

Tif Proceeds - Sanctuary Village Development

1.) Estimated value of public improvements in section 2.3 & 2.4 of the development agreement

Section	Description	Est. Cost 100% Impr.	Est Bond Year	Est. Sanctuary Usage*
2.3 A	Support of Four-way stop at Niewhaner & Amesterdam	none		
2.3 B	Buttermilk/Collins Resignalization	\$150,000	n/a	14% or \$14,000
2.3 C2	Amsterdam/Collins signal	\$450,000	2021	25% or \$112,500
2.4	Sidewalk connections	\$100,000	2021	25% or \$25,000
Total		\$700,000		\$151,500

* Tax payment shown as being paid on the January of the year following (3 months after tax bills) b/c this is when the TIF dollars from the previous year are due to be transferred to the City by other jurisdictions

Month	\$0.55 MM Total Bond Cost (10 year at 4.5%)	Estimated Sanctuary Tax Valuation	Estimated TIF City Rate**	Estimated TIF PDS/KCFC Rate**	Estimate Sanctuary City TIF Proceeds **	Estimate Sanctuary PDS/KCFC TIF Proceeds **	Account Balance Signal
December-18		\$ -			\$0		\$0
January-19					\$0		\$0
February-19					\$0		\$0
March-19					\$0		\$0
April-19					\$0		\$0
May-19					\$0		\$0
June-19					\$0		\$0
July-19		close for \$5.676M			\$0		\$0
August-19					\$0		\$0
September-19					\$0		\$0
October-19					\$0		\$0
November-19					\$0		\$0
December-19					\$0		\$0
January-20		\$0	0.00161	0.001033	\$0.00	\$0	\$0
February-20					\$0		\$0
March-20					\$0		\$0
April-20					\$0		\$0
May-20					\$0		\$0
June-20					\$0		\$0
July-20					\$0		\$0
August-20					\$0		\$0
September-20					\$0		\$0
October-20					\$0		\$0
November-20					\$0		\$0
December-20					\$0		\$0
January-21		\$5,676,000	0.00161	0.001033	\$9,138	\$5,863	\$15,002
February-21					\$0		\$15,002
March-21					\$0		\$15,002
April-21					\$0		\$15,002
May-21					\$0		\$15,002
June-21					\$0		\$15,002
July-21					\$0		\$15,002
August-21					\$0		\$15,002
September-21					\$0		\$15,002
October-21					\$0		\$15,002
November-21					\$0		\$15,002
December-21					\$0		\$15,002
January-22		\$19,194,155	0.00161	0.001033	\$30,903	\$19,828	\$65,732
February-22					\$0		\$65,732
March-22					\$0		\$65,732
April-22					\$0		\$65,732
May-22					\$0		\$65,732
June-22					\$0		\$65,732
July-22					\$0		\$65,732
August-22					\$0		\$65,732
September-22					\$0		\$65,732
October-22					\$0		\$65,732
November-22					\$0		\$65,732
December-22					\$0		\$65,732
January-23	\$114,162	\$48,560,029	0.00161	0.001033	\$78,182	\$50,163	\$79,914 Reimburse for Buttermilk Signal
February-23					\$0		\$79,914
March-23					\$0		\$79,914
April-23					\$0		\$79,914
May-23					\$0		\$79,914
June-23					\$0		\$79,914
July-23	\$5,700				\$0		\$74,214
August-23	\$5,700				\$0		\$68,514
September-23	\$5,700				\$0		\$62,814
October-23	\$5,700				\$0		\$57,114
November-23	\$5,700				\$0		\$51,414
December-23	\$5,700				\$0		\$45,714
January-24	\$5,700	\$65,456,256	0.00161	0.001033	\$105,385	\$67,616	\$213,014
February-24	\$5,700				\$0		\$207,314
March-24	\$5,700				\$0		\$201,614
April-24	\$5,700				\$0		\$195,914
May-24	\$5,700				\$0		\$190,214
June-24	\$5,700				\$0		\$184,514
July-24	\$5,700				\$0		\$178,814
August-24	\$5,700				\$0		\$173,114
September-24	\$5,700				\$0		\$167,413

Month	\$0.55 MM Total Bond Cost (10 year at 4.5%)	Estimated Sanctuary Tax Valuation	Estimated TIF City Rate**	Estimated TIF PDS/KCFC Rate**	Estimate Sanctuary City TIF Proceeds **	Estimate Sanctuary PDS/KCFC TIF Proceeds **	Account Balance Signal
October-24	\$5,700				\$0		\$161,713
November-24	\$5,700				\$0		\$156,013
December-24	\$5,700				\$0		\$150,313
January-25	\$5,700	\$79,162,539	0.00161	0.001033	\$127,451.69	\$81,775	\$353,840
February-25	\$5,700				\$0		\$348,139
March-25	\$5,700				\$0		\$342,439
April-25	\$5,700				\$0		\$336,739
May-25	\$5,700				\$0		\$331,039
June-25	\$5,700				\$0		\$325,339
July-25	\$5,700				\$0		\$319,639
August-25	\$5,700				\$0		\$313,939
September-25	\$5,700				\$0		\$308,239
October-25	\$5,700				\$0		\$302,539
November-25	\$5,700				\$0		\$296,838
December-25	\$5,700				\$0		\$291,138

Month	\$0.55 MM Total Bond Cost (10 year at 4.5%)	Estimated Sanctuary Tax Valuation	Estimated TIF City Rate**	Estimated TIF PDS/KCFC Rate**	Estimate Sanctuary City TIF Proceeds **	Estimate	Account
						Sanctuary PDS/KCFC TIF Proceeds **	Balance Signal
January-26	\$5,700	\$108,975,307	0.00161	0.001033	\$175,450	\$112,571	\$573,460
February-26	\$5,700				\$567,760		
March-26	\$5,700				\$562,060		
April-26	\$5,700				\$556,360		
May-26	\$5,700				\$550,659		
June-26	\$5,700				\$544,959		
July-26	\$5,700				\$539,259		
August-26	\$5,700				\$533,559		
September-26	\$5,700				\$527,859		
October-26	\$5,700				\$522,159		
November-26	\$5,700				\$516,459		
December-26	\$5,700				\$510,759		
January-27	\$5,700	\$112,550,307	0.00161	0.001033	\$181,206	\$116,264	\$802,529
February-27	\$5,700				\$796,829		
March-27	\$5,700				\$791,129		
April-27	\$5,700				\$785,429		
May-27	\$5,700				\$779,729		
June-27	\$5,700				\$774,028		
July-27	\$5,700				\$768,328		
August-27	\$5,700				\$762,628		
September-27	\$5,700				\$756,928		
October-27	\$5,700				\$751,228		
November-27	\$5,700				\$745,528		
December-27	\$5,700				\$739,828		
January-28	\$5,700	\$114,519,937	0.00161	0.001033	\$184,377	\$118,299	\$1,036,804
February-28	\$5,700				\$1,031,104		
March-28	\$5,700				\$1,025,404		
April-28	\$5,700				\$1,019,704		
May-28	\$5,700				\$1,014,003		
June-28	\$5,700				\$1,008,303		
July-28	\$5,700				\$1,002,603		
August-28	\$5,700				\$996,903		
September-28	\$5,700				\$991,203		
October-28	\$5,700				\$985,503		
November-28	\$5,700				\$979,803		
December-28	\$5,700				\$974,103		
January-29	\$5,700	\$116,524,036	0.00161	0.001033	\$187,604	\$120,369	\$1,276,376
February-29	\$5,700				\$1,270,675		
March-29	\$5,700				\$1,264,975		
April-29	\$5,700				\$1,259,275		
May-29	\$5,700				\$1,253,575		
June-29	\$5,700				\$1,247,875		
July-29	\$5,700				\$1,242,175		
August-29	\$5,700				\$1,236,475		
September-29	\$5,700				\$1,230,775		
October-29	\$5,700				\$1,225,075		
November-29	\$5,700				\$1,219,374		
December-29	\$5,700				\$1,213,674		
January-30	\$5,700	\$118,563,207	0.00161	0.001033	\$190,887	\$122,476	\$1,521,337
February-30	\$5,700				\$1,515,637		
March-30	\$5,700				\$1,509,937		
April-30	\$5,700				\$1,504,236		
May-30	\$5,700				\$1,498,536		
June-30	\$5,700				\$1,492,836		
July-30	\$5,700				\$1,487,136		
August-30	\$5,700				\$1,481,436		
September-30	\$5,700				\$1,475,736		
October-30	\$5,700				\$1,470,036		
November-30	\$5,700				\$1,464,336		
December-30	\$5,700				\$1,458,636		
January-31	\$5,700	\$120,638,063	0.00161	0.001033	\$194,227	\$124,619	\$1,771,782
February-31	\$5,700				\$1,766,082		
March-31	\$5,700				\$1,760,382		
April-31	\$5,700				\$1,754,681		
May-31	\$5,700				\$1,748,981		
June-31	\$5,700				\$1,743,281		
July-31	\$5,700				\$1,737,581		
August-31	\$5,700				\$1,731,881		
September-31	\$5,700				\$1,726,181		
October-31	\$5,700				\$1,720,481		
November-31	\$5,700				\$1,714,781		
December-31	\$5,700				\$1,709,081		
January-32	\$5,700	\$122,749,229	0.00161	0.001033	\$197,626	\$126,800	\$2,027,807
February-32	\$5,700				\$2,022,107		
March-32	\$5,700				\$2,016,406		
April-32	\$5,700				\$2,010,706		
May-32	\$5,700				\$2,005,006		
June-32	\$5,700				\$1,999,306		
July-32	\$5,700				\$1,993,606		
August-32	\$5,700				\$1,987,906		
September-32	\$5,700				\$1,982,206		
October-32	\$5,700				\$1,976,506		
November-32	\$5,700				\$1,970,806		
December-32	\$5,700				\$1,965,105		
January-33	\$5,700	\$124,897,341	0.00161	0.001033	\$201,085	\$129,019	\$2,289,509
February-33	\$5,700				\$2,283,809		

Month	\$0.55 MM Total Bond Cost (10 year at 4.5%)	Estimated Sanctuary Tax Valuation	Estimated TIF City Rate**	Estimated TIF PDS/KCFC Rate**	Estimate Sanctuary City TIF Proceeds **	Estimate Sanctuary PDS/KCFC TIF Proceeds **	Account Balance Signal
March-33	\$5,700				\$0		\$2,278,109
April-33	\$5,700				\$0		\$2,272,409
May-33	\$5,700				\$0		\$2,266,709
June-33	\$5,700				\$0		\$2,261,008
July-33					\$0		\$2,261,008
August-33					\$0		\$2,261,008
September-33					\$0		\$2,261,008
October-33					\$0		\$2,261,008
November-33					\$0		\$2,261,008
December-33					\$0		\$2,261,008

Month	\$0.55 MM Total Bond Cost (10 year at 4.5%)	Estimated Sanctuary Tax Valuation	Estimated TIF City Rate**	Estimated TIF PDS/KCFC Rate**	Estimate Sanctuary City TIF Proceeds **	Estimate Sanctuary PDS/KCFC TIF Proceeds **	Account Balance Signal
January-34		\$127,083,044	0.00161	0.001033	\$204,604	\$131,277	\$2,596,889
February-34					\$0		\$2,596,889
March-34					\$0		\$2,596,889
April-34					\$0		\$2,596,889
May-34					\$0		\$2,596,889
June-34					\$0		\$2,596,889
July-34					\$0		\$2,596,889
August-34					\$0		\$2,596,889
September-34					\$0		\$2,596,889
October-34					\$0		\$2,596,889
November-34					\$0		\$2,596,889
December-34					\$0		\$2,596,889
January-35		\$129,306,997	0.00161	0.001033	\$208,184	\$133,574	\$2,938,647
February-35					\$0		\$2,938,647
March-35					\$0		\$2,938,647
April-35					\$0		\$2,938,647
May-35					\$0		\$2,938,647
June-35					\$0		\$2,938,647
July-35					\$0		\$2,938,647
August-35					\$0		\$2,938,647
September-35					\$0		\$2,938,647
October-35					\$0		\$2,938,647
November-35					\$0		\$2,938,647
December-35					\$0		\$2,938,647
January-36		\$131,569,870	0.00161	0.001033	\$211,827	\$135,912	\$3,286,386
February-36					\$0		\$3,286,386
March-36					\$0		\$3,286,386
April-36					\$0		\$3,286,386
May-36					\$0		\$3,286,386
June-36					\$0		\$3,286,386
July-36					\$0		\$3,286,386
August-36					\$0		\$3,286,386
September-36					\$0		\$3,286,386
October-36					\$0		\$3,286,386
November-36					\$0		\$3,286,386
December-36					\$0		\$3,286,386
January-37		\$133,872,343	0.00161	0.001033	\$215,534	\$138,290	\$3,640,211
February-37					\$0		\$3,640,211
March-37					\$0		\$3,640,211
April-37					\$0		\$3,640,211
May-37					\$0		\$3,640,211
June-37					\$0		\$3,640,211
July-37					\$0		\$3,640,211
August-37					\$0		\$3,640,211
September-37					\$0		\$3,640,211
October-37					\$0		\$3,640,211
November-37					\$0		\$3,640,211
December-37					\$0		\$3,640,211
January-38		\$136,215,109	0.00161	0.001033	\$219,306	\$140,710	\$4,000,228
February-38					\$0		\$4,000,228
March-38					\$0		\$4,000,228
April-38					\$0		\$4,000,228
May-38					\$0		\$4,000,228
June-38					\$0		\$4,000,228
July-38					\$0		\$4,000,228
August-38					\$0		\$4,000,228
September-38					\$0		\$4,000,228
October-38					\$0		\$4,000,228
November-38					\$0		\$4,000,228
December-38					\$0		\$4,000,228
January-39		\$138,598,873	0.00161	0.001033	\$223,144	\$143,173	\$4,366,544
February-39					\$0		\$4,366,544
March-39					\$0		\$4,366,544
April-39					\$0		\$4,366,544
May-39					\$0		\$4,366,544
June-39					\$0		\$4,366,544
July-39					\$0		\$4,366,544
August-39					\$0		\$4,366,544
September-39					\$0		\$4,366,544
October-39					\$0		\$4,366,544
November-39					\$0		\$4,366,544
December-39					\$0		\$4,366,544
January-40		\$141,024,353	0.00161	0.001033	\$227,049	\$145,678	\$4,739,272
February-40					\$0		\$4,739,272
March-40					\$0		\$4,739,272
April-40					\$0		\$4,739,272
May-40					\$0		\$4,739,272
June-40					\$0		\$4,739,272
July-40					\$0		\$4,739,272
August-40					\$0		\$4,739,272
September-40					\$0		\$4,739,272
October-40					\$0		\$4,739,272
November-40					\$0		\$4,739,272
December-40					\$0		\$4,739,272
January-41		\$143,492,279	0.00161	0.001033	\$231,023	\$148,228	\$5,118,522
February-41					\$0		\$5,118,522

Month	\$0.55 MM Total Bond Cost (10 year at 4.5%)	Estimated Sanctuary Tax Valuation	Estimated TIF City Rate**	Estimated TIF PDS/KCFC Rate**	Estimate Sanctuary City TIF Proceeds **	Estimate Sanctuary PDS/KCFC TIF Proceeds **	Account Balance Signal
March-41					\$0		\$5,118,522
April-41					\$0		\$5,118,522
May-41					\$0		\$5,118,522
June-41					\$0		\$5,118,522
July-41					\$0		\$5,118,522
August-41					\$0		\$5,118,522
September-41					\$0		\$5,118,522
October-41					\$0		\$5,118,522
November-41					\$0		\$5,118,522
December-41					\$0		\$5,118,522
January-42		\$146,003,394	0.00161	0.001033	\$235,065	\$150,822	\$5,504,409

Month	\$0.55 MM Total Bond Cost (10 year at 4.5%)	Estimated Sanctuary Tax Valuation	Estimated TIF City Rate**	Estimated TIF PDS/KCFC Rate**	Estimate Sanctuary City TIF Proceeds **	Estimate Sanctuary PDS/KCFC TIF Proceeds **	Account Balance Signal
February-42					\$0		\$5,504,409
March-42					\$0		\$5,504,409
April-42					\$0		\$5,504,409
May-42					\$0		\$5,504,409
June-42					\$0		\$5,504,409
July-42					\$0		\$5,504,409
August-42					\$0		\$5,504,409
September-42					\$0		\$5,504,409
October-42					\$0		\$5,504,409
November-42					\$0		\$5,504,409
December-42					\$0		\$5,504,409
January-43		\$148,558,454	0.00161	0.001033	\$239,179	\$153,461	\$5,897,049
February-43					\$0		\$5,897,049
March-43					\$0		\$5,897,049
April-43					\$0		\$5,897,049
May-43					\$0		\$5,897,049
June-43					\$0		\$5,897,049
July-43					\$0		\$5,897,049
August-43					\$0		\$5,897,049
September-43					\$0		\$5,897,049
October-43					\$0		\$5,897,049
November-43					\$0		\$5,897,049
December-43					\$0		\$5,897,049
January-44		\$151,158,227	0.00161	0.001033	\$243,365	\$156,146	\$6,296,560
February-44					\$0		\$6,296,560
March-44					\$0		\$6,296,560
April-44					\$0		\$6,296,560
May-44					\$0		\$6,296,560
June-44					\$0		\$6,296,560
July-44					\$0		\$6,296,560
August-44					\$0		\$6,296,560
September-44					\$0		\$6,296,560
October-44					\$0		\$6,296,560
November-44					\$0		\$6,296,560
December-44					\$0		\$6,296,560
January-45		\$153,803,496	0.00161	0.001033	\$247,624	\$158,879	\$6,703,063
February-45					\$0		\$6,703,063
March-45					\$0		\$6,703,063
April-45					\$0		\$6,703,063
May-45					\$0		\$6,703,063
June-45					\$0		\$6,703,063
July-45					\$0		\$6,703,063
August-45					\$0		\$6,703,063
September-45					\$0		\$6,703,063
October-45					\$0		\$6,703,063
November-45					\$0		\$6,703,063
December-45					\$0		\$6,703,063
January-46		\$156,495,057	0.00161	0.001033	\$251,957	\$161,659	\$7,116,679
February-46					\$0		\$7,116,679
March-46					\$0		\$7,116,679
April-46					\$0		\$7,116,679
May-46					\$0		\$7,116,679
June-46					\$0		\$7,116,679
July-46					\$0		\$7,116,679
August-46					\$0		\$7,116,679
September-46					\$0		\$7,116,679
October-46					\$0		\$7,116,679
November-46					\$0		\$7,116,679
December-46					\$0		\$7,116,679
January-47		\$159,233,720	0.00161	0.001033	\$256,366	\$164,488	\$7,537,534
February-47					\$0		\$7,537,534
March-47					\$0		\$7,537,534
April-47					\$0		\$7,537,534
May-47					\$0		\$7,537,534
June-47					\$0		\$7,537,534
July-47					\$0		\$7,537,534
August-47					\$0		\$7,537,534
September-47					\$0		\$7,537,534
October-47					\$0		\$7,537,534
November-47					\$0		\$7,537,534
December-47					\$0		\$7,537,534
January-48		\$162,020,310	0.00161	0.001033	\$260,852.70	\$167,367	\$7,965,754
February-48					\$0		\$7,965,754
March-48					\$0		\$7,965,754
April-48					\$0		\$7,965,754
May-48					\$0		\$7,965,754
June-48					\$0		\$7,965,754
July-48					\$0		\$7,965,754
August-48					\$0		\$7,965,754
September-48					\$0		\$7,965,754
October-48					\$0		\$7,965,754
November-48					\$0		\$7,965,754
December-48					\$0		\$7,965,754
	\$798,175	\$164,855,666	0.00161	0.001033	\$265,417.62	\$170,296	\$7,603,292

TIF Balance Signal

Note: Property values through 2026 provided by Developer based on anticipated

Month	\$0.55 MM Total Bond Cost (10 year at 4.5%)	Estimated Sanctuary Tax Valuation	Estimated TIF City Rate**	Estimated TIF PDS/KCFC Rate**	Estimate Sanctuary City TIF Proceeds **	Estimate Sanctuary PDS/KCFC TIF Proceeds **	Account Balance Signal
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building schedule, +1.75% per year thereafter per PVA.
 *Per traffic impact study.
 ** TIF rate with 70% City, 60% county and 40% PDS
 with the 2% discount the County / PDS tax bills allows

\$5,604,019.73	\$3,595,623
61%	39%
City TIF	KCFC/PDS TIF

\$9,199,642.33 TOTAL TIF REVENUE 30 YEARS
