910	\$ 102,907	\$ 102,907	\$ 105,995	\$ 105,995	\$ 109,174	\$ 109,174	\$ 112,450	\$ 112,450	\$ 115,823	\$ 115,823	\$ 119,298	\$ 119,298
% Complete	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Depreciation	100%	100%	86%	61%	100%	86%	61%	44%	31%	100%	86%	61%	44%	31%
Assumed Value (replacement every 5 years)	\$ 99,910	\$ 99,910	\$ 88,500	\$ 62,773	\$ 105,995	\$ 91,155	\$ 66,596	\$ 48,037	\$ 34,859	\$ 112,450	\$ 99,608	\$ 70,652	\$ 52,491	\$ 36,982
Personal Property Tax Revenue														
	Rate													
State of Missouri1	\$ 0.0300	\$ 30	\$ 30	\$ 27	\$ 19	\$ 32	\$ 27	\$ 20	\$ 14	\$ 10	\$ 34	\$ 30	\$ 21	\$ 16
County General	\$ 0.2090	\$ 209	\$ 209	\$ 185	\$ 131	\$ 222	\$ 191	\$ 139	\$ 100	\$ 73	\$ 235	\$ 208	\$ 148	\$ 110
County Health Fund	\$ 0.1400	\$ 140	\$ 140	\$ 124	\$ 88	\$ 148	\$ 128	\$ 93	\$ 67	\$ 49	\$ 157	\$ 139	\$ 99	\$ 73
County Park Maintenance	\$ 0.0500	\$ 50	\$ 50	\$ 44	\$ 31	\$ 53	\$ 46	\$ 33	\$ 24	\$ 17	\$ 56	\$ 50	\$ 35	\$ 26
County Bond Retire	\$ 0.0190	\$ 19	\$ 19	\$ 17	\$ 12	\$ 20	\$ 17	\$ 13	\$ 9	\$ 7	\$ 21	\$ 19	\$ 13	\$ 10
Roads and Bridges	\$ 0.1050	\$ 105	\$ 105	\$ 93	\$ 66	\$ 111	\$ 96	\$ 70	\$ 50	\$ 37	\$ 118	\$ 105	\$ 74	\$ 55
St. Louis Community College	\$ 0.2787	\$ 278	\$ 278	\$ 247	\$ 175	\$ 295	\$ 254	\$ 186	\$ 134	\$ 97	\$ 313	\$ 278	\$ 197	\$ 146
Special School District	\$ 1.0158	\$ 1,015	\$ 1,015	\$ 899	\$ 638	\$ 1,077	\$ 926	\$ 676	\$ 488	\$ 354	\$ 1,142	\$ 1,012	\$ 718	\$ 533
Metropolitan Zoo Museum District	\$ 0.2455	\$ 245	\$ 245	\$ 217	\$ 154	\$ 260	\$ 224	\$ 163	\$ 118	\$ 86	\$ 276	\$ 245	\$ 173	\$ 129
Library	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Brentwood School District	\$ 4.9132	\$ 4,909	\$ 4,909	\$ 4,348	\$ 3,084	\$ 5,208	\$ 4,479	\$ 3,272	\$ 2,360	\$ 1,713	\$ 5,525	\$ 4,894	\$ 3,471	\$ 2,579
Metropolitan Sewer District	\$ 0.1041	\$ 104	\$ 104	\$ 92	\$ 65	\$ 110	\$ 95	\$ 69	\$ 50	\$ 36	\$ 117	\$ 104	\$ 74	\$ 55
Deer Creek Sewer	\$ 0.0930	\$ 93	\$ 93	\$ 82	\$ 58	\$ 99	\$ 85	\$ 62	\$ 45	\$ 32	\$ 105	\$ 93	\$ 66	\$ 49
City of Brentwood	\$ 0.8920	\$ 891	\$ 891	\$ 789	\$ 560	\$ 945	\$ 813	\$ 594	\$ 428	\$ 311	\$ 1,003	\$ 889	\$ 630	\$ 468
Business District	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dev. Disability - Productive Living Board	\$ 0.0900	\$ 90	\$ 90	\$ 80	\$ 56	\$ 95	\$ 82	\$ 60	\$ 43	\$ 31	\$ 101	\$ 90	\$ 64	\$ 47
Total Personal Property Tax Revenue	\$ 8.1853	\$ 8,178	\$ 8,178	\$ 7,244	\$ 5,138	\$ 8,676	\$ 7,461	\$ 5,451	\$ 3,932	\$ 2,853	\$ 9,204	\$ 8,153	\$ 5,783	\$ 4,297

Year	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
Project Year	15	16	17	18	19	20	21	22	23	24	25
Total Assessed Value:	\$ 122,877	\$ 122,877	\$ 126,563	\$ 126,563	\$ 130,360	\$ 130,360	\$ 134,271	\$ 134,271	\$ 138,299	\$ 138,299	\$ 142,448
% Complete	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Depreciation	100%	86%	61%	44%	31%	100%	86%	61%	44%	31%	100%
Assumed Value (replacement every 5 years)	\$ 122,877	\$ 105,674	\$ 77,203	\$ 55,688	\$ 40,412	\$ 130,360	\$ 115,473	\$ 81,905	\$ 60,851	\$ 42,873	\$ 142,448
Personal Property Tax Revenue											
	Rate										
State of Missouri1	0.03	\$ 37	\$ 32	\$ 23	\$ 17	\$ 12	\$ 39	\$ 35	\$ 25	\$ 18	\$ 13
County General	0.209	\$ 257	\$ 221	\$ 161	\$ 116	\$ 84	\$ 272	\$ 241	\$ 171	\$ 127	\$ 90
County Health Fund	0.14	\$ 172	\$ 148	\$ 108	\$ 78	\$ 57	\$ 183	\$ 162	\$ 115	\$ 85	\$ 60
County Park Maintenance	0.05	\$ 61	\$ 53	\$ 39	\$ 28	\$ 20	\$ 65	\$ 58	\$ 41	\$ 30	\$ 21
County Bond Retire	0.019	\$ 23	\$ 20	\$ 15	\$ 11	\$ 8	\$ 25	\$ 22	\$ 16	\$ 12	\$ 8
Roads and Bridges	0.105	\$ 129	\$ 111	\$ 81	\$ 58	\$ 42	\$ 137	\$ 121	\$ 86	\$ 64	\$ 45
St. Louis Community College	0.2787	\$ 342	\$ 295	\$ 215	\$ 155	\$ 113	\$ 363	\$ 322	\$ 228	\$ 170	\$ 119
Special School District	1.0158	\$ 1,248	\$ 1,073	\$ 784	\$ 566	\$ 411	\$ 1,324	\$ 1,173	\$ 832	\$ 618	\$ 436
Metropolitan Zoo Museum District	0.2455	\$ 302	\$ 259	\$ 190	\$ 137	\$ 99	\$ 320	\$ 283	\$ 201	\$ 149	\$ 105
Library	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Brentwood School District	4.9132	\$ 6,037	\$ 5,192	\$ 3,793	\$ 2,736	\$ 1,986	\$ 6,405	\$ 5,673	\$ 4,024	\$ 2,990	\$ 2,106
Metropolitan Sewer District	0.1041	\$ 128	\$ 110	\$ 80	\$ 58	\$ 42	\$ 136	\$ 120	\$ 85	\$ 63	\$ 45
Deer Creek Sewer	0.093	\$ 114	\$ 98	\$ 72	\$ 52	\$ 38	\$ 121	\$ 107	\$ 76	\$ 57	\$ 40
City of Brentwood	0.892	\$ 1,096	\$ 943	\$ 689	\$ 497	\$ 360	\$ 1,163	\$ 1,030	\$ 731	\$ 543	\$ 382
Business District	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dev. Disability - Productive Living Board	0.09	\$ 111	\$ 95	\$ 69	\$ 50	\$ 36	\$ 117	\$ 104	\$ 74	\$ 55	\$ 39
Total Personal Property Tax Revenue	8.1853	\$ 10,058	\$ 8,650	\$ 6,319	\$ 4,558	\$ 3,308	\$ 10,670	\$ 9,452	\$ 6,704	\$ 4,981	\$ 3,509

Sales Taxes

Phase 2 NO BUILD: SALES TAXES

Year	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	
Project Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	
Estimated Taxable Sales with Vacancy	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Base Retail Sales	\$ 3,500,000	\$ 3,570,000	\$ 3,641,400	\$ 3,714,228	\$ 3,788,513	\$ 3,864,283	\$ 3,941,568	\$ 4,020,400	\$ 4,100,808	\$ 4,182,824	\$ 4,266,480	\$ 4,351,810	\$ 4,438,846	\$ 4,527,623	
Total Incremental Sales	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Sales	\$ 3,500,000	\$ 3,570,000	\$ 3,641,400	\$ 3,714,228	\$ 3,788,513	\$ 3,864,283	\$ 3,941,568	\$ 4,020,400	\$ 4,100,808	\$ 4,182,824	\$ 4,266,480	\$ 4,351,810	\$ 4,438,846	\$ 4,527,623	
Taxe	Rate														
Missouri State Sales Tax	4.2250%	\$ 147,875	\$ 150,833	\$ 153,849	\$ 156,926	\$ 160,065	\$ 163,266	\$ 166,531	\$ 169,862	\$ 173,259	\$ 176,724	\$ 180,259	\$ 183,864	\$ 187,541	\$ 191,292
Prop A Transportation	0.5000%	\$ 17,500	\$ 17,850	\$ 18,207	\$ 18,571	\$ 18,943	\$ 19,321	\$ 19,708	\$ 20,102	\$ 20,504	\$ 20,914	\$ 21,332	\$ 21,759	\$ 22,194	\$ 22,638
Children's Service Fund	0.2500%	\$ 8,750	\$ 8,925	\$ 9,104	\$ 9,286	\$ 9,471	\$ 9,661	\$ 9,854	\$ 10,051	\$ 10,252	\$ 10,457	\$ 10,666	\$ 10,880	\$ 11,097	\$ 11,319
Parks Arch Tax	0.1875%	\$ 6,563	\$ 6,694	\$ 6,828	\$ 6,964	\$ 7,103	\$ 7,246	\$ 7,390	\$ 7,538	\$ 7,689	\$ 7,843	\$ 8,000	\$ 8,160	\$ 8,323	\$ 8,489
Metrolink (Mass Transit)	0.2500%	\$ 8,750	\$ 8,925	\$ 9,104	\$ 9,286	\$ 9,471	\$ 9,661	\$ 9,854	\$ 10,051	\$ 10,252	\$ 10,457	\$ 10,666	\$ 10,880	\$ 11,097	\$ 11,319
Emergency Services	0.1000%	\$ 3,500	\$ 3,570	\$ 3,641	\$ 3,714	\$ 3,789	\$ 3,864	\$ 3,942	\$ 4,020	\$ 4,101	\$ 4,183	\$ 4,266	\$ 4,352	\$ 4,439	\$ 4,528
	0.0000%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Countywide Sales Tax	1.0000%	\$ 35,000	\$ 35,700	\$ 36,414	\$ 37,142	\$ 37,885	\$ 38,643	\$ 39,416	\$ 40,204	\$ 41,008	\$ 41,828	\$ 42,665	\$ 43,518	\$ 44,388	\$ 45,276
County Transportation Sales Tax	0.5000%	\$ 17,500	\$ 17,850	\$ 18,207	\$ 18,571	\$ 18,943	\$ 19,321	\$ 19,708	\$ 20,102	\$ 20,504	\$ 20,914	\$ 21,332	\$ 21,759	\$ 22,194	\$ 22,638
Regional Parks/Trails (Metro Parks)	0.1000%	\$ 3,500	\$ 3,570	\$ 3,641	\$ 3,714	\$ 3,789	\$ 3,864	\$ 3,942	\$ 4,020	\$ 4,101	\$ 4,183	\$ 4,266	\$ 4,352	\$ 4,439	\$ 4,528
County Prop P Public Safety	0.5000%	\$ 17,500	\$ 17,850	\$ 18,207	\$ 18,571	\$ 18,943	\$ 19,321	\$ 19,708	\$ 20,102	\$ 20,504	\$ 20,914	\$ 21,332	\$ 21,759	\$ 22,194	\$ 22,638
Zoo Tax	0.1250%	\$ 4,375	\$ 4,463	\$ 4,552	\$ 4,643	\$ 4,736	\$ 4,830	\$ 4,927	\$ 5,025	\$ 5,126	\$ 5,229	\$ 5,333	\$ 5,440	\$ 5,549	\$ 5,660
Brentwood Economic Development Sales Tax	0.5000%	\$ 17,500	\$ 17,850	\$ 18,207	\$ 18,571	\$ 18,943	\$ 19,321	\$ 19,708	\$ 20,102	\$ 20,504	\$ 20,914	\$ 21,332	\$ 21,759	\$ 22,194	\$ 22,638
Brentwood Capital Improvements Sales Tax	0.5000%	\$ 17,500	\$ 17,850	\$ 18,207	\$ 18,571	\$ 18,943	\$ 19,321	\$ 19,708	\$ 20,102	\$ 20,504	\$ 20,914	\$ 21,332	\$ 21,759	\$ 22,194	\$ 22,638
Brentwood Local Option Sales Tax	0.2500%	\$ 8,750	\$ 8,925	\$ 9,104	\$ 9,286	\$ 9,471	\$ 9,661	\$ 9,854	\$ 10,051	\$ 10,252	\$ 10,457	\$ 10,666	\$ 10,880	\$ 11,097	\$ 11,319
Brentwood Fire	0.5000%	\$ 17,500	\$ 17,850	\$ 18,207	\$ 18,571	\$ 18,943	\$ 19,321	\$ 19,708	\$ 20,102	\$ 20,504	\$ 20,914	\$ 21,332	\$ 21,759	\$ 22,194	\$ 22,638
Brentwood Stormwater & Parks	0.2500%	\$ 8,750	\$ 8,925	\$ 9,104	\$ 9,286	\$ 9,471	\$ 9,661	\$ 9,854	\$ 10,051	\$ 10,252	\$ 10,457	\$ 10,666	\$ 10,880	\$ 11,097	\$ 11,319
Total Retail Sales Tax Revenues to Taxing Jurisdictions (Not including Collection Fees or Timely Payment Discounts)	0.0000%	\$ 305,813	\$ 311,929	\$ 318,167	\$ 324,531	\$ 331,021	\$ 337,625	\$ 344,381	\$ 351,286	\$ 358,342	\$ 365,549	\$ 372,907	\$ 380,416	\$ 388,076	\$ 395,887

Year	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	
Project Year	15	16	17	18	19	20	21	22	23	24	25	
Estimated Taxable Sales with Vacancy	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Base Retail Sales	\$ 4,618,176	\$ 4,710,539	\$ 4,804,750	\$ 4,900,845	\$ 4,998,862	\$ 5,098,839	\$ 5,200,816	\$ 5,304,832	\$ 5,410,929	\$ 5,519,147	\$ 5,629,530	
Total Incremental Sales	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Sales	\$ 4,618,176	\$ 4,710,539	\$ 4,804,750	\$ 4,900,845	\$ 4,998,862	\$ 5,098,839	\$ 5,200,816	\$ 5,304,832	\$ 5,410,929	\$ 5,519,147	\$ 5,629,530	
Taxe	Rate											
Missouri State Sales Tax	4.2250%	\$ 195,118	\$ 199,020	\$ 203,001	\$ 207,061	\$ 211,202	\$ 215,426	\$ 219,734	\$ 224,129	\$ 228,612	\$ 233,184	\$ 237,848
Prop A Transportation	0.5000%	\$ 23,091	\$ 23,553	\$ 24,024	\$ 24,504	\$ 24,994	\$ 25,494	\$ 26,004	\$ 26,524	\$ 27,055	\$ 27,596	\$ 28,148
Children's Service Fund	0.2500%	\$ 11,545	\$ 11,776	\$ 12,012	\$ 12,252	\$ 12,497	\$ 12,747	\$ 13,002	\$ 13,262	\$ 13,527	\$ 13,798	\$ 14,074
Parks Arch Tax	0.1875%	\$ 8,659	\$ 8,832	\$ 9,009	\$ 9,189	\$ 9,373	\$ 9,560	\$ 9,752	\$ 9,947	\$ 10,145	\$ 10,348	\$ 10,555
Metrolink (Mass Transit)	0.2500%	\$ 11,545	\$ 11,776	\$ 12,012	\$ 12,252	\$ 12,497	\$ 12,747	\$ 13,002	\$ 13,262	\$ 13,527	\$ 13,798	\$ 14,074
Emergency Services	0.1000%	\$ 4,618	\$ 4,711	\$ 4,805	\$ 4,901	\$ 4,999	\$ 5,099	\$ 5,201	\$ 5,305	\$ 5,411	\$ 5,519	\$ 5,630
	0.0000%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Countywide Sales Tax	1.0000%	\$ 46,182	\$ 47,105	\$ 48,047	\$ 49,008	\$ 49,989	\$ 50,988	\$ 52,008	\$ 53,048	\$ 54,109	\$ 55,191	\$ 56,295
County Transportation Sales Tax	0.5000%	\$ 23,091	\$ 23,553	\$ 24,024	\$ 24,504	\$ 24,994	\$ 25,494	\$ 26,004	\$ 26,524	\$ 27,055	\$ 27,596	\$ 28,148
Regional Parks/Trails (Metro Parks)	0.1000%	\$ 4,618	\$ 4,711	\$ 4,805	\$ 4,901	\$ 4,999	\$ 5,099	\$ 5,201	\$ 5,305	\$ 5,411	\$ 5,519	\$ 5,630
County Prop P Public Safety	0.5000%	\$ 23,091	\$ 23,553	\$ 24,024	\$ 24,504	\$ 24,994	\$ 25,494	\$ 26,004	\$ 26,524	\$ 27,055	\$ 27,596	\$ 28,148
Zoo Tax	0.1250%	\$ 5,773	\$ 5,888	\$ 6,006	\$ 6,126	\$ 6,249	\$ 6,374	\$ 6,501	\$ 6,631	\$ 6,764	\$ 6,899	\$ 7,037
Brentwood Economic Development Sales Tax	0.5000%	\$ 23,091	\$ 23,553	\$ 24,024	\$ 24,504	\$ 24,994	\$ 25,494	\$ 26,004	\$ 26,524	\$ 27,055	\$ 27,596	\$ 28,148
Brentwood Capital Improvements Sales Tax	0.5000%	\$ 23,091	\$ 23,553	\$ 24,024	\$ 24,504	\$ 24,994	\$ 25,494	\$ 26,004	\$ 26,524	\$ 27,055	\$ 27,596	\$ 28,148
Brentwood Local Option Sales Tax	0.2500%	\$ 11,545	\$ 11,776	\$ 12,012	\$ 12,252	\$ 12,497	\$ 12,747	\$ 13,002	\$ 13,262	\$ 13,527	\$ 13,798	\$ 14,074
Brentwood Fire	0.5000%	\$ 23,091	\$ 23,553	\$ 24,024	\$ 24,504	\$ 24,994	\$ 25,494	\$ 26,004	\$ 26,524	\$ 27,055	\$ 27,596	\$ 28,148
Brentwood Stormwater & Parks	0.2500%	\$ 11,545	\$ 11,776	\$ 12,012	\$ 12,252	\$ 12,497	\$ 12,747	\$ 13,002	\$ 13,262	\$ 13,527	\$ 13,798	\$ 14,074
Total Retail Sales Tax Revenues to Taxing Jurisdictions (Not including Collection Fees or Timely Payment Discounts)	0.0000%	\$ 449,695	\$ 458,689	\$ 467,863	\$ 477,220	\$ 486,764	\$ 496,499	\$ 506,429	\$ 516,558	\$ 526,889	\$ 537,427	\$ 548,176

Utility Taxes

Phase 2 NO BUILD: UTILITY TAXES

Year	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Project Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Commercial Utility Sales	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utility Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Base Utilities	\$ 44,750	\$ 45,645	\$ 46,558	\$ 47,489	\$ 48,439	\$ 49,408	\$ 50,396	\$ 51,404	\$ 52,432	\$ 53,480	\$ 54,550	\$ 55,641	\$ 56,754	\$ 57,889
Incremental Utility Charges	Rate \$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Utility Taxes Revenue	0.075 \$ 3,356	\$ 3,423	\$ 3,492	\$ 3,562	\$ 3,633	\$ 3,706	\$ 3,780	\$ 3,855	\$ 3,932	\$ 4,011	\$ 4,091	\$ 4,173	\$ 4,257	\$ 4,342

Year	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
Project Year	15	16	17	18	19	20	21	22	23	24	25
Commercial Utility Sales	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utility Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Base Utilities	\$ 59,047	\$ 60,228	\$ 61,432	\$ 62,661	\$ 63,914	\$ 65,192	\$ 66,496	\$ 67,826	\$ 69,183	\$ 70,566	\$ 71,978
Incremental Utility Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Utility Taxes Revenue	\$ 4,429	\$ 4,517	\$ 4,607	\$ 4,700	\$ 4,794	\$ 4,889	\$ 4,987	\$ 5,087	\$ 5,189	\$ 5,292	\$ 5,398

APPENDIX C-3

Phase 2: Abatement Revenue Projections

Phase 2: Calculation of Abated PILOT

\$6,014,270	Projected Commercial Assessed Valuation at 100% Completion (2021 Dollars)
\$6,460,000	Projected Residential Assessed Valuation at 100% Completion (2021 Dollars)
\$ 2,097,360	Base Commercial Valuation (2021)
\$10,376,910	Incremental Assessed Value

48% Percentage Commercial AV to total development at completion
52% Percentage Residential AV to total development at completion
8.2018 Commercial Tax Rate
6.9759 Residential Tax Rate

\$410,341 Incremental Commercial Real Estate Tax (Stabilized)
\$374,874 Incremental Residential Real Estate Tax (Stabilized)

Calendar Year	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Year	1	2	3	4	5	6	7	8	9	10	11	12
Projected Commercial Assessed Valuation	\$ 6,014,270	\$ 6,014,270	\$ 6,194,698	\$ 6,194,698	\$ 6,380,539	\$ 6,380,539	\$ 6,571,955	\$ 6,571,955	\$ 6,769,114	\$ 6,769,114	\$ 6,972,187	\$ 6,972,187
% of new Commercial SF complete	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Total Commercial Assessed Valuation	\$6,014,270	\$6,014,270	\$6,194,698	\$6,194,698	\$6,380,539	\$6,380,539	\$6,571,955	\$6,571,955	\$6,769,114	\$6,769,114	\$6,972,187	\$6,972,187
Projected Residential Assessed Valuation	\$ 6,853,414	\$ 6,853,414	\$ 7,059,016	\$ 7,059,016	\$ 7,270,787	\$ 7,270,787	\$ 7,488,911	\$ 7,488,911	\$ 7,713,578	\$ 7,713,578	\$ 7,944,985	\$ 7,944,985
% of new Residential SF complete	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Total Residential Assessed Valuation	\$ 6,853,414	\$ 6,853,414	\$ 7,059,016	\$ 7,059,016	\$ 7,270,787	\$ 7,270,787	\$ 7,488,911	\$ 7,488,911	\$ 7,713,578	\$ 7,713,578	\$ 7,944,985	\$ 7,944,985
Unaudited Total Assessed Valuation w/ Annual Increase	\$ 12,867,684	\$ 12,867,684	\$ 13,253,715	\$ 13,253,715	\$ 13,651,326	\$ 13,651,326	\$ 14,060,866	\$ 14,060,866	\$ 14,482,692	\$ 14,482,692	\$ 14,917,172	\$ 14,917,172
Base Valuation	\$ 2,160,281	\$ 2,160,281	\$ 2,160,281	\$ 2,160,281	\$ 2,160,281	\$ 2,160,281	\$ 2,160,281	\$ 2,160,281	\$ 2,160,281	\$ 2,160,281	\$ 2,160,281	\$ 2,160,281
Incremental Value	\$ 10,707,403	\$ 10,707,403	\$ 11,093,434	\$ 11,093,434	\$ 11,491,045	\$ 11,491,045	\$ 11,900,585	\$ 11,900,585	\$ 12,322,411	\$ 12,322,411	\$ 12,756,892	\$ 12,756,892
Portion of Commercial Incremental Assessed Value	\$ 5,004,569	\$ 5,004,569	\$ 5,184,997	\$ 5,184,997	\$ 5,370,838	\$ 5,370,838	\$ 5,562,254	\$ 5,562,254	\$ 5,759,413	\$ 5,759,413	\$ 5,962,486	\$ 5,962,486
Commercial Tax Rate	\$ 8.2018	\$ 8.2018	\$ 8.2018	\$ 8.2018	\$ 8.2018	\$ 8.2018	\$ 8.2018	\$ 8.2018	\$ 8.2018	\$ 8.2018	\$ 8.2018	\$ 8.2018
Commercial Abatement Value	\$ 369,418	\$ 369,418	\$ 382,737	\$ 382,737	\$ 396,455	\$ 396,455	\$ 410,584	\$ 410,584	\$ 425,138	\$ 425,138	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Portion of Residential Incremental Value	\$ 5,702,834	\$ 5,702,834	\$ 5,908,437	\$ 5,908,437	\$ 6,120,207	\$ 6,120,207	\$ 6,338,331	\$ 6,338,331	\$ 6,562,998	\$ 6,562,998	\$ 6,794,405	\$ 6,794,405
Residential Tax Rate	\$ 6.9759	\$ 6.9759	\$ 6.9759	\$ 6.9759	\$ 6.9759	\$ 6.9759	\$ 6.9759	\$ 6.9759	\$ 6.9759	\$ 6.9759	\$ 6.9759	\$ 6.9759
Residential Abatement Value	\$ 358,042	\$ 358,042	\$ 370,950	\$ 370,950	\$ 384,246	\$ 384,246	\$ 397,940	\$ 397,940	\$ 412,045	\$ 412,045	\$ -	\$ -
Commercial Surcharge Tax Rate	\$1.70	\$1.70	\$1.70	\$1.70	\$1.70	\$1.70	\$1.70	\$1.70	\$1.70	\$1.70	\$1.70	\$1.70
Total Eligible Percentage to Local Taxing Jurisdictions	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%
Total Abatement by Year	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	0%	0%
Commercial Surcharge Tax Abatement Value	\$ 22,985	\$ 22,985	\$ 23,814	\$ 23,814	\$ 24,667	\$ 24,667	\$ 25,546	\$ 25,546	\$ 26,452	\$ 26,452	\$ -	\$ -
Total Real Property Taxes Abated	\$ 750,445	\$ 750,445	\$ 777,500	\$ 777,500	\$ 805,368	\$ 805,368	\$ 834,071	\$ 834,071	\$ 863,635	\$ 863,635	\$ -	\$ -
Cash Flow Less Collection Fees	\$739,188	\$739,188	\$765,838	\$765,838	\$793,287	\$793,287	\$821,560	\$821,560	\$850,681	\$850,681	\$0	\$0

APPENDIX D-1

Phase 3 Build Projections

Year		2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Project Year		15	16	17	18	19	20	21	22	23	24	25
Abated Commercial Real Property Taxes												
Base Commercial AV		\$ 57,544	\$ 57,544	\$ 57,544	\$ 57,544	\$ 57,544	\$ 57,544	\$ 57,544	\$ 57,544	\$ 57,544	\$ 57,544	\$ 57,544
Incremental Commercial AV Split		\$ 435,797	\$ 450,598	\$ 450,598	\$ 465,842	\$ 465,842	\$ 481,543	\$ 481,543	\$ 497,716	\$ 497,716	\$ 514,374	\$ 531,531
Commercial Real Property Taxes Not Subject to Abatement												
	Rate											
State of Missouri1	0.0300	\$ 148	\$ 152	\$ 152	\$ 157	\$ 157	\$ 162	\$ 162	\$ 167	\$ 167	\$ 172	\$ 177
Dev. Disability - Productive Living Board	0.0840	\$ 414	\$ 427	\$ 427	\$ 440	\$ 440	\$ 453	\$ 453	\$ 466	\$ 466	\$ 480	\$ 495
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County General	0.1860	\$ 918	\$ 945	\$ 945	\$ 973	\$ 973	\$ 1,003	\$ 1,003	\$ 1,033	\$ 1,033	\$ 1,064	\$ 1,096
County Health Fund	0.1250	\$ 617	\$ 635	\$ 635	\$ 654	\$ 654	\$ 674	\$ 674	\$ 694	\$ 694	\$ 715	\$ 736
County Park Maintenance	0.0440	\$ 217	\$ 224	\$ 224	\$ 230	\$ 230	\$ 237	\$ 237	\$ 244	\$ 244	\$ 252	\$ 259
County Bond Retire	0.0190	\$ 94	\$ 97	\$ 97	\$ 99	\$ 99	\$ 102	\$ 102	\$ 105	\$ 105	\$ 109	\$ 112
Roads and Bridges	0.0930	\$ 459	\$ 473	\$ 473	\$ 487	\$ 487	\$ 501	\$ 501	\$ 516	\$ 516	\$ 532	\$ 548
St. Louis Community College	0.2787	\$ 1,375	\$ 1,416	\$ 1,416	\$ 1,459	\$ 1,459	\$ 1,502	\$ 1,502	\$ 1,548	\$ 1,548	\$ 1,594	\$ 1,642
Special School District	1.0158	\$ 5,011	\$ 5,162	\$ 5,162	\$ 5,317	\$ 5,317	\$ 5,476	\$ 5,476	\$ 5,640	\$ 5,640	\$ 5,810	\$ 5,984
Metropolitan Zoo Museum District	0.2455	\$ 1,211	\$ 1,247	\$ 1,247	\$ 1,285	\$ 1,285	\$ 1,323	\$ 1,323	\$ 1,363	\$ 1,363	\$ 1,404	\$ 1,446
Library	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Brentwood Schools	5.1127	\$ 25,223	\$ 25,980	\$ 25,980	\$ 26,759	\$ 26,759	\$ 27,562	\$ 27,562	\$ 28,389	\$ 28,389	\$ 29,240	\$ 30,118
Metropolitan Sewer District	0.1041	\$ 514	\$ 529	\$ 529	\$ 545	\$ 545	\$ 561	\$ 561	\$ 578	\$ 578	\$ 595	\$ 613
Deer Creek Sewer	0.0810	\$ 400	\$ 412	\$ 412	\$ 424	\$ 424	\$ 437	\$ 437	\$ 450	\$ 450	\$ 463	\$ 477
City of Brentwood	0.8130	\$ 4,011	\$ 4,131	\$ 4,131	\$ 4,255	\$ 4,255	\$ 4,383	\$ 4,383	\$ 4,514	\$ 4,514	\$ 4,650	\$ 4,789
Business District	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Commercial Property Tax Revenues to Taxing Jurisdictions		\$ 40,611	\$ 41,829	\$ 41,829	\$ 43,084	\$ 43,084	\$ 44,377	\$ 44,377	\$ 45,708	\$ 45,708	\$ 47,079	\$ 48,491

COMMERCIAL REAL PROPERTY

RPA 3 BUILD: COMMERCIAL REAL PROPERTY

Year		2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Project Year		1	2	3	4	5	6	7	8	9	10	11	12	13	14
Abated Commercial Real Property Taxes															
Base Commercial AV		\$ 57,544	\$ 57,544	\$ 57,544	\$ 57,544	\$ 57,544	\$ 57,544	\$ 57,544	\$ 57,544	\$ 57,544	\$ 57,544	\$ 57,544	\$ 57,544	\$ 57,544	\$ 57,544
Incremental Commercial AV Split		\$ 343,588	\$ 355,622	\$ 355,622	\$ 368,017	\$ 368,017	\$ 380,783	\$ 380,783	\$ 393,933	\$ 393,933	\$ 407,478	\$ 407,478	\$ 421,428	\$ 421,428	\$ 435,797
Commercial Real Property Taxes Not Subject to Abatement															
	Rate														
State of Missouri1	0.0300	\$ 120	\$ 124	\$ 124	\$ 128	\$ 128	\$ 131	\$ 131	\$ 135	\$ 135	\$ 140	\$ 140	\$ 144	\$ 144	\$ 148
Dev. Disability - Productive Living Board	0.0840	\$ 77	\$ 78	\$ 78	\$ 79	\$ 79	\$ 80	\$ 80	\$ 81	\$ 81	\$ 83	\$ 391	\$ 402	\$ 402	\$ 414
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County General	0.1860	\$ 171	\$ 173	\$ 173	\$ 175	\$ 175	\$ 178	\$ 178	\$ 180	\$ 180	\$ 183	\$ 865	\$ 891	\$ 891	\$ 918
County Health Fund	0.1250	\$ 115	\$ 116	\$ 116	\$ 118	\$ 118	\$ 120	\$ 120	\$ 121	\$ 121	\$ 123	\$ 581	\$ 599	\$ 599	\$ 617
County Park Maintenance	0.0440	\$ 40	\$ 41	\$ 41	\$ 42	\$ 42	\$ 42	\$ 42	\$ 43	\$ 43	\$ 43	\$ 205	\$ 211	\$ 211	\$ 217
County Bond Retire	0.0190	\$ 17	\$ 18	\$ 18	\$ 18	\$ 18	\$ 18	\$ 18	\$ 18	\$ 18	\$ 19	\$ 88	\$ 91	\$ 91	\$ 94
Roads and Bridges	0.0930	\$ 85	\$ 87	\$ 87	\$ 88	\$ 88	\$ 89	\$ 89	\$ 90	\$ 90	\$ 91	\$ 432	\$ 445	\$ 445	\$ 459
St. Louis Community College	0.2787	\$ 256	\$ 259	\$ 259	\$ 263	\$ 263	\$ 266	\$ 266	\$ 270	\$ 270	\$ 274	\$ 1,296	\$ 1,335	\$ 1,335	\$ 1,375
Special School District	1.0158	\$ 934	\$ 946	\$ 946	\$ 958	\$ 958	\$ 971	\$ 971	\$ 985	\$ 985	\$ 998	\$ 4,724	\$ 4,865	\$ 4,865	\$ 5,011
Metropolitan Zoo Museum District	0.2455	\$ 226	\$ 229	\$ 229	\$ 232	\$ 232	\$ 235	\$ 235	\$ 238	\$ 238	\$ 241	\$ 1,142	\$ 1,176	\$ 1,176	\$ 1,211
Library	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Brentwood Schools	5.1127	\$ 4,699	\$ 4,760	\$ 4,760	\$ 4,824	\$ 4,824	\$ 4,889	\$ 4,889	\$ 4,956	\$ 4,956	\$ 5,025	\$ 23,775	\$ 24,488	\$ 24,488	\$ 25,223
Metropolitan Sewer District	0.1041	\$ 96	\$ 97	\$ 97	\$ 98	\$ 98	\$ 100	\$ 100	\$ 101	\$ 101	\$ 102	\$ 484	\$ 499	\$ 499	\$ 514
Deer Creek Sewer	0.0810	\$ 74	\$ 75	\$ 75	\$ 76	\$ 76	\$ 77	\$ 77	\$ 79	\$ 79	\$ 80	\$ 377	\$ 388	\$ 388	\$ 400
City of Brentwood	0.8130	\$ 747	\$ 757	\$ 757	\$ 767	\$ 767	\$ 777	\$ 777	\$ 788	\$ 788	\$ 799	\$ 3,781	\$ 3,894	\$ 3,894	\$ 4,011
Business District	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Commercial Property Tax Revenues to Taxing Jurisdictions		\$ 7,658	\$ 7,760	\$ 7,760	\$ 7,866	\$ 7,866	\$ 7,974	\$ 7,974	\$ 8,086	\$ 8,086	\$ 8,201	\$ 8,320	\$ 8,442	\$ 8,568	\$ 8,699

COMMERCIAL SURCHARGE

Phase 3 BUILD: COMMERCIAL SURCHARGE

Year	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	
Project Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	
Redeveloped Commercial Assessed Value	\$ 401,132	\$ 413,166	\$ 413,166	\$ 425,561	\$ 425,561	\$ 438,327	\$ 438,327	\$ 451,477	\$ 451,477	\$ 465,021	\$ 465,021	\$ 478,972	\$ 478,972	\$ 493,341	
	Rate														
Total County Commercial Surcharge	\$ 1.7000	\$ 6,819	\$ 7,024	\$ 7,024	\$ 7,235	\$ 7,235	\$ 7,452	\$ 7,452	\$ 7,675	\$ 7,675	\$ 7,905	\$ 7,905	\$ 8,143	\$ 8,143	\$ 8,387
<i>Total Commercial Surcharge Taxes</i>															
State of Missouri	\$ 0.0039	\$ 26	\$ 27	\$ 27	\$ 28	\$ 28	\$ 29	\$ 29	\$ 30	\$ 30	\$ 30	\$ 30	\$ 31	\$ 31	\$ 32
County General	\$ 0.0450	\$ 70	\$ 71	\$ 71	\$ 72	\$ 72	\$ 73	\$ 73	\$ 74	\$ 74	\$ 75	\$ 75	\$ 356	\$ 366	\$ 377
County Health Fund	\$ 0.0386	\$ 60	\$ 61	\$ 61	\$ 62	\$ 62	\$ 63	\$ 63	\$ 64	\$ 64	\$ 64	\$ 64	\$ 305	\$ 314	\$ 323
County Park Maintenance	\$ 0.0064	\$ 10	\$ 10	\$ 10	\$ 10	\$ 10	\$ 10	\$ 10	\$ 11	\$ 11	\$ 11	\$ 11	\$ 51	\$ 52	\$ 54
County Bond Retire	\$ 0.0332	\$ 52	\$ 53	\$ 53	\$ 53	\$ 53	\$ 54	\$ 54	\$ 55	\$ 55	\$ 56	\$ 56	\$ 263	\$ 270	\$ 279
Roads and Bridges	\$ 0.0231	\$ 36	\$ 37	\$ 37	\$ 37	\$ 37	\$ 38	\$ 38	\$ 38	\$ 38	\$ 39	\$ 39	\$ 183	\$ 188	\$ 194
St. Louis Community College	\$ 0.0283	\$ 44	\$ 45	\$ 45	\$ 45	\$ 45	\$ 46	\$ 46	\$ 47	\$ 47	\$ 47	\$ 47	\$ 224	\$ 230	\$ 237
Special School District	\$ 0.0688	\$ 107	\$ 109	\$ 109	\$ 110	\$ 110	\$ 112	\$ 112	\$ 113	\$ 113	\$ 115	\$ 115	\$ 544	\$ 560	\$ 577
Metropolitan Zoo Museum District	\$ 0.0305	\$ 48	\$ 48	\$ 48	\$ 49	\$ 49	\$ 50	\$ 50	\$ 50	\$ 50	\$ 51	\$ 51	\$ 241	\$ 248	\$ 256
County Library	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Brentwood Schools	\$ 0.0122	\$ 19	\$ 19	\$ 19	\$ 20	\$ 20	\$ 20	\$ 20	\$ 20	\$ 20	\$ 20	\$ 20	\$ 97	\$ 100	\$ 103
Metropolitan Sewer District	\$ 0.0064	\$ 10	\$ 10	\$ 10	\$ 10	\$ 10	\$ 10	\$ 10	\$ 11	\$ 11	\$ 11	\$ 11	\$ 51	\$ 52	\$ 54
Deer Creek Sewer	\$ 0.0013	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 10	\$ 10	\$ 11
Dev. Disability - Productive Living Board	\$ 0.0064	\$ 10	\$ 10	\$ 10	\$ 10	\$ 10	\$ 10	\$ 10	\$ 11	\$ 11	\$ 11	\$ 11	\$ 51	\$ 52	\$ 54
Total Commercial Surcharge Revenue to Project-Relevant Jurisdictions	\$ 495	\$ 502	\$ 502	\$ 509	\$ 509	\$ 517	\$ 517	\$ 524	\$ 524	\$ 532	\$ 2,404	\$ 2,476	\$ 2,476	\$ 2,550	

Year	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	
Project Year	15	16	17	18	19	20	21	22	23	24	25	
Redeveloped Commercial Assessed Value	\$ 493,341	\$ 508,142	\$ 508,142	\$ 523,386	\$ 523,386	\$ 539,087	\$ 539,087	\$ 555,260	\$ 555,260	\$ 571,918	\$ 589,075	
	Rate											
Total County Commercial Surcharge	\$ 1.7000	\$ 8,387	\$ 8,638	\$ 8,638	\$ 8,898	\$ 8,898	\$ 9,164	\$ 9,164	\$ 9,439	\$ 9,439	\$ 9,723	\$ 10,014
<i>Total Commercial Surcharge Taxes</i>												
State of Missouri	\$ 0.0039	\$ 32	\$ 33	\$ 33	\$ 34	\$ 34	\$ 35	\$ 35	\$ 36	\$ 36	\$ 37	\$ 39
County General	\$ 0.0450	\$ 377	\$ 389	\$ 389	\$ 400	\$ 400	\$ 412	\$ 412	\$ 425	\$ 425	\$ 437	\$ 450
County Health Fund	\$ 0.0386	\$ 323	\$ 333	\$ 333	\$ 343	\$ 343	\$ 353	\$ 353	\$ 364	\$ 364	\$ 375	\$ 386
County Park Maintenance	\$ 0.0064	\$ 54	\$ 56	\$ 56	\$ 57	\$ 57	\$ 59	\$ 59	\$ 61	\$ 61	\$ 62	\$ 64
County Bond Retire	\$ 0.0332	\$ 279	\$ 287	\$ 287	\$ 296	\$ 296	\$ 304	\$ 304	\$ 314	\$ 314	\$ 323	\$ 333
Roads and Bridges	\$ 0.0231	\$ 194	\$ 200	\$ 200	\$ 206	\$ 206	\$ 212	\$ 212	\$ 218	\$ 218	\$ 225	\$ 232
St. Louis Community College	\$ 0.0283	\$ 237	\$ 244	\$ 244	\$ 252	\$ 252	\$ 259	\$ 259	\$ 267	\$ 267	\$ 275	\$ 283
Special School District	\$ 0.0688	\$ 577	\$ 594	\$ 594	\$ 612	\$ 612	\$ 630	\$ 630	\$ 649	\$ 649	\$ 669	\$ 689
Metropolitan Zoo Museum District	\$ 0.0305	\$ 256	\$ 263	\$ 263	\$ 271	\$ 271	\$ 279	\$ 279	\$ 288	\$ 288	\$ 296	\$ 305
County Library	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Brentwood Schools	\$ 0.0122	\$ 103	\$ 106	\$ 106	\$ 109	\$ 109	\$ 112	\$ 112	\$ 115	\$ 115	\$ 119	\$ 122
Metropolitan Sewer District	\$ 0.0064	\$ 54	\$ 55	\$ 55	\$ 57	\$ 57	\$ 59	\$ 59	\$ 61	\$ 61	\$ 62	\$ 64
Deer Creek Sewer	\$ 0.0013	\$ 11	\$ 11	\$ 11	\$ 11	\$ 11	\$ 12	\$ 12	\$ 12	\$ 12	\$ 12	\$ 13
Dev. Disability - Productive Living Board	\$ 0.0064	\$ 54	\$ 56	\$ 56	\$ 57	\$ 57	\$ 59	\$ 59	\$ 61	\$ 61	\$ 62	\$ 64
Total Commercial Surcharge Revenue to Project-Relevant Jurisdictions	\$ 2,550	\$ 2,626	\$ 2,626	\$ 2,705	\$ 2,705	\$ 2,786	\$ 2,786	\$ 2,870	\$ 2,870	\$ 2,956	\$ 3,045	

RESIDENTIAL REAL PROPERTY

Phase 3 BUILD: RESIDENTIAL REAL PROPERTY

Year	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Project Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Redeveloped Residential Assessed Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Base Assessed Value	\$ 1,850,633	\$ 1,850,633	\$ 1,850,633	\$ 1,850,633	\$ 1,850,633	\$ 1,850,633	\$ 1,850,633	\$ 1,850,633	\$ 1,850,633	\$ 1,850,633	\$ 1,850,633	\$ 1,850,633	\$ 1,850,633	\$ 1,850,633
Incremental Assessed Value	\$ 11,049,911	\$ 11,436,927	\$ 11,436,927	\$ 11,835,554	\$ 11,835,554	\$ 12,246,139	\$ 12,246,139	\$ 12,669,043	\$ 12,669,043	\$ 13,104,633	\$ 13,104,633	\$ 13,553,291	\$ 13,553,291	\$ 14,015,409
Real Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Residential Real Property Taxes Not Subject to Abatement	Rate													
State of Missouri1	0.0300	\$ 3,870	\$ 3,986	\$ 3,986	\$ 4,106	\$ 4,106	\$ 4,229	\$ 4,229	\$ 4,356	\$ 4,356	\$ 4,487	\$ 4,487	\$ 4,621	\$ 4,621
Dev. Disability - Productive Living Board	0.0710	\$ 2,098	\$ 2,126	\$ 2,126	\$ 2,154	\$ 2,154	\$ 2,183	\$ 2,183	\$ 2,213	\$ 2,213	\$ 2,244	\$ 2,244	\$ 10,937	\$ 10,937
County General	0.1650	\$ 4,877	\$ 4,941	\$ 4,941	\$ 5,006	\$ 5,006	\$ 5,074	\$ 5,074	\$ 5,144	\$ 5,144	\$ 5,216	\$ 24,676	\$ 25,416	\$ 25,416
County Health Fund	0.1110	\$ 3,281	\$ 3,324	\$ 3,324	\$ 3,368	\$ 3,368	\$ 3,414	\$ 3,414	\$ 3,460	\$ 3,460	\$ 3,509	\$ 16,600	\$ 17,098	\$ 17,098
County Park Maintenance	0.0400	\$ 1,182	\$ 1,198	\$ 1,198	\$ 1,214	\$ 1,214	\$ 1,230	\$ 1,230	\$ 1,247	\$ 1,247	\$ 1,264	\$ 5,982	\$ 6,162	\$ 6,162
County Bond Retire	0.0190	\$ 562	\$ 569	\$ 569	\$ 576	\$ 576	\$ 584	\$ 584	\$ 592	\$ 592	\$ 601	\$ 2,842	\$ 2,927	\$ 2,927
Roads and Bridges	0.0830	\$ 2,453	\$ 2,485	\$ 2,485	\$ 2,518	\$ 2,518	\$ 2,552	\$ 2,552	\$ 2,588	\$ 2,588	\$ 2,624	\$ 12,413	\$ 12,785	\$ 12,785
St. Louis Community College	0.2787	\$ 8,237	\$ 8,345	\$ 8,345	\$ 8,456	\$ 8,456	\$ 8,571	\$ 8,571	\$ 8,689	\$ 8,689	\$ 8,810	\$ 41,680	\$ 42,931	\$ 42,931
Special School District	1.0158	\$ 30,023	\$ 30,416	\$ 30,416	\$ 30,821	\$ 30,821	\$ 31,238	\$ 31,238	\$ 31,668	\$ 31,668	\$ 32,110	\$ 151,916	\$ 156,473	\$ 156,473
Metropolitan Zoo Museum District	0.2455	\$ 7,256	\$ 7,351	\$ 7,351	\$ 7,449	\$ 7,449	\$ 7,550	\$ 7,550	\$ 7,654	\$ 7,654	\$ 7,760	\$ 36,715	\$ 37,817	\$ 37,817
Library	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Brentwood Schools	4.2588	\$ 125,874	\$ 127,522	\$ 127,522	\$ 129,220	\$ 129,220	\$ 130,969	\$ 130,969	\$ 132,770	\$ 132,770	\$ 134,625	\$ 636,915	\$ 656,022	\$ 656,022
Metropolitan Sewer District	0.1041	\$ 3,077	\$ 3,117	\$ 3,117	\$ 3,159	\$ 3,159	\$ 3,201	\$ 3,201	\$ 3,245	\$ 3,245	\$ 3,291	\$ 15,568	\$ 16,035	\$ 16,035
Deer Creek Sewer	0.0660	\$ 1,951	\$ 1,976	\$ 1,976	\$ 2,003	\$ 2,003	\$ 2,030	\$ 2,030	\$ 2,058	\$ 2,058	\$ 2,086	\$ 9,870	\$ 10,167	\$ 10,167
City of Brentwood	0.5180	\$ 15,310	\$ 15,511	\$ 15,511	\$ 15,717	\$ 15,717	\$ 15,930	\$ 15,930	\$ 16,149	\$ 16,149	\$ 16,374	\$ 77,468	\$ 79,792	\$ 79,792
Business District	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Residential Property Tax Revenues to Taxing Jurisdictions	\$ 210,052	\$ 212,867	\$ 212,867	\$ 215,768	\$ 215,768	\$ 218,755	\$ 218,755	\$ 221,832	\$ 221,832	\$ 225,002	\$ 1,047,751	\$ 1,079,184	\$ 1,079,184	\$ 1,111,559

Year	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Project Year	15	16	17	18	19	20	21	22	23	24	25
Redeveloped Residential Assessed Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Base Assessed Value	\$ 1,850,633	\$ 1,850,633	\$ 1,850,633	\$ 1,850,633	\$ 1,850,633	\$ 1,850,633	\$ 1,850,633	\$ 1,850,633	\$ 1,850,633	\$ 1,850,633	\$ 1,850,633
Incremental Assessed Value	\$ 14,015,409	\$ 14,491,390	\$ 14,491,390	\$ 14,981,651	\$ 14,981,651	\$ 15,486,619	\$ 15,486,619	\$ 16,006,737	\$ 16,006,737	\$ 16,542,458	\$ 17,094,250
Real Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Residential Real Property Taxes Not Subject to Abatement	Rate										
State of Missouri1	0.0300	\$ 4,760	\$ 4,903	\$ 4,903	\$ 5,050	\$ 5,050	\$ 5,201	\$ 5,201	\$ 5,357	\$ 5,357	\$ 5,518
Dev. Disability - Productive Living Board	0.0710	\$ 11,265	\$ 11,603	\$ 11,603	\$ 11,951	\$ 11,951	\$ 12,309	\$ 12,309	\$ 12,679	\$ 12,679	\$ 13,059
County General	0.1650	\$ 26,179	\$ 26,964	\$ 26,964	\$ 27,773	\$ 27,773	\$ 28,606	\$ 28,606	\$ 29,465	\$ 29,465	\$ 30,349
County Health Fund	0.1110	\$ 17,611	\$ 18,140	\$ 18,140	\$ 18,684	\$ 18,684	\$ 19,244	\$ 19,244	\$ 19,822	\$ 19,822	\$ 20,416
County Park Maintenance	0.0400	\$ 6,346	\$ 6,537	\$ 6,537	\$ 6,733	\$ 6,733	\$ 6,935	\$ 6,935	\$ 7,143	\$ 7,143	\$ 7,357
County Bond Retire	0.0190	\$ 3,015	\$ 3,105	\$ 3,105	\$ 3,198	\$ 3,198	\$ 3,294	\$ 3,294	\$ 3,393	\$ 3,393	\$ 3,495
Roads and Bridges	0.0830	\$ 13,169	\$ 13,564	\$ 13,564	\$ 13,971	\$ 13,971	\$ 14,390	\$ 14,390	\$ 14,822	\$ 14,822	\$ 15,266
St. Louis Community College	0.2787	\$ 44,219	\$ 45,545	\$ 45,545	\$ 46,912	\$ 46,912	\$ 48,319	\$ 48,319	\$ 49,768	\$ 49,768	\$ 51,262
Special School District	1.0158	\$ 161,167	\$ 166,002	\$ 166,002	\$ 170,982	\$ 170,982	\$ 176,112	\$ 176,112	\$ 181,395	\$ 181,395	\$ 186,837
Metropolitan Zoo Museum District	0.2455	\$ 38,951	\$ 40,120	\$ 40,120	\$ 41,323	\$ 41,323	\$ 42,563	\$ 42,563	\$ 43,840	\$ 43,840	\$ 45,155
Library	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Brentwood Schools	4.2588	\$ 675,703	\$ 695,974	\$ 695,974	\$ 716,853	\$ 716,853	\$ 738,359	\$ 738,359	\$ 760,510	\$ 760,510	\$ 783,325
Metropolitan Sewer District	0.1041	\$ 16,517	\$ 17,012	\$ 17,012	\$ 17,522	\$ 17,522	\$ 18,048	\$ 18,048	\$ 18,590	\$ 18,590	\$ 19,147
Deer Creek Sewer	0.0660	\$ 10,472	\$ 10,786	\$ 10,786	\$ 11,109	\$ 11,109	\$ 11,443	\$ 11,443	\$ 11,786	\$ 11,786	\$ 12,139
City of Brentwood	0.5180	\$ 82,186	\$ 84,652	\$ 84,652	\$ 87,191	\$ 87,191	\$ 89,807	\$ 89,807	\$ 92,501	\$ 92,501	\$ 95,276
Business District	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Residential Property Tax Revenues to Taxing Jurisdictions	\$ 1,111,559	\$ 1,144,906	\$ 1,144,906	\$ 1,179,253	\$ 1,179,253	\$ 1,214,631	\$ 1,214,631	\$ 1,251,069	\$ 1,251,069	\$ 1,288,602	\$ 1,327,260

PERSONAL REAL PROPERTY

Phase 3 BUILD: PERSONAL REAL PROPERTY

Year	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	
Project Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	
Total Assessed Value:	\$ 1,359,142	\$ 1,399,917	\$ 1,399,917	\$ 1,441,914	\$ 1,441,914	\$ 1,485,171	\$ 1,485,171	\$ 1,529,727	\$ 1,529,727	\$ 1,575,618	\$ 1,575,618	\$ 1,622,887	\$ 1,622,887	\$ 1,671,574	
% Complete	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
Depreciation	61%	100%	86%	61%	44%	31%	100%	86%	61%	44%	31%	100%	86%	61%	
Assumed Value (replacement every 5 years)	\$ 829,077	\$ 1,399,917	\$ 1,203,928	\$ 879,568	\$ 634,442	\$ 460,403	\$ 1,485,171	\$ 1,315,565	\$ 933,133	\$ 693,272	\$ 488,442	\$ 1,622,887	\$ 1,395,683	\$ 1,019,660	
Personal Property Tax Revenue															
	Rate														
State of Missouri1	\$ 0.0300	\$ 249	\$ 420	\$ 361	\$ 264	\$ 190	\$ 138	\$ 446	\$ 395	\$ 280	\$ 208	\$ 147	\$ 487	\$ 419	\$ 306
County General	\$ 0.2090	\$ 1,733	\$ 2,926	\$ 2,516	\$ 1,838	\$ 1,326	\$ 962	\$ 3,104	\$ 2,750	\$ 1,950	\$ 1,449	\$ 1,021	\$ 3,392	\$ 2,917	\$ 2,131
County Health Fund	\$ 0.1400	\$ 1,161	\$ 1,960	\$ 1,685	\$ 1,231	\$ 888	\$ 645	\$ 2,079	\$ 1,842	\$ 1,306	\$ 971	\$ 684	\$ 2,272	\$ 1,954	\$ 1,428
County Park Maintenance	\$ 0.0500	\$ 415	\$ 700	\$ 602	\$ 440	\$ 317	\$ 230	\$ 743	\$ 658	\$ 467	\$ 347	\$ 244	\$ 811	\$ 698	\$ 510
County Bond Retire	\$ 0.0190	\$ 158	\$ 266	\$ 229	\$ 167	\$ 121	\$ 87	\$ 282	\$ 250	\$ 177	\$ 132	\$ 93	\$ 308	\$ 265	\$ 194
Roads and Bridges	\$ 0.1050	\$ 871	\$ 1,470	\$ 1,264	\$ 924	\$ 666	\$ 483	\$ 1,559	\$ 1,381	\$ 980	\$ 728	\$ 513	\$ 1,704	\$ 1,465	\$ 1,071
St. Louis Community College	\$ 0.2787	\$ 2,311	\$ 3,902	\$ 3,355	\$ 2,451	\$ 1,768	\$ 1,283	\$ 4,139	\$ 3,666	\$ 2,601	\$ 1,932	\$ 1,361	\$ 4,523	\$ 3,890	\$ 2,842
Special School District	\$ 1.0158	\$ 8,422	\$ 14,220	\$ 12,230	\$ 8,935	\$ 6,445	\$ 4,677	\$ 15,086	\$ 13,364	\$ 9,479	\$ 7,042	\$ 4,962	\$ 16,485	\$ 14,177	\$ 10,358
Metropolitan Zoo Museum District	\$ 0.2455	\$ 2,035	\$ 3,437	\$ 2,956	\$ 2,159	\$ 1,558	\$ 1,130	\$ 3,646	\$ 3,230	\$ 2,291	\$ 1,702	\$ 1,199	\$ 3,984	\$ 3,426	\$ 2,503
Library	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Brentwood School District	\$ 4.9132	\$ 40,734	\$ 68,781	\$ 59,151	\$ 43,215	\$ 31,171	\$ 22,621	\$ 72,969	\$ 64,636	\$ 45,847	\$ 34,062	\$ 23,998	\$ 79,736	\$ 68,573	\$ 50,098
Metropolitan Sewer District	\$ 0.1041	\$ 863	\$ 1,457	\$ 1,253	\$ 916	\$ 660	\$ 479	\$ 1,546	\$ 1,370	\$ 971	\$ 722	\$ 508	\$ 1,689	\$ 1,453	\$ 1,061
Deer Creek Sewer	\$ 0.0930	\$ 771	\$ 1,302	\$ 1,120	\$ 818	\$ 590	\$ 428	\$ 1,381	\$ 1,223	\$ 868	\$ 645	\$ 454	\$ 1,509	\$ 1,298	\$ 948
City of Brentwood	\$ 0.8920	\$ 7,395	\$ 12,487	\$ 10,739	\$ 7,846	\$ 5,659	\$ 4,107	\$ 13,248	\$ 11,735	\$ 8,324	\$ 6,184	\$ 4,357	\$ 14,476	\$ 12,449	\$ 9,095
Business District	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dev. Disability - Productive Living Board	\$ 0.0900	\$ 746	\$ 1,260	\$ 1,084	\$ 792	\$ 571	\$ 414	\$ 1,337	\$ 1,184	\$ 840	\$ 624	\$ 440	\$ 1,461	\$ 1,256	\$ 918
Total Personal Property Tax Revenue	\$ 8.1853	\$ 67,862	\$ 114,587	\$ 98,545	\$ 71,995	\$ 51,931	\$ 37,685	\$ 121,566	\$ 107,683	\$ 76,380	\$ 56,746	\$ 39,980	\$ 132,838	\$ 114,241	\$ 83,462

Year	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	
Project Year	15	16	17	18	19	20	21	22	23	24	25	
Total Assessed Value:	\$ 1,671,574	\$ 1,721,721	\$ 1,721,721	\$ 1,773,372	\$ 1,773,372	\$ 1,826,574	\$ 1,826,574	\$ 1,826,574	\$ 1,826,574	\$ 1,826,574	\$ 1,826,574	
% Complete	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
Depreciation	44%	31%	100%	86%	61%	44%	31%	100%	86%	61%	61%	
Assumed Value (replacement every 5 years)	\$ 735,492	\$ 533,733	\$ 1,721,721	\$ 1,525,100	\$ 1,081,757	\$ 803,692	\$ 566,238	\$ 1,826,574	\$ 1,570,853	\$ 1,114,210	\$ 1,114,210	
Personal Property Tax Revenue												
	Rate											
State of Missouri1	0.03	\$ 221	\$ 160	\$ 517	\$ 458	\$ 325	\$ 241	\$ 170	\$ 548	\$ 471	\$ 334	\$ 334
County General	0.209	\$ 1,537	\$ 1,116	\$ 3,598	\$ 3,187	\$ 2,261	\$ 1,680	\$ 1,183	\$ 3,818	\$ 3,283	\$ 2,329	\$ 2,329
County Health Fund	0.14	\$ 1,030	\$ 747	\$ 2,410	\$ 2,135	\$ 1,514	\$ 1,125	\$ 793	\$ 2,557	\$ 2,199	\$ 1,560	\$ 1,560
County Park Maintenance	0.05	\$ 368	\$ 267	\$ 861	\$ 763	\$ 541	\$ 402	\$ 283	\$ 913	\$ 785	\$ 557	\$ 557
County Bond Retire	0.019	\$ 140	\$ 101	\$ 327	\$ 290	\$ 206	\$ 153	\$ 108	\$ 347	\$ 298	\$ 212	\$ 212
Roads and Bridges	0.105	\$ 772	\$ 560	\$ 1,808	\$ 1,601	\$ 1,136	\$ 844	\$ 595	\$ 1,918	\$ 1,649	\$ 1,170	\$ 1,170
St. Louis Community College	0.2787	\$ 2,050	\$ 1,488	\$ 4,798	\$ 4,250	\$ 3,015	\$ 2,240	\$ 1,578	\$ 5,091	\$ 4,378	\$ 3,105	\$ 3,105
Special School District	1.0158	\$ 7,471	\$ 5,422	\$ 17,489	\$ 15,492	\$ 10,988	\$ 8,164	\$ 5,752	\$ 18,554	\$ 15,957	\$ 11,318	\$ 11,318
Metropolitan Zoo Museum District	0.2455	\$ 1,806	\$ 1,310	\$ 4,227	\$ 3,744	\$ 2,656	\$ 1,973	\$ 1,390	\$ 4,484	\$ 3,856	\$ 2,735	\$ 2,735
Library	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Brentwood School District	4.9132	\$ 36,136	\$ 26,223	\$ 84,592	\$ 74,931	\$ 53,149	\$ 39,487	\$ 27,820	\$ 89,743	\$ 77,179	\$ 54,743	\$ 54,743
Metropolitan Sewer District	0.1041	\$ 766	\$ 556	\$ 1,792	\$ 1,588	\$ 1,126	\$ 837	\$ 589	\$ 1,901	\$ 1,635	\$ 1,160	\$ 1,160
Deer Creek Sewer	0.093	\$ 684	\$ 496	\$ 1,601	\$ 1,418	\$ 1,006	\$ 747	\$ 527	\$ 1,699	\$ 1,461	\$ 1,036	\$ 1,036
City of Brentwood	0.892	\$ 6,561	\$ 4,761	\$ 15,358	\$ 13,604	\$ 9,649	\$ 7,169	\$ 5,051	\$ 16,293	\$ 14,012	\$ 9,939	\$ 9,939
Business District	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dev. Disability - Productive Living Board	0.09	\$ 662	\$ 480	\$ 1,550	\$ 1,373	\$ 974	\$ 723	\$ 510	\$ 1,644	\$ 1,414	\$ 1,003	\$ 1,003
Total Personal Property Tax Revenue	8.1853	\$ 60,202	\$ 43,688	\$ 140,928	\$ 124,834	\$ 88,545	\$ 65,785	\$ 46,348	\$ 149,511	\$ 128,579	\$ 91,201	\$ 91,201

Sales Taxes

Phase 3 BUILD: SALES TAXES

Year	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	
Project Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	
Estimated Taxable Sales with Vacancy	\$ 9,527,393	\$ 14,576,911	\$ 18,833,369	\$ 19,210,036	\$ 19,594,237	\$ 19,986,122	\$ 20,385,844	\$ 20,793,561	\$ 21,209,432	\$ 21,633,621	\$ 22,066,293	\$ 22,507,619	\$ 22,957,772	\$ 23,416,927	
Base Retail Sales	\$ 5,300,000	\$ 5,300,000	\$ 5,300,000	\$ 5,300,000	\$ 5,300,000	\$ 5,300,000	\$ 5,300,000	\$ 5,300,000	\$ 5,300,000	\$ 5,300,000	\$ 5,300,000	\$ 5,300,000	\$ 5,300,000	\$ 5,300,000	
Total Incremental Sales	\$ 4,227,393	\$ 9,276,911	\$ 13,533,369	\$ 13,910,036	\$ 14,294,237	\$ 14,686,122	\$ 15,085,844	\$ 15,493,561	\$ 15,909,432	\$ 16,333,621	\$ 16,766,293	\$ 17,207,619	\$ 17,657,772	\$ 18,116,927	
Total Sales	\$ 9,527,393	\$ 14,576,911	\$ 18,833,369	\$ 19,210,036	\$ 19,594,237	\$ 19,986,122	\$ 20,385,844	\$ 20,793,561	\$ 21,209,432	\$ 21,633,621	\$ 22,066,293	\$ 22,507,619	\$ 22,957,772	\$ 23,416,927	
Taxe	Rate														
Missouri State Sales Tax	4.2250%	\$ 402,532	\$ 615,874	\$ 795,710	\$ 811,624	\$ 827,857	\$ 844,414	\$ 861,302	\$ 878,528	\$ 896,099	\$ 914,020	\$ 932,301	\$ 950,947	\$ 969,966	\$ 989,365
Prop A Transportation	0.5000%	\$ 47,637	\$ 72,885	\$ 94,167	\$ 96,050	\$ 97,971	\$ 99,931	\$ 101,929	\$ 103,968	\$ 106,047	\$ 108,168	\$ 110,331	\$ 112,538	\$ 114,789	\$ 117,085
Children's Service Fund	0.2500%	\$ 23,818	\$ 36,442	\$ 47,083	\$ 48,025	\$ 48,986	\$ 49,965	\$ 50,965	\$ 51,984	\$ 53,024	\$ 54,084	\$ 55,166	\$ 56,269	\$ 57,394	\$ 58,542
Parks Arch Tax	0.1875%	\$ 17,864	\$ 27,332	\$ 35,313	\$ 36,019	\$ 36,739	\$ 37,474	\$ 38,223	\$ 38,988	\$ 39,768	\$ 40,563	\$ 41,374	\$ 42,202	\$ 43,046	\$ 43,907
Metrolink (Mass Transit)	0.2500%	\$ 23,818	\$ 36,442	\$ 47,083	\$ 48,025	\$ 48,986	\$ 49,965	\$ 50,965	\$ 51,984	\$ 53,024	\$ 54,084	\$ 55,166	\$ 56,269	\$ 57,394	\$ 58,542
Emergency Services	0.1000%	\$ 9,527	\$ 14,577	\$ 18,833	\$ 19,210	\$ 19,594	\$ 19,986	\$ 20,386	\$ 20,794	\$ 21,209	\$ 21,634	\$ 22,066	\$ 22,508	\$ 22,958	\$ 23,417
Countywide Sales Tax	1.0000%	\$ 74,137	\$ 99,385	\$ 120,667	\$ 122,550	\$ 124,471	\$ 126,431	\$ 128,429	\$ 130,468	\$ 132,547	\$ 134,668	\$ 136,831	\$ 139,038	\$ 141,289	\$ 143,585
County Transportation Sales Tax	0.5000%	\$ 37,068	\$ 49,692	\$ 60,333	\$ 61,275	\$ 62,236	\$ 63,215	\$ 64,215	\$ 65,234	\$ 66,274	\$ 67,334	\$ 68,416	\$ 69,519	\$ 70,644	\$ 71,792
Regional Parks/Trails (Metro Parks)	0.1000%	\$ 7,414	\$ 9,938	\$ 12,067	\$ 12,255	\$ 12,447	\$ 12,643	\$ 12,843	\$ 13,047	\$ 13,255	\$ 13,467	\$ 13,683	\$ 13,904	\$ 14,129	\$ 14,358
County Prop P Public Safety	0.5000%	\$ 37,068	\$ 49,692	\$ 60,333	\$ 61,275	\$ 62,236	\$ 63,215	\$ 64,215	\$ 65,234	\$ 66,274	\$ 67,334	\$ 68,416	\$ 69,519	\$ 70,644	\$ 71,792
Zoo Tax	0.1250%	\$ 9,267	\$ 12,423	\$ 15,083	\$ 15,319	\$ 15,559	\$ 15,804	\$ 16,054	\$ 16,308	\$ 16,568	\$ 16,834	\$ 17,104	\$ 17,380	\$ 17,661	\$ 17,948
Brentwood Economic Development Sales Tax	0.5000%	\$ 37,068	\$ 49,692	\$ 60,333	\$ 61,275	\$ 62,236	\$ 63,215	\$ 64,215	\$ 65,234	\$ 66,274	\$ 67,334	\$ 68,416	\$ 69,519	\$ 70,644	\$ 71,792
Brentwood Capital Improvements Sales Tax	0.5000%	\$ 37,068	\$ 49,692	\$ 60,333	\$ 61,275	\$ 62,236	\$ 63,215	\$ 64,215	\$ 65,234	\$ 66,274	\$ 67,334	\$ 68,416	\$ 69,519	\$ 70,644	\$ 71,792
Brentwood Local Option Sales Tax	0.2500%	\$ 18,534	\$ 24,846	\$ 30,167	\$ 30,638	\$ 31,118	\$ 31,608	\$ 32,107	\$ 32,617	\$ 33,137	\$ 33,667	\$ 34,208	\$ 34,760	\$ 35,322	\$ 35,896
Brentwood Fire	0.5000%	\$ 37,068	\$ 49,692	\$ 60,333	\$ 61,275	\$ 62,236	\$ 63,215	\$ 64,215	\$ 65,234	\$ 66,274	\$ 67,334	\$ 68,416	\$ 69,519	\$ 70,644	\$ 71,792
Brentwood Stormwater & Parks	0.2500%	\$ 18,534	\$ 24,846	\$ 30,167	\$ 30,638	\$ 31,118	\$ 31,608	\$ 32,107	\$ 32,617	\$ 33,137	\$ 33,667	\$ 34,208	\$ 34,760	\$ 35,322	\$ 35,896
Total Retail Sales Tax Revenues to Taxing Jurisdictions (Not including Collection Fees or Timely Payment Discounts)	\$ 838,426	\$ 1,223,452	\$ 1,548,007	\$ 1,576,728	\$ 1,606,023	\$ 1,635,904	\$ 1,666,383	\$ 1,697,472	\$ 1,729,182	\$ 1,761,526	\$ 1,794,517	\$ 1,828,168	\$ 1,862,493	\$ 1,897,503	

Year	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	
Project Year	15	16	17	18	19	20	21	22	23	24	25	
Estimated Taxable Sales with Vacancy	\$ 23,885,266	\$ 24,362,971	\$ 24,850,230	\$ 25,347,235	\$ 25,854,180	\$ 26,371,263	\$ 26,898,689	\$ 27,436,662	\$ 27,985,396	\$ 28,545,103	\$ 29,116,006	
Base Retail Sales	\$ 5,300,000	\$ 5,300,000	\$ 5,300,000	\$ 5,300,000	\$ 5,300,000	\$ 5,300,000	\$ 5,300,000	\$ 5,300,000	\$ 5,300,000	\$ 5,300,000	\$ 5,300,000	
Total Incremental Sales	\$ 18,585,266	\$ 19,062,971	\$ 19,550,230	\$ 20,047,235	\$ 20,554,180	\$ 21,071,263	\$ 21,598,689	\$ 22,136,662	\$ 22,685,396	\$ 23,245,103	\$ 23,816,006	
Total Sales	\$ 23,885,266	\$ 24,362,971	\$ 24,850,230	\$ 25,347,235	\$ 25,854,180	\$ 26,371,263	\$ 26,898,689	\$ 27,436,662	\$ 27,985,396	\$ 28,545,103	\$ 29,116,006	
Taxe	Rate											
Missouri State Sales Tax	4.2250%	\$ 1,009,152	\$ 1,029,336	\$ 1,049,922	\$ 1,070,921	\$ 1,092,339	\$ 1,114,186	\$ 1,136,470	\$ 1,159,199	\$ 1,182,383	\$ 1,206,031	\$ 1,230,151
Prop A Transportation	0.5000%	\$ 119,426	\$ 121,815	\$ 124,251	\$ 126,736	\$ 129,271	\$ 131,856	\$ 134,493	\$ 137,183	\$ 139,927	\$ 142,726	\$ 145,580
Children's Service Fund	0.2500%	\$ 59,713	\$ 60,907	\$ 62,126	\$ 63,368	\$ 64,635	\$ 65,928	\$ 67,247	\$ 68,592	\$ 69,963	\$ 71,363	\$ 72,790
Parks Arch Tax	0.1875%	\$ 44,785	\$ 45,681	\$ 46,594	\$ 47,526	\$ 48,477	\$ 49,446	\$ 50,435	\$ 51,444	\$ 52,473	\$ 53,522	\$ 54,593
Metrolink (Mass Transit)	0.2500%	\$ 59,713	\$ 60,907	\$ 62,126	\$ 63,368	\$ 64,635	\$ 65,928	\$ 67,247	\$ 68,592	\$ 69,963	\$ 71,363	\$ 72,790
Emergency Services	0.1000%	\$ 23,885	\$ 24,363	\$ 24,850	\$ 25,347	\$ 25,854	\$ 26,371	\$ 26,899	\$ 27,437	\$ 27,985	\$ 28,545	\$ 29,116
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Countywide Sales Tax	1.0000%	\$ 145,926	\$ 148,315	\$ 150,751	\$ 153,236	\$ 155,771	\$ 158,356	\$ 160,993	\$ 163,683	\$ 166,427	\$ 169,226	\$ 172,080
County Transportation Sales Tax	0.5000%	\$ 72,963	\$ 74,157	\$ 75,376	\$ 76,618	\$ 77,885	\$ 79,178	\$ 80,497	\$ 81,842	\$ 83,213	\$ 84,613	\$ 86,040
Regional Parks/Trails (Metro Parks)	0.1000%	\$ 14,593	\$ 14,831	\$ 15,075	\$ 15,324	\$ 15,577	\$ 15,836	\$ 16,099	\$ 16,368	\$ 16,643	\$ 16,923	\$ 17,208
County Prop P Public Safety	0.5000%	\$ 72,963	\$ 74,157	\$ 75,376	\$ 76,618	\$ 77,885	\$ 79,178	\$ 80,497	\$ 81,842	\$ 83,213	\$ 84,613	\$ 86,040
Zoo Tax	0.1250%	\$ 18,241	\$ 18,539	\$ 18,844	\$ 19,155	\$ 19,471	\$ 19,795	\$ 20,124	\$ 20,460	\$ 20,803	\$ 21,153	\$ 21,510
Brentwood Economic Development Sales Tax	0.5000%	\$ 72,963	\$ 74,157	\$ 75,376	\$ 76,618	\$ 77,885	\$ 79,178	\$ 80,497	\$ 81,842	\$ 83,213	\$ 84,613	\$ 86,040
Brentwood Capital Improvements Sales Tax	0.5000%	\$ 72,963	\$ 74,157	\$ 75,376	\$ 76,618	\$ 77,885	\$ 79,178	\$ 80,497	\$ 81,842	\$ 83,213	\$ 84,613	\$ 86,040
Brentwood Local Option Sales Tax	0.2500%	\$ 36,482	\$ 37,079	\$ 37,688	\$ 38,309	\$ 38,943	\$ 39,589	\$ 40,248	\$ 40,921	\$ 41,607	\$ 42,306	\$ 43,020
Brentwood Fire	0.5000%	\$ 72,963	\$ 74,157	\$ 75,376	\$ 76,618	\$ 77,885	\$ 79,178	\$ 80,497	\$ 81,842	\$ 83,213	\$ 84,613	\$ 86,040
Brentwood Stormwater & Parks	0.2500%	\$ 36,482	\$ 37,079	\$ 37,688	\$ 38,309	\$ 38,943	\$ 39,589	\$ 40,248	\$ 40,921	\$ 41,607	\$ 42,306	\$ 43,020
Total Retail Sales Tax Revenues to Taxing Jurisdictions (Not including Collection Fees or Timely Payment Discounts)	0.0000%	\$ 1,933,214	\$ 1,969,639	\$ 2,006,793	\$ 2,044,689	\$ 2,083,344	\$ 2,122,771	\$ 2,162,987	\$ 2,204,008	\$ 2,245,849	\$ 2,288,527	\$ 2,332,058

Utility Taxes														
Phase 3 BUILD: UTILITY TAXES														
Year	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Project Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Commercial Utility Sales	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utility Revenues	\$ 48,375	\$ 48,375	\$ 48,375	\$ 48,375	\$ 48,375	\$ 48,375	\$ 48,375	\$ 48,375	\$ 48,375	\$ 48,375	\$ 48,375	\$ 48,375	\$ 48,375	\$ 48,375
Base Utilities	\$ 48,375	\$ 48,375	\$ 48,375	\$ 48,375	\$ 48,375	\$ 48,375	\$ 48,375	\$ 48,375	\$ 48,375	\$ 48,375	\$ 48,375	\$ 48,375	\$ 48,375	\$ 48,375
Incremental Utility Charges	Rate \$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Utility Taxes Revenue	0.075 \$ 3,628	\$ 3,628	\$ 3,628	\$ 3,628	\$ 3,628	\$ 3,628	\$ 3,628	\$ 3,628	\$ 3,628	\$ 3,628	\$ 3,628	\$ 3,628	\$ 3,628	\$ 3,628
Residential Utility Sales	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utility Revenues	\$ 169,793	\$ 259,784	\$ 353,306	\$ 360,372	\$ 367,579	\$ 374,931	\$ 382,430	\$ 390,078	\$ 397,880	\$ 405,837	\$ 413,954	\$ 422,233	\$ 430,678	\$ 439,291
Base Utilities	Rate \$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Incremental Utility Charges	0.07 \$ 169,793	\$ 259,784	\$ 353,306	\$ 360,372	\$ 367,579	\$ 374,931	\$ 382,430	\$ 390,078	\$ 397,880	\$ 405,837	\$ 413,954	\$ 422,233	\$ 430,678	\$ 439,291
Utility Taxes Revenue	\$ 6,367	\$ 9,742	\$ 13,249	\$ 13,514	\$ 13,784	\$ 14,060	\$ 14,341	\$ 14,628	\$ 14,920	\$ 15,219	\$ 15,523	\$ 15,834	\$ 16,150	\$ 16,473

Year	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Project Year	15	16	17	18	19	20	21	22	23	24	25
Commercial Utility Sales	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utility Revenues	\$ 48,375	\$ 48,375	\$ 48,375	\$ 48,375	\$ 48,375	\$ 48,375	\$ 48,375	\$ 48,375	\$ 48,375	\$ 48,375	\$ 48,375
Base Utilities	\$ 48,375	\$ 48,375	\$ 48,375	\$ 48,375	\$ 48,375	\$ 48,375	\$ 48,375	\$ 48,375	\$ 48,375	\$ 48,375	\$ 48,375
Incremental Utility Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Utility Taxes Revenue	\$ 3,628	\$ 3,628	\$ 3,628	\$ 3,628	\$ 3,628	\$ 3,628	\$ 3,628	\$ 3,628	\$ 3,628	\$ 3,628	\$ 3,628
Residential Utility Sales	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utility Revenues	\$ 448,077	\$ 457,039	\$ 466,180	\$ 475,503	\$ 485,013	\$ 494,713	\$ 504,608	\$ 514,700	\$ 524,994	\$ 535,494	\$ 546,204
Base Utilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Incremental Utility Charges	\$ 448,077	\$ 457,039	\$ 466,180	\$ 475,503	\$ 485,013	\$ 494,713	\$ 504,608	\$ 514,700	\$ 524,994	\$ 535,494	\$ 546,204
Utility Taxes Revenue	\$ 16,803	\$ 17,139	\$ 17,482	\$ 17,831	\$ 18,188	\$ 18,552	\$ 18,923	\$ 19,301	\$ 19,687	\$ 20,081	\$ 20,483

APPENDIX D-2

Phase 3 No-Build Projections

COMMERCIAL REAL PROPERTY

Phase 3 NO BUILD: COMMERCIAL REAL PROPERTY

Year	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Project Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Abated Commercial Real Property Taxes														
Redeveloped Commercial Assessed Value	\$ 1,908,177	\$ 1,965,422	\$ 1,965,422	\$ 2,024,385	\$ 2,024,385	\$ 2,085,117	\$ 2,085,117	\$ 2,147,670	\$ 2,147,670	\$ 2,212,100	\$ 2,212,100	\$ 2,278,463	\$ 2,278,463	\$ 2,346,817
Base Assessed Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Incremental Assessed Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Commercial Real Property Taxes Not Subject to Abatement														
	Rate													
State of Missouri1	0.0300	\$ 572	\$ 590	\$ 590	\$ 607	\$ 607	\$ 626	\$ 626	\$ 644	\$ 644	\$ 664	\$ 664	\$ 684	\$ 704
Dev. Disability - Productive Living Board	0.0840	\$ 1,603	\$ 1,651	\$ 1,651	\$ 1,700	\$ 1,700	\$ 1,751	\$ 1,751	\$ 1,804	\$ 1,804	\$ 1,858	\$ 1,858	\$ 1,914	\$ 1,971
County General	0.1860	\$ 3,549	\$ 3,656	\$ 3,656	\$ 3,765	\$ 3,765	\$ 3,878	\$ 3,878	\$ 3,995	\$ 3,995	\$ 4,115	\$ 4,115	\$ 4,238	\$ 4,365
County Health Fund	0.1250	\$ 2,385	\$ 2,457	\$ 2,457	\$ 2,530	\$ 2,530	\$ 2,606	\$ 2,606	\$ 2,685	\$ 2,685	\$ 2,765	\$ 2,765	\$ 2,848	\$ 2,934
County Park Maintenance	0.0440	\$ 840	\$ 865	\$ 865	\$ 891	\$ 891	\$ 917	\$ 917	\$ 945	\$ 945	\$ 973	\$ 973	\$ 1,003	\$ 1,033
County Bond Retire	0.0190	\$ 363	\$ 373	\$ 373	\$ 385	\$ 385	\$ 396	\$ 396	\$ 408	\$ 408	\$ 420	\$ 420	\$ 433	\$ 446
Roads and Bridges	0.0930	\$ 1,775	\$ 1,828	\$ 1,828	\$ 1,883	\$ 1,883	\$ 1,939	\$ 1,939	\$ 1,997	\$ 1,997	\$ 2,057	\$ 2,057	\$ 2,119	\$ 2,183
St. Louis Community College	0.2787	\$ 5,318	\$ 5,478	\$ 5,478	\$ 5,642	\$ 5,642	\$ 5,811	\$ 5,811	\$ 5,986	\$ 5,986	\$ 6,165	\$ 6,165	\$ 6,350	\$ 6,541
Special School District	1.0158	\$ 19,383	\$ 19,965	\$ 19,965	\$ 20,564	\$ 20,564	\$ 21,181	\$ 21,181	\$ 21,816	\$ 21,816	\$ 22,471	\$ 22,471	\$ 23,145	\$ 23,839
Metropolitan Zoo Museum District	0.2455	\$ 4,685	\$ 4,825	\$ 4,825	\$ 4,970	\$ 4,970	\$ 5,119	\$ 5,119	\$ 5,273	\$ 5,273	\$ 5,431	\$ 5,431	\$ 5,594	\$ 5,761
Library	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Brentwood Schools	5.1127	\$ 97,559	\$ 100,486	\$ 100,486	\$ 103,501	\$ 103,501	\$ 106,606	\$ 106,606	\$ 109,804	\$ 109,804	\$ 113,098	\$ 113,098	\$ 116,491	\$ 119,986
Metropolitan Sewer District	0.1041	\$ 1,986	\$ 2,046	\$ 2,046	\$ 2,107	\$ 2,107	\$ 2,171	\$ 2,171	\$ 2,236	\$ 2,236	\$ 2,303	\$ 2,303	\$ 2,372	\$ 2,443
Deer Creek Sewer	0.0810	\$ 1,546	\$ 1,592	\$ 1,592	\$ 1,640	\$ 1,640	\$ 1,689	\$ 1,689	\$ 1,740	\$ 1,740	\$ 1,792	\$ 1,792	\$ 1,846	\$ 1,901
City of Brentwood	0.8130	\$ 15,513	\$ 15,979	\$ 15,979	\$ 16,458	\$ 16,458	\$ 16,952	\$ 16,952	\$ 17,461	\$ 17,461	\$ 17,984	\$ 17,984	\$ 18,524	\$ 19,080
Total Commercial Property Tax Revenues to Taxing Jurisdictions	\$ 157,077	\$ 161,790	\$ 161,790	\$ 166,643	\$ 166,643	\$ 171,643	\$ 171,643	\$ 176,792	\$ 176,792	\$ 182,096	\$ 182,096	\$ 187,559	\$ 187,559	\$ 193,185

Year	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Project Year	15	16	17	18	19	20	21	22	23	24	25
Abated Commercial Real Property Taxes											
Redeveloped Commercial Assessed Value	\$ 2,346,817	\$ 2,417,222	\$ 2,417,222	\$ 2,489,738	\$ 2,489,738	\$ 2,564,431	\$ 2,564,431	\$ 2,641,363	\$ 2,641,363	\$ 2,720,604	\$ 2,720,604
Base Assessed Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Incremental Assessed Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Commercial Real Property Taxes Not Subject to Abatement											
	Rate										
State of Missouri1	0.0300	\$ 704	\$ 725	\$ 725	\$ 747	\$ 747	\$ 769	\$ 769	\$ 792	\$ 792	\$ 816
Dev. Disability - Productive Living Board	0.0840	\$ 1,971	\$ 2,030	\$ 2,030	\$ 2,091	\$ 2,091	\$ 2,154	\$ 2,154	\$ 2,219	\$ 2,219	\$ 2,285
County General	0.1860	\$ 4,365	\$ 4,496	\$ 4,496	\$ 4,631	\$ 4,631	\$ 4,770	\$ 4,770	\$ 4,913	\$ 4,913	\$ 5,060
County Health Fund	0.1250	\$ 2,934	\$ 3,022	\$ 3,022	\$ 3,112	\$ 3,112	\$ 3,206	\$ 3,206	\$ 3,302	\$ 3,302	\$ 3,401
County Park Maintenance	0.0440	\$ 1,033	\$ 1,064	\$ 1,064	\$ 1,095	\$ 1,095	\$ 1,128	\$ 1,128	\$ 1,162	\$ 1,162	\$ 1,197
County Bond Retire	0.0190	\$ 446	\$ 459	\$ 459	\$ 473	\$ 473	\$ 487	\$ 487	\$ 502	\$ 502	\$ 517
Roads and Bridges	0.0930	\$ 2,183	\$ 2,248	\$ 2,248	\$ 2,315	\$ 2,315	\$ 2,385	\$ 2,385	\$ 2,456	\$ 2,456	\$ 2,530
St. Louis Community College	0.2787	\$ 6,541	\$ 6,737	\$ 6,737	\$ 6,939	\$ 6,939	\$ 7,147	\$ 7,147	\$ 7,361	\$ 7,361	\$ 7,582
Special School District	1.0158	\$ 23,839	\$ 24,554	\$ 24,554	\$ 25,291	\$ 25,291	\$ 26,049	\$ 26,049	\$ 26,831	\$ 26,831	\$ 27,636
Metropolitan Zoo Museum District	0.2455	\$ 5,761	\$ 5,934	\$ 5,934	\$ 6,112	\$ 6,112	\$ 6,296	\$ 6,296	\$ 6,485	\$ 6,485	\$ 6,679
Library	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Brentwood Schools	5.1127	\$ 119,986	\$ 123,585	\$ 123,585	\$ 127,293	\$ 127,293	\$ 131,112	\$ 131,112	\$ 135,045	\$ 135,045	\$ 139,096
Metropolitan Sewer District	0.1041	\$ 2,443	\$ 2,516	\$ 2,516	\$ 2,592	\$ 2,592	\$ 2,670	\$ 2,670	\$ 2,750	\$ 2,750	\$ 2,832
Deer Creek Sewer	0.0810	\$ 1,901	\$ 1,958	\$ 1,958	\$ 2,017	\$ 2,017	\$ 2,077	\$ 2,077	\$ 2,140	\$ 2,140	\$ 2,204
City of Brentwood	0.8130	\$ 19,080	\$ 19,652	\$ 19,652	\$ 20,242	\$ 20,242	\$ 20,849	\$ 20,849	\$ 21,474	\$ 21,474	\$ 22,119
#REF!	#REF!	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Commercial Property Tax Revenues to Taxing Jurisdictions	\$ 193,185	\$ 198,981	\$ 198,981	\$ 204,950	\$ 204,950	\$ 211,099	\$ 211,099	\$ 217,432	\$ 217,432	\$ 223,955	\$ 223,955

Date June 17, 2022

RE: Cost Benefit Analysis of a Proposed Mixed Use Development along Manchester Avenue

COMMERCIAL SURCHARGE															
Phase 3 NO BUILD: COMMERCIAL SURCHARGE															
Year		2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Project Year		1	2	3	4	5	6	7	8	9	10	11	12	13	14
Redeveloped Commercial Assessed Value		\$ 1,908,177	\$ 1,965,422	\$ 1,965,422	\$ 2,024,385	\$ 2,024,385	\$ 2,085,117	\$ 2,085,117	\$ 2,147,670	\$ 2,147,670	\$ 2,212,100	\$ 2,212,100	\$ 2,278,463	\$ 2,278,463	\$ 2,346,817
	Rate														
Total County Commercial Surcharge	\$ 1.7000	\$ 32,439	\$ 33,412	\$ 33,412	\$ 34,415	\$ 34,415	\$ 35,447	\$ 35,447	\$ 36,510	\$ 36,510	\$ 37,606	\$ 37,606	\$ 38,734	\$ 38,734	\$ 39,896
<i>Total Commercial Surcharge Taxes</i>															
State of Missouri	\$ 0.0039	\$ 125	\$ 129	\$ 129	\$ 133	\$ 133	\$ 137	\$ 137	\$ 141	\$ 141	\$ 145	\$ 145	\$ 149	\$ 149	\$ 154
County General	\$ 0.0450	\$ 1,459	\$ 1,503	\$ 1,503	\$ 1,548	\$ 1,548	\$ 1,595	\$ 1,595	\$ 1,642	\$ 1,642	\$ 1,692	\$ 1,692	\$ 1,742	\$ 1,742	\$ 1,795
County Health Fund	\$ 0.0386	\$ 1,251	\$ 1,288	\$ 1,288	\$ 1,327	\$ 1,327	\$ 1,367	\$ 1,367	\$ 1,408	\$ 1,408	\$ 1,450	\$ 1,450	\$ 1,494	\$ 1,494	\$ 1,538
County Park Maintenance	\$ 0.0064	\$ 208	\$ 215	\$ 215	\$ 221	\$ 221	\$ 228	\$ 228	\$ 235	\$ 235	\$ 242	\$ 242	\$ 249	\$ 249	\$ 256
County Bond Retire	\$ 0.0332	\$ 1,078	\$ 1,110	\$ 1,110	\$ 1,143	\$ 1,143	\$ 1,178	\$ 1,178	\$ 1,213	\$ 1,213	\$ 1,249	\$ 1,249	\$ 1,287	\$ 1,287	\$ 1,325
Roads and Bridges	\$ 0.0231	\$ 750	\$ 773	\$ 773	\$ 796	\$ 796	\$ 820	\$ 820	\$ 845	\$ 845	\$ 870	\$ 870	\$ 896	\$ 896	\$ 923
St. Louis Community College	\$ 0.0283	\$ 917	\$ 945	\$ 945	\$ 973	\$ 973	\$ 1,002	\$ 1,002	\$ 1,032	\$ 1,032	\$ 1,063	\$ 1,063	\$ 1,095	\$ 1,095	\$ 1,128
Special School District	\$ 0.0688	\$ 2,231	\$ 2,298	\$ 2,298	\$ 2,367	\$ 2,367	\$ 2,438	\$ 2,438	\$ 2,511	\$ 2,511	\$ 2,586	\$ 2,586	\$ 2,664	\$ 2,664	\$ 2,743
Metropolitan Zoo Museum District	\$ 0.0305	\$ 989	\$ 1,018	\$ 1,018	\$ 1,049	\$ 1,049	\$ 1,081	\$ 1,081	\$ 1,113	\$ 1,113	\$ 1,146	\$ 1,146	\$ 1,181	\$ 1,181	\$ 1,216
County Library	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Brentwood Schools	\$ 0.0122	\$ 397	\$ 409	\$ 409	\$ 421	\$ 421	\$ 433	\$ 433	\$ 446	\$ 446	\$ 460	\$ 460	\$ 474	\$ 474	\$ 488
Metropolitan Sewer District	\$ 0.0064	\$ 208	\$ 214	\$ 214	\$ 221	\$ 221	\$ 227	\$ 227	\$ 234	\$ 234	\$ 241	\$ 241	\$ 249	\$ 249	\$ 256
Deer Creek Sewer	\$ 0.0013	\$ 41	\$ 42	\$ 42	\$ 43	\$ 43	\$ 45	\$ 45	\$ 46	\$ 46	\$ 47	\$ 47	\$ 49	\$ 49	\$ 50
Dev. Disability - Productive Living Board	\$ 0.0064	\$ 208	\$ 215	\$ 215	\$ 221	\$ 221	\$ 228	\$ 228	\$ 235	\$ 235	\$ 242	\$ 242	\$ 249	\$ 249	\$ 256
Total Commercial Surcharge Revenue to Project-Relevant Jurisdictions		\$ 9,863	\$ 10,159	\$ 10,159	\$ 10,463	\$ 10,463	\$ 10,777	\$ 10,777	\$ 11,101	\$ 11,101	\$ 11,434	\$ 11,434	\$ 11,777	\$ 11,777	\$ 12,130

Year		2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Project Year		15	16	17	18	19	20	21	22	23	24	25
Redeveloped Commercial Assessed Value		\$ 2,346,817	\$ 2,417,222	\$ 2,417,222	\$ 2,489,738	\$ 2,489,738	\$ 2,564,431	\$ 2,564,431	\$ 2,641,363	\$ 2,641,363	\$ 2,720,604	\$ 2,720,604
	Rate											
Total County Commercial Surcharge	\$ 1.7000	\$ 39,896	\$ 41,093	\$ 41,093	\$ 42,326	\$ 42,326	\$ 43,595	\$ 43,595	\$ 44,903	\$ 44,903	\$ 46,250	\$ 46,250
<i>Total Commercial Surcharge Taxes</i>												
State of Missouri	\$ 0.0039	\$ 154	\$ 158	\$ 158	\$ 163	\$ 163	\$ 168	\$ 168	\$ 173	\$ 173	\$ 178	\$ 178
County General	\$ 0.0450	\$ 1,795	\$ 1,848	\$ 1,848	\$ 1,904	\$ 1,904	\$ 1,961	\$ 1,961	\$ 2,020	\$ 2,020	\$ 2,080	\$ 2,080
County Health Fund	\$ 0.0386	\$ 1,538	\$ 1,585	\$ 1,585	\$ 1,632	\$ 1,632	\$ 1,681	\$ 1,681	\$ 1,731	\$ 1,731	\$ 1,783	\$ 1,783
County Park Maintenance	\$ 0.0064	\$ 256	\$ 264	\$ 264	\$ 272	\$ 272	\$ 280	\$ 280	\$ 289	\$ 289	\$ 297	\$ 297
County Bond Retire	\$ 0.0332	\$ 1,325	\$ 1,365	\$ 1,365	\$ 1,406	\$ 1,406	\$ 1,448	\$ 1,448	\$ 1,492	\$ 1,492	\$ 1,536	\$ 1,536
Roads and Bridges	\$ 0.0231	\$ 923	\$ 951	\$ 951	\$ 979	\$ 979	\$ 1,009	\$ 1,009	\$ 1,039	\$ 1,039	\$ 1,070	\$ 1,070
St. Louis Community College	\$ 0.0283	\$ 1,128	\$ 1,162	\$ 1,162	\$ 1,197	\$ 1,197	\$ 1,233	\$ 1,233	\$ 1,270	\$ 1,270	\$ 1,308	\$ 1,308
Special School District	\$ 0.0688	\$ 2,743	\$ 2,826	\$ 2,826	\$ 2,911	\$ 2,911	\$ 2,998	\$ 2,998	\$ 3,088	\$ 3,088	\$ 3,180	\$ 3,180
Metropolitan Zoo Museum District	\$ 0.0305	\$ 1,216	\$ 1,253	\$ 1,253	\$ 1,290	\$ 1,290	\$ 1,329	\$ 1,329	\$ 1,369	\$ 1,369	\$ 1,410	\$ 1,410
County Library	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Brentwood Schools	\$ 0.0122	\$ 488	\$ 502	\$ 502	\$ 517	\$ 517	\$ 533	\$ 533	\$ 549	\$ 549	\$ 565	\$ 565
Metropolitan Sewer District	\$ 0.0064	\$ 256	\$ 264	\$ 264	\$ 272	\$ 272	\$ 280	\$ 280	\$ 288	\$ 288	\$ 297	\$ 297
Deer Creek Sewer	\$ 0.0013	\$ 50	\$ 52	\$ 52	\$ 53	\$ 53	\$ 55	\$ 55	\$ 57	\$ 57	\$ 58	\$ 58
Dev. Disability - Productive Living Board	\$ 0.0064	\$ 256	\$ 264	\$ 264	\$ 272	\$ 272	\$ 280	\$ 280	\$ 289	\$ 289	\$ 297	\$ 297
Total Commercial Surcharge Revenue to Project-Relevant Jurisdictions		\$ 12,130	\$ 12,494	\$ 12,494	\$ 12,869	\$ 12,869	\$ 13,255	\$ 13,255	\$ 13,652	\$ 13,652	\$ 14,062	\$ 14,062

Date June 17, 2022

RE: Cost Benefit Analysis of a Proposed Mixed Use Development along Manchester Avenue

PERSONAL REAL PROPERTY															
Phase 3 NO BUILD: PERSONAL PROPERTY															
Year	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	
Project Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	
Total Assessed Value:	\$ 65,270	\$ 65,270	\$ 67,228	\$ 67,228	\$ 69,245	\$ 69,245	\$ 71,322	\$ 71,322	\$ 73,462	\$ 73,462	\$ 75,666	\$ 75,666	\$ 77,936	\$ 77,936	
% Complete	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
Depreciation	61%	100%	86%	61%	100%	86%	61%	44%	31%	100%	86%	61%	44%	31%	
Assumed Value (replacement every 5 years)	\$ 39,815	\$ 65,270	\$ 57,816	\$ 41,009	\$ 69,245	\$ 59,551	\$ 43,507	\$ 31,382	\$ 22,773	\$ 73,462	\$ 65,073	\$ 46,156	\$ 34,292	\$ 24,160	
Personal Property Tax Revenue	Rate														
State of Missouri1	\$ 0.0300	\$ 12	\$ 20	\$ 17	\$ 12	\$ 21	\$ 18	\$ 13	\$ 9	\$ 7	\$ 22	\$ 20	\$ 14	\$ 10	
County General	\$ 0.2090	\$ 83	\$ 136	\$ 121	\$ 86	\$ 145	\$ 124	\$ 91	\$ 66	\$ 48	\$ 154	\$ 136	\$ 96	\$ 72	
County Health Fund	\$ 0.1400	\$ 56	\$ 91	\$ 81	\$ 57	\$ 97	\$ 83	\$ 61	\$ 44	\$ 32	\$ 103	\$ 91	\$ 65	\$ 48	
County Park Maintenance	\$ 0.0500	\$ 20	\$ 33	\$ 29	\$ 21	\$ 35	\$ 30	\$ 22	\$ 16	\$ 11	\$ 37	\$ 33	\$ 23	\$ 17	
County Bond Retire	\$ 0.0190	\$ 8	\$ 12	\$ 11	\$ 8	\$ 13	\$ 11	\$ 8	\$ 6	\$ 4	\$ 14	\$ 12	\$ 9	\$ 7	
Roads and Bridges	\$ 0.1050	\$ 42	\$ 69	\$ 61	\$ 43	\$ 73	\$ 63	\$ 46	\$ 33	\$ 24	\$ 77	\$ 68	\$ 48	\$ 36	
St. Louis Community College	\$ 0.2787	\$ 111	\$ 182	\$ 161	\$ 114	\$ 193	\$ 166	\$ 121	\$ 87	\$ 63	\$ 205	\$ 181	\$ 129	\$ 96	
Special School District	\$ 1.0158	\$ 404	\$ 663	\$ 587	\$ 417	\$ 703	\$ 605	\$ 442	\$ 319	\$ 231	\$ 746	\$ 661	\$ 469	\$ 348	
Metropolitan Zoo Museum District	\$ 0.2455	\$ 98	\$ 160	\$ 142	\$ 101	\$ 170	\$ 146	\$ 107	\$ 77	\$ 56	\$ 180	\$ 160	\$ 113	\$ 84	
Library	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Brentwood School District	\$ 4.9132	\$ 1,956	\$ 3,207	\$ 2,841	\$ 2,015	\$ 3,402	\$ 2,926	\$ 2,138	\$ 1,542	\$ 1,119	\$ 3,609	\$ 3,197	\$ 2,268	\$ 1,685	
Metropolitan Sewer District	\$ 0.1041	\$ 41	\$ 68	\$ 60	\$ 43	\$ 72	\$ 62	\$ 45	\$ 33	\$ 24	\$ 76	\$ 68	\$ 48	\$ 36	
Deer Creek Sewer	\$ 0.0930	\$ 37	\$ 61	\$ 54	\$ 38	\$ 64	\$ 55	\$ 40	\$ 29	\$ 21	\$ 68	\$ 61	\$ 43	\$ 32	
City of Brentwood	\$ 0.8920	\$ 355	\$ 582	\$ 516	\$ 366	\$ 618	\$ 531	\$ 388	\$ 280	\$ 203	\$ 655	\$ 580	\$ 412	\$ 306	
Business District	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Dev. Disability - Productive Living Board	\$ 0.0900	\$ 36	\$ 59	\$ 52	\$ 37	\$ 62	\$ 54	\$ 39	\$ 28	\$ 20	\$ 66	\$ 59	\$ 42	\$ 31	
Total Personal Property Tax Revenue	\$ 8.1853	\$ 3,259	\$ 5,343	\$ 4,732	\$ 3,357	\$ 5,668	\$ 4,874	\$ 3,561	\$ 2,569	\$ 1,864	\$ 6,013	\$ 5,326	\$ 3,778	\$ 2,807	

Year	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Project Year	15	16	17	18	19	20	21	22	23	24	25
Total Assessed Value:	\$ 80,274	\$ 80,274	\$ 82,682	\$ 82,682	\$ 85,163	\$ 85,163	\$ 87,717	\$ 87,717	\$ 90,349	\$ 90,349	\$ 93,059
% Complete	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Depreciation	100%	86%	61%	44%	31%	100%	86%	61%	44%	31%	100%
Assumed Value (replacement every 5 years)	\$ 80,274	\$ 69,036	\$ 50,436	\$ 36,380	\$ 26,400	\$ 85,163	\$ 75,437	\$ 53,508	\$ 39,754	\$ 28,008	\$ 93,059
Personal Property Tax Revenue	Rate										
State of Missouri1	0.03	\$ 24	\$ 21	\$ 15	\$ 11	\$ 8	\$ 26	\$ 23	\$ 16	\$ 12	\$ 8
County General	0.209	\$ 168	\$ 144	\$ 105	\$ 76	\$ 55	\$ 178	\$ 158	\$ 112	\$ 83	\$ 59
County Health Fund	0.14	\$ 112	\$ 97	\$ 71	\$ 51	\$ 37	\$ 119	\$ 106	\$ 75	\$ 56	\$ 39
County Park Maintenance	0.05	\$ 40	\$ 35	\$ 25	\$ 18	\$ 13	\$ 43	\$ 38	\$ 27	\$ 20	\$ 14
County Bond Retire	0.019	\$ 15	\$ 13	\$ 10	\$ 7	\$ 5	\$ 16	\$ 14	\$ 10	\$ 8	\$ 5
Roads and Bridges	0.105	\$ 84	\$ 72	\$ 53	\$ 38	\$ 28	\$ 89	\$ 79	\$ 56	\$ 42	\$ 29
St. Louis Community College	0.2787	\$ 224	\$ 192	\$ 141	\$ 101	\$ 74	\$ 237	\$ 210	\$ 149	\$ 111	\$ 78
Special School District	1.0158	\$ 815	\$ 701	\$ 512	\$ 370	\$ 268	\$ 865	\$ 766	\$ 544	\$ 404	\$ 285
Metropolitan Zoo Museum District	0.2455	\$ 197	\$ 169	\$ 124	\$ 89	\$ 65	\$ 209	\$ 185	\$ 131	\$ 98	\$ 69
Library	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Brentwood School District	4.9132	\$ 3,944	\$ 3,392	\$ 2,478	\$ 1,787	\$ 1,297	\$ 4,184	\$ 3,706	\$ 2,629	\$ 1,953	\$ 1,376
Metropolitan Sewer District	0.1041	\$ 84	\$ 72	\$ 53	\$ 38	\$ 27	\$ 89	\$ 79	\$ 56	\$ 41	\$ 29
Deer Creek Sewer	0.093	\$ 75	\$ 64	\$ 47	\$ 34	\$ 25	\$ 79	\$ 70	\$ 50	\$ 37	\$ 26
City of Brentwood	0.892	\$ 716	\$ 616	\$ 450	\$ 325	\$ 235	\$ 760	\$ 673	\$ 477	\$ 355	\$ 250
Business District	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dev. Disability - Productive Living Board	0.09	\$ 72	\$ 62	\$ 45	\$ 33	\$ 24	\$ 77	\$ 68	\$ 48	\$ 36	\$ 25
Total Personal Property Tax Revenue	8.1853	\$ 6,571	\$ 5,651	\$ 4,128	\$ 2,978	\$ 2,161	\$ 6,971	\$ 6,175	\$ 4,380	\$ 3,254	\$ 2,293

Sales Taxes														
Phase 3 NO BUILD: SALES TAXES														
Year	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Project Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Estimated Taxable Sales with Vacancy	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Base Retail Sales	\$ 5,300,000	\$ 5,406,000	\$ 5,514,120	\$ 5,624,402	\$ 5,736,890	\$ 5,851,628	\$ 5,968,661	\$ 6,088,034	\$ 6,209,795	\$ 6,333,991	\$ 6,460,670	\$ 6,589,884	\$ 6,721,682	\$ 6,856,115
Total Incremental Sales	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Sales	\$ 5,300,000	\$ 5,406,000	\$ 5,514,120	\$ 5,624,402	\$ 5,736,890	\$ 5,851,628	\$ 5,968,661	\$ 6,088,034	\$ 6,209,795	\$ 6,333,991	\$ 6,460,670	\$ 6,589,884	\$ 6,721,682	\$ 6,856,115
<i>Taxes Not Subject to TIF</i>														
	Rate													
Missouri State Sales Tax	4.2250%	\$ 223,925	\$ 228,404	\$ 232,972	\$ 237,631	\$ 242,384	\$ 247,231	\$ 252,176	\$ 257,219	\$ 262,364	\$ 267,611	\$ 272,963	\$ 278,423	\$ 283,991
Prop A Transportation	0.5000%	\$ 26,500	\$ 27,030	\$ 27,571	\$ 28,122	\$ 28,684	\$ 29,258	\$ 29,843	\$ 30,440	\$ 31,049	\$ 31,670	\$ 32,303	\$ 32,949	\$ 33,608
Children's Service Fund	0.2500%	\$ 13,250	\$ 13,515	\$ 13,785	\$ 14,061	\$ 14,342	\$ 14,629	\$ 14,922	\$ 15,220	\$ 15,524	\$ 15,835	\$ 16,152	\$ 16,475	\$ 16,804
Parks Arch Tax	0.1875%	\$ 9,938	\$ 10,136	\$ 10,339	\$ 10,546	\$ 10,757	\$ 10,972	\$ 11,191	\$ 11,415	\$ 11,643	\$ 11,876	\$ 12,114	\$ 12,356	\$ 12,603
Metrolink (Mass Transit)	0.2500%	\$ 13,250	\$ 13,515	\$ 13,785	\$ 14,061	\$ 14,342	\$ 14,629	\$ 14,922	\$ 15,220	\$ 15,524	\$ 15,835	\$ 16,152	\$ 16,475	\$ 16,804
Emergency Services	0.1000%	\$ 5,300	\$ 5,406	\$ 5,514	\$ 5,624	\$ 5,737	\$ 5,852	\$ 5,969	\$ 6,088	\$ 6,210	\$ 6,334	\$ 6,461	\$ 6,590	\$ 6,722
<i>Taxes Subject to TIF (Half of Increment to Taxing Jurisdictions)</i>														
Countywide Sales Tax	1.0000%	\$ 53,000	\$ 54,060	\$ 55,141	\$ 56,244	\$ 57,369	\$ 58,516	\$ 59,687	\$ 60,880	\$ 62,098	\$ 63,340	\$ 64,607	\$ 65,899	\$ 67,217
County Transportation Sales Tax	0.5000%	\$ 26,500	\$ 27,030	\$ 27,571	\$ 28,122	\$ 28,684	\$ 29,258	\$ 29,843	\$ 30,440	\$ 31,049	\$ 31,670	\$ 32,303	\$ 32,949	\$ 33,608
Regional Parks/Trails (Metro Parks)	0.1000%	\$ 5,300	\$ 5,406	\$ 5,514	\$ 5,624	\$ 5,737	\$ 5,852	\$ 5,969	\$ 6,088	\$ 6,210	\$ 6,334	\$ 6,461	\$ 6,590	\$ 6,722
County Prop P Public Safety	0.5000%	\$ 26,500	\$ 27,030	\$ 27,571	\$ 28,122	\$ 28,684	\$ 29,258	\$ 29,843	\$ 30,440	\$ 31,049	\$ 31,670	\$ 32,303	\$ 32,949	\$ 33,608
Zoo Tax	0.1250%	\$ 6,625	\$ 6,758	\$ 6,893	\$ 7,031	\$ 7,171	\$ 7,315	\$ 7,461	\$ 7,610	\$ 7,762	\$ 7,917	\$ 8,076	\$ 8,237	\$ 8,402
Brentwood Economic Development Sales Tax	0.5000%	\$ 26,500	\$ 27,030	\$ 27,571	\$ 28,122	\$ 28,684	\$ 29,258	\$ 29,843	\$ 30,440	\$ 31,049	\$ 31,670	\$ 32,303	\$ 32,949	\$ 33,608
Brentwood Capital Improvements Sales Tax	0.5000%	\$ 26,500	\$ 27,030	\$ 27,571	\$ 28,122	\$ 28,684	\$ 29,258	\$ 29,843	\$ 30,440	\$ 31,049	\$ 31,670	\$ 32,303	\$ 32,949	\$ 33,608
Brentwood Local Option Sales Tax	0.2500%	\$ 13,250	\$ 13,515	\$ 13,785	\$ 14,061	\$ 14,342	\$ 14,629	\$ 14,922	\$ 15,220	\$ 15,524	\$ 15,835	\$ 16,152	\$ 16,475	\$ 16,804
Brentwood Fire	0.5000%	\$ 26,500	\$ 27,030	\$ 27,571	\$ 28,122	\$ 28,684	\$ 29,258	\$ 29,843	\$ 30,440	\$ 31,049	\$ 31,670	\$ 32,303	\$ 32,949	\$ 33,608
Brentwood Stormwater & Parks	0.2500%	\$ 13,250	\$ 13,515	\$ 13,785	\$ 14,061	\$ 14,342	\$ 14,629	\$ 14,922	\$ 15,220	\$ 15,524	\$ 15,835	\$ 16,152	\$ 16,475	\$ 16,804
Total Retail Sales Tax Revenues to Taxing Jurisdictions (Not including Collection Fees or Timely Payment Discounts)		\$ 516,088	\$ 526,409	\$ 536,937	\$ 547,676	\$ 558,630	\$ 569,802	\$ 581,198	\$ 592,822	\$ 604,679	\$ 616,772	\$ 629,108	\$ 641,690	\$ 654,524

Year	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Project Year	15	16	17	18	19	20	21	22	23	24	25
Estimated Taxable Sales with Vacancy	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Base Retail Sales	\$ 6,993,237	\$ 7,133,102	\$ 7,275,764	\$ 7,421,280	\$ 7,569,705	\$ 7,721,099	\$ 7,875,521	\$ 8,033,032	\$ 8,193,692	\$ 8,357,566	\$ 8,524,717
Total Incremental Sales	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Sales	\$ 6,993,237	\$ 7,133,102	\$ 7,275,764	\$ 7,421,280	\$ 7,569,705	\$ 7,721,099	\$ 7,875,521	\$ 8,033,032	\$ 8,193,692	\$ 8,357,566	\$ 8,524,717
<i>Taxes Not Subject to TIF</i>											
	Rate										
Missouri State Sales Tax	4.2250%	\$ 295,464	\$ 301,374	\$ 307,401	\$ 313,549	\$ 319,820	\$ 326,216	\$ 332,741	\$ 339,396	\$ 346,183	\$ 353,107
Prop A Transportation	0.5000%	\$ 34,966	\$ 35,666	\$ 36,379	\$ 37,106	\$ 37,849	\$ 38,605	\$ 39,378	\$ 40,165	\$ 40,968	\$ 41,788
Children's Service Fund	0.2500%	\$ 17,483	\$ 17,833	\$ 18,189	\$ 18,553	\$ 18,924	\$ 19,303	\$ 19,689	\$ 20,083	\$ 20,484	\$ 20,894
Parks Arch Tax	0.1875%	\$ 13,112	\$ 13,375	\$ 13,642	\$ 13,915	\$ 14,193	\$ 14,477	\$ 14,767	\$ 15,062	\$ 15,363	\$ 15,670
Metrolink (Mass Transit)	0.2500%	\$ 17,483	\$ 17,833	\$ 18,189	\$ 18,553	\$ 18,924	\$ 19,303	\$ 19,689	\$ 20,083	\$ 20,484	\$ 20,894
Emergency Services	0.1000%	\$ 6,993	\$ 7,133	\$ 7,276	\$ 7,421	\$ 7,570	\$ 7,721	\$ 7,876	\$ 8,033	\$ 8,194	\$ 8,358
<i>Taxes Subject to TIF (Half of Increment to Taxing Jurisdictions)</i>											
Countywide Sales Tax	1.0000%	\$ 69,932	\$ 71,331	\$ 72,758	\$ 74,213	\$ 75,697	\$ 77,211	\$ 78,755	\$ 80,330	\$ 81,937	\$ 83,576
County Transportation Sales Tax	0.5000%	\$ 34,966	\$ 35,666	\$ 36,379	\$ 37,106	\$ 37,849	\$ 38,605	\$ 39,378	\$ 40,165	\$ 40,968	\$ 41,788
Regional Parks/Trails (Metro Parks)	0.1000%	\$ 6,993	\$ 7,133	\$ 7,276	\$ 7,421	\$ 7,570	\$ 7,721	\$ 7,876	\$ 8,033	\$ 8,194	\$ 8,358
County Prop P Public Safety	0.5000%	\$ 34,966	\$ 35,666	\$ 36,379	\$ 37,106	\$ 37,849	\$ 38,605	\$ 39,378	\$ 40,165	\$ 40,968	\$ 41,788
Zoo Tax	0.1250%	\$ 8,742	\$ 8,916	\$ 9,095	\$ 9,277	\$ 9,462	\$ 9,651	\$ 9,844	\$ 10,041	\$ 10,242	\$ 10,447
Brentwood Economic Development Sales Tax	0.5000%	\$ 34,966	\$ 35,666	\$ 36,379	\$ 37,106	\$ 37,849	\$ 38,605	\$ 39,378	\$ 40,165	\$ 40,968	\$ 41,788
Brentwood Capital Improvements Sales Tax	0.5000%	\$ 34,966	\$ 35,666	\$ 36,379	\$ 37,106	\$ 37,849	\$ 38,605	\$ 39,378	\$ 40,165	\$ 40,968	\$ 41,788
Brentwood Local Option Sales Tax	0.2500%	\$ 17,483	\$ 17,833	\$ 18,189	\$ 18,553	\$ 18,924	\$ 19,303	\$ 19,689	\$ 20,083	\$ 20,484	\$ 20,894
Brentwood Fire	0.5000%	\$ 34,966	\$ 35,666	\$ 36,379	\$ 37,106	\$ 37,849	\$ 38,605	\$ 39,378	\$ 40,165	\$ 40,968	\$ 41,788
Brentwood Stormwater & Parks	0.2500%	\$ 17,483	\$ 17,833	\$ 18,189	\$ 18,553	\$ 18,924	\$ 19,303	\$ 19,689	\$ 20,083	\$ 20,484	\$ 20,894
Total Retail Sales Tax Revenues to Taxing Jurisdictions (Not including Collection Fees or Timely Payment Discounts)	0.0000%	\$ 680,966	\$ 694,586	\$ 708,478	\$ 722,647	\$ 737,100	\$ 751,842	\$ 766,879	\$ 782,216	\$ 797,861	\$ 813,818

Date June 17, 2022

RE: Cost Benefit Analysis of a Proposed Mixed Use Development along Manchester Avenue

Utility Taxes														
Phase 3 NO BUILD: UTILITY TAXES														
Year	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Project Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Commercial Utility Sales	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utility Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Base Utilities	\$ 48,375	\$ 49,343	\$ 50,329	\$ 51,336	\$ 52,363	\$ 53,410	\$ 54,478	\$ 55,568	\$ 56,679	\$ 57,813	\$ 58,969	\$ 60,148	\$ 61,351	\$ 62,578
Incremental Utility Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Utility Taxes Revenue	0.075	\$ 3,628	\$ 3,701	\$ 3,775	\$ 3,850	\$ 3,927	\$ 4,006	\$ 4,086	\$ 4,168	\$ 4,251	\$ 4,336	\$ 4,423	\$ 4,511	\$ 4,601

Year	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Project Year	15	16	17	18	19	20	21	22	23	24	25
Commercial Utility Sales	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utility Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Base Utilities	\$ 63,830	\$ 65,106	\$ 66,409	\$ 67,737	\$ 69,091	\$ 70,473	\$ 71,883	\$ 73,320	\$ 74,787	\$ 76,283	\$ 77,808
Incremental Utility Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Utility Taxes Revenue	\$ 4,787	\$ 4,883	\$ 4,981	\$ 5,080	\$ 5,182	\$ 5,285	\$ 5,391	\$ 5,499	\$ 5,609	\$ 5,721	\$ 5,836

APPENDIX D-3

Phase 3 Abatement Projections

Phase 3: Calculation of Abated PILOT

\$378,105	Projected Commercial Assessed Valuation at 100% Completion (2021 Dollars)
\$12,160,000	Projected Residential Assessed Valuation at 100% Completion (2021 Dollars)
\$ 1,798,640	Base Commercial Valuation (2021)
\$10,739,465	Incremental Assessed Value

3%	Percentage Commercial AV to total development at completion
97%	Percentage Residential AV to total development at completion
8.2018	Commercial Tax Rate
6.9759	Residential Tax Rate
\$26,563	Incremental Commercial Real Estate Tax (Stabilized)
\$726,582	Incremental Residential Real Estate Tax (Stabilized)

Calendar Year	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Year	1	2	3	4	5	6	7	8	9	10	11	12
Projected Commercial Assessed Valuation	\$ -	\$ -	\$ 401,132	\$ 413,166	\$ 413,166	\$ 425,561	\$ 425,561	\$ 438,327	\$ 438,327	\$ 451,477	\$ 451,477	\$ 465,021
% of new SF complete	0%	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Commercial Adjusted Assessed Value	\$0	\$0	\$401,132	\$413,166	\$413,166	\$425,561	\$425,561	\$438,327	\$438,327	\$451,477	\$451,477	\$465,021
Projected Residential Assessed Valuation	\$ -	\$ -	\$ 12,900,544	\$ 13,287,560	\$ 13,287,560	\$ 13,686,187	\$ 13,686,187	\$ 14,096,773	\$ 14,096,773	\$ 14,519,676	\$ 14,519,676	\$ 14,955,266
% of new SF complete	0%	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Residential Adjusted Assessed Value	\$ -	\$ -	\$ 12,900,544	\$ 13,287,560	\$ 13,287,560	\$ 13,686,187	\$ 13,686,187	\$ 14,096,773	\$ 14,096,773	\$ 14,519,676	\$ 14,519,676	\$ 14,955,266
Adj. Assessed Value w/ Annual Increase	\$ 1,798,640	\$ 1,798,640	\$ 13,301,676	\$ 13,700,726	\$ 13,700,726	\$ 14,111,748	\$ 14,111,748	\$ 14,535,100	\$ 14,535,100	\$ 14,971,153	\$ 14,971,153	\$ 15,420,288
Base Valuation**	\$ 1,908,177	\$ 1,908,177	\$ 1,908,177	\$ 1,908,177	\$ 1,908,177	\$ 1,908,177	\$ 1,908,177	\$ 1,908,177	\$ 1,908,177	\$ 1,908,177	\$ 1,908,177	\$ 1,908,177
Incremental Value	\$ -	\$ -	\$ 11,393,498	\$ 11,792,549	\$ 11,792,549	\$ 12,203,570	\$ 12,203,570	\$ 12,626,923	\$ 12,626,923	\$ 13,062,976	\$ 13,062,976	\$ 13,512,110
Portion of Commercial Incremental Value	\$ -	\$ -	\$ 343,588	\$ 355,622	\$ 355,622	\$ 368,017	\$ 368,017	\$ 380,783	\$ 380,783	\$ 393,933	\$ 393,933	\$ 407,478
Commercial TIF Eligible Tax Rate	\$ 8.2018	\$ 8.2018	\$ 8.2018	\$ 8.2018	\$ 8.2018	\$ 8.2018	\$ 8.2018	\$ 8.2018	\$ 8.2018	\$ 8.2018	\$ 8.2018	\$ 8.2018
Commercial Abatement Value	\$ -	\$ -	\$ 25,362	\$ 26,251	\$ 26,251	\$ 27,166	\$ 27,166	\$ 28,108	\$ 28,108	\$ 29,079	\$ 29,079	\$ 30,078
Portion of Residential Incremental Value	\$ -	\$ -	\$ 11,049,911	\$ 11,436,927	\$ 11,436,927	\$ 11,835,554	\$ 11,835,554	\$ 12,246,139	\$ 12,246,139	\$ 12,669,043	\$ 12,669,043	\$ 13,104,633
Residential TIF Eligible Tax Rate	\$ 6.9759	\$ 6.9759	\$ 6.9759	\$ 6.9759	\$ 6.9759	\$ 6.9759	\$ 6.9759	\$ 6.9759	\$ 6.9759	\$ 6.9759	\$ 6.9759	\$ 6.9759
Residential Abatement Value	\$ -	\$ -	\$ 693,748	\$ 718,046	\$ 718,046	\$ 743,073	\$ 743,073	\$ 768,851	\$ 768,851	\$ 795,402	\$ 795,402	\$ 822,749
Commercial Surcharge Tax Rate	\$1.70	\$1.70	\$1.70	\$1.70	\$1.70	\$1.70	\$1.70	\$1.70	\$1.70	\$1.70	\$1.70	\$1.70
Total Eligible Percentage to Local Taxing Jurisdictions	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%
Total Abatement by Year	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%
Commercial Surcharge Tax Abatement Value	\$ -	\$ -	\$ 1,578	\$ 1,633	\$ 1,633	\$ 1,690	\$ 1,690	\$ 1,749	\$ 1,749	\$ 1,809	\$ 1,809	\$ 1,871
Total Real Property Taxes Abated	\$0	\$0	\$720,688	\$745,930	\$745,930	\$771,929	\$771,929	\$798,707	\$798,707	\$826,290	\$826,290	\$854,699

Date June 17, 2022

RE: Cost Benefit Analysis of a Proposed Mixed Use Development along Manchester Avenue

	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
	13	14	15	16	17	18	19	20	21	22	23
Projected Commercial Assessed Valuation	\$ 465,021	\$ 478,972	\$ 478,972	\$ 493,341	\$ 493,341	\$ 508,142	\$ 508,142	\$ 523,386	\$ 523,386	\$ 539,087	\$ 539,087
% of new SF complete	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Commercial Adjusted Assessed Value	\$465,021	\$478,972	\$478,972	\$493,341	\$493,341	\$508,142	\$508,142	\$523,386	\$523,386	\$539,087	\$539,087
Projected Residential Assessed Valuation	\$ 14,955,266	\$ 15,403,924	\$ 15,403,924	\$ 15,866,042	\$ 15,866,042	\$ 16,342,023	\$ 16,342,023	\$ 16,832,284	\$ 16,832,284	\$ 17,337,252	\$ 17,337,252
% of new SF complete	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Residential Adjusted Assessed Value	\$ 14,955,266	\$ 15,403,924	\$ 15,403,924	\$ 15,866,042	\$ 15,866,042	\$ 16,342,023	\$ 16,342,023	\$ 16,832,284	\$ 16,832,284	\$ 17,337,252	\$ 17,337,252
Adj. Assessed Value w/ Annual Increase	\$ 15,420,288	\$ 15,882,896	\$ 15,882,896	\$ 16,359,383	\$ 16,359,383	\$ 16,850,165	\$ 16,850,165	\$ 17,355,670	\$ 17,355,670	\$ 17,876,340	\$ 17,876,340
Base Valuation**	\$ 1,908,177	\$ 1,908,177	\$ 1,908,177	\$ 1,908,177	\$ 1,908,177	\$ 1,908,177	\$ 1,908,177	\$ 1,908,177	\$ 1,908,177	\$ 1,908,177	\$ 1,908,177
Incremental Value	\$ 13,512,110	\$ 13,974,719	\$ 13,974,719	\$ 14,451,206	\$ 14,451,206	\$ 14,941,987	\$ 14,941,987	\$ 15,447,492	\$ 15,447,492	\$ 15,968,163	\$ 15,968,163
Portion of Commercial Incremental Value	\$ 407,478	\$ 421,428	\$ 421,428	\$ 435,797	\$ 435,797	\$ 450,598	\$ 450,598	\$ 465,842	\$ 465,842	\$ 481,543	\$ 481,543
Commercial TIF Eligible Tax Rate	\$ 8.2018	\$ 8.2018	\$ 8.2018	\$ 8.2018	\$ 8.2018	\$ 8.2018	\$ 8.2018	\$ 8.2018	\$ 8.2018	\$ 8.2018	\$ 8.2018
Commercial Abatement Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Portion of Residential Incremental Value	\$ 13,104,633	\$ 13,553,291	\$ 13,553,291	\$ 14,015,409	\$ 14,015,409	\$ 14,491,390	\$ 14,491,390	\$ 14,981,651	\$ 14,981,651	\$ 15,486,619	\$ 15,486,619
Residential TIF Eligible Tax Rate	\$ 6.9759	\$ 6.9759	\$ 6.9759	\$ 6.9759	\$ 6.9759	\$ 6.9759	\$ 6.9759	\$ 6.9759	\$ 6.9759	\$ 6.9759	\$ 6.9759
Residential Abatement Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Commercial Surcharge Tax Rate	\$1.70	\$1.70	\$1.70	\$1.70	\$1.70	\$1.70	\$1.70	\$1.70	\$1.70	\$1.70	\$1.70
Total Eligible Percentage to Local Taxing Jurisdictions	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%
Total Abatement by Year	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Commercial Surcharge Tax Abatement Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Real Property Taxes Abated	\$0										

APPENDIX E

Total Abatement & CID Revenue Projections

TOTAL ABATED REVENUES

	Phase 1	Phase 2	Phase 3	GRAND TOTAL
2021	\$ -			\$ -
2022	\$ 1,442,999			\$ 1,442,999
2023	\$ 1,492,152			\$ 1,492,152
2024	\$ 1,492,152	\$ 739,188		\$ 2,231,341
2025	\$ 1,542,781	\$ 739,188	\$ -	\$ 2,281,969
2026	\$ 1,542,781	\$ 765,838	\$ -	\$ 2,308,618
2027	\$ 1,594,928	\$ 765,838	\$ 720,688	\$ 3,081,453
2028	\$ 1,594,928	\$ 793,287	\$ 745,930	\$ 3,134,144
2029	\$ 1,648,639	\$ 793,287	\$ 745,930	\$ 3,187,856
2030	\$ 1,648,639	\$ 821,560	\$ 771,929	\$ 3,242,127
2031	\$ -	\$ 821,560	\$ 771,929	\$ 1,593,488
2032	\$ -	\$ 850,681	\$ 798,707	\$ 1,649,388
2033	\$ -	\$ 850,681	\$ 798,707	\$ 1,649,388
2034	\$ -	\$ -	\$ 826,290	\$ 826,290
2035	\$ -	\$ -	\$ 826,290	\$ 826,290
2036	\$ -	\$ -	\$ 854,699	\$ 854,699
2037	\$ -	\$ -	\$ -	\$ -
2038	\$ -	\$ -	\$ -	\$ -
2039	\$ -	\$ -	\$ -	\$ -
2040	\$ -	\$ -	\$ -	\$ -
2041	\$ -	\$ -	\$ -	\$ -
2042	\$ -	\$ -	\$ -	\$ -
2043	\$ -	\$ -	\$ -	\$ -
2044	\$ -	\$ -	\$ -	\$ -
2045	\$ -	\$ -	\$ -	\$ -
2046	\$ -	\$ -	\$ -	\$ -
2047	\$ -	\$ -	\$ -	\$ -
TOTAL				\$ 29,802,203

TOTAL CID REVENUES

	Phase 1	Phase 2	Phase 3	TOTAL
2021	\$ -	\$ -	\$ -	\$ -
2022	\$ 329,720	\$ -	\$ -	\$ 329,720
2023	\$ 321,829	\$ -	\$ -	\$ 321,829
2024	\$ 328,265	\$ -	\$ -	\$ 328,265
2025	\$ 334,830	\$ 98,940	\$ -	\$ 433,771
2026	\$ 341,527	\$ 131,971	\$ -	\$ 473,498
2027	\$ 348,358	\$ 150,447	\$ 95,274	\$ 594,079
2028	\$ 355,325	\$ 153,456	\$ 145,769	\$ 654,550
2029	\$ 362,431	\$ 156,525	\$ 188,334	\$ 707,290
2030	\$ 369,680	\$ 159,656	\$ 192,100	\$ 721,436
2031	\$ 377,073	\$ 162,849	\$ 195,942	\$ 735,864
2032	\$ 384,615	\$ 166,106	\$ 199,861	\$ 750,582
2033	\$ 392,307	\$ 169,428	\$ 203,858	\$ 765,593
2034	\$ 502,407	\$ 172,816	\$ 207,936	\$ 883,159
2035	\$ 512,455	\$ 176,273	\$ 212,094	\$ 900,822
2036	\$ 522,704	\$ 179,798	\$ 216,336	\$ 918,838
2037	\$ 533,158	\$ 183,394	\$ 220,663	\$ 937,215
2038	\$ 543,821	\$ 187,062	\$ 225,076	\$ 955,960
2039	\$ 554,698	\$ 190,803	\$ 229,578	\$ 975,079
2040	\$ 565,792	\$ 194,619	\$ 234,169	\$ 994,580
2041	\$ 577,108	\$ 198,512	\$ 238,853	\$ 1,014,472
2042	\$ -	\$ 202,482	\$ 243,630	\$ 446,112
2043	\$ -	\$ 206,531	\$ 248,502	\$ 455,034
2044	\$ -	\$ -	\$ 253,472	\$ 253,472
2045	\$ -	\$ -	\$ -	\$ -
2046	\$ -	\$ -	\$ -	\$ -
2047	\$ -	\$ -	\$ -	\$ -
TOTAL				\$ 15,551,218