

Hypothetical Example

- Brownfield Costs
 - \$500,000
- Retail Commercial Costs
 - \$500,000
- 30 Affordable Rental Units
 - \$500,000
- Eligible Costs for Tax Increment
 - \$1,000,000
- Tax Increment
 - Scenario A \$100,000
 - Scenario B \$400,000

Year 1	100%	
Year 2	100%	
Year 3	75%	25%
Year 4	50 %	50%
Year 5	25%	75%
		Tax Increment - Developer
		Tax Increment Balance CIP Reserve

Next Steps

- Ongoing consultation with stakeholders
- Report to General Committee