

TID 79(Gallun Tannery Site) Analysis

No.	Assessment Year	Budget Year	Base Value	Phase I Value	TID (Ph I) Incremental Value	Phase II Value	Increment(Ph I)	Increment(Ph II)	Debt Service on		Total(Phase I & II)		After reserving for remaining debt Surplus/(deficit)	TID Payoff	Total(Phase I only)		After reserving for remaining debt Surplus/(deficit)	TID Payoff		
									2015 costs	2016-17 costs	Cash flow	Cum. Cash Flow			Cash flow	Cum. Cash Flow				
1	2013	2014	6,024,900																	
2	2014	2015	6,024,900																	
3	2015	2016	6,024,900																	
4	2016	2017	6,024,900	-					(231,604)		(231,604)	(231,604)	(6,360,998)	No	(231,604)	(231,604)	(3,474,055)	No		
5	2017	2018	6,024,900	34,000,000	27,975,100		839,253	-	(231,604)		607,649	376,046	(6,360,998)	No	607,649	376,046	(2,634,802)	No		
6	2018	2019	6,024,900	34,340,000	28,315,100	27,500,000	849,453	825,000	(231,604)	(192,463)	1,250,386	1,626,432	(3,847,292)	No	617,849	993,895	(1,785,349)	No		
7	2019	2020	6,024,900	34,683,400	28,658,500	27,775,000	859,755	833,250	(231,604)	(192,463)	1,268,938	2,895,371	(2,154,287)	No	628,151	1,622,046	(925,594)	No		
8	2020	2021	6,024,900	35,030,234	29,005,334	28,052,750	870,160	841,583	(231,604)	(192,463)	1,287,676	4,183,047	(442,544)	No	638,556	2,260,603	(55,434)	No		
9	2021	2022	6,024,900	35,380,536	29,355,636	28,333,278	880,669	849,998	(231,604)	(192,463)	1,306,601	5,489,648	1,288,123	YES	649,065	2,909,668	825,235	YES		
10	2022	2023	6,024,900	35,734,342	29,709,442	28,616,610	891,283	858,498	(231,604)	(192,463)	1,325,715	6,815,363	3,037,905	YES	659,680	3,569,348	1,716,518	YES		
11	2023	2024	6,024,900	36,091,685	30,066,785	28,902,776	902,004	867,083	(231,604)	(192,463)	1,345,020	8,160,383	4,806,992	YES	670,400	4,239,748	2,618,522	YES		
12	2024	2025	6,024,900	36,452,602	30,427,702	29,191,804	912,831	875,754	(231,604)	(192,463)	1,364,519	9,524,902	6,595,577	YES	681,227	4,920,975	3,531,353	YES		
13	2025	2026	6,024,900	36,817,128	30,792,228	29,483,722	923,767	884,512	(231,604)	(192,463)	1,384,212	10,909,114	8,403,855	YES	692,163	5,613,138	4,455,120	YES		
14	2026	2027	6,024,900	37,185,299	31,160,399	29,778,559	934,812	893,357	(231,604)	(192,463)	1,404,102	12,313,216	10,232,024	YES	703,208	6,316,346	5,389,932	YES		
15	2027	2028	6,024,900	37,557,152	31,532,252	30,076,345	945,968	902,290	(231,604)	(192,463)	1,424,191	13,737,407	12,080,282	YES	714,364	7,030,710	6,335,899	YES		
16	2028	2029	6,024,900	37,932,724	31,907,824	30,377,108	957,235	911,313	(231,604)	(192,463)	1,444,481	15,181,889	13,948,830	YES	725,631	7,756,341	7,293,134	YES		
17	2029	2030	6,024,900	38,312,051	32,287,151	30,680,880	968,615	920,426	(231,604)	(192,463)	1,464,974	16,646,863	15,837,871	YES	737,011	8,493,352	8,261,749	YES		
18	2030	2031	6,024,900	38,695,172	32,670,272	30,987,688	980,108	929,631	(231,604)	(192,463)	1,485,672	18,132,535	17,747,610	YES	748,504	9,241,857	9,241,857	YES		
19	2031	2032	6,024,900	39,082,123	33,057,223	31,297,565	991,717	938,927		(192,463)	1,738,181	19,870,716	19,678,253	YES	991,717	10,233,573	10,233,573	YES		
20	2032	2033	6,024,900	39,472,944	33,448,044	31,610,541	1,003,441	948,316		(192,463)	1,759,295	21,630,011	21,630,011	YES	1,003,441	11,237,015	11,237,015	YES		
21	2033	2034	6,024,900	39,867,674	33,842,774	31,926,646	1,015,283	957,799			1,973,083	23,603,093	23,603,093	YES	1,015,283	12,252,298	12,252,298	YES		
22	2034	2035	6,024,900	40,266,351	34,241,451	32,245,913	1,027,244	967,377			1,994,621	25,597,714	25,597,714	YES	1,027,244	13,279,541	13,279,541	YES		
23	2035	2036	6,024,900	40,669,014	34,644,114	32,568,372	1,039,323	977,051			2,016,375	27,614,089	27,614,089	YES	1,039,323	14,318,865	14,318,865	YES		
24	2036	2037	6,024,900	41,075,704	35,050,804	32,894,056	1,051,524	986,822			2,038,346	29,652,435	29,652,435	YES	1,051,524	15,370,389	15,370,389	YES		
25	2037	2038	6,024,900	41,486,461	35,461,561	33,222,996	1,063,847	996,690			2,060,537	31,712,971	31,712,971	YES	1,063,847	16,434,236	16,434,236	YES		
26	2038	2039	6,024,900	41,901,326	35,876,426	33,555,226	1,076,293	1,006,657			2,082,950	33,795,921	33,795,921	YES	1,076,293	17,510,529	17,510,529	YES		
27	2039	2040	6,024,900	42,320,339	36,295,439	33,890,778	1,088,863	1,016,723			2,105,587	35,901,508	35,901,508	YES	1,088,863	18,599,392	18,599,392	YES		
									22,073,447	20,189,058	(3,474,055)	(2,886,943)	-	35,901,508	18,599,392					
											2015 costs	2016-17 costs								
											Phase I City Expenses	2,222,828								
											Phase II City Expenses	1,847,172								
													2,222,828	1,847,172						
Inflation rate			1.010																	
Tax rate			Current 3.0000%																	
											Int. rate	4.75%								