

A Tax Abatement Cost-Benefit Analysis of Northpoint Development, LLC (Turner Logistics Center) for the Unified Government of Kansas City/Wyandotte County

Completed by
Municipal Consulting, LLC
5/17/2019

CONTENTS:

Report Title Page	3
Community Data Inputs	4
Data Inputs of the Firm	5
Overall Summary of Benefits, Costs and Ratios	6
City of Kansas City Benefits, Costs and Ratios	7
Wyandotte County Benefits, Costs and Ratios	8
Turner USD 202 Benefits, Costs and Ratios	9
Kansas City Community College Benefits, Costs and Ratios	10
Wyandotte County Library Benefits, Costs and Ratios	11
Turner Recreation Commission Benefits, Costs and Ratios	12
State of Kansas Benefits, Costs and Ratios	13
Economic Impact of the Project on the Community	14

ABOUT THIS REPORT:

This report uses data that was collected from the firm involved and budget reports from each of the taxing entities where the project is to be located. This data is summarized on pages 4 and 5. In addition, various calculations were applied to the data using rates and information gathered from the current economic and financial conditions.

DEFINITIONS USED:

- **Rate of Return:** Incentives and tax abatements granted by the taxing entities are equivalent to a public investment in the firm. Comparing these investments to the various benefits received over the 10-year project period by the public entity produces an average annual rate of return for the period. Generally, a rate of return that exceeds the entity's cost of capital would be considered a favorable investment.
- **Net Present Value:** This is the amount that a future series of payments is worth today, given an assumed discount rate. The only way to accurately compare payments to be made or received in the future to the dollar value at present is with Net Present Value. Generally a positive net present value represents an acceptable investment opportunity.
- **Benefit - Cost Ratio:** Typically referred to as the "Cost-Benefit Ratio," this is the ratio of the public entity benefits received over the 10-year project life to the public costs incurred over the same period. If the ratio is above 1.0, then the benefits exceed the costs, and if it is less than 1.0, the costs exceed the benefits. Generally, a public entity would like to have a Benefit-to-Cost ratio of 1.3 or better in order to grant a tax abatement and/or other incentives. However, the governing body may take into account the other economic benefits of the project in making that decision.

DISCLAIMER:

This report is prepared using a variety of assumptions regarding discount rate, inflation rate, and other economic variables. It also uses information submitted by the firm based on its best estimates of what they expect to occur in the next decade. Future business results and economic factors are not and cannot be guaranteed. Therefore, we provide no guarantee on the future performance of the firm, or that conditions within the taxing entities will remain as they are today. The governing body should make its decision on the best information presented, while fully recognizing that future performance could be substantially different.

COMMENTS SPECIFIC TO THIS PROJECT:

The overall costs and benefits for each taxing entity are:

Taxing Entity	Benefit to Cost Ratio	Average Return on Investment
City of Kansas City	3.26	13%
Wyandotte County	2.39	8%
Turner USD 202	5.28	25%
KC Community College	2.50	9%
Wyandotte Co. Library	2.03	6%
Turner Recreation Commission	2.02	6%
State of Kansas	7.16	36%

The Development agreement for this project provides for a 10-year property tax abatement for each individual phase. Our assumption was that one phase would be built annually for seven years. Phase 7 would become eligible for the 10-year abatement beginning in Year 7 so the total length of the agreement could cover 17 years or longer. Thus, we used a 17-year period of the analysis in order to get a true cost-benefit comparison. This results in the ratios for all of the taxing entities being in excess of the desired 1.3. There is also a graduated PILOT based on the actual square footage constructed taken into consideration. See Attachment A.

If you have any questions or comments, you may reach me with the contact information below.

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Column1	Column2	Column3	Column4	Column5	Column6
COST-BENEFIT ANALYSIS PROJECT SUMMARY					
PROJECT NAME:	Northpoint Development, LLC (Turner Logistics Center)				
DATE:			5/17/2019		
GOVERNMENTAL ENTITIES INVOLVED:					
CITY:			City of Kansas City		
COUNTY:			Wyandotte County		
SCHOOL DISTRICT:			Turner USD 202		
SPECIAL TAXING DISTRICT #1	KC Community College				
SPECIAL TAXING DISTRICT #2	Wyandotte Co. Library				
SPECIAL TAXING DISTRICT #3	Turner Recreation Commission				
STATE:			State of Kansas		
INFLATION RATE:		2.00%	DISCOUNT RATE:		3.00%

Northpoint Development, LLC (Turner Logistics Center)

Column1	Column2	Column3	Column4	Column6	Column7	Column8	Column11
Community Data Inputs:							
	City of Kansas City	Wyandotte County	Turner USD 202	KC Community College	Wyandotte Co. Library	Rec. Commission	State
Mill Levy	38.137860	39.010762	53.639853	27.475764	6.067506	7.000000	1.500000
Market Value New Home	\$131,300	\$138,900	\$142,600	\$138,900	\$131,300	\$142,600	\$239,700
Sales Tax	1.625%	1.000%	n/a	n/a	n/a	n/a	6.50%
Transient Guest Tax	8.00%	0.00%	n/a	n/a	n/a	n/a	n/a
Utility Revenue/HsHld	\$48.33	n/a	n/a	n/a	n/a	n/a	n/a
Franchise Fees/HsHld	\$792.91	n/a	n/a	n/a	n/a	n/a	n/a
Other Revenues/Res.	\$222.79	\$62.63	n/a	\$251.56	\$33.54	\$56.94	\$1,078.69
Marg. Cost/Res./Student	\$92.08	\$31.51	\$1,181.80	\$23.10	\$9.49	\$19.90	\$185.04
Other Revenues/Worker	\$215.44	\$60.57	n/a	\$243.26	\$32.43	\$55.07	\$936.49
Marginal Cost/New Worker	\$89.04	\$30.47	n/a	\$22.34	\$9.18	\$19.24	\$160.65
State Funding/Pupil	n/a	n/a	\$9,790.95	n/a	n/a	n/a	n/a
Federal Funding/Pupil	n/a	n/a	\$1,206.31	n/a	n/a	n/a	n/a
Visitor Daily Spending	\$37.50	\$37.50					\$75.00
Average Hotel Room Rate	\$100	\$100					n/a
Retail Pull Factor	0.97	0.98					n/a
Percent of County Share	90.80%	100.00%					n/a
Ann. Local Per Capita Sales Tax	\$211	\$154					n/a
Ann. State Per Capita Sales Tax	\$919	\$937					\$952
Annual Per Capita Retail Sales	\$14,143	\$14,409					\$14,654
Average Household Size	2.68	2.67					2.49
Housing Vacancy Rate	13.00%	12.50%					10.90%

Northpoint Development, LLC (Turner Logistics Center)

Column1	Column2	Column3	Column4	Column5	Column6	Column7	Column8	Column9	Column10	Column11	Column12	Column13	Column14	Column15	Column16	Column17	Column18	Column19	Column20	Column21	
Firm Data Inputs:																					
			Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Total	
Project Phase #			I	II	III	IV	V	VI	VII												
Investment in Land			\$9,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,000,000
Investment in Building			\$16,807,713	\$19,835,485	\$10,372,550	\$22,410,284	\$22,410,284	\$20,026,211	\$16,037,474	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$127,900,000
Building Square Feet			366,600	432,640	226,240	488,800	488,800	436,800	349,800	0	0	0	0	0	0	0	0	0	0	0	2,789,680
Investment in Equipment ¹			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0
Investment in Private Infrastructure			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0
Investment in Public Infrastructure			\$1,500,000																		\$1,500,000
Other Project Costs			\$18,100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,100,000
Total Project Costs			\$45,407,713	\$19,835,485	\$10,372,550	\$22,410,284	\$22,410,284	\$20,026,211	\$16,037,474	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$156,500,000
UG Infrastructure Investment			\$7,500,000																		\$7,500,000
	Growth	Const. Per.	Yr. 1	Yr. 2	Yr. 3	Yr. 4	Yr. 5	Yr. 6	Yr. 7	Yr. 8	Yr. 9	Yr. 10	Yr. 11	Yr. 12	Yr. 13	Yr. 14	Yr. 15	Yr. 16	Yr. 17	Total	
Net City Util. Revenue	3.00%	\$0	\$2,286	\$4,985	\$6,396	\$9,444	\$12,492	\$15,217	\$17,398	\$17,920	\$18,458	\$19,011	\$19,582	\$20,169	\$20,774	\$21,397	\$22,039	\$22,701	\$23,382	\$0	\$123,606
Franchise Fees	3.00%	\$0	\$37,512	\$81,780	\$104,930	\$154,945	\$204,961	\$249,655	\$285,448	\$294,011	\$302,832	\$311,917	\$311,917	\$321,274	\$330,912	\$340,840	\$351,065	\$361,597	\$372,445	\$0	\$2,027,991
PILOT- City		\$0	\$11,325	\$28,218	\$40,732	\$60,147	\$88,402	\$107,679	\$135,428	\$184,675	\$196,987	\$209,298	\$181,794	\$158,119	\$147,933	\$135,089	\$83,316	\$37,050	\$0	\$0	\$1,062,892
PILOT - County		\$0	\$11,585	\$28,864	\$41,664	\$61,523	\$90,425	\$110,144	\$138,528	\$188,902	\$201,495	\$214,089	\$185,955	\$161,738	\$151,319	\$138,181	\$85,223	\$37,898	\$0	\$0	\$1,087,219
PILOT - State		\$0	\$445	\$1,110	\$1,602	\$2,366	\$3,477	\$4,235	\$5,327	\$7,263	\$7,748	\$8,232	\$7,150	\$6,219	\$5,818	\$5,313	\$3,277	\$1,457	\$0	\$0	\$41,805
PILOT - School		\$0	\$15,929	\$39,688	\$57,288	\$84,595	\$124,335	\$151,448	\$190,476	\$259,741	\$277,057	\$294,373	\$248,585	\$222,390	\$208,063	\$189,999	\$117,182	\$52,110	\$0	\$0	\$1,494,928
PILOT - Comm. Coll.		\$0	\$8,159	\$20,329	\$29,344	\$43,332	\$63,688	\$77,576	\$97,567	\$133,046	\$141,916	\$150,785	\$130,970	\$113,914	\$106,576	\$97,323	\$60,024	\$26,692	\$0	\$0	\$765,742
PILOT- Library		\$0	\$1,802	\$4,489	\$6,480	\$9,569	\$14,064	\$17,131	\$21,546	\$29,381	\$31,339	\$33,298	\$28,922	\$25,156	\$23,535	\$21,492	\$13,255	\$5,895	\$0	\$0	\$169,100
PILOT - Rec Comm		\$0	\$2,376	\$5,919	\$8,544	\$12,617	\$18,544	\$22,587	\$28,408	\$38,738	\$41,321	\$43,904	\$31,031	\$33,168	\$31,031	\$28,337	\$17,477	\$7,772	\$0	\$0	\$222,958
New Jobs Created	0	237	279	146	315	315	282	226	0	0	0	0	0	0	0	0	0	0	0	0	1,800
Households new to the city	20%	47	56	29	63	63	56	45	0	0	0	0	0	0	0	0	0	0	0	0	360.0
Households new to the county	30%	71	84	44	95	95	85	68	0	0	0	0	0	0	0	0	0	0	0	0	540.0
Households new to the state	5.0%	12	14	7	16	16	14	11	0	0	0	0	0	0	0	0	0	0	0	0	90.1
New students in K-12		47	56	29	63	63	56	45	0	0	0	0	0	0	0	0	0	0	0	0	360.0
New employee average salary ³	2.00%	\$50,475	\$51,485	\$52,514	\$53,564	\$54,636	\$55,728	\$56,843	\$57,980	\$59,140	\$60,322	\$61,529	\$62,759	\$64,015	\$65,295	\$66,601	\$67,933	\$69,291	\$0	\$0	N/A
Tax Abatement-Land	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	N/A
Tax Abatement-Bldg.	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	N/A
	City	County	State																		
Percentage of sales taxable in the	0%	0%	0%																		
Percentage of purchases taxable in the	0%	0%	0%																		
Assumed Inflation Rate	2.00%																				

¹ Fixtures, furniture and equipment costs are exempt from sales taxes, but are included here to reflect the firm's total investments.
² Totals may not be precise due to rounding.
³ Mean salary for all occupations from the 2018 Kansas Wage Survey for Wyandotte County, available at the Kansas Labor Information Center.

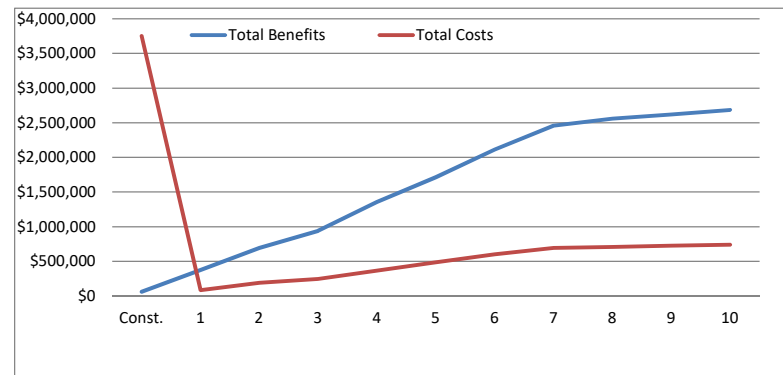
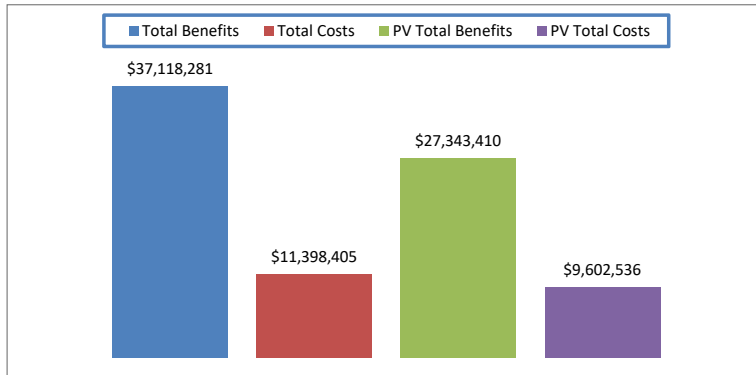
Column1	Column2	Column3	Column4	Column5	Column6	Column7	Column8	Column9	
COST-BENEFIT ANALYSIS PROJECT SUMMARY									
PROJECT NAME:	Northpoint Development, LLC (Turner Logistics Center)					Ratio of			
DATE:		5/17/2019				NPV of Net			
				Net	NPV	Benefits to	Actual	Avg.	
				Present	of	NPV of	Benefit to	Annual	
		Total	Net	Value	Incentives	Incentives	Actual	Rate	
	Total	Costs &	Benefits	of Net	& Taxes	and Taxes	Cost	of	
Entity	Benefits	Incentives		Benefits	Abated	Abated	Ratio	Return	
City of Kansas City	\$37,118,281	\$11,398,405	\$25,719,876	\$17,720,304	\$8,543,569	2.07	3.26	13%	
Wyandotte County	\$25,736,982	\$10,790,896	\$14,946,085	\$9,794,135	\$8,627,723	1.14	2.39	8%	
Turner USD 202	\$83,391,995	\$15,798,738	\$67,593,256	\$49,276,495	\$6,709,086	7.34	5.28	25%	
KC Community College	\$12,023,955	\$4,802,916	\$7,221,039	\$5,145,579	\$3,435,441	1.50	2.50	9%	
Wyandotte Co. Library	\$2,295,140	\$1,132,449	\$1,162,691	\$827,963	\$758,653	1.09	2.03	6%	
Turner Recreation Commission	\$2,938,366	\$1,452,901	\$1,485,465	\$1,051,287	\$875,247	1.20	2.02	6%	
State of Kansas	\$115,165,975	\$16,081,750	\$99,084,225	\$73,495,585	\$187,553	391.87	7.16	36%	

SUMMARY OF COSTS AND BENEFITS FOR: City of Kansas City
PROJECT: Northpoint Development, LLC (Turner Logistics Center)
DATE: 5/17/2019

Ratio of Actual Benefits to Actual Costs Over the 17-Year Period: 3.26
Ratio of Present Value of Total Benefits to Present Value of Total Costs: 2.85
 (Typical desired ratio would be 1.3 to 1) **Average ROI** 13.27%

DISCOUNT RATE: 3.00%

Year	Sales Taxes	New Property Taxes	Utilities and Franchise Fees	PILOT Payment	Other City Revenues	Total Benefits	Net Present Value of Total Benefits	Incentives and Cost of Various City Services	Property Taxes Abated	Other Costs & Incentives	Total Costs	Net Present Value of Total Costs	Net Benefits or Costs	Cumulative Net Benefits or Costs	Net Present Value of Net Benefits	Net Present Value of Incentives & Taxes Abated
Const.	\$60,759	\$0	\$0	\$0	\$0	\$60,759	\$60,759	\$0	\$0	\$3,750,000	\$3,750,000	\$3,750,000	-\$3,689,241	-\$3,689,241	-\$3,689,241	\$3,750,000
1	\$208,140	\$85,792	\$39,798	\$11,325	\$28,457	\$373,513	\$362,634	\$11,761	\$73,716	\$0	\$85,477	\$82,988	\$288,036	-\$3,401,205	\$279,646	\$71,569
2	\$340,895	\$174,504	\$86,765	\$28,218	\$63,281	\$693,662	\$653,843	\$26,154	\$162,186	\$0	\$188,340	\$177,528	\$505,322	-\$2,895,883	\$476,315	\$152,876
3	\$478,079	\$223,486	\$111,325	\$40,732	\$82,817	\$936,440	\$856,975	\$34,228	\$210,922	\$0	\$245,151	\$224,347	\$691,289	-\$2,204,593	\$632,628	\$193,024
4	\$679,069	\$326,244	\$164,389	\$60,147	\$124,738	\$1,354,588	\$1,203,534	\$51,554	\$313,429	\$0	\$364,983	\$324,283	\$989,605	-\$1,214,989	\$879,251	\$278,478
5	\$806,928	\$431,057	\$217,453	\$88,402	\$168,303	\$1,712,143	\$1,476,910	\$69,559	\$417,986	\$0	\$487,545	\$420,561	\$1,224,598	\$9,609	\$1,056,349	\$360,558
6	\$1,002,547	\$527,511	\$264,872	\$107,679	\$209,104	\$2,111,713	\$1,768,526	\$86,422	\$514,177	\$0	\$600,600	\$502,993	\$1,511,113	\$1,520,722	\$1,265,533	\$430,616
7	\$1,169,206	\$608,399	\$302,846	\$135,428	\$243,865	\$2,459,744	\$1,999,997	\$100,789	\$594,799	\$0	\$695,588	\$565,577	\$1,764,156	\$3,284,878	\$1,434,420	\$483,626
8	\$1,192,590	\$620,567	\$311,931	\$184,675	\$248,742	\$2,558,505	\$2,019,708	\$102,805	\$606,695	\$0	\$709,500	\$560,086	\$1,849,005	\$5,133,884	\$1,459,622	\$478,931
9	\$1,216,442	\$632,978	\$321,289	\$196,987	\$253,717	\$2,621,413	\$2,009,095	\$104,861	\$618,829	\$0	\$723,690	\$554,648	\$1,897,723	\$7,031,607	\$1,454,447	\$474,281
10	\$1,240,771	\$645,638	\$330,928	\$209,298	\$258,791	\$2,685,426	\$1,998,209	\$106,958	\$631,206	\$0	\$738,164	\$549,263	\$1,947,262	\$8,978,869	\$1,448,946	\$469,676
11	\$1,265,586	\$658,550	\$331,498	\$181,794	\$263,967	\$2,701,396	\$1,951,546	\$109,097	\$553,970	\$0	\$663,067	\$479,014	\$2,038,328	\$11,017,197	\$1,472,532	\$400,200
12	\$1,290,898	\$671,721	\$341,443	\$158,119	\$269,246	\$2,731,428	\$1,915,769	\$111,279	\$459,002	\$0	\$570,281	\$399,984	\$2,161,146	\$13,178,344	\$1,515,785	\$321,935
13	\$1,316,716	\$685,156	\$351,687	\$147,933	\$274,631	\$2,776,122	\$1,890,404	\$113,505	\$412,727	\$0	\$526,232	\$337,768	\$2,249,890	\$15,428,234	\$1,532,066	\$281,047
14	\$1,343,050	\$698,859	\$362,237	\$135,089	\$280,124	\$2,819,359	\$1,863,929	\$115,775	\$301,169	\$0	\$416,944	\$275,649	\$2,402,415	\$17,830,649	\$1,588,280	\$224,098
15	\$1,369,911	\$712,836	\$373,104	\$83,316	\$285,726	\$2,824,894	\$1,813,192	\$118,090	\$187,380	\$0	\$305,470	\$196,070	\$2,519,424	\$20,350,073	\$1,617,122	\$120,272
16	\$1,397,309	\$727,093	\$384,297	\$37,050	\$291,441	\$2,837,191	\$1,768,044	\$120,452	\$84,060	\$0	\$204,513	\$127,445	\$2,632,678	\$22,982,751	\$1,640,598	\$52,384
17	\$1,425,255	\$741,635	\$395,826	\$0	\$297,270	\$2,859,986	\$1,730,339	\$122,861	\$0	\$0	\$122,861	\$74,333	\$2,737,125	\$25,719,876	\$1,656,006	\$0
Total	\$17,804,150	\$9,172,026	\$4,691,690	\$1,806,193	\$3,644,222	\$37,118,281	\$27,343,410	\$1,506,151	\$6,142,254	\$3,750,000	\$11,398,405	\$9,602,536	\$25,719,876	\$25,719,876	\$17,720,304	\$8,543,569



SUMMARY OF COSTS AND BENEFITS FOR: Wyandotte County

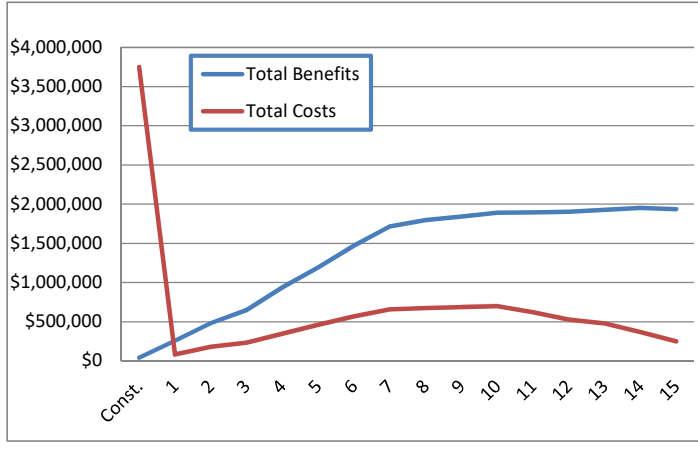
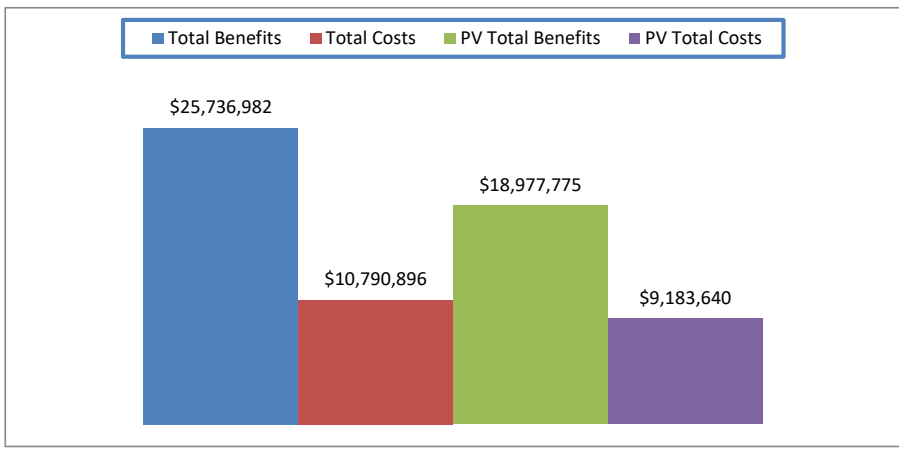
PROJECT: Northpoint Development, LLC (Turner Logistics Center)

DATE: 5/17/2019

DISCOUNT RATE: 3.00%

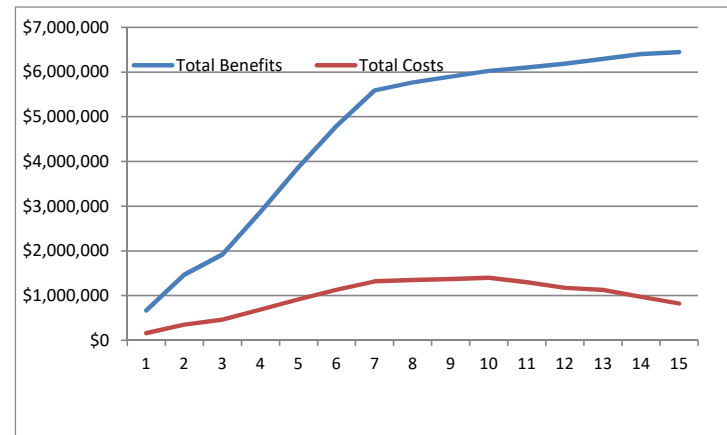
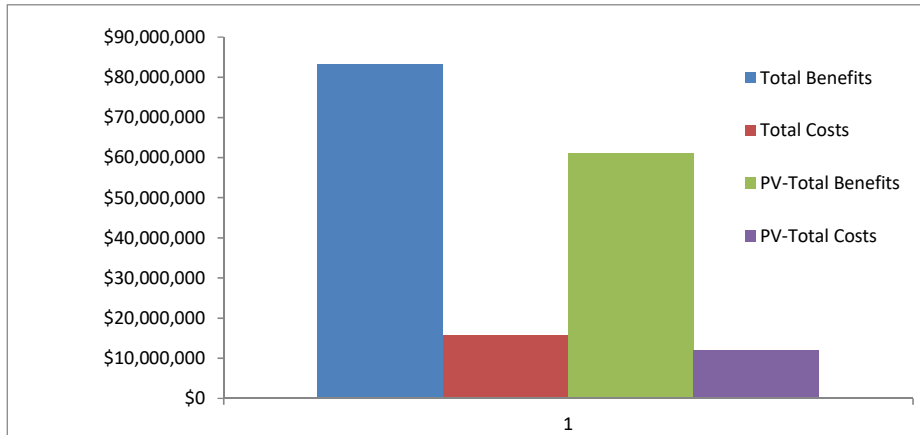
Ratio of Actual Benefits to Actual Costs Over the 17-Year Period: 2.39
Ratio of Present Value of Total Benefits to Present Value of Total Costs: 2.07
Average ROI: 8.15%

Year	Sales Taxes	New Property Taxes	PILOT Payment	Other County Revenues	Total Benefits	Net Present Value of Total Benefits	Cost of Various County Services	Property Taxes Abated	Total Costs	Net Present Value of Total Costs	Net Benefits or Costs	Cumulative Net Benefits or Costs	Net Present Value of Net Benefits	Net Present Value of Taxes Abated
Const.	\$41,179	\$0	\$0	\$0	\$41,179	\$41,179	\$3,750,000	\$0	\$3,750,000	\$3,750,000	-\$3,708,821	-\$3,708,821	-\$3,708,821	\$3,750,000
1	\$148,360	\$87,756	\$11,585	\$11,765	\$259,466	\$251,909	\$5,919	\$75,403	\$81,323	\$78,954	\$178,143	-\$3,530,678	\$172,954	\$73,207
2	\$247,261	\$178,498	\$28,864	\$26,162	\$480,785	\$453,186	\$13,163	\$165,898	\$179,062	\$168,783	\$301,724	-\$3,228,954	\$284,403	\$156,375
3	\$345,245	\$228,601	\$41,664	\$34,240	\$649,750	\$594,613	\$17,227	\$215,750	\$232,977	\$213,207	\$416,772	-\$2,812,182	\$381,406	\$197,442
4	\$492,211	\$333,711	\$61,523	\$51,571	\$939,017	\$834,304	\$25,948	\$320,603	\$346,550	\$307,906	\$592,466	-\$2,219,716	\$526,399	\$284,851
5	\$590,035	\$440,923	\$90,425	\$69,583	\$1,190,966	\$1,027,337	\$35,010	\$427,553	\$462,562	\$399,010	\$728,403	-\$1,491,313	\$628,327	\$368,811
6	\$733,074	\$539,584	\$110,144	\$86,451	\$1,469,253	\$1,230,476	\$43,497	\$525,946	\$569,443	\$476,900	\$899,810	-\$591,503	\$753,576	\$440,472
7	\$854,936	\$622,324	\$138,528	\$100,822	\$1,716,611	\$1,395,762	\$50,728	\$608,413	\$659,141	\$535,942	\$1,057,470	\$465,967	\$859,820	\$494,695
8	\$872,035	\$634,770	\$188,902	\$102,839	\$1,798,546	\$1,419,789	\$51,742	\$620,581	\$672,324	\$530,738	\$1,126,223	\$1,592,190	\$889,051	\$489,892
9	\$889,476	\$647,466	\$201,495	\$104,895	\$1,843,333	\$1,412,761	\$52,777	\$632,993	\$685,770	\$525,586	\$1,157,563	\$2,749,753	\$887,175	\$485,136
10	\$907,265	\$660,415	\$214,089	\$106,993	\$1,888,763	\$1,405,417	\$53,833	\$645,653	\$699,485	\$520,483	\$1,189,277	\$3,939,030	\$884,934	\$480,426
11	\$925,411	\$673,623	\$185,955	\$109,133	\$1,894,122	\$1,368,354	\$54,910	\$566,649	\$621,559	\$449,027	\$1,272,563	\$5,211,593	\$919,327	\$409,360
12	\$943,919	\$687,096	\$161,738	\$111,316	\$1,904,069	\$1,335,476	\$56,008	\$469,508	\$525,516	\$368,586	\$1,378,553	\$6,590,147	\$966,889	\$329,303
13	\$962,797	\$700,838	\$151,319	\$113,542	\$1,928,496	\$1,313,212	\$57,128	\$422,174	\$479,302	\$326,381	\$1,449,194	\$8,039,341	\$986,831	\$287,480
14	\$982,053	\$714,854	\$138,181	\$115,813	\$1,950,902	\$1,289,776	\$58,270	\$308,062	\$366,333	\$242,189	\$1,584,569	\$9,623,910	\$1,047,587	\$203,665
15	\$1,001,694	\$729,152	\$85,223	\$118,129	\$1,934,198	\$1,241,488	\$59,436	\$191,668	\$251,104	\$161,174	\$1,683,094	\$11,307,004	\$1,080,314	\$123,025
16	\$1,021,728	\$743,735	\$37,898	\$120,492	\$1,923,853	\$1,198,882	\$60,625	\$85,984	\$146,609	\$91,362	\$1,777,244	\$13,084,248	\$1,107,520	\$53,583
17	\$1,042,163	\$758,609	\$0	\$122,902	\$1,923,674	\$1,163,854	\$61,837	\$0	\$61,837	\$37,412	\$1,861,837	\$14,946,085	\$1,126,442	\$0
Total	\$13,000,843	\$9,381,956	\$1,847,533	\$1,506,649	\$25,736,982	\$18,977,775	\$4,508,058	\$6,282,838	\$10,790,896	\$9,183,640	\$14,946,085	\$14,946,085	\$9,794,135	\$8,627,723



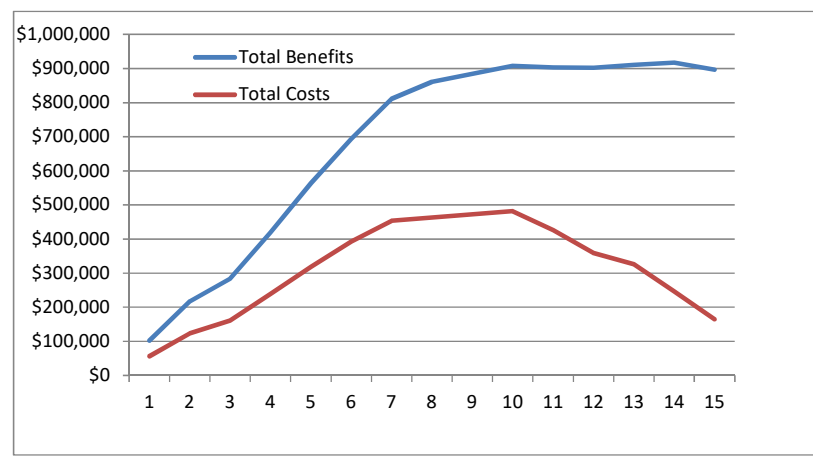
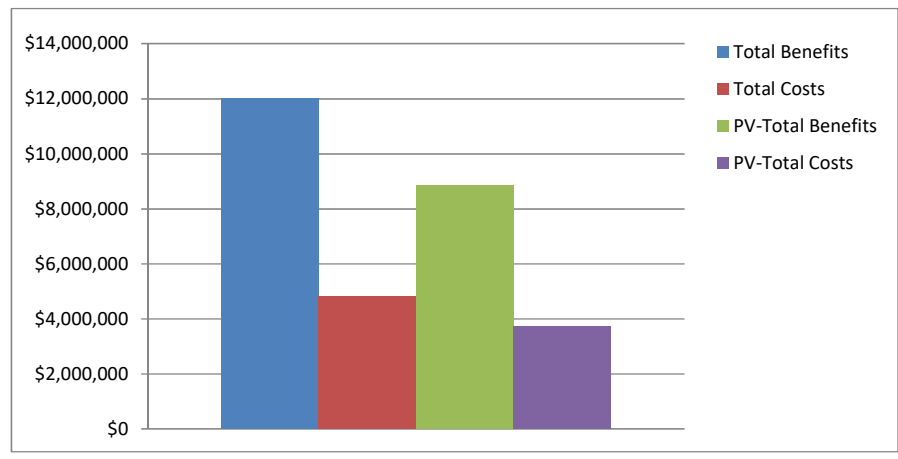
SUMMARY OF COSTS AND BENEFITS FOR: Turner USD 202
PROJECT: Northpoint Development, LLC (Turner Logistics Center)
DATE: 5/17/2019
DISCOUNT RATE: 3.00% (Typical desired ratio would be 1.3 to 1)
Ratio of Actual Benefits to Actual Costs Over the 17-Year Period: 5.28
Ratio of Present Value of Total Benefits to Present Value of Total Costs: 5.12
Average ROI: 25.17%

Year	New Property Taxes	PILOT Payment	District Capital Outlay Taxes	Additional State, Federal and Other Funding	Total Benefits	Net Present Value of Total Benefits	Additional Costs	Property Taxes Abated	Total Costs	Net Present Value of Total Costs	Net Benefits or Costs	Cumulative Net Benefits or Costs	Net Present Value of Net Benefits	Net Present Value of Taxes Abated
1	\$102,668	\$15,929	\$17,996	\$530,671	\$667,264	\$647,829	\$55,909	\$103,680	\$159,589	\$154,941	\$507,675	\$507,675	\$492,889	\$100,660
2	\$208,830	\$39,688	\$36,605	\$1,180,077	\$1,465,200	\$1,381,091	\$124,328	\$228,110	\$352,438	\$332,207	\$1,112,761	\$1,620,437	\$1,048,884	\$215,016
3	\$267,448	\$57,288	\$46,880	\$1,544,402	\$1,916,017	\$1,753,427	\$162,712	\$296,656	\$459,368	\$420,387	\$1,456,649	\$3,077,086	\$1,333,040	\$271,483
4	\$390,419	\$84,595	\$68,435	\$2,326,160	\$2,869,608	\$2,549,610	\$245,074	\$440,829	\$685,904	\$609,416	\$2,183,704	\$5,260,790	\$1,940,193	\$391,671
5	\$515,849	\$124,335	\$90,421	\$3,138,570	\$3,869,175	\$3,337,584	\$330,667	\$587,885	\$918,552	\$792,351	\$2,950,623	\$8,211,413	\$2,545,233	\$507,115
6	\$631,276	\$151,448	\$110,653	\$3,899,439	\$4,792,816	\$4,013,908	\$410,829	\$723,177	\$1,134,005	\$949,711	\$3,658,811	\$11,870,224	\$3,064,197	\$605,649
7	\$728,075	\$190,476	\$127,621	\$4,547,663	\$5,593,835	\$4,548,300	\$479,123	\$836,569	\$1,315,691	\$1,069,777	\$4,278,144	\$16,148,368	\$3,478,523	\$680,207
8	\$742,637	\$259,741	\$130,173	\$4,638,616	\$5,771,167	\$4,555,812	\$488,705	\$853,300	\$1,342,005	\$1,059,391	\$4,429,162	\$20,577,530	\$3,496,421	\$673,603
9	\$757,489	\$277,057	\$132,777	\$4,731,388	\$5,898,711	\$4,520,871	\$498,479	\$870,366	\$1,368,845	\$1,049,106	\$4,529,866	\$25,107,396	\$3,471,765	\$667,063
10	\$772,639	\$294,373	\$135,432	\$4,826,016	\$6,028,460	\$4,485,741	\$508,449	\$887,773	\$1,396,222	\$1,038,920	\$4,632,238	\$29,739,634	\$3,446,820	\$660,587
11	\$788,092	\$248,585	\$138,141	\$4,922,537	\$6,097,355	\$4,404,859	\$518,618	\$779,144	\$1,297,761	\$937,530	\$4,799,593	\$34,539,228	\$3,467,328	\$562,870
12	\$803,854	\$222,390	\$140,904	\$5,020,987	\$6,188,135	\$4,340,233	\$528,990	\$645,574	\$1,174,564	\$823,816	\$5,013,571	\$39,552,799	\$3,516,418	\$452,793
13	\$819,931	\$208,063	\$143,722	\$5,121,407	\$6,293,123	\$4,285,311	\$539,570	\$580,490	\$1,120,060	\$762,706	\$5,173,064	\$44,725,862	\$3,522,605	\$395,285
14	\$836,330	\$189,999	\$146,596	\$5,223,835	\$6,396,760	\$4,229,012	\$550,361	\$423,586	\$973,947	\$643,894	\$5,422,813	\$50,148,675	\$3,585,118	\$280,040
15	\$853,056	\$117,182	\$149,528	\$5,328,312	\$6,448,078	\$4,138,776	\$561,369	\$263,544	\$824,913	\$529,480	\$5,623,165	\$55,771,840	\$3,609,296	\$169,159
16	\$870,117	\$52,110	\$152,519	\$5,434,878	\$6,509,625	\$4,056,583	\$572,596	\$118,229	\$690,825	\$430,499	\$5,818,800	\$61,590,640	\$3,626,084	\$75,887
17	\$887,520	\$0	\$155,569	\$5,543,576	\$6,586,664	\$3,985,040	\$584,048	\$0	\$584,048	\$353,359	\$6,002,617	\$67,593,256	\$3,631,682	\$0
Total	\$10,976,230	\$2,533,258	\$1,923,973	\$67,958,534	\$83,391,995	\$61,233,988	\$7,159,827	\$8,638,911	\$15,798,738	\$11,957,493	\$67,593,256	\$67,593,256	\$49,276,495	\$6,709,086



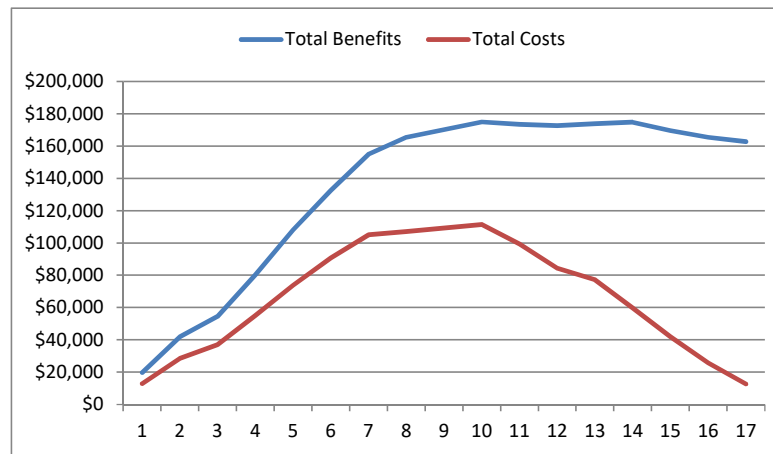
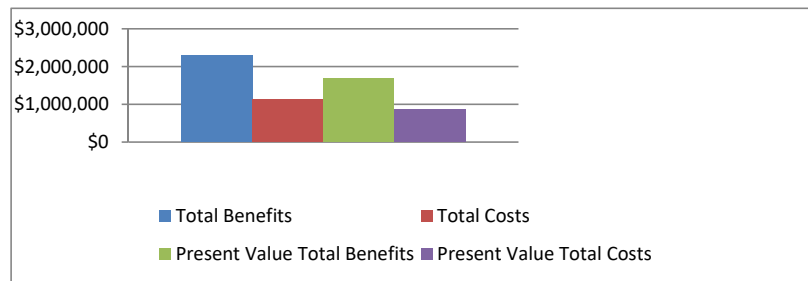
SUMMARY OF COSTS AND BENEFITS FOR: KC Community College
PROJECT: Northpoint Development, LLC (Turner Logistics Center)
DATE: 5/17/2019 **DISCOUNT RATE:** 3.00%
Ratio of Actual Benefits to Actual Costs Over the 17-Year Period: 2.50
Ratio of Present Value of Total Benefits to Present Value of Total Costs: 2.38
Average ROI: 8.84% (Typical desired ratio would be 1.3 to 1)

Year	New District Property Taxes	PILOT Payment	Other District Revenues	Total Benefits	Net Present Value of Total Benefits	Other District Costs	District Property Taxes Abated	Total Costs	Net Present Value of Total Costs	Net Benefits or Costs	Cumulative Net Benefits or Costs	Net Present Value of Net Benefits	Net Present Value of Taxes Abated
1	\$61,808	\$8,159	\$32,132	\$102,099	\$99,125	\$2,950	\$53,108	\$56,058	\$54,425	\$46,041	\$46,041	\$44,700	\$51,561
2	\$125,718	\$20,329	\$71,454	\$217,501	\$205,016	\$6,561	\$116,844	\$123,405	\$116,321	\$94,096	\$140,137	\$88,695	\$110,137
3	\$161,007	\$29,344	\$93,513	\$283,865	\$259,776	\$8,587	\$151,955	\$160,542	\$146,919	\$123,323	\$263,460	\$112,858	\$139,061
4	\$235,037	\$43,332	\$140,849	\$419,218	\$372,469	\$12,933	\$225,804	\$238,737	\$212,115	\$180,480	\$443,940	\$160,354	\$200,624
5	\$310,548	\$63,688	\$190,040	\$564,276	\$486,749	\$17,450	\$301,131	\$318,580	\$274,810	\$245,695	\$689,635	\$211,939	\$259,758
6	\$380,036	\$77,576	\$236,111	\$693,722	\$580,981	\$21,680	\$370,430	\$392,110	\$328,386	\$301,612	\$991,247	\$252,595	\$310,230
7	\$438,310	\$97,567	\$275,361	\$811,238	\$659,611	\$25,284	\$428,513	\$453,797	\$368,978	\$357,442	\$1,348,689	\$290,633	\$348,420
8	\$447,077	\$133,046	\$280,868	\$860,991	\$679,674	\$25,790	\$437,083	\$462,873	\$365,396	\$398,118	\$1,746,807	\$314,278	\$345,037
9	\$456,018	\$141,916	\$286,485	\$884,419	\$677,834	\$26,305	\$445,825	\$472,130	\$361,848	\$412,289	\$2,159,096	\$315,985	\$341,687
10	\$465,139	\$150,785	\$292,215	\$908,139	\$675,741	\$26,832	\$454,741	\$481,573	\$358,335	\$426,566	\$2,585,662	\$317,405	\$338,370
11	\$474,441	\$130,970	\$298,059	\$903,471	\$652,687	\$27,368	\$399,098	\$426,466	\$308,088	\$477,005	\$3,062,667	\$344,598	\$288,317
12	\$483,930	\$113,914	\$304,021	\$901,865	\$632,550	\$27,916	\$330,680	\$358,596	\$251,512	\$543,269	\$3,605,936	\$381,038	\$231,933
13	\$493,609	\$106,576	\$310,101	\$910,285	\$619,860	\$28,474	\$297,342	\$325,816	\$221,865	\$584,469	\$4,190,405	\$397,995	\$202,476
14	\$503,481	\$97,323	\$316,303	\$917,107	\$606,315	\$29,043	\$216,972	\$246,015	\$162,645	\$671,091	\$4,861,496	\$443,670	\$143,444
15	\$513,551	\$60,024	\$322,629	\$896,203	\$575,239	\$29,624	\$134,994	\$164,619	\$105,662	\$731,584	\$5,593,080	\$469,576	\$86,648
16	\$523,822	\$26,692	\$329,082	\$879,596	\$548,135	\$30,217	\$60,560	\$90,777	\$58,266	\$788,819	\$6,381,899	\$491,566	\$37,739
17	\$534,298	\$0	\$335,663	\$869,961	\$526,341	\$30,821	\$0	\$30,821	\$19,207	\$839,140	\$7,221,039	\$507,694	\$0
Total	\$6,607,828	\$1,301,241	\$4,114,886	\$12,023,955	\$8,858,103	\$377,835	\$4,425,081	\$4,802,916	\$3,714,780	\$7,221,039	\$7,221,039	\$5,145,579	\$3,435,441



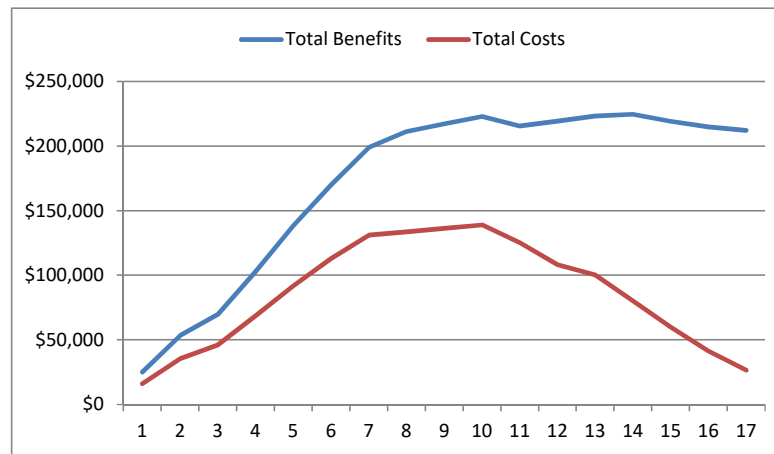
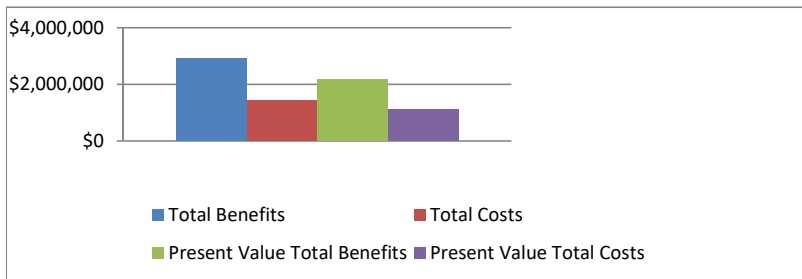
SUMMARY OF COSTS AND BENEFITS FOR: Wyandotte Co. Library
PROJECT: Northpoint Development, LLC (Turner Logistics Center)
DATE: 5/17/2019 **DISCOUNT RATE:** 3.00%
Ratio of Actual Benefits to Actual Costs Over the 17-Year Period: 2.03
Ratio of Present Value of Total Benefits to Present Value of Total Costs: 1.94
 (Typical desired ratio would be 1.3 to 1) **Average ROI** 6.04%

Year	New District Property Taxes	PILOT Payment	Other District Revenues	Total Benefits	Net Present Value of Total Benefits	Other District Costs	District Property Taxes Abated	Total Costs	Net Present Value of Total Costs	Net Benefits or Costs	Cumulative Net Benefits or Costs	Net Present Value of Net Benefits	Net Present Value of Taxes Abated
1	\$13,649	\$1,802	\$4,284	\$19,735	\$19,160	\$1,212	\$11,728	\$12,940	\$12,563	\$6,794	\$6,794	\$6,596	\$11,386
2	\$27,763	\$4,489	\$9,526	\$41,778	\$39,379	\$2,696	\$25,803	\$28,499	\$26,863	\$13,279	\$20,073	\$12,517	\$24,322
3	\$35,555	\$6,480	\$12,467	\$54,502	\$49,877	\$3,528	\$33,556	\$37,085	\$33,938	\$17,417	\$37,491	\$15,939	\$30,709
4	\$51,904	\$9,569	\$18,777	\$80,250	\$71,301	\$5,314	\$49,865	\$55,179	\$49,026	\$25,071	\$62,561	\$22,275	\$44,304
5	\$68,579	\$14,064	\$25,335	\$107,978	\$93,143	\$7,170	\$66,499	\$73,669	\$63,548	\$34,309	\$96,870	\$29,595	\$57,363
6	\$83,924	\$17,131	\$31,477	\$132,532	\$110,993	\$8,908	\$81,803	\$90,711	\$75,969	\$41,821	\$138,691	\$35,024	\$68,508
7	\$96,793	\$21,546	\$36,709	\$155,048	\$126,068	\$10,389	\$94,629	\$105,018	\$85,389	\$50,030	\$188,720	\$40,679	\$76,942
8	\$98,728	\$29,381	\$37,444	\$165,553	\$130,689	\$10,597	\$96,522	\$107,119	\$84,560	\$58,434	\$247,154	\$46,128	\$76,195
9	\$100,703	\$31,339	\$38,192	\$170,235	\$130,471	\$10,809	\$98,452	\$109,261	\$83,739	\$60,974	\$308,128	\$46,731	\$75,455
10	\$102,717	\$33,298	\$38,956	\$174,972	\$130,195	\$11,025	\$100,421	\$111,446	\$82,926	\$63,525	\$371,654	\$47,269	\$74,723
11	\$104,771	\$28,922	\$39,735	\$173,429	\$125,289	\$11,246	\$88,133	\$99,379	\$71,794	\$74,050	\$445,704	\$53,495	\$63,669
12	\$106,867	\$25,156	\$40,530	\$172,553	\$121,025	\$11,471	\$73,025	\$84,495	\$59,263	\$88,058	\$533,761	\$61,762	\$51,218
13	\$109,004	\$23,535	\$41,341	\$173,880	\$118,404	\$11,700	\$65,662	\$77,362	\$52,680	\$96,518	\$630,279	\$65,724	\$44,713
14	\$111,184	\$21,492	\$42,168	\$174,844	\$115,592	\$11,934	\$47,914	\$59,848	\$39,567	\$114,995	\$745,275	\$76,026	\$31,677
15	\$113,408	\$13,255	\$43,011	\$169,674	\$108,907	\$12,173	\$29,811	\$41,984	\$26,948	\$127,690	\$872,965	\$81,960	\$19,135
16	\$115,676	\$5,895	\$43,871	\$165,442	\$103,098	\$12,416	\$13,374	\$25,790	\$16,071	\$139,652	\$1,012,617	\$87,027	\$8,334
17	\$117,990	\$0	\$44,749	\$162,738	\$98,459	\$12,664	\$0	\$12,664	\$7,662	\$150,074	\$1,162,691	\$99,216	\$0
Total	\$1,459,215	\$287,355	\$548,571	\$2,295,140	\$1,692,050	\$155,253	\$977,196	\$1,132,449	\$872,507	\$1,162,691	\$1,162,691	\$827,963	\$758,653



SUMMARY OF COSTS AND BENEFITS FOR: Turner Recreation Commission
PROJECT: Northpoint Development, LLC (Turner Logistics Center)
DATE: 5/17/2019 **DISCOUNT RATE:** 3.00%
Ratio of Actual Benefits to Actual Costs Over the 17-Year Period: 2.02
Ratio of Present Value of Total Benefits to Present Value of Total Costs: 1.94
 (Typical desired ratio would be 1.3 to 1) **Average ROI** 6.01%

Year	District Property Taxes	District PILOT Payment	Other District Revenues	Total Benefits	Net Present Value of Total Benefits	Other District Costs	District Property Taxes Abated	Total Costs	Net Present Value of Total Costs	Net Benefits or Costs	Cumulative Net Benefits or Costs	Net Present Value of Net Benefits	Net Present Value of Taxes Abated
1	\$15,747	\$2,079	\$7,274	\$25,099	\$24,368	\$2,542	\$13,530	\$16,072	\$15,604	\$9,027	\$9,027	\$8,764	\$13,136
2	\$32,029	\$5,179	\$16,174	\$53,383	\$50,319	\$5,653	\$29,768	\$35,421	\$33,388	\$17,962	\$26,989	\$16,931	\$28,060
3	\$41,020	\$7,476	\$21,168	\$69,664	\$63,752	\$7,398	\$38,714	\$46,111	\$42,198	\$23,552	\$50,541	\$21,554	\$35,428
4	\$59,880	\$11,040	\$31,883	\$102,803	\$91,339	\$11,142	\$57,528	\$68,671	\$61,013	\$34,132	\$84,674	\$30,326	\$51,113
5	\$79,118	\$16,226	\$43,018	\$138,362	\$119,352	\$15,034	\$76,719	\$91,753	\$79,147	\$46,609	\$131,283	\$40,205	\$66,179
6	\$96,822	\$19,764	\$53,447	\$170,032	\$142,399	\$18,678	\$94,375	\$113,053	\$94,680	\$56,979	\$188,262	\$47,719	\$79,037
7	\$111,668	\$24,857	\$62,331	\$198,857	\$161,689	\$21,783	\$109,172	\$130,956	\$106,479	\$67,901	\$256,163	\$55,210	\$88,767
8	\$113,902	\$33,896	\$63,578	\$211,376	\$166,862	\$22,219	\$111,356	\$133,575	\$105,445	\$77,801	\$333,965	\$61,417	\$87,905
9	\$116,180	\$36,156	\$64,850	\$217,185	\$166,454	\$22,663	\$113,583	\$136,246	\$104,421	\$80,939	\$414,904	\$62,033	\$87,052
10	\$118,503	\$38,416	\$66,147	\$223,066	\$165,982	\$23,117	\$115,854	\$138,971	\$103,408	\$84,094	\$498,998	\$62,574	\$86,207
11	\$120,873	\$27,152	\$67,470	\$215,495	\$155,678	\$23,579	\$101,678	\$125,257	\$90,489	\$90,238	\$589,236	\$65,190	\$73,455
12	\$123,291	\$27,152	\$68,819	\$219,262	\$153,786	\$24,051	\$84,247	\$108,298	\$75,958	\$110,964	\$700,200	\$77,828	\$59,089
13	\$125,757	\$27,152	\$70,195	\$223,104	\$151,923	\$24,532	\$75,754	\$100,286	\$68,290	\$122,819	\$823,018	\$83,634	\$51,585
14	\$128,272	\$24,795	\$71,599	\$224,666	\$148,531	\$25,022	\$55,278	\$80,300	\$53,088	\$144,366	\$967,384	\$95,443	\$36,545
15	\$130,837	\$15,292	\$73,031	\$219,161	\$140,671	\$25,523	\$34,393	\$59,915	\$38,457	\$159,245	\$1,126,629	\$102,214	\$22,075
16	\$133,454	\$6,800	\$74,492	\$214,746	\$133,823	\$26,033	\$15,429	\$41,462	\$25,838	\$173,284	\$1,299,914	\$107,985	\$9,615
17	\$136,123	\$0	\$75,982	\$212,105	\$128,327	\$26,554	\$0	\$26,554	\$16,066	\$185,551	\$1,485,465	\$112,261	\$0
Total	\$1,683,476	\$323,432	\$931,457	\$2,938,366	\$2,165,255	\$325,523	\$1,127,378	\$1,452,901	\$1,113,968	\$1,485,465	\$1,485,465	\$1,051,287	\$875,247



SUMMARY OF COSTS AND BENEFITS FOR:

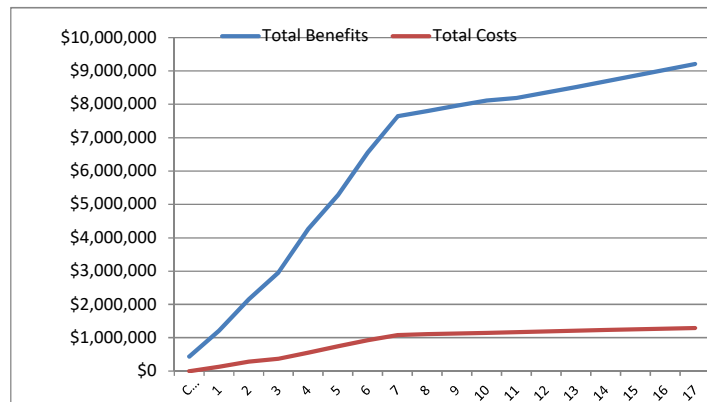
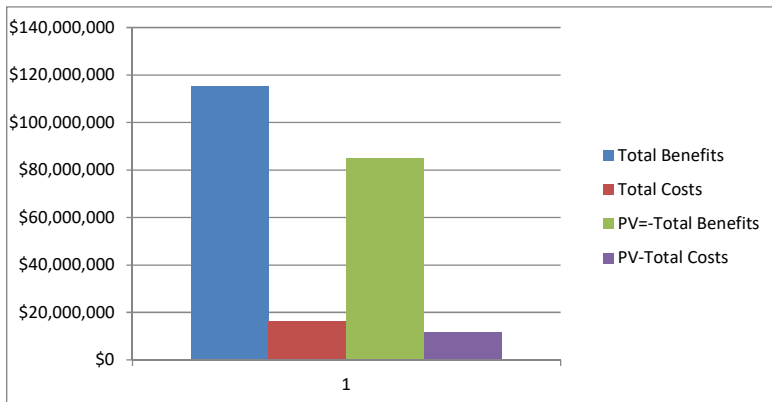
State of Kansas

PROJECT: Northpoint Development, LLC (Turner Logistics Center)

Ratio of Actual Benefits to Actual Costs Over the 17-Year Period:	7.16
Ratio of Present Value of Total Benefits to Present Value of Total Costs:	7.19
(Typical desired ratio would be 1.3 to 1)	
Average ROI	36.24%

DATE: 5/17/2019 **DISCOUNT RATE:** 3.00%

Year	Sales Taxes	New Property Taxes	Corporate and Personal Income Taxes	PILOT Payment	Other State Revenues	Total Benefits	Net Present Value of Total Benefits	Cost of Various State Services	Cost of Educating New Students	Property Taxes Abated	Other Costs & Incentives	Total Costs	Net Present Value of Total Costs	Net Benefits or Costs	Cumulative Net Benefits or Costs	Net Present Value of Net Benefits	Present Value of Taxes Abated and Incentives
Const.	\$267,663	\$0	\$168,077	\$0	\$0	\$435,740	\$435,740	\$0	\$0	\$0	\$0	\$0	\$0	\$435,740	\$435,740	\$435,740	\$0
1	\$910,324	\$15,747	\$250,730	\$445	\$32,938	\$1,210,184	\$1,174,936	\$5,577	\$118,115	\$2,899	\$0	\$126,591	\$122,904	\$1,083,593	\$1,519,332	\$1,052,032	\$2,815
2	\$1,487,074	\$32,029	\$557,559	\$1,110	\$73,246	\$2,151,018	\$2,027,540	\$12,401	\$262,658	\$6,379	\$0	\$281,438	\$265,282	\$1,869,580	\$3,388,912	\$1,762,258	\$6,013
3	\$2,086,882	\$41,020	\$729,695	\$1,602	\$95,859	\$2,955,058	\$2,704,296	\$16,230	\$343,748	\$8,296	\$0	\$368,274	\$337,023	\$2,586,784	\$5,975,696	\$2,367,273	\$7,592
4	\$2,962,587	\$59,880	\$1,099,058	\$2,366	\$144,381	\$4,268,271	\$3,792,304	\$24,445	\$517,750	\$12,327	\$0	\$554,522	\$492,686	\$3,713,749	\$9,689,445	\$3,299,618	\$10,953
5	\$3,515,744	\$79,118	\$1,482,903	\$3,477	\$194,806	\$5,276,048	\$4,551,165	\$32,983	\$698,574	\$16,440	\$0	\$747,996	\$645,228	\$4,528,052	\$14,217,497	\$3,905,937	\$14,181
6	\$4,368,049	\$96,822	\$1,842,396	\$4,235	\$242,032	\$6,553,535	\$5,488,482	\$40,978	\$867,926	\$20,223	\$0	\$929,127	\$778,129	\$5,624,408	\$19,841,904	\$4,710,353	\$16,937
7	\$5,094,172	\$111,668	\$2,148,667	\$5,327	\$282,266	\$7,642,101	\$6,213,727	\$47,790	\$1,012,205	\$23,394	\$0	\$1,083,390	\$880,895	\$6,558,711	\$26,400,615	\$5,332,832	\$19,021
8	\$5,196,056	\$113,902	\$2,191,641	\$7,263	\$287,912	\$7,796,773	\$6,154,845	\$48,746	\$1,032,449	\$23,862	\$0	\$1,105,057	\$872,343	\$6,691,716	\$33,092,331	\$5,282,502	\$18,837
9	\$5,299,977	\$116,180	\$2,235,473	\$7,748	\$293,670	\$7,953,048	\$6,095,349	\$49,721	\$1,053,098	\$24,339	\$0	\$1,127,159	\$863,873	\$6,825,889	\$39,918,220	\$5,231,475	\$18,654
10	\$5,405,976	\$118,503	\$2,280,183	\$8,232	\$299,543	\$8,112,438	\$6,036,416	\$50,716	\$1,074,160	\$24,826	\$0	\$1,149,702	\$855,486	\$6,962,736	\$46,880,956	\$5,180,929	\$18,473
11	\$5,514,096	\$120,873	\$2,235,473	\$7,150	\$305,534	\$8,183,127	\$5,911,665	\$51,730	\$1,095,643	\$21,788	\$0	\$1,169,162	\$844,627	\$7,013,965	\$53,894,921	\$5,067,038	\$15,740
12	\$5,624,378	\$123,291	\$2,280,183	\$6,219	\$311,645	\$8,345,715	\$5,853,517	\$52,765	\$1,117,556	\$18,053	\$0	\$1,188,374	\$833,502	\$7,157,341	\$61,052,263	\$5,020,015	\$12,662
13	\$5,736,865	\$125,757	\$2,325,786	\$5,818	\$317,878	\$8,512,105	\$5,796,329	\$53,820	\$1,139,907	\$16,233	\$0	\$1,209,960	\$823,924	\$7,302,144	\$68,354,407	\$4,972,405	\$11,054
14	\$5,851,603	\$128,272	\$2,372,302	\$5,313	\$324,235	\$8,681,725	\$5,739,643	\$54,896	\$1,162,706	\$11,845	\$0	\$1,229,447	\$812,809	\$7,452,278	\$75,806,685	\$4,926,834	\$7,831
15	\$5,968,635	\$130,837	\$2,419,748	\$3,277	\$330,720	\$8,853,217	\$5,682,543	\$55,994	\$1,185,960	\$7,370	\$0	\$1,249,324	\$801,893	\$7,603,893	\$83,410,579	\$4,880,650	\$4,730
16	\$6,088,007	\$133,454	\$2,468,143	\$1,457	\$337,334	\$9,028,396	\$5,626,198	\$57,114	\$1,209,679	\$3,306	\$0	\$1,270,099	\$791,484	\$7,758,297	\$91,168,876	\$4,834,714	\$2,060
17	\$6,209,768	\$136,123	\$2,517,506	\$0	\$344,081	\$9,207,478	\$5,570,676	\$58,256	\$1,233,872	\$0	\$0	\$1,292,129	\$781,759	\$7,915,349	\$99,084,225	\$5,232,978	\$0
Total	\$77,587,854	\$1,683,476	\$31,605,525	\$71,039	\$4,218,081	\$115,165,975	\$84,855,370	\$714,162	\$15,126,007	\$241,581	\$0	\$16,081,750	\$11,803,847	\$99,084,225	\$99,084,225	\$73,495,585	\$187,553



Northpoint Development, LLC (Turner Logistics Center)

Other Economic Impacts of the Project

	In the First Year	Over 17 Years
Permanent jobs created	237	1800
Construction jobs created	189	1035
Number of New Residents in the Community	127	965
Number of Additional Students in the Local School District	47	360
Increase in Local Personal Incomes	\$11,939,521	\$705,633,571
Increase in Local Retail Sales	\$20,695,857	\$34,832,063,117
Increase in the Community's Property Tax Base	\$25,807,713	\$136,900,000

	Property Taxes	
Estimated new annual tax revenues after 10 years:	City	\$658,550
	County	\$673,623
	School	\$926,233
	Comm. Coll.	\$474,441
	Library	\$104,771
	Rec. Comm.	\$136,123
	State	\$120,873
	Totals	\$3,094,616

ATTACHMENT A
PILOT COMPUTATION

	Year	SqFtAmt	SqFT	Total
1	2020	\$0.14	366,600	\$51,324
2	2021	\$0.16	799,240	\$127,878
3	2022	\$0.18	1,025,480	\$184,586
4	2023	\$0.18	1,514,280	\$272,570
5	2024	\$0.20	2,003,080	\$400,616
6	2025	\$0.20	2,439,880	\$487,976
7	2026	\$0.22	2,789,680	\$613,730
8	2027	\$0.30	2,789,680	\$836,904
9	2028	\$0.32	2,789,680	\$892,698
10	2029	\$0.34	2,789,680	\$948,491
11	2030	\$0.34	2,423,080	\$823,847
12	2031	\$0.36	1,990,440	\$716,558
13	2032	\$0.38	1,764,200	\$670,396
14	2033	\$0.48	1,275,400	\$612,192
15	2034	\$0.48	786,600	\$377,568
16	2035	\$0.48	349,800	\$167,904
17	2036	\$0.48	0	\$0
18	2037	\$0.48	0	\$0
19	2038	\$0.48	0	\$0
20	2039	\$0.48	0	\$0

ATTACHMENT B

Building Property Tax Calculation:

Tax																	
Phase:	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17
I	334,064	340,746	347,560	354,512	361,602	368,834	376,211	383,735	391,409	399,238	407,222	415,367	423,674	432,148	440,791	449,606	458,599
II	0	394,243	402,128	410,171	418,374	426,741	435,276	443,982	452,861	461,919	471,157	480,580	490,192	499,996	509,996	520,195	530,599
III	0	0	206,161	210,284	214,490	218,780	223,155	227,619	232,171	236,814	241,551	246,382	251,309	256,336	261,462	266,691	272,025
IV	0	0	0	445,419	454,327	463,414	472,682	482,136	491,779	501,614	511,646	521,879	532,317	542,963	553,823	564,899	576,197
V	0	0	0	0	445,419	454,327	463,414	472,682	482,136	491,779	501,614	511,646	521,879	532,317	542,963	553,823	564,899
VI	0	0	0	0	0	398,034	405,995	414,115	422,397	430,845	439,462	448,251	457,216	466,360	475,687	485,201	494,905
VII	0	0	0	0	0	0	318,755	325,130	331,633	338,266	345,031	351,932	358,970	366,150	373,473	380,942	388,561
Totals:	334,064	734,989	955,850	1,420,386	1,894,212	2,330,131	2,695,488	2,749,398	2,804,386	2,860,474	2,917,683	2,976,037	3,035,558	3,096,269	3,158,194	3,221,358	3,285,785
Exist.	54,726	55,821	56,937	58,076	59,238	60,422	61,631	62,863	64,121	65,403	66,711	68,045	69,406	70,794	72,210	73,654	75,127
Gr. Tot.	388,791	790,810	1,012,787	1,478,462	1,953,450	2,390,553	2,757,119	2,812,261	2,868,507	2,925,877	2,984,394	3,044,082	3,104,964	3,167,063	3,230,404	3,295,012	3,360,913
Taxes Abated:																	
Phase:	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17
I	334,064	340,746	347,560	354,512	361,602	368,834	376,211	383,735	391,409	399,238	0	0	0	0	0	0	0
II	0	394,243	402,128	410,171	418,374	426,741	435,276	443,982	452,861	461,919	471,157	0	0	0	0	0	0
III	0	0	206,161	210,284	214,490	218,780	223,155	227,619	232,171	236,814	241,551	246,382	0	0	0	0	0
IV	0	0	0	445,419	454,327	463,414	472,682	482,136	491,779	501,614	511,646	521,879	532,317	0	0	0	0
V	0	0	0	0	445,419	454,327	463,414	472,682	482,136	491,779	501,614	511,646	521,879	532,317	0	0	0
VI	0	0	0	0	0	398,034	405,995	414,115	422,397	430,845	439,462	448,251	457,216	466,360	475,687	0	0
VII	0	0	0	0	0	0	318,755	325,130	331,633	338,266	345,031	351,932	358,970	366,150	373,473	380,942	0
Totals:	334,064	734,989	955,850	1,420,386	1,894,212	2,330,131	2,695,488	2,749,398	2,804,386	2,860,474	2,510,461	2,080,090	1,870,382	1,364,827	849,160	380,942	0
22.066% City	73,716.17	162,186.04	210,922.25	313,428.92	417,985.73	514,177.48	594,799.05	606,695.03	618,828.93	631,205.51	553,970.01	459,002.34	412,727.29	301,169.03	187,379.61	84,060.44	0.00
22.572% County	75,403.39	165,898.16	215,749.85	320,602.70	427,552.62	525,946.01	608,412.85	620,581.10	632,992.73	645,652.58	566,649.32	469,508.01	422,173.82	308,062.21	191,668.37	85,984.42	0.00
31.036% School	103,679.77	228,110.21	296,656.35	440,829.17	587,885.45	723,176.51	836,568.53	853,299.90	870,365.90	887,773.21	779,143.61	645,574.18	580,489.60	423,585.98	263,544.28	118,228.70	0.00
15.897% Comm Coll	53,107.55	116,844.13	151,955.30	225,804.46	301,130.62	370,430.30	428,512.72	437,082.98	445,824.64	454,741.13	399,098.15	330,680.32	297,342.26	216,972.04	134,994.41	60,559.90	0.00
3.51% Library	11,727.80	25,802.83	33,556.47	49,864.67	66,499.04	81,802.57	94,628.98	96,521.56	98,451.99	100,421.03	88,133.32	73,024.53	65,662.45	47,914.20	29,810.98	13,373.51	0.00
4.050% Rec Comm	13,530.21	29,768.38	38,713.65	57,528.20	76,719.04	94,374.52	109,172.18	111,355.62	113,582.74	115,854.39	101,678.23	84,247.42	75,753.88	55,277.96	34,392.52	15,428.84	0.00
0.868% State	2,899.33	6,378.94	8,295.78	12,327.47	16,439.79	20,223.11	23,394.04	23,861.92	24,339.16	24,825.94	21,788.19	18,053.02	16,232.98	11,845.28	7,369.83	3,306.18	0.00
100.000%	334,064.23	734,988.68	955,849.64	1,420,385.60	1,894,212.28	2,330,130.50	2,695,488.34	2,749,398.11	2,804,386.07	2,860,473.79	2,510,460.84	2,080,089.83	1,870,382.29	1,364,826.70	849,159.99	380,942.00	0.00