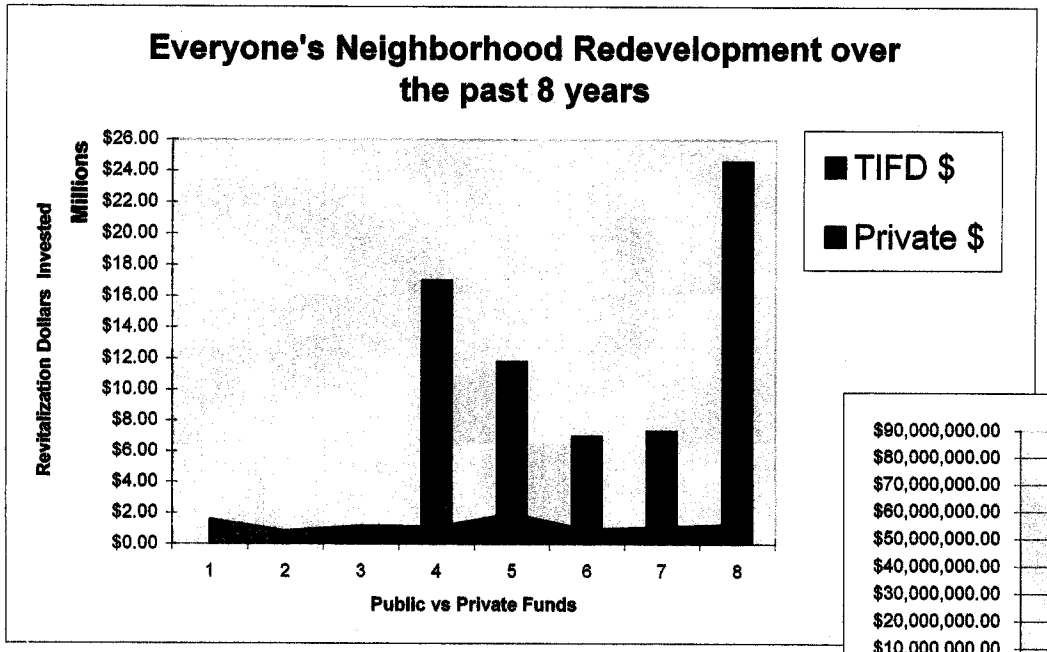
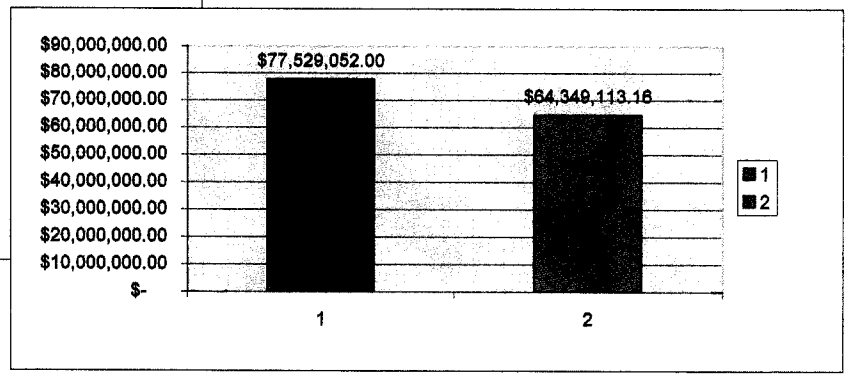
Fiscal Year	2000	2001	2002	2003	2004	2005	2006	2007	TOTALS		
TIFD $	$ 1,580,450.00	$ 842,126.00	$ 1,173,710.00	$ 1,079,950.00	$ 1,953,669.00	$ 927,321.00	$ 1,105,547.00	$ 1,262,330.00	$ 9,925,103.00	13%	1
Private $	$ -	$ -	$ -	$ 17,000,000.00	$ 11,766,965.00	$ 6,959,487.00	$ 7,296,700.00	$ 24,580,797.00	$ 67,603,949.00	87%	5
						Total Public/Private Investment			$ 77,529,052.00	100%	



What if we had 17% fewer increment $$ to leverage???

($1,687,267.51)

$	8,237,835.49	13%	1
$	56,111,277.67	87%	5
$	64,349,113.16	100%	



($13,179,938.84)

$13.2 MILLION LESS IN TOTAL REINVESTMENT IF INCREMENT WAS SMALLER EACH YEAR SINCE 2000 BY 95 MILLS

SENATE TAXATION
EXHIBIT NO. 7
DATE 3-28-07
BILL NO. SB-564

Tax Calculations for Investment MINUS 95 MILLS

Full Development of N. Broadway Site including Bank, Gazette Expansion, & Hotel

Tax Year

New Real Property	$17,400,000
VBR	$15,009,240.00
Phase In Value	$16,204,620.00
Taxable Market Value	$13,968,382.44
Taxable Value	$449,781.91
Mill Levy (estimated)	0.55400
Tax (Real Property)	**$249,179.18**

PP/Machinery Investment	$250,000
Market Value	$250,000.00
Taxable Value	$7,500.00
Mill Levy (estimated)	0.55400
Tax (PP and Machinery)	**$4,155.00**

Total Tax	**$253,334.18**
Base (Current Taxes)Estimate	$0.00
Potential Full Incremental Growth	$253,334.18
95 mills estimate	($43,066.81)
Adusted Increment Balance	**$210,267.37**

To Calculate the tax for an investment first separate the real propety (land, improvements to land, and buildings, from the personal property and machinery and equipment. Enter the real property investment to the right of the "Real Property Investment" cell in the upper section of the above spreadsheet. Then enter the estimated mill levy for the appropriate year in the row labled Mill Levy. Do the same with the personal property/machinery and equipment investment in the lower section of the spreadsheet. Again add the mill levy on the appropriate row. An estimated tax will be calculated for the Real and Personal Property and then totaled for the investment. Also update the BASE (Current Taxes) Amount as well as the Mill Levy value.

Projects in New TIFD

		New Real Property Value
Gazette Warehouse	$	4,000,000.00
Stockman Bank	$	7,000,000.00
Hotel/Housing	$	18,000,000.00
Totals	$	29,000,000.00
60%	$	**17,400,000.00**

		Full Value Increment	Minus 95 Mills
Raw Increment Times Years		$5,066,683.61	$ 4,205,347.40
Minus 20%		$1,013,336.72	$841,069.48
Possible TIFD Bond		**$4,053,346.89**	**$3,364,277.92**
PARKING GARAGE NEEDS FOR DEVELOPMENT			($639,068.97)
Number of New Spaces		570	
Cost Per Space	$	16,000.00	
Total Estimate Cost	$	**9,120,000.00**	
Occupancy		90%	
Monthly Space Rental	$	60.00	
Spaces times Occupancy		513	
Annual Raw Revenue	$	369,360.00	
Revenue Times Years	$	7,387,200.00	
Minus 25%	$	1,846,800.00	
Possible Revenue Bond	$	**5,540,400.00**	

	Full Value Increment			Minus 95 Mills
	$ 4,053,346.89	**Tax Increment Bond**		**$3,364,277.92**
Years 20	$ 5,540,400.00	**Parking Revenue Bond**	$	**5,540,400.00**
	$ 9,593,746.89	**Total Available for Parking**	$	**8,904,677.92**
	$ 473,746.89	Surplus or shortfall for garage	$	(215,322.08)