



**Kane, McKenna**  
and Associates, Inc.

150 North Wacker Drive  
Suite 1600  
Chicago, Illinois 60606

T 312.444.1702  
F 312.444.9052

## **Preliminary Fiscal Impact Study**

**For the Proposed Four Seasons at Indian Lakes  
Development**

**Village of Bloomingdale, Illinois**

**Prepared For: Hovnanian Homes  
Prepared By: Kane, McKenna and Associates, Inc.**

**November 6, 2018**

**PRELIMINARY FISCAL IMPACT STUDY  
FOR THE PROPOSED FOUR SEASONS AT INDIAN LAKES DEVELOPMENT  
BLOOMINGDALE, ILLINOIS**

<u>SECTION</u>	<u>TITLE</u>	<u>PAGE</u>
	<b>EXECUTIVE SUMMARY</b>	<b>i</b>
<b>I.</b>	<b>INTRODUCTION</b>	<b>1</b>
	A. Proposed Development	1
	B. Applicable Taxing Districts	2
	C. Absorption Schedule	3
	D. Assumptions	6
<b>II.</b>	<b>POPULATION GENERATED BY THE DEVELOPMENT</b>	<b>7</b>
	A. General Population Analysis	7
	B. Student Population	7
<b>III.</b>	<b>PROCEDURE FOR ESTIMATING REVENUE GENERATION – PROPERTY TAXES</b>	<b>8</b>
	A. Estimated Total Market Value and Incremental Equalized Assessed Value	8
	B. Tax Rate Assumptions	17
<b>IV.</b>	<b>FISCAL IMPACT OF NORTH DEVELOPMENT ON DISTRICT 13</b>	<b>18</b>
	A. Assumptions Relating to Analysis of District 13 Revenues	18
	B. Fiscal Impact – Residential Development and Repositioned Hotel	19
	C. Summary	21
<b>V.</b>	<b>FISCAL IMPACT OF NORTH DEVELOPMENT TO DISTRICT 108</b>	<b>22</b>
	A. Assumptions Relating to Analysis of District 108 Revenues	22
	B. Fiscal Impact – Residential Development and Repositioned Hotel	22
	C. Summary	25
<b>VI.</b>	<b>FISCAL IMPACT OF THE SOUTH DEVELOPMENT ON DISTRICT 93</b>	<b>26</b>
	A. Assumptions Relating to Analysis of District 93 Revenues	26
	B. Fiscal Impact – South Development	26
	C. Summary	28

<u>SECTION</u>	<u>TITLE</u>	<u>PAGE</u>
<b>VII.</b>	<b>FISCAL IMPACT OF SOUTH DEVELOPMENT TO DISTRICT 87</b>	<b>29</b>
	A. Assumptions Relating to Analysis of District 87 Revenues	29
	B. Fiscal Impact – South Development	29
	C. Summary	31
<b>VIII.</b>	<b>FISCAL IMPACT OF DEVELOPMENT TO THE PARK DISTRICT</b>	<b>32</b>
	A. Park District Revenues	32
	B. Park District Expenditures	38
	C. Net Fiscal Impact to the Park District from Development	43
<b>IX.</b>	<b>FISCAL IMPACT OF DEVELOPMENT TO VILLAGE OF BLOOMINGDALE</b>	<b>45</b>
	A. Village Revenues	45
	B. Village Expenditures	56
	C. Net Fiscal Impact to Village	59
<b>X.</b>	<b>PROPERTY TAX REVENUE PROJECTIONS FOR FIRE DISTRICT</b>	<b>61</b>
<b>XI.</b>	<b>RISKS ASSOCIATED WITH PROJECTIONS</b>	<b>63</b>
<b>APPENDIX A</b>	Sources Utilized For Analysis	

## EXECUTIVE SUMMARY

Kane, McKenna and Associates, Inc. (“KMA”), has been retained by Hovnanian Homes (the “Residential Developer”) to evaluate the fiscal impact of the proposed redevelopment of the Indian Lakes Resort property located at 250 West Schick Road in Bloomingdale, Illinois (the “Property”) on certain of the underlying taxing districts. The proposed redevelopment includes a repositioning of the existing resort conference center to a 275 room hotel/banquet facility, the construction of the Four Seasons at Indian Lakes residential development and a commercial, retail, office and medical development.

The Property consists of approximately 222.5 acres of land. The redevelopment will include the construction of the following 535 units of residential housing on approximately 190 acres of the Property (the “Residential Development”) by the Residential Developer on primarily the existing golf course portion of the Property (the “Residential Project Site”):

<u>Number of Units</u>	<u>Description</u>	<u>Weighted Average Market Value<sup>(1)</sup></u>
254	Single Family (Detached) w/2 bedrooms	\$388,223
125	Single Family (Detached) w/3 bedrooms	\$430,875
125	Single Family (Detached) w/2 bedrooms	\$457,595
<u>31</u>	Single Family (Detached) w/3 bedrooms	\$492,414
535	Total	

Source: Developer

<sup>(1)</sup> Based on pricing analysis provided by Developer discussions with Bloomingdale Township Assessor’s office relating to assessment procedures, weighted average market value is based on the base price for each unit

The Residential Development is expected to have restrictions on occupancy that will only allow individuals that are 55 and older to be occupants of the units within the Residential Development.

In addition to the construction of the Residential Development, First Hospitality Group, Inc. (the current owner of the Property) (the “Hotel Owner”) intends to reposition, or cause to be repositioned, the hotel/conference facility (the “Hotel”) into a full service hotel with a banquet/meeting space (comparable to a Doubletree by Hilton type hotel). The Hotel Owner has proposed to make a substantial financial investment for the repositioning of the Hotel and expects the repositioning to result in a reduction of the number of rooms from 310 to 275 and a reduction in meeting/conference facility space from approximately 37,000 square feet to 12,500 square feet of banquet/meeting space (the “Repositioned Hotel”).

The Hotel Owner intends to cause the development of the following upon a remaining portion of the North Property (the “Commercial Development”):

<u>Component</u>	<u>Approximate Size/Sq. Ft.</u>
Outlot Restaurants	16,000
Restaurant/Banquet Facility	17,000
Retail/Restaurant	20,000
Commercial/Office	30,000
Medical Office	<u>59,000</u>
 Total	 142,000

The Residential Developer expects to commence with site preparation for the Residential Development in the second quarter of 2019 with occupancy of the initial units of the Residential Development in the second quarter of 2021. The Developer’s projected absorption schedule for the Residential Development represents an approximate eight (8) year period, commencing with the second quarter of 2021 with all units projected to be occupied by December 31, 2028.

The Hotel Owner anticipates that the remodeling of the Hotel will commence in the first quarter of 2020 and projected to be completed in early 2021 and to cause the construction of the Commercial Development to commence in 2021 and projected to be completed in 2022.

The Residential Developer has requested that KMA evaluate the projected additional revenues that would be generated for Bloomingdale School District No. 13 (“District 13”), Lake Park Community High School District No. 108 (“District 108”), Community Consolidated District No. 93 (“District 93”) and Glenbard Township High School District No. 87 (“District 87”) and the additional expenditures that would be incurred by District 13, District 87, District 93 and District 108 (collectively, the “School Districts”) due to the construction of the Residential Development and the Commercial Development and the repositioning of the Hotel (collectively, the Development”). None of the School Districts are projected to incur any additional expenditures due to the expectation that the Development would not generate any school age children.

The Residential Developer has requested that KMA also evaluate the projected additional revenues that would be generated for the Park District and the additional expenditures that would be incurred by the Park District due to the Development. The Residential Developer intends to construct a club house facility together with a swimming pool and age appropriate amenities targeted to specific and unique needs of a senior population (the “Club House Amenities”) for use only by the residents of the Residential Development and which facilities are to be maintained by a homeowner association. The availability of the Club House Amenities are expected to mitigate any impact on the use of Park District facilities.

In addition to the additional property tax revenues that are expected to be generated by the Development, the Park District should also expect to receive additional fees generated by residents of the Residential Development from the use of certain Park District recreational facilities and programs (the “Other Park District Revenues”). The Development is not expected to require the Park District to provide for additional facilities, programs or staff.

Furthermore, the Residential Developer has requested that KMA also evaluate the projected additional revenues that would be generated for the Village and the additional expenditures that would be incurred by the Village due to the Development. In addition to the additional property tax revenues that are expected to be generated by the Development, the Village should also expect to receive increased hotel and sales tax revenues from the Repositioned Hotel and the Commercial Development and additional telecom tax revenues, sales tax revenues generated by residents of the Residential Development acquiring goods from Bloomingdale merchants, income tax sharing revenues, motor fuel tax sharing revenues and various other fees (the “Other Village Revenues”). Other Village capital improvements or significant operating expenditures are not forecast as part of the Development.

The Residential Developer has requested that KMA evaluate the projected additional property taxes that would be generated for Bloomingdale Fire Protection District (the “Fire District”).

The findings in this analysis with respect to the financial impacts of the Development to District 13, District 108, District 93 and District 87, the Park District and the Village are as follows:

<b>Stabilized Demographic Impact</b>						
	<u>District 13</u>	<u>District 108</u>	<u>District 93</u>	<u>District 87</u>	<u>Park District</u>	<u>Village</u>
No. of Additional Elementary School Age Children	n/a	n/a	n/a	n/a	n/a	n/a
No. of Additional Residents	n/a	n/a	n/a	n/a	938	938
<b>Annual Property Tax Revenues (Stabilized Year 2030)</b>						
	<u>District 13</u>	<u>District 108</u>	<u>District 93</u>	<u>District 87</u>	<u>Park District</u>	<u>Village</u>
Stabilized (2029) Incremental Property Tax Revenues	1,541,246	1,204,175	1,084,686	540,876	340,725	469,919
<b>Annual Incremental Fiscal Impact (Stabilized Year 2030)</b>						
	<u>District 13</u>	<u>District 108</u>	<u>District 93</u>	<u>District 87</u>	<u>Park District</u>	<u>Village</u>
Stabilized Annual Incremental Revenues (Property Tax & Other Income)	1,556,658	1,216,217	1,095,533	546,284	414,835	1,213,746
Stabilized Annual Operating Expenses	-	-	-	-	(124,054)	(367,205)
Stabilized (2029) Annual Fiscal Impact	1,556,658	1,216,217	1,095,533	546,284	290,781	846,541
<b>Cumulative Annual Fiscal Impact &amp; Base EAV Prop. Tax Revenues (2019-2038)</b>						
	<u>District 13</u>	<u>District 108</u>	<u>District 93</u>	<u>District 87</u>	<u>Park District</u>	<u>Village</u>
Cumulative Fiscal Impact (2019-2038)	21,779,180	17,016,071	12,124,156	6,045,673	3,755,220	12,806,669

The findings in this analysis with respect to the property tax revenues projected to be generated by the Development for the Fire District are as follows:

<u>Stabilized (2029) Annual Incremental Property Tax Revenues</u>	<u>Cumulative Incremental Property Tax Revenues (2019 – 2038)</u>
\$477,655	\$6,254,276



**I. INTRODUCTION**

Kane, McKenna and Associates, Inc. (“KMA”), has been retained by Hovnanian Homes (the “Residential Developer”) to evaluate the fiscal impact of the proposed redevelopment of the Indian Lakes Resort property located at 250 West Schick Road in Bloomingdale, Illinois (the “Property”) on certain of the underlying taxing districts. The proposed redevelopment includes a repositioning of the existing resort conference center to a 275 room hotel/banquet facility, the construction of the Four Seasons at Indian Lakes residential development and a commercial, retail, office and medical development.

**A. Proposed Development**

The Property consists of approximately 222.5 acres of land. The redevelopment will include the construction of the following 535 units of residential housing on approximately 190 acres of the Property (the “Residential Development”) by the Developer on primarily the existing golf course portion of the Property (the “Residential Project Site”):

<u>Number of Units</u>	<u>Description</u>	<u>Weighted Average Market Value<sup>(1)</sup></u>
254	Single Family (Detached) w/2 bedrooms	\$388,223
125	Single Family (Detached) w/3 bedrooms	\$430,875
125	Single Family (Detached) w/2 bedrooms	\$457,595
<u>31</u>	Single Family (Detached) w/3 bedrooms	\$492,414
535	Total	

Source: Developer

<sup>(1)</sup> Based on pricing and absorption analysis provided by Developer and discussions with Bloomingdale Township Assessor’s office relating to assessment procedures, weighted average market value is based on the projected sales price for each unit.

The Residential Development is expected to have restrictions on occupancy that will only allow individuals that are 55 and older to be occupants of the units within the Residential Development.

In addition to the construction of the Residential Development, First Hospitality Group, Inc. (the current owner of the Property) (the “Hotel Owner”) intends to reposition, or cause to be repositioned, the hotel/conference facility (the “Hotel”) into a full service hotel with a banquet/meeting space (comparable to a Doubletree by Hilton type hotel). The Hotel Owner has proposed to make a substantial financial investment for the repositioning of the Hotel and expects the repositioning to result in a reduction of the number of rooms from 310 to 275 and a reduction in meeting/conference facility space from approximately 37,000 square feet to 12,500 square feet of banquet/meeting space (the “Repositioned Hotel”).

The Hotel Owner intends to cause the development of the following upon a portion of the North Property (the “Commercial Development”):

<u>Component</u>	<u>Approximate Size/Sq. Ft.</u>
Outlot Restaurants	16,000
Restaurant/Banquet Facility	17,000
Retail/Restaurant	10,000
Commercial/Office	40,000
Medical Office	<u>59,000</u>
Total	142,000

## **B. Applicable Taxing Districts**

The Property will be served by the following taxing districts:

- i) Village of Bloomingdale, Illinois (the “Village”)
- ii) Bloomingdale School District No. 13 (“District 13”)
- iii) Lake Park Community High School District No. 108 (“District 108”)
- iv) Community Consolidated School District No. 93 (“District 93”)
- v) Glenbard Township High School District No. 87 (“District 87”)
- vi) Bloomingdale Park District (the “Park District”)
- vii) Community College District No. 502 (“COD”)
- viii) Bloomingdale Fire Protection District (the “Fire District”)
- ix) County of DuPage (the “County”)
- x) County of DuPage Forest Preserve District (the “Forest Preserve District”)
- xi) Township of Bloomingdale (the “Township”)
- xii) DuPage Airport Authority (the “Authority”)
- xiii) DuPage Water Commission (the “Commission”)

For purposes of this Study, the analyses herein reflects the fiscal impact on only the Village, District 13, District 108, District 93, District 87 and the Park District. In addition, the analysis herein reflects the projected amount of incremental property tax revenues that would be generated by the Development for the Fire District.

The entire Property is located within the boundaries of the Village and the Park District. Although a portion of the Property is within the boundaries of District 93 and District 87, the property taxes currently being paid with respect to the property does not include any property taxes to be paid to District 93 and District 87. The analysis herein assumes that the Development that is constructed within the current boundaries of District 93 and District 87 and that the property taxes collected with respect to such development will be paid to District 93 and District 87, respectively.

**C. Absorption Schedule**

The following Table 1 provides the Developer’s anticipated absorption schedule for the entire Residential Development. Absorption for the entire Residential Development is expected to occur over an approximately eight (8) year period

**Table 1**  
**Absorption Analysis - Residential Development**

		2021	2022	2023	2024	2025	2026	2027	2028	2029
<b>Absorption Schedule</b>										
	Avg.									
<u>Housing Units Sold Per Year</u>	<u>Value/Unit</u>									
40' Series Woodlands - 2Br	\$388,223	5	38	42	46	48	48	27	0	0
40' Series Woodlands - 3Br	\$430,875	3	18	20	23	24	24	13	0	0
50' Series Highlands - 2Br	\$457,595	2	17	18	19	21	21	22	5	0
50' Series Highlands - 3Br	\$492,414	1	4	4	5	5	5	5	2	0
<b>Total Units Sold Per Year</b>		<b>11</b>	<b>77</b>	<b>84</b>	<b>93</b>	<b>98</b>	<b>98</b>	<b>67</b>	<b>7</b>	<b>0</b>
<b>Cumulative Units Sold</b>										
40' Series Woodlands - 2Br	\$388,223	5	43	85	131	179	227	254	254	254
40' Series Woodlands - 3Br	\$430,875	3	21	41	64	88	112	125	125	125
50' Series Highlands - 2Br	\$457,595	2	19	37	56	77	98	120	125	125
50' Series Highlands - 3Br	\$492,414	1	5	9	14	19	24	29	31	31
<b>Cumulative Units Sold</b>		<b>11</b>	<b>88</b>	<b>172</b>	<b>265</b>	<b>363</b>	<b>461</b>	<b>528</b>	<b>535</b>	<b>535</b>
	Avg.									
<u>% Housing Units Occupied Each Year<sup>(1)</sup></u>	<u>Value/Unit</u>									
40' Series Woodlands - 2Br	\$388,223	1.0%	9.4%	25.2%	42.5%	61.0%	79.9%	94.7%	100.0%	100.0%
40' Series Woodlands - 3Br	\$430,875	1.2%	9.6%	24.8%	42.0%	60.8%	80.0%	94.8%	100.0%	100.0%
50' Series Highlands - 2Br	\$457,595	0.8%	8.4%	22.4%	37.2%	53.2%	70.0%	87.2%	98.0%	100.0%
50' Series Highlands - 3Br	\$492,414	1.6%	9.7%	22.6%	37.1%	53.2%	69.4%	85.5%	96.8%	100.0%

Notes:

<sup>(1)</sup> Assumes 50% aggregate occupancy for all new units occupied in a particular year

The Property is currently located within the boundaries of District 13 and District 108 for property tax purposes. Upon subdivision of the property by the Village, a portion of the Property will be located within both District 13 and District 108 boundaries (the “North Property”) with the remainder of the Property located within both District 87 and District 93 boundaries (the “South Property”). The following Table 2 provides the Developer’s anticipated absorption schedule for the Residential Development constructed on the North Property (the “North Development”). Absorption for the North Development is expected to occur over an approximately six (6) year period.

**Table 2**  
**Absorption Analysis - North Property**

		2021	2022	2023	2024	2025	2026	2027
<b>Absorption Schedule</b>								
<u>Housing Units Sold Per Year</u>	Avg. <u>Value/Unit</u>							
40' Series Woodlands - 2Br	\$388,223	5	38	42	46	48	4	0
40' Series Woodlands - 3Br	\$430,875	3	18	20	23	24	2	0
50' Series Highlands - 2Br	\$457,595	2	17	18	19	15	0	0
50' Series Highlands - 3Br	\$492,414	1	4	4	5	4	0	0
<b>Total Units Sold Per Year</b>		<b>11</b>	<b>77</b>	<b>84</b>	<b>93</b>	<b>91</b>	<b>6</b>	<b>0</b>
<b>Cumulative Units Sold</b>								
40' Series Woodlands - 2Br	\$388,223	5	43	85	131	179	183	183
40' Series Woodlands - 3Br	\$430,875	3	21	41	64	88	90	90
50' Series Highlands - 2Br	\$457,595	2	19	37	56	71	71	71
50' Series Highlands - 3Br	\$492,414	1	5	9	14	18	18	18
<b>Cumulative Units Sold</b>		<b>11</b>	<b>88</b>	<b>172</b>	<b>265</b>	<b>356</b>	<b>362</b>	<b>362</b>
<u>% Housing Units Occupied Each Year<sup>(1)</sup></u>	Avg. <u>Value/Unit</u>							
40' Series Woodlands - 2Br	\$388,223	0.7%	13.1%	35.0%	59.0%	84.7%	98.9%	100.0%
40' Series Woodlands - 3Br	\$430,875	0.8%	13.3%	34.4%	58.3%	84.4%	98.9%	100.0%
50' Series Highlands - 2Br	\$457,595	0.7%	14.8%	39.4%	65.5%	89.4%	100.0%	100.0%
50' Series Highlands - 3Br	\$492,414	1.4%	16.7%	38.9%	63.9%	88.9%	100.0%	100.0%

Notes:

<sup>(1)</sup> Assumes 50% aggregate occupancy for all new units occupied in a particular year

The following Table 3 provides the Developer’s anticipated absorption schedule for the Residential Development constructed on the South Property (the “South Development”). Absorption for the South Development is expected to occur over an approximately four (4) year period.

**Table 3**  
**Absorption Analysis - South Property**

		2021	2022	2023	2024	2025	2026	2027	2028	2029
<b>Absorption Schedule</b>										
	Avg.									
<u>Housing Units Sold Per Year</u>	<u>Value/Unit</u>									
40' Series Woodlands - 2Br	\$388,223	0	0	0	0	0	44	27	0	0
40' Series Woodlands - 3Br	\$430,875	0	0	0	0	0	22	13	0	0
50' Series Highlands - 2Br	\$457,595	0	0	0	0	6	21	22	5	0
50' Series Highlands - 3Br	\$492,414	0	0	0	0	1	5	5	2	0
<b>Total Units Sold Per Year</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>7</b>	<b>92</b>	<b>67</b>	<b>7</b>	<b>0</b>
<b>Cumulative Units Sold</b>										
40' Series Woodlands - 2Br	\$388,223	0	0	0	0	0	44	71	71	71
40' Series Woodlands - 3Br	\$430,875	0	0	0	0	0	22	35	35	35
50' Series Highlands - 2Br	\$457,595	0	0	0	0	6	27	49	54	54
50' Series Highlands - 3Br	\$492,414	0	0	0	0	1	6	11	13	13
<b>Cumulative Units Sold</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>7</b>	<b>99</b>	<b>166</b>	<b>173</b>	<b>173</b>
	Avg.									
<u>% Housing Units Occupied Each Year<sup>(1)</sup></u>	<u>Value/Unit</u>									
40' Series Woodlands - 2Br	\$388,223	0.0%	0.0%	0.0%	0.0%	0.0%	31.0%	81.0%	100.0%	100.0%
40' Series Woodlands - 3Br	\$430,875	0.0%	0.0%	0.0%	0.0%	0.0%	31.4%	81.4%	100.0%	100.0%
50' Series Highlands - 2Br	\$457,595	0.0%	0.0%	0.0%	0.0%	5.6%	30.6%	70.4%	95.4%	100.0%
50' Series Highlands - 3Br	\$492,414	0.0%	0.0%	0.0%	0.0%	3.8%	26.9%	65.4%	92.3%	100.0%

Notes:

<sup>(1)</sup> Assumes 50% aggregate occupancy for all new units occupied in a particular year

The Hotel Owner anticipates that the repositioning of the Hotel would commence in the first quarter of 2020 and be completed in early 2021. The Hotel Owner anticipates that the construction of the Commercial Development on the North Property would commence in 2021 with projected completion to occur in 2022.

The purpose of this analysis is to identify the fiscal impact of the Development on District 13, District 108, District 93, District 87, the Park District and the Village. In addition, the purpose of this analysis is to evaluate the projected additional property taxes that would be generated for the Fire District.

#### **D. Assumptions**

No allowances are made in this analysis for the effects of inflation on expenditures, and likewise, no allowances are made for: (i) appreciation of real estate property values and the resulting increase in higher property tax revenues from such appreciation; and (ii) potential changes in property tax rates or assessment rate calculations. The adjustments would call for speculation and would therefore be debatable and distort the objectivity of the analysis. The primary objective is to show the relationship between revenues and expenditures. The amounts shown in future years merely represent this relationship.

Furthermore, no allowances were made for (i) the Disabled Persons' Homestead Exemption, (ii) the Disabled Veteran Exemption, (iii) the Disabled Veterans Standard Homestead Exemption, (iv) the Returning Veterans' Homestead Exemption, and (v) the Senior Citizens Tax Freeze Homestead Exemption. Furthermore, even though Residential Development will be designated as an age restricted development, we have made assumptions that only 50% of the residents will avail themselves of the exemptions for senior citizens whereby the County Assessor may annually reduce the equalized assessed value on a senior citizen's home by \$5,000 (the "Senior Exemption"). Due to the fact that the analysis makes no adjustments for increases to equalized assessed valuations, the Senior Freeze Tax Exemption would not be applicable with respect to this analysis. In addition no allowances were made with respect to the determination of the number of school children expected to be generated by the Residential Development based on the assumption that the Residential Development is expected to have restrictions on occupancy that will only allow only for individuals that are 55 and older to be occupants of the units within the Residential Development.

The assumptions relating to the values and absorption of the various components of the Residential Development that have been provided by the Residential Developer, an experienced residential housing developer, are based on internal marketing research undertaken by the Residential Developer. The assumptions relating to the value of the repositioning of the Repositioned Hotel that have been provided by the Hotel Owner, an experienced hotel developer and operator, are based on internal operating information and internal marketing research undertaken by the Hotel Owner. The assumptions relating to the type, size and absorption of the various components of the Commercial Development have been provided by the Hotel Owner and are based on the Hotel Owner's preliminary research of what the Hotel Owner believes could be accommodated on the North Property. The Hotel Owner has not undertaken a marketing study with respect to the Commercial Development.

---

Note: Due to the use of Microsoft Excel spreadsheets to provide calculations herein, some figures presented may vary slightly from figures using a calculator due to the rounding difference. The differences are minimal and are not significant to the analysis herein.

## II. POPULATION GENERATED BY THE DEVELOPMENT

The following population projections are based on the multipliers for single-family attached residences obtained from Ehler’s and Associates (f/k/a Illinois School Consulting Service/Associated Municipal Consultants, Inc.), Naperville, Illinois, Copyright 1996 (the “ISCS Multipliers”). (Note: This is the most recent data available from Ehler’s and Associates.).

The units within the Development are first expected to be occupied in the second half of 2021 with the units occupied throughout each year during the projected absorption period reflected in Table 1 and assuming an average occupancy of 50% for such units initially occupied in each year (ex. for the 11 units occupied in 2021, the analysis assumes that 5.5 units are occupied the entire year for purposes of calculating the population).

### A. General Population Analysis

Based on the absorption schedule in Table 4, we are projecting an ultimate population of 938 residents within the Residential Development by December 31, 2029 (with the first full year of occupancy of the Residential Development in 2029) as provided in the following Table 4:

**Table 4**  
**Projected Population Analysis - Residential Development**

	Year										
		2021	2022	2023	2024	2025	2026	2027	2028	2029	
	Total Units	Pop./Unit <sup>(1)</sup>									
40' Series Woodlands - 2Br	254	1.700	4.250	40.800	108.800	183.600	263.500	345.100	408.850	431.800	431.800
40' Series Woodlands - 3Br	125	1.881	2.822	22.572	58.311	98.753	142.956	188.100	222.899	235.125	235.125
50' Series Highlands - 2Br	125	1.700	1.700	17.850	47.600	79.050	113.050	148.750	185.300	208.250	212.500
50' Series Highlands - 3Br	31	1.881	0.941	5.643	13.167	21.632	31.037	40.442	49.847	56.430	58.311
<b>Adj. Total No. of Residents<sup>(2)</sup></b>	<b>535</b>	<b>10</b>	<b>87</b>	<b>228</b>	<b>383</b>	<b>551</b>	<b>722</b>	<b>867</b>	<b>932</b>	<b>938</b>	

Notes:

<sup>(1)</sup> Multipliers for average population per household were obtained from Ehler's and Associates Inc. (f/k/a Illinois School Consulting Services / Associated Municipal Consultants, Inc.)

<sup>(2)</sup> Adjusted for 25% aggregate occupancy for all units occupied in 2020 and 50% aggregate occupancy for all new units occupied in each year thereafter

### B. Student Population

The Residential Development is expected to have restrictions on occupancy that will only allow only for individuals that are 55 and older to be occupants of the units within the Residential Development. The Residential Development is not expected to generate any residents of school age due to the restriction on ages of the occupants of the units within the Residential Development.

### **III. PROCEDURE FOR ESTIMATING REVENUE GENERATION – PROPERTY TAXES**

Annual property tax collections that are estimated to be generated by the Residential Development, the Commercial Development and the Repositioned Hotel are based upon the following assumptions provided by the Developer and the Hotel Owner and pursuant to other internal and external sources available to KMA.

For purposes of calculation of property tax revenues, this Study does not take into account entire assessments for residential units that are occupied for portions of tax years. For example, units that are expected to be occupied during 2021 will first be reflected as occupied for property tax assessment purposes at an average occupancy level of 50% in the 2021 tax levy year (ex. for the 11 units occupied in 2021, the analysis assumes that 5.5 units are occupied the entire year for purposes of calculating the assessed value for such year). Therefore, the year for total absorption of the entire Development for property tax calculation purposes is assumed to be tax levy year 2029 (collections in 2030). The estimate of the absorption is based upon current market conditions and may be modified as such conditions change. For the purpose of the analysis herein, occupancy and assessment are assumed to occur between January 1 and the end of each calendar year.

The analysis for the Development assumes that the Property will be assessed by the DuPage County Assessor for tax levy years 2018 and 2019 based on the current use as the Hotel (although the golf course was closed in 2016, the assessed value of the golf course portion of the Residential Project Site was designated as “open land” and therefore had as significantly reduced value assigned to the Property for prior tax levy years). The analysis assumes that the assessed value of the Property (property index number 02-16-400-034) will be based on the 2017 assessed value of the Property of \$7,348,430 (the “Base Assessed Value”). Furthermore, the analysis assumes that the DuPage County Assessor will assess 100% of the Project Site similarly for tax levy years 2018 and 2019.

The market values of each of the residential units in the Residential Development were determined based on the projected base sale prices of the units as provided by the Developer. The market values of the Repositioned Hotel and the Commercial Development were determined based on information provided by the Hotel Owner and from other internal and external sources available to KMA

#### **A. Estimated Total Market Value and Incremental Equalized Assessed Value**

The following Table 5 provides a projection of the equalized assessed value of the Residential Development, the Commercial Development and the Repositioned Hotel for the tax levy years 2018 through 2038. The total market value of the Development after completion in 2029 is projected to be \$258,847,226 and the incremental equalized assessed value of the Development after completion is expected to be \$74,377,850



**Table 5  
Pro Forma Real Property Tax Analysis - Entire Development**

Tax Levy Year (Year of Occupancy) Tax Collection Year	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
	Current Property Value (Assessor) <sup>(1)</sup>	22,047,495	22,047,495	0	0	0	0	0	0	0	0	0
Hotel (remodeled) <sup>(2)</sup>	0	0	16,500,000	16,500,000	16,500,000	16,500,000	16,500,000	16,500,000	16,500,000	16,500,000	16,500,000	16,500,000
Outlot Restaurants <sup>(3)</sup>	0	0	0	0	1,600,000	3,200,000	3,200,000	3,200,000	3,200,000	3,200,000	3,200,000	3,200,000
Restaurant/Banquet Facility <sup>(4)</sup>	0	0	0	0	0	0	0	0	0	0	0	0
Medical Office <sup>(5)</sup>	0	0	0	0	3,982,500	7,965,000	7,965,000	7,965,000	7,965,000	7,965,000	7,965,000	7,965,000
Retail/Commercial <sup>(5)</sup>	0	0	0	0	3,125,000	6,250,000	6,250,000	6,250,000	6,250,000	6,250,000	6,250,000	6,250,000
40' Series Woodlands - 2Br	0	0	0	970,558	9,317,352	24,846,272	41,928,084	60,174,565	78,809,269	93,367,632	98,608,642	98,608,642
40' Series Woodlands - 3Br	0	0	0	646,313	5,170,500	13,357,125	22,620,938	32,746,500	43,087,500	51,058,688	53,859,375	53,859,375
50' Series Highlands - 2Br	0	0	0	457,595	4,804,748	12,812,660	21,278,168	30,430,068	40,039,563	49,877,855	56,055,388	56,055,388
50' Series Highlands - 3Br	0	0	0	246,207	1,477,242	3,446,898	5,662,761	8,124,831	10,586,901	13,048,971	14,772,420	14,772,420
Total Market Value	22,047,495	22,047,495	16,500,000	18,820,672	45,977,342	88,377,955	125,404,950	165,390,964	206,438,233	241,268,145	257,210,825	257,210,825
Assessment Rate	33.33%	33.33%	33.33%	33.33%	33.33%	33.33%	33.33%	33.33%	33.33%	33.33%	33.33%	33.33%
Total Assessed Value	7,348,430	7,348,430	5,499,450	6,272,950	15,324,248	29,456,372	41,797,470	55,124,808	68,805,863	80,414,673	85,728,368	85,728,368
2017 State Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Equalized Assessed Valuation	7,348,430	7,348,430	5,499,450	6,272,950	15,324,248	29,456,372	41,797,470	55,124,808	68,805,863	80,414,673	85,728,368	85,728,368
Less: Homestead Exemption @ \$6,000 Per Unit Senior Exemption @ \$5,000 Per Unit <sup>(5)</sup>	0	0	0	33,000	297,000	780,000	1,311,000	1,884,000	2,472,000	2,967,000	3,189,000	3,189,000
Equalized Assessed Value of Land Prior to Construction	7,348,430	7,348,430	7,348,430	7,348,430	7,348,430	7,348,430	7,348,430	7,348,430	7,348,430	7,348,430	7,348,430	7,348,430
<b>Incremental Equalized Assessed Value</b>	<b>0</b>	<b>0</b>	<b>(1,848,980)</b>	<b>(1,122,250)</b>	<b>7,555,068</b>	<b>21,002,942</b>	<b>32,591,790</b>	<b>45,107,378</b>	<b>57,955,433</b>	<b>68,862,993</b>	<b>73,862,188</b>	<b>73,862,188</b>

Notes:

<sup>(1)</sup>Based on current assessed value (2017 tax year) for tax year 2018 and 2019

<sup>(2)</sup>Assumes fair market value for assessment purposes of \$60,000/hotel room with 275 rooms

<sup>(3)</sup>Assumes fair market value for assessment purposes of \$200/sq. ft. for outlet restaurant space, \$125/sq. ft. for retail/commercial/office space

<sup>(4)</sup>Property continues to be included in hotel assessed value

<sup>(5)</sup>Assumes that 50% of units will be occupied by taxpayers 65 or older

**Table 5 (cont.)  
Pro Forma Real Property Tax Analysis - Entire Development**

Tax Levy Year (Year of Occupancy) Tax Collection Year	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Current Property Value (Assessor) <sup>(1)</sup>	0	0	0	0	0	0	0	0	0	0	0
Hotel (remodeled) <sup>(2)</sup>	16,500,000	16,500,000	16,500,000	16,500,000	16,500,000	16,500,000	16,500,000	16,500,000	16,500,000	16,500,000	16,500,000
Outlot Restaurant <sup>(3)</sup>	3,200,000	3,200,000	3,200,000	3,200,000	3,200,000	3,200,000	3,200,000	3,200,000	3,200,000	3,200,000	3,200,000
Restaurant/Banquet Facility <sup>(4)</sup>	0	0	0	0	0	0	0	0	0	0	0
Medical Office <sup>(3)</sup>	7,965,000	7,965,000	7,965,000	7,965,000	7,965,000	7,965,000	7,965,000	7,965,000	7,965,000	7,965,000	7,965,000
Retail/Commercial <sup>(3)</sup>	6,250,000	6,250,000	6,250,000	6,250,000	6,250,000	6,250,000	6,250,000	6,250,000	6,250,000	6,250,000	6,250,000
40' Series Woodlands - 2Br	98,608,642	98,608,642	98,608,642	98,608,642	98,608,642	98,608,642	98,608,642	98,608,642	98,608,642	98,608,642	98,608,642
40' Series Woodlands - 3Br	53,859,375	53,859,375	53,859,375	53,859,375	53,859,375	53,859,375	53,859,375	53,859,375	53,859,375	53,859,375	53,859,375
50' Series Highlands - 2Br	57,199,375	57,199,375	57,199,375	57,199,375	57,199,375	57,199,375	57,199,375	57,199,375	57,199,375	57,199,375	57,199,375
50' Series Highlands - 3Br	15,264,834	15,264,834	15,264,834	15,264,834	15,264,834	15,264,834	15,264,834	15,264,834	15,264,834	15,264,834	15,264,834
Total Market Value	258,847,226	258,847,226	258,847,226	258,847,226	258,847,226	258,847,226	258,847,226	258,847,226	258,847,226	258,847,226	258,847,226
Assessment Rate	33.33%	33.33%	33.33%	33.33%	33.33%	33.33%	33.33%	33.33%	33.33%	33.33%	33.33%
Total Assessed Value	86,273,780	86,273,780	86,273,780	86,273,780	86,273,780	86,273,780	86,273,780	86,273,780	86,273,780	86,273,780	86,273,780
2017 State Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Equalized Assessed Valuation	86,273,780	86,273,780	86,273,780	86,273,780	86,273,780	86,273,780	86,273,780	86,273,780	86,273,780	86,273,780	86,273,780
Less: Homestead Exemption @ \$6,000 Per Unit Senior Exemption @ \$5,000 Per Unit <sup>(5)</sup>	3,210,000	3,210,000	3,210,000	3,210,000	3,210,000	3,210,000	3,210,000	3,210,000	3,210,000	3,210,000	3,210,000
Equalized Assessed Value of Land Prior to Construction	1,337,500	1,337,500	1,337,500	1,337,500	1,337,500	1,337,500	1,337,500	1,337,500	1,337,500	1,337,500	1,337,500
7,348,430	7,348,430	7,348,430	7,348,430	7,348,430	7,348,430	7,348,430	7,348,430	7,348,430	7,348,430	7,348,430	7,348,430
<b>Incremental Equalized Assessed Value</b>	<b>74,377,850</b>	<b>74,377,850</b>	<b>74,377,850</b>	<b>74,377,850</b>	<b>74,377,850</b>	<b>74,377,850</b>	<b>74,377,850</b>	<b>74,377,850</b>	<b>74,377,850</b>	<b>74,377,850</b>	<b>74,377,850</b>

Notes:

- <sup>(1)</sup>Based on current assessed value (2017 tax year) for tax year 2018 and 2019
- <sup>(2)</sup>Assumes fair market value for assessment purposes of \$60,000/hotel room with 275 rooms
- <sup>(3)</sup>Assumes fair market value for assessment purposes of \$200/sq. ft. for outlet restaurant space, \$125/sq. ft. for medical office space, \$135/sq. ft. for retail/commercial/office space
- <sup>(4)</sup>Property continues to be included in hotel assessed value
- <sup>(5)</sup>Assumes that 50% of units will be occupied by taxpayers 65 or older

The incremental equalized assessed value of the Residential Development, the Commercial Development and the Repositioned Hotel was calculated by multiplying the market value as determined by the DuPage County Assessor by the assessment rate of 33.33%, and further multiplied by the 2017 State Equalization Factor of 1.0 minus the Homeowner Exemption of \$6,000 per unit, the Senior Exemption of \$5,000 for 50% of the units and the 2017 equalized assessed value of the Property.

The following Table 6 provides a projection of the equalized assessed value of the North Development and the Repositioned Hotel for the tax levy years 2018 through 2038. The total market value of the North Development, the Commercial Development and the Repositioned Hotel after completion in 2027 is projected to be \$185,091,256 and the incremental equalized assessed value of the North Development, the Commercial Development and the Repositioned Hotel after completion is expected to be \$51,265,486.

The incremental equalized assessed value of the North Development, the Commercial Development and the Repositioned Hotel was calculated by multiplying the market value as determined by the DuPage County Assessor by the assessment rate of 33.33%, and further multiplied by the 2017 State Equalization Factor of 1.0 minus the Homeowner Exemption of \$6,000 per unit, the Senior Exemption of \$5,000 for 50% of the units and the Base Assessed Value.

**Table 6  
Pro Forma Real Property Tax Analysis - North Property**

Tax Levy Year (Year of Occupancy) Tax Collection Year	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
	Current Property Value (Assessor) <sup>(1)</sup>	22,047,495	22,047,495	0	0	0	0	0	0	0	0	0
Hotel (remodeled) <sup>(2)</sup>	0	0	16,500,000	16,500,000	16,500,000	16,500,000	16,500,000	16,500,000	16,500,000	16,500,000	16,500,000	16,500,000
Outlot Restaurants <sup>(5)</sup>	0	0	0	0	1,600,000	3,200,000	3,200,000	3,200,000	3,200,000	3,200,000	3,200,000	3,200,000
Restaurant/Banquet Facility <sup>(4)</sup>	0	0	0	0	0	0	0	0	0	0	0	0
Medical Office <sup>(3)</sup>	0	0	0	0	3,982,500	7,965,000	7,965,000	7,965,000	7,965,000	7,965,000	7,965,000	7,965,000
Retail/Commercial <sup>(3)</sup>	0	0	0	0	3,125,000	6,250,000	6,250,000	6,250,000	6,250,000	6,250,000	6,250,000	6,250,000
40' Series Woodlands - 2Br	0	0	0	485,279	9,317,352	24,846,272	41,928,084	60,174,565	70,268,363	71,044,809	71,044,809	71,044,809
40' Series Woodlands - 3Br	0	0	0	323,156	5,170,500	13,357,125	22,620,938	32,746,500	38,347,875	38,778,750	38,778,750	38,778,750
50' Series Highlands - 2Br	0	0	0	228,798	4,804,748	12,812,660	21,278,168	29,057,283	32,489,245	32,489,245	32,489,245	32,489,245
50' Series Highlands - 3Br	0	0	0	123,104	1,477,242	3,446,898	5,662,761	7,878,624	8,863,452	8,863,452	8,863,452	8,863,452
<b>Total Market Value</b>	<b>22,047,495</b>	<b>22,047,495</b>	<b>16,500,000</b>	<b>17,660,336</b>	<b>45,977,342</b>	<b>88,377,955</b>	<b>125,404,950</b>	<b>163,771,972</b>	<b>183,885,935</b>	<b>185,091,256</b>	<b>185,091,256</b>	<b>185,091,256</b>
Assessment Rate	33.33%	33.33%	33.33%	33.33%	33.33%	33.33%	33.33%	33.33%	33.33%	33.33%	33.33%	33.33%
Total Assessed Value	7,348,430	7,348,430	5,499,450	5,886,190	15,324,248	29,456,372	41,797,470	54,585,198	61,288,516	61,690,916	61,690,916	61,690,916
2017 State Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Equalized Assessed Valuation	7,348,430	7,348,430	5,499,450	5,886,190	15,324,248	29,456,372	41,797,470	54,585,198	61,288,516	61,690,916	61,690,916	61,690,916
Less: Homestead Exemption @ \$6,000 Per Unit	0	0	0	16,500	297,000	780,000	1,311,000	1,863,000	2,154,000	2,172,000	2,172,000	2,172,000
Senior Exemption @ \$5,000 Per Unit <sup>(5)</sup>	0	0	0	6,875	123,750	325,000	546,250	776,250	897,500	905,000	905,000	905,000
Equalized Assessed Value of Land Prior to Construction	7,348,430	7,348,430	7,348,430	7,348,430	7,348,430	7,348,430	7,348,430	7,348,430	7,348,430	7,348,430	7,348,430	7,348,430
<b>Incremental Equalized Assessed Value</b>	<b>0</b>	<b>0</b>	<b>(1,848,980)</b>	<b>(1,485,615)</b>	<b>7,555,068</b>	<b>21,002,942</b>	<b>32,591,790</b>	<b>44,597,518</b>	<b>50,888,586</b>	<b>51,265,486</b>	<b>51,265,486</b>	<b>51,265,486</b>

Notes:  
<sup>(1)</sup>Based on current assessed value (2017 tax year) for tax year 2018 and 2019  
<sup>(2)</sup>Assumes fair market value for assessment purposes of \$60,000/hotel room with 275 rooms  
<sup>(3)</sup>Assumes fair market value for assessment purposes of \$200/sq. ft. for outlot restaurant space, \$135/sq. ft. for medical office space, \$125/sq. ft. for retail/commercial/office space  
<sup>(4)</sup>Property continues to be included in hotel assessed value  
<sup>(5)</sup>Assumes that 50% of units will be occupied by taxpayers 65 or older

**Table 6 (cont.)  
Pro Forma Real Property Tax Analysis - North Property**

Tax Levy Year (Year of Occupancy) Tax Collection Year	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Current Property Value (Assessor) <sup>(1)</sup>	0	0	0	0	0	0	0	0	0	0	0
Hotel (remodeled) <sup>(2)</sup>	16,500,000	16,500,000	16,500,000	16,500,000	16,500,000	16,500,000	16,500,000	16,500,000	16,500,000	16,500,000	16,500,000
Outlot Restaurants <sup>(3)</sup>	3,200,000	3,200,000	3,200,000	3,200,000	3,200,000	3,200,000	3,200,000	3,200,000	3,200,000	3,200,000	3,200,000
Restaurant/Banquet Facility <sup>(4)</sup>	0	0	0	0	0	0	0	0	0	0	0
Medical Office <sup>(3)</sup>	7,965,000	7,965,000	7,965,000	7,965,000	7,965,000	7,965,000	7,965,000	7,965,000	7,965,000	7,965,000	7,965,000
Retail/Commercial <sup>(3)</sup>	6,250,000	6,250,000	6,250,000	6,250,000	6,250,000	6,250,000	6,250,000	6,250,000	6,250,000	6,250,000	6,250,000
40' Series Woodlands - 2Br	71,044,809	71,044,809	71,044,809	71,044,809	71,044,809	71,044,809	71,044,809	71,044,809	71,044,809	71,044,809	71,044,809
40' Series Woodlands - 3Br	38,778,750	38,778,750	38,778,750	38,778,750	38,778,750	38,778,750	38,778,750	38,778,750	38,778,750	38,778,750	38,778,750
50' Series Highlands - 2Br	32,489,245	32,489,245	32,489,245	32,489,245	32,489,245	32,489,245	32,489,245	32,489,245	32,489,245	32,489,245	32,489,245
50' Series Highlands - 3Br	8,863,452	8,863,452	8,863,452	8,863,452	8,863,452	8,863,452	8,863,452	8,863,452	8,863,452	8,863,452	8,863,452
Total Market Value	185,091,256	185,091,256	185,091,256	185,091,256	185,091,256	185,091,256	185,091,256	185,091,256	185,091,256	185,091,256	185,091,256
Assessment Rate	33.33%	33.33%	33.33%	33.33%	33.33%	33.33%	33.33%	33.33%	33.33%	33.33%	33.33%
Total Assessed Value	61,690,916	61,690,916	61,690,916	61,690,916	61,690,916	61,690,916	61,690,916	61,690,916	61,690,916	61,690,916	61,690,916
2017 State Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Equalized Assessed Valuation	61,690,916	61,690,916	61,690,916	61,690,916	61,690,916	61,690,916	61,690,916	61,690,916	61,690,916	61,690,916	61,690,916
Less: Homestead Exemption @ \$6,000 Per Unit Senior Exemption @\$5,000 Per Unit <sup>(5)</sup>	2,172,000	2,172,000	2,172,000	2,172,000	2,172,000	2,172,000	2,172,000	2,172,000	2,172,000	2,172,000	2,172,000
Equalized Assessed Value of Land Prior to Construction	905,000	905,000	905,000	905,000	905,000	905,000	905,000	905,000	905,000	905,000	905,000
Incremental Equalized Assessed Value	7,348,430	7,348,430	7,348,430	7,348,430	7,348,430	7,348,430	7,348,430	7,348,430	7,348,430	7,348,430	7,348,430
	<b>51,265,486</b>	<b>51,265,486</b>	<b>51,265,486</b>	<b>51,265,486</b>	<b>51,265,486</b>	<b>51,265,486</b>	<b>51,265,486</b>	<b>51,265,486</b>	<b>51,265,486</b>	<b>51,265,486</b>	<b>51,265,486</b>

Notes:

<sup>(1)</sup>Based on current assessed value (2017 tax year) for tax year 2018 and 2019

<sup>(2)</sup>Assumes fair market value for assessment purposes of \$60,000/hotel room with 275 rooms

<sup>(3)</sup>Assumes fair market value for assessment purposes of \$200/sq. ft. for outlet restaurant space, \$135/sq. ft. for retail/commercial/office space

<sup>(4)</sup>Property continues to be included in hotel assessed value

<sup>(5)</sup>Assumes that 50% of units will be occupied by taxpayers 65 or older

The following Table 7 provides a projection of the equalized assessed value of the South Development for the tax levy years 2018 through 2038. The total market value of the South Development after completion in 2028 is projected to be \$73,755,970 and the incremental equalized assessed value of the South Development after completion is expected to be \$23,112,365.

The incremental equalized assessed value of the South Development was calculated by multiplying the market value as determined by the DuPage County Assessor by the assessment rate of 33.33%, and further multiplied by the 2017 State Equalization Factor of 1.0 minus the Homeowner Exemption of \$6,000 per unit and the Senior Exemption of \$5,000 for 50% of the units. None of the Base Assessed Value was subtracted from the analysis for the South Development since the South Property has not been included in the boundaries of District 87 and District 93 by the DuPage County Assessor's office.

**Table 7  
Pro Forma Real Property Tax Analysis - South Property**

Tax Levy Year (Year of Occupancy) Tax Collection Year	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	
Current Property Value (Assessor) <sup>(1)</sup>	0	0	0	0	0	0	0	0	0	0	0	0
40' Series Woodlands - 2Br	0	0	0	0	0	0	0	0	8,540,906	22,322,823	27,563,833	
40' Series Woodlands - 3Br	0	0	0	0	0	0	0	0	4,739,625	12,279,938	15,080,625	
50' Series Highlands - 2Br	0	0	0	0	0	0	0	1,372,785	7,550,318	17,388,610	23,566,143	
50' Series Highlands - 3Br	0	0	0	0	0	0	0	246,207	1,723,449	4,185,519	5,908,968	
Total Market Value	0	0	0	0	0	0	0	1,618,992	22,554,298	56,176,889	72,119,569	
Assessment Rate	33.33%	33.33%	33.33%	33.33%	33.33%	33.33%	33.33%	33.33%	33.33%	33.33%	33.33%	33.33%
Total Assessed Value	0	0	0	0	0	0	0	539,610	7,517,347	18,723,757	24,037,452	
2017 State Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Equalized Assessed Valuation	0	0	0	0	0	0	0	539,610	7,517,347	18,723,757	24,037,452	
Less: Homestead Exemption @ \$6,000 Per Unit	0	0	0	0	0	0	0	21,000	318,000	795,000	1,017,000	
Senior Exemption @ \$5,000 Per Unit <sup>(2)</sup>	0	0	0	0	0	0	0	8,750	132,500	331,250	423,750	
Equalized Assessed Value of Land Prior to Construction	0	0	0	0	0	0	0	0	0	0	0	0
<b>Incremental Equalized Assessed Value</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>509,860</b>	<b>7,066,847</b>	<b>17,597,507</b>	<b>22,596,702</b>	

Notes:

<sup>(1)</sup> Assumes the Property is not currently within the tax boundaries of District 93 and District 87

<sup>(2)</sup> Assumes that 50% of units will be occupied by taxpayers 65 or older

**Table 7 (cont.)  
Pro Forma Real Property Tax Analysis - South Property**

Tax Levy Year (Year of Occupancy) Tax Collection Year	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Current Property Value (Assessor) <sup>(1)</sup>	0	0	0	0	0	0	0	0	0	0	0
40' Series Woodlands - 2Br	27,563,833	27,563,833	27,563,833	27,563,833	27,563,833	27,563,833	27,563,833	27,563,833	27,563,833	27,563,833	27,563,833
40' Series Woodlands - 3Br	15,080,625	15,080,625	15,080,625	15,080,625	15,080,625	15,080,625	15,080,625	15,080,625	15,080,625	15,080,625	15,080,625
50' Series Highlands - 2Br	24,710,130	24,710,130	24,710,130	24,710,130	24,710,130	24,710,130	24,710,130	24,710,130	24,710,130	24,710,130	24,710,130
50' Series Highlands - 3Br	6,401,382	6,401,382	6,401,382	6,401,382	6,401,382	6,401,382	6,401,382	6,401,382	6,401,382	6,401,382	6,401,382
Total Market Value	73,755,970	73,755,970	73,755,970	73,755,970	73,755,970	73,755,970	73,755,970	73,755,970	73,755,970	73,755,970	73,755,970
Assessment Rate	33.33%	33.33%	33.33%	33.33%	33.33%	33.33%	33.33%	33.33%	33.33%	33.33%	33.33%
Total Assessed Value	24,582,865	24,582,865	24,582,865	24,582,865	24,582,865	24,582,865	24,582,865	24,582,865	24,582,865	24,582,865	24,582,865
2017 State Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Equalized Assessed Valuation	24,582,865	24,582,865	24,582,865	24,582,865	24,582,865	24,582,865	24,582,865	24,582,865	24,582,865	24,582,865	24,582,865
Less: Homestead Exemption @ \$6,000 Per Unit	1,038,000	1,038,000	1,038,000	1,038,000	1,038,000	1,038,000	1,038,000	1,038,000	1,038,000	1,038,000	1,038,000
Senior Exemption @\$5,000 Per Unit <sup>(3)</sup>	432,500	432,500	432,500	432,500	432,500	432,500	432,500	432,500	432,500	432,500	432,500
Equalized Assessed Value of Land Prior to Construction	0	0	0	0	0	0	0	0	0	0	0
<b>Incremental Equalized Assessed Value</b>	<b>23,112,365</b>	<b>23,112,365</b>	<b>23,112,365</b>	<b>23,112,365</b>	<b>23,112,365</b>	<b>23,112,365</b>	<b>23,112,365</b>	<b>23,112,365</b>	<b>23,112,365</b>	<b>23,112,365</b>	<b>23,112,365</b>

Notes:

<sup>(1)</sup> Assumes the Property is not currently within the tax boundaries of District 93 and District 87

<sup>(3)</sup> Assumes that 50% of units will be occupied by taxpayers 65 or older



**B. Tax Rate Assumptions**

District 13’s 2017 tax rate (3.0064 per \$100 of assessed value which includes the levy for the pensions) was used in this analysis to calculate the projected property tax revenues that would be available to District 13 from the Development. District 108’s 2017 tax rate (2.3489 per \$100 of assessed value which includes the levy for the pensions) was used in this analysis to calculate the projected property tax revenues that would be available to District 108 from the Development. District 93’s 2017 tax rate (4.6931 per \$100 of assessed value which includes the levy for the pensions) was used in this analysis to calculate the projected property tax revenues that would be available to District 93 from the Development. District 87’s 2017 tax rate (2.3402 per \$100 of assessed value which includes the levy for the pensions) was used in this analysis to calculate the projected property tax revenues that would be available to District 87 from the Development. The Park District’s 2017 tax rate (0.4581 per \$100 of assessed value which includes the levy for the pensions) was used in this analysis to calculate the projected property tax revenues that would be available to Park District from the Development. The Village’s 2017 tax rate (0.6318 per \$100 of assessed value which includes the levy for the police pension and the library fund) was used in this analysis to calculate the projected property tax revenues that would be available to the Village from the Development. The Fire District’s 2017 tax rate (0.6422 per \$100 of assessed value which includes the levy for the pension fund) was used in this analysis to calculate the projected property tax revenues that would be available to the Fire District from the Development.

For comparison purposes, the following Table 8 provides the amount of property taxes that are expected to be received by District 13, District 108, the Park District and the Village with respect to the Property in the 2018 tax collection year (based on the 2017 EAV for the Property and the 2017 tax rates):

**Table 8**

<u>Taxing District</u>	<u>2018 Property Tax Collection</u>
District 13	\$220,923.19
District 108	172,607.26
Park District	33,663.15
Village	46,427.36
Fire District	<u>47,191.61</u>
Total	\$520,812.57

#### **IV. FISCAL IMPACT OF NORTH DEVELOPMENT ON DISTRICT 13**

##### **A. Assumptions Relating to Analysis of District 13 Revenues**

Property taxes are collected in arrears with the first year property tax collected in the second year. Therefore, the recurring property taxes from the completed development are not fully realized until the tax levy year 2027 (collectible in 2028).

The analysis of revenues generated by the North Development are based on units occupied throughout each year during the projected absorption period and assuming an initial average occupancy of 50% for such units occupied in each year. Furthermore, property taxes that are levied in one year are collected in the following year. Therefore, the property taxes levied on the first year's residents (occupied in the second quarter of 2021 and first assessed in 2021) will not be realized until 2022. The analysis of revenues generated by the Repositioned Hotel are based on the assumption that the Hotel will be continued to be assessed based on current operations through the 2018 and 2019 tax levy years with the reassessment based on the Repositioned Hotel to occur for the 2020 tax levy year. The analysis of revenues generated by the Commercial Development are based on the assumption that 50% of the Commercial Development would be first assessed in 2022 with the remainder assessed in 2023.

No additional property tax revenues would be realized in 2019 through 2022.

Each of the following analyses assumes that the additional property tax revenues will generate interest revenue equal to an amount of 1% of the annual property tax revenues.

##### **B. Fiscal Impact – Residential Development and Repositioned Hotel**

The following Table 9 summarizes the fiscal impact of the North Development, the Commercial Development and the Repositioned Hotel on District 13.

###### **1. District 13 Revenues**

The analysis in Table 9 provides a projection of the estimated amount of additional property tax and interest revenues to be generated by the North Development, the Commercial Development and the Repositioned Hotel for District 13 during the absorption period (Table 2) from tax levy year 2018 (collected in 2019) through tax levy year 2037 (collected in 2038).

###### **2. Property Taxes**

The projections in Table 9 summarize the estimated total amount of additional property tax revenues to be generated by the North Development, the Commercial Development and the Repositioned Hotel for District 13 over a period of twenty (20) years. The projection of the total amounts of the property tax revenues for tax levy year 2018 (collected in 2019) through the tax levy year 2037 (collected in 2038) is based on the absorption assumptions provided in Table 2.

**Table 9**  
**School District #13 Fiscal Impact**

Prop. Tax Coll. Year	Additional Revenues				Additional Operating Expenses						
	Incremental Equalized Assessed Value	Tax Rate <sup>(1)</sup>	Property Tax Revenue <sup>(2)</sup>	Interest Earnings <sup>(3)</sup>	Total Revenues	No. New Students	Annual Instr. Exp./Pupil	Net Additional Inst. Exp.	Annual Fiscal Impact		
2019	0	3.0064%	0	0	0	0	0	0	0		
2020	(1,848,980)	3.0064%	0	0	0	0	0	0	0		
2021	(1,485,615)	3.0064%	(55,588) <sup>(4)</sup>	0	(55,588)	0	0	0	(55,588)		
2022	7,555,068	3.0064%	(44,664) <sup>(4)</sup>	0	(44,664)	0	0	0	(44,664)		
2023	21,002,942	3.0064%	227,136	2,271	229,407	0	0	0	229,407		
2024	32,591,790	3.0064%	631,432	6,314	637,747	0	0	0	637,747		
2025	44,597,518	3.0064%	979,840	9,798	989,638	0	0	0	989,638		
2026	50,888,586	3.0064%	1,340,780	13,408	1,354,188	0	0	0	1,354,188		
2027	51,265,486	3.0064%	1,529,914	15,299	1,545,214	0	0	0	1,545,214		
2028	51,265,486	3.0064%	1,541,246	15,412	1,556,658	0	0	0	1,556,658		
2029	51,265,486	3.0064%	1,541,246	15,412	1,556,658	0	0	0	1,556,658		
2030	51,265,486	3.0064%	1,541,246	15,412	1,556,658	0	0	0	1,556,658		
2031	51,265,486	3.0064%	1,541,246	15,412	1,556,658	0	0	0	1,556,658		
2032	51,265,486	3.0064%	1,541,246	15,412	1,556,658	0	0	0	1,556,658		
2033	51,265,486	3.0064%	1,541,246	15,412	1,556,658	0	0	0	1,556,658		
2034	51,265,486	3.0064%	1,541,246	15,412	1,556,658	0	0	0	1,556,658		
2035	51,265,486	3.0064%	1,541,246	15,412	1,556,658	0	0	0	1,556,658		
2036	51,265,486	3.0064%	1,541,246	15,412	1,556,658	0	0	0	1,556,658		
2037	51,265,486	3.0064%	1,541,246	15,412	1,556,658	0	0	0	1,556,658		
2038	51,265,486	3.0064%	1,541,246	15,412	1,556,658	0	0	0	1,556,658		
<b>Totals</b>			<b>21,562,552</b>	<b>216,628</b>	<b>21,779,180</b>			<b>0</b>	<b>21,779,180</b>		

Notes:

<sup>(1)</sup>2017 District #13 Tax Rate (includes tax rate for Pension)

<sup>(2)</sup>Property Tax Revenues are based on property being assessed in the year of occupancy and collectible the following year

<sup>(3)</sup>Interest earnings based on 1.0% of Property Tax Revenue

<sup>(4)</sup>Assessed value reductions reflected in the initial tax levy years would not impact the overall property tax collections received by District 13 due to the manner in which District 13's property tax levy is extended by the DuPage County Clerk

With respect to the following analysis, the additional property tax revenues were determined using the District 13's 2017 property tax rate (3.0064 per \$100 of assessed valuation which includes the tax rate for the pensions) as provided by the DuPage County Clerk.

Assessed value reductions reflected in the initial tax levy years would not impact the overall property tax collections received by District 13 due to the manner in which District 13's property tax levy is extended by the DuPage County Clerk.

Based upon a total projected incremental stabilized equalized assessed value of \$51,265,246 after completion of the North Development, the Commercial Development and the Repositioned Hotel, the North Development, the Commercial Development and the Repositioned Hotel is projected to generate \$1,541,246 of additional annual property tax revenues. Furthermore, the North Development, the Commercial Development and the Repositioned Hotel is projected to generate \$21,562,552 of total additional net property tax revenues over a twenty-year period (tax collection year 2019 through 2038) for District 13.

### Interest Revenue

Upon completion of the North Development and the Repositioned Hotel, the North Development and the Repositioned Hotel is projected (as provided in Table 9) to generate \$15,412 of annual interest revenue and \$216,628 of total interest revenues over a twenty-year period (collectable in 2019 through 2038).

The projection of the amount of interest revenue in Table 9 is based on the assumption that the property tax revenues will generate interest revenue equal to an amount of 1.0% of the annual property tax revenues.

### 2. District 13 Expenditures

The North Development is expected to have restrictions on occupancy that will only allow only for individuals that are 55 and older to be occupants of the units within the North Development. Therefore the analysis in Table 9 does not assume that any additional expenditures will be incurred by District 13.

### 3. Net Fiscal Impact to District 13

The analysis in the Table 9 indicates that the projected annual operating revenues will exceed annual operating expenditures for District 13 by \$1,556,658 (the "District 13 Annual Fiscal Impact") in the years following the completion of the North Development, the Commercial Development and the Repositioned Hotel. The analysis in Table 9 also indicates that the cumulative fiscal impact to District 13 is projected to be \$21,779,180 over a twenty year period (the "District 13 Total Fiscal Impact").

**C. Summary**

The North Development, the Commercial Development and the Repositioned Hotel is expected to generate net revenue substantially in excess of the North Development's, the Commercial Development's and the Repositioned Hotel's share of the proportionate costs that may be incurred by District 13, and such excess may be used by District 13 in providing for the education of the additional students and the construction of additional capital improvements and/or for the lowering of District 13's tax rate.

**V. FISCAL IMPACT OF NORTH DEVELOPMENT TO DISTRICT 108**

**A. Assumptions Relating to Analysis of District 108 Revenues**

Property taxes are collected in arrears with the first year property tax collected in the second year. Therefore, the recurring property taxes from the completed development are not fully realized until the tax levy year 2027 (collectible in 2028).

The analysis of revenues generated by the North Development are based on units occupied throughout each year during the projected absorption period and assuming an initial average occupancy of 50% for such units occupied in each year. Furthermore, property taxes that are levied in one year are collected in the following year. Therefore, the property taxes levied on the first year's residents (occupied in the second quarter of 2021 and first assessed in 2021) will not be realized until 2022. The analysis of revenues generated by the Repositioned Hotel are based on the assumption that the Hotel will be continued to be assessed based on current operations through the 2018 and 2019 tax levy years with the reassessment based on the Repositioned Hotel to occur for the 2020 tax levy year. The analysis of revenues generated by the Commercial Development are based on the assumption that 50% of the Commercial Development would be first assessed in 2022 with the remainder assessed in 2023.

No additional property tax revenues would be realized in 2019 through 2022.

Each of the following analyses assumes that the additional property tax revenues will generate interest revenue equal to an amount of 1% of the annual property tax revenues.

**B. Fiscal Impact – Residential Development and Repositioned Hotel**

The following Table 10 summarizes the fiscal impact of the North Development, the Commercial Development and the Repositioned Hotel on District 108.

1. District 108 Revenues

The analysis in Table 10 provides a projection of the estimated amount of property tax and interest revenues to be generated by the North Development, the Commercial Development and the Repositioned Hotel for District 108 during the absorption period (Table 2) from tax levy year 2018 (collected in 2019) through tax levy year 2037 (collected in 2038).

Property Taxes

The projections in Table 10 summarize the estimated total amount of property tax revenues to be generated by the North Development, the Commercial Development and the Repositioned Hotel for District 108 over a period of twenty (20) years. The projection of the total amounts of the property tax revenues for tax levy year 2018 (collected in 2019) through the tax levy year 2037 (collected in 2038) is based on the absorption assumptions provided in Table 2.

**Table 10  
High School District #108 Fiscal Impact**

Prop. Tax Levy Year	Additional Revenues				Additional Operating Expenses				Annual Fiscal Impact
	Incremental Equalized Assessed Value	Tax Rate <sup>(1)</sup>	Property Tax Revenue <sup>(2)</sup>	Interest Earnings <sup>(3)</sup>	Total Revenues	No. New Students	Annual Instr. Exp./Pupil	Net Additional Inst. Exp.	
2019	0	2.3489%	0	0	0	0	0	0	0
2020	(1,848,980)	2.3489%	0	0	0	0	0	0	0
2021	(1,485,615)	2.3489%	(43,431) <sup>(4)</sup>	0	(43,431)	0	0	0	(43,431)
2022	7,555,068	2.3489%	(34,896) <sup>(4)</sup>	0	(34,896)	0	0	0	(34,896)
2023	21,002,942	2.3489%	177,461	1,775	179,236	0	0	0	179,236
2024	32,591,790	2.3489%	493,338	4,933	498,271	0	0	0	498,271
2025	44,597,518	2.3489%	765,549	7,655	773,204	0	0	0	773,204
2026	50,888,586	2.3489%	1,047,551	10,476	1,058,027	0	0	0	1,058,027
2027	51,265,486	2.3489%	1,195,322	11,953	1,207,275	0	0	0	1,207,275
2028	51,265,486	2.3489%	1,204,175	12,042	1,216,217	0	0	0	1,216,217
2029	51,265,486	2.3489%	1,204,175	12,042	1,216,217	0	0	0	1,216,217
2030	51,265,486	2.3489%	1,204,175	12,042	1,216,217	0	0	0	1,216,217
2031	51,265,486	2.3489%	1,204,175	12,042	1,216,217	0	0	0	1,216,217
2032	51,265,486	2.3489%	1,204,175	12,042	1,216,217	0	0	0	1,216,217
2033	51,265,486	2.3489%	1,204,175	12,042	1,216,217	0	0	0	1,216,217
2034	51,265,486	2.3489%	1,204,175	12,042	1,216,217	0	0	0	1,216,217
2035	51,265,486	2.3489%	1,204,175	12,042	1,216,217	0	0	0	1,216,217
2036	51,265,486	2.3489%	1,204,175	12,042	1,216,217	0	0	0	1,216,217
2037	51,265,486	2.3489%	1,204,175	12,042	1,216,217	0	0	0	1,216,217
2038	51,265,486	2.3489%	1,204,175	12,042	1,216,217	0	0	0	1,216,217
<b>Totals</b>			<b>16,846,819</b>	<b>169,251</b>	<b>17,016,071</b>			<b>0</b>	<b>17,016,071</b>

Notes:

<sup>(1)</sup> 2017 District #108 Tax Rate (includes tax rate for Pension)

<sup>(2)</sup> Property Tax Revenues are based on property being assessed in the year of occupancy and collectible the following year

<sup>(3)</sup> Interest earnings based on 1.0% of Property Tax Revenue

<sup>(4)</sup> Assessed value reductions reflected in the initial tax levy years would not impact the overall property tax collections received by District 108 due to the manner in which District 108's property tax levy is extended by the DuPage County Clerk

With respect to the following analysis, the additional property tax revenues were determined using the District 108's 2017 property tax rate (2.3489 per \$100 of assessed valuation which includes the tax rate for the Pensions) as provided by the DuPage County Clerk.

Assessed value reductions reflected in the initial tax levy years would not impact the overall property tax collections received by District 108 due to the manner in which District 108's property tax levy is extended by the DuPage County Clerk.

Based upon a total projected stabilized incremental equalized assessed value of \$51,265,486 after completion of the North Development, the Commercial Development and the Repositioned Hotel, the development is projected to generate \$1,204,175 of annual incremental net property tax revenues upon stabilization. Furthermore, the North Development and the Repositioned Hotel is projected to generate \$16,846,819 of total incremental property tax revenues over a twenty-year period (tax collection year 2019 through 2038) for District 108.

### Interest Revenue

Upon completion of the North Development, the Commercial Development and the Repositioned Hotel, the Development is projected (as provided in Table 10) to generate \$12,042 of additional annual interest revenue and \$169,251 of total interest revenues over a twenty-year period (collectable in 2019 through 2038).

The projection of the amount of interest revenue in Table 10 is based on the assumption that the property tax revenues will generate interest revenue equal to an amount of 1.0% of the annual property tax revenues.

### 2. District 108 Expenditures

The North Development is expected to have restrictions on occupancy that will only allow only for individuals that are 55 and older to be occupants of the units within the North Development. Therefore the analysis in Table 10 does not assume that any additional expenditures will be incurred by District 108.

### 3. Net Fiscal Impact to District 108 from Development

The analysis in the Table 10 indicates that the projected annual operating revenues will exceed annual operating expenditures for District 108 by \$1,216,217 (the "District 108 Annual Fiscal Impact") in the years following the completion of the North Development, the Commercial Development and the Repositioned Hotel. The analysis in Table 10 also indicates that the cumulative fiscal impact to District 108 is projected to be \$17,016,071 over a twenty-year period (the "District 108 Total Fiscal Impact").



**C. Summary**

The North Development, the Commercial Development and the Repositioned Hotel is expected to generate net revenues in excess of the North Development, the Commercial Development and the Repositioned Hotel's share of the proportionate costs that may be incurred by District 108, and such excess may be used by District 108 in providing for the education of the additional students and the construction of additional capital improvements and/or for the lowering of District 108's tax rate.

## **VI. FISCAL IMPACT OF THE SOUTH DEVELOPMENT ON DISTRICT 93**

### **A. Assumptions Relating to Analysis of District 93 Revenues**

Property taxes are collected in arrears with the first year property tax collected in the second year. Therefore, the recurring property taxes from the completed development are not fully realized until the tax levy year 2029 (collectible in 2030).

The analysis of revenues generated by the South Development are based on units occupied throughout each year during the projected absorption period and assuming an initial average occupancy of 50% for such units occupied in each year. Furthermore, property taxes that are levied in one year are collected in the following year. Therefore, the property taxes levied on the first year's residents (occupied in the first quarter of 2025 and first assessed in 2025) will not be realized until 2026.

No additional property tax revenues would be realized in 2019 through 2025.

Each of the following analyses assumes that the additional property tax revenues will generate interest revenue equal to an amount of 1.0% of the annual property tax revenues.

### **B. Fiscal Impact – South Development**

The following Table 11 summarizes the fiscal impact of the South Development on District 93.

#### **1. District 93 Revenues**

The analysis in Table 11 provides a projection of the estimated amount of additional property tax and interest revenues to be generated by the South Development for District 93 during the absorption period (Table 3) from tax levy year 2018 (collected in 2019) through tax levy year 2037 (collected in 2038).

#### **Property Taxes**

The projections in Table 11 summarize the estimated total amount of additional property tax revenues to be generated by the South Development for District 93 over a period of twenty (20) years. The projection of the total amounts of the property tax revenues for tax levy year 2018 (collected in 2019) through the tax levy year 2037 (collected in 2038) is based on the absorption assumptions provided in Table 3.

**Table 11**  
**School District #93 Fiscal Impact**

Prop. Tax Levy Year	Additional Revenues				Additional Operating Expenses					
	Incremental Equalized Assessed Value	Tax Rate <sup>(1)</sup>	Property Tax Revenue <sup>(2)</sup>	Interest Earnings <sup>(3)</sup>	Total Revenues	No. New Students	Annual Instr. Exp./Pupil	Net Additional Inst. Exp.	Annual Fiscal Impact	
2019	0	4.6931%	0	0	0	0	0	0	0	
2020	0	4.6931%	0	0	0	0	0	0	0	
2021	0	4.6931%	0	0	0	0	0	0	0	
2022	0	4.6931%	0	0	0	0	0	0	0	
2023	0	4.6931%	0	0	0	0	0	0	0	
2024	0	4.6931%	0	0	0	0	0	0	0	
2025	509,860	4.6931%	0	0	0	0	0	0	0	
2026	7,066,847	4.6931%	23,928	239	24,168	0	0	0	24,168	
2027	17,597,507	4.6931%	331,654	3,317	334,971	0	0	0	334,971	
2028	22,596,702	4.6931%	825,869	8,259	834,127	0	0	0	834,127	
2029	23,112,365	4.6931%	1,060,486	10,605	1,071,091	0	0	0	1,071,091	
2030	23,112,365	4.6931%	1,084,686	10,847	1,095,533	0	0	0	1,095,533	
2031	23,112,365	4.6931%	1,084,686	10,847	1,095,533	0	0	0	1,095,533	
2032	23,112,365	4.6931%	1,084,686	10,847	1,095,533	0	0	0	1,095,533	
2033	23,112,365	4.6931%	1,084,686	10,847	1,095,533	0	0	0	1,095,533	
2034	23,112,365	4.6931%	1,084,686	10,847	1,095,533	0	0	0	1,095,533	
2035	23,112,365	4.6931%	1,084,686	10,847	1,095,533	0	0	0	1,095,533	
2036	23,112,365	4.6931%	1,084,686	10,847	1,095,533	0	0	0	1,095,533	
2037	23,112,365	4.6931%	1,084,686	10,847	1,095,533	0	0	0	1,095,533	
2038	23,112,365	4.6931%	1,084,686	10,847	1,095,533	0	0	0	1,095,533	
Totals			12,004,114	120,041	12,124,156			0	12,124,156	

Notes:

<sup>(1)</sup>2017 District #93 Tax Rate (includes tax rate for Pension)

<sup>(2)</sup>Property Tax Revenues are based on property being assessed in the year of occupancy and collectible the following year

<sup>(3)</sup>Interest earnings based on 1.0% of Property Tax Revenue

With respect to the following analysis, the additional property tax revenues were determined using the District 93's 2017 property tax rate (4.6931 per \$100 of assessed valuation which includes the tax rate for the pensions) as provided by the DuPage County Clerk.

Based upon a total projected incremental stabilized equalized assessed value of \$23,112,365 after completion of the South Development, the South Development is projected to generate \$1,084,686 of additional annual property tax revenues. Furthermore, the South Development is projected to generate \$12,004,114 of total additional property tax revenues over a twenty-year period (tax collection year 2019 through 2038) for District 93.

### Interest Revenue

Upon completion of the South Development, the South Development is projected (as provided in Table 11) to generate \$10,847 of annual interest revenue and \$120,041 of total interest revenues over a twenty-year period (collectable in 2019 through 2038).

The projection of the amount of interest revenue in Table 11 is based on the assumption that the property tax revenues will generate interest revenue equal to an amount of 1.0% of the annual property tax revenues.

### 2. District 93 Expenditures

The South Development is expected to have restrictions on occupancy that will only allow only for individuals that are 55 and older to be occupants of the units within the South Development. Therefore the analysis in Table 11 does not assume that any additional expenditures will be incurred by District 93.

### 3. Net Fiscal Impact to District 93

The analysis in the Table 11 indicates that the projected annual operating revenues will exceed annual operating expenditures for District 13 by \$1,095,533 (the "District 93 Annual Fiscal Impact") in the years following the completion of the South Development. The analysis in Table 11 also indicates that the cumulative fiscal impact to District 93 is projected to be \$12,124,156 over a twenty year period (the "District 13 Total Fiscal Impact").

## C. Summary

The South Development is expected to generate net revenue substantially in excess of the South Development's share of the proportionate costs that may be incurred by District 93, and such excess may be used by District 93 in providing for the education of the additional students and the construction of additional capital improvements and/or for the lowering of District 93's tax rate.

## **VI. FISCAL IMPACT OF SOUTH DEVELOPMENT TO DISTRICT 87**

### **A. Assumptions Relating to Analysis of District 87 Revenues**

Property taxes are collected in arrears with the first year property tax collected in the second year. Therefore, the recurring property taxes from the completed development are not fully realized until the tax levy year 2029 (collectible in 2030).

The analysis of revenues generated by the South Development are based on units occupied throughout each year during the projected absorption period and assuming an initial average occupancy of 50% for such units occupied in each year. Furthermore, property taxes that are levied in one year are collected in the following year. Therefore, the property taxes levied on the first year's residents (occupied in the first quarter of 2025 and first assessed in 2025) will not be realized until 2026.

No additional property tax revenues would be realized in 2019 through 2025.

Each of the following analyses assumes that the property tax revenues will generate interest revenue equal to an amount of 1.0% of the annual property tax revenues.

### **B. Fiscal Impact – South Development**

The following Table 12 summarizes the fiscal impact of the South Development on District 87.

#### **1. District 87 Revenues**

The analysis in Table 12 provides a projection of the estimated amount of property tax and interest revenues to be generated by the South Development for District 87 during the absorption period (Table 3) from tax levy year 2018 (collected in 2019) through tax levy year 2037 (collected in 2038).

#### **Property Taxes**

The projections in Table 12 summarize the estimated total amount of property tax revenues to be generated by the South Development for District 87 over a period of twenty (20) years. The projection of the total amounts of the property tax revenues for tax levy year 2018 (collected in 2019) through the tax levy year 2037 (collected in 2038) is based on the absorption assumptions provided in Table 3.

**Table 12  
High School District #87 Fiscal Impact**

Prop. Tax Levy Year	Additional Revenues				Additional Operating Expenses					
	Incremental Equalized Assessed Value	Tax Rate <sup>(1)</sup>	Property Tax Revenue <sup>(2)</sup>	Interest Earnings <sup>(3)</sup>	Total Revenues	No. New Students	Annual Instr. Exp./Pupil	Net Additional Inst. Exp.	Annual Fiscal Impact	
2019	0	2.3402%	0	0	0	0	0	0	0	
2020	0	2.3402%	0	0	0	0	0	0	0	
2021	0	2.3402%	0	0	0	0	0	0	0	
2022	0	2.3402%	0	0	0	0	0	0	0	
2023	0	2.3402%	0	0	0	0	0	0	0	
2024	0	2.3402%	0	0	0	0	0	0	0	
2025	509,860	2.3402%	0	0	0	0	0	0	0	
2026	7,066,847	2.3402%	11,932	119	12,051	0	0	0	12,051	
2027	17,597,507	2.3402%	165,378	1,654	167,032	0	0	0	167,032	
2028	22,596,702	2.3402%	411,817	4,118	415,935	0	0	0	415,935	
2029	23,112,365	2.3402%	528,808	5,288	534,096	0	0	0	534,096	
2030	23,112,365	2.3402%	540,876	5,409	546,284	0	0	0	546,284	
2031	23,112,365	2.3402%	540,876	5,409	546,284	0	0	0	546,284	
2032	23,112,365	2.3402%	540,876	5,409	546,284	0	0	0	546,284	
2033	23,112,365	2.3402%	540,876	5,409	546,284	0	0	0	546,284	
2034	23,112,365	2.3402%	540,876	5,409	546,284	0	0	0	546,284	
2035	23,112,365	2.3402%	540,876	5,409	546,284	0	0	0	546,284	
2036	23,112,365	2.3402%	540,876	5,409	546,284	0	0	0	546,284	
2037	23,112,365	2.3402%	540,876	5,409	546,284	0	0	0	546,284	
2038	23,112,365	2.3402%	540,876	5,409	546,284	0	0	0	546,284	
<b>Totals</b>			<b>5,985,815</b>	<b>59,858</b>	<b>6,045,673</b>			<b>0</b>	<b>6,045,673</b>	

Notes:

<sup>(1)</sup>2017 District #87 Tax Rate (includes tax rate for Pension)

<sup>(2)</sup>Property Tax Revenues are based on property being assessed in the year of occupancy and collectible the following year

<sup>(3)</sup>Interest earnings based on 1.0% of Property Tax Revenue

With respect to the following analysis, the additional property tax revenues were determined using the District 87's 2017 property tax rate (2.3402 per \$100 of assessed valuation which includes the tax rate for the Pensions) as provided by the DuPage County Clerk.

Based upon a total projected stabilized incremental equalized assessed value of \$23,112,365 after completion of the South Development, the South Development is projected to generate \$540,876 of annual incremental net property tax revenues upon stabilization. Furthermore, the South Development is projected to generate \$5,985,815 of total incremental property tax revenues over a twenty-year period (tax collection year 2019 through 2038) for District 87.

### Interest Revenue

Upon completion of the South Development, the South Development is projected (as provided in Table 12) to generate \$5,409 of additional annual interest revenue and \$59,858 of total interest revenues over a twenty-year period (collectable in 2019 through 2038).

The projection of the amount of interest revenue in Table 12 is based on the assumption that the property tax revenues will generate interest revenue equal to an amount of 1.0% of the annual property tax revenues.

### 2. District 87 Expenditures

The South Development is expected to have restrictions on occupancy that will only allow only for individuals that are 55 and older to be occupants of the units within the South Development. Therefore the analysis in Table 12 does not assume that any additional expenditures will be incurred by District 87.

### 3. Net Fiscal Impact to District 87 from Development

The analysis in the Table 12 indicates that the projected annual operating revenues will exceed annual operating expenditures for District 87 by \$546,284 (the "District 87 Annual Fiscal Impact") in the years following the completion of the South Development. The analysis in Table 12 also indicates that the cumulative fiscal impact to District 87 is projected to be \$6,045,673 over a twenty-year period (the "District 87 Total Fiscal Impact").

## **C. Summary**

The South Development is expected to generate net revenues in excess of the South Development's share of the proportionate costs that may be incurred by District 87, and such excess may be used by District 87 in providing for the education of the additional students and the construction of additional capital improvements and/or for the lowering of District 87's tax rate.

## **VIII. FISCAL IMPACT OF DEVELOPMENT TO THE PARK DISTRICT**

The Park District's revenues and expenses in this study reflect recurring annual revenues and expenses related to the new population generated by the Development. Unless otherwise stated herein, the fiscal impact to the Park District is based upon the Park District's fiscal year end May 31, 2019 Budget (the "Park District Budget") for the Park District's Funds.

The Residential Development is expected to include a health club facility, a swimming pool, a playground, trails and gardens which are to be constructed by the Residential Developer together with a significant amount of open space for use by the residents of the Residential Development and which space and facilities are to be owned and maintained by a homeowner association.

### **A. Park District Revenues**

The analysis herein provides that the Park District shall receive additional property tax revenues, generated by the Development together with various fees from projected new residents generated by the Development.

Property taxes are collected in arrears with the first year property tax collected in the second year. Therefore, the recurring property taxes from the completed development are not fully realized until the tax levy year 2029 (collectable in 2030).

The analysis of revenues generated by the Residential Development are based on units occupied throughout each year during the projected absorption period and assuming an initial average occupancy of 50% for such units occupied in each year. Furthermore, property taxes that are levied in one year are collected in the following year. Therefore, the property taxes levied on the first year's residents (occupied in the first quarter of 2021 and first assessed in 2021) will not be realized until 2022. The analysis of revenues generated by the Repositioned Hotel are based on the assumption that the Hotel will be continued to be assessed based on current operations through the 2018 and 2019 tax levy years with the reassessment based on the Repositioned Hotel to occur for the 2020 tax levy year. The analysis of revenues generated by the Commercial Development are based on the assumption that 50% of the Commercial Development would be first assessed in 2022 with the remainder assessed in 2023.

No additional property tax revenues would be realized in 2018 through 2021. Any amounts reflected as negative Incremental Equalized Assessed Value or property taxes does not reduce the amount of property taxes to be collected by Park District but rather the amount of property taxes that will have to be paid by the other taxable properties within Park District.



### Property Tax Revenues

The analysis in the following Table 13 provides a projection of the estimated total amount of additional property tax revenues to be generated by the Development for the Park District over a period of twenty (20) years. With respect to the analysis in Table 13, the additional property tax revenues were determined using the Park District's 2017 property tax rate (0.4581 per \$100 of assessed valuation which includes the tax rate for the Pensions) as provided by the DuPage County Clerk. Property taxes are collected in arrears with the first year property tax collected in the second year. Therefore, the recurring property taxes from the completed development are not fully realized until the tax levy year 2029 (collected in 2030).

**Table I3  
Annual Property Tax Revenues to Bloomingdale Park District**

Tax Levy Year (Year of Occupancy)	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Incremental Equalized Assessed Value	0	0	(1,848,980)	(1,122,250)	7,555,068	21,002,942	32,591,790	45,107,378	57,955,433	68,862,993
2017 Park District Tax Rate <sup>(1)</sup>	0.4581%	0.4581%	0.4581%	0.4581%	0.4581%	0.4581%	0.4581%	0.4581%	0.4581%	0.4581%
<b>Total Incr. Property Tax Revenue</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>(8,470)<sup>(2)</sup></b>	<b>(5,141)<sup>(2)</sup></b>	<b>34,610</b>	<b>96,214</b>	<b>149,303</b>	<b>206,637</b>	<b>265,494</b>

Notes:

<sup>(1)</sup>Includes tax rate for Pension

<sup>(2)</sup>Assessed value reductions reflected in the initial tax levy years would not impact the overall property tax collections received by the Park District due to the manner in which the Park District's property tax levy is extended by the DuPage County Clerk

**Table I3 (cont.)  
Annual Property Tax Revenues to Bloomingdale Park District**

Tax Levy Year (Year of Occupancy)	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	Totals
Incremental Equalized Assessed Value	74,377,850	74,377,850	74,377,850	74,377,850	74,377,850	74,377,850	74,377,850	74,377,850	74,377,850	74,377,850	74,377,850	
2017 Park District Tax Rate <sup>(1)</sup>	0.4581%	0.4581%	0.4581%	0.4581%	0.4581%	0.4581%	0.4581%	0.4581%	0.4581%	0.4581%	0.4581%	
<b>Total Incr. Property Tax Revenue</b>	<b>315,461</b>	<b>340,725</b>	<b>340,725</b>	<b>340,725</b>	<b>340,725</b>	<b>340,725</b>	<b>340,725</b>	<b>340,725</b>	<b>340,725</b>	<b>340,725</b>	<b>340,725</b>	<b>4,461,357</b>

Notes:

<sup>(1)</sup>Includes tax rate for Pension

<sup>(2)</sup>Assessed value reductions reflected in the initial tax levy years would not impact the overall property tax collections received by the Park District due to the manner in which the Park District's property tax levy is extended by the DuPage County Clerk

Assessed value reductions reflected in the initial tax levy years would not impact the overall property tax collections received by the Park District due to the manner in which the Park District's property tax levy is extended by the DuPage County Clerk.

Based upon a total projected incremental stabilized incremental assessed value of \$74,377,850 after completion of the Development, the Development is projected to generate \$340,725 of annual incremental property tax revenues upon stabilization. Furthermore, the Development is projected to generate \$4,461,357 of total incremental property tax revenues over a twenty (20) year period (tax collection years 2019 through 2038).

#### Park District Fees

Park District fees connected to the proposed Development are estimated utilizing a model based upon incremental increases in fees due to anticipated growth in Park District population. This model assumes that one way to measure incremental costs in proportional fees for Park District residents is to calculate current per capita fees, given Park District's current population and fees. Excluded are property taxes which are calculated separately herein.

The following Table 14 provides the overall operating budget factors that will be used to estimate the increases to fees that are anticipated to be generated by the new residents of the Development. These estimates are based on the per capita fee approach explained above, with adjustments provided for the exclusive calculation of projected incremental property taxes.

**Table 14**  
**Park District Operating Budget Analysis (Revenues)**

All Funds Summary <sup>(1)</sup>	Revenues	Less Other Adjustments <sup>(2)(3)</sup>	Total Adjusted Revenues
<b>Corporate Fund</b>			
Property Tax	1,257,694	1,257,694	0
Fees	51,335	0	51,335
Interest Earned	12,000	12,000	0
Rentals	1,450	0	1,450
Operating Transfers	170,000	170,000	0
<b>Total</b>	<b>1,492,479</b>	<b>1,439,694</b>	<b>52,785</b>
<b>Recreation Fund</b>			
Property Taxes	705,595	705,595	0
Fees	50,000	0	50,000
Interest Earned	25,000	25,000	0
Rentals	1,500	0	1,500
Program Fees	1,527,320	0	1,527,320
Grants	1,000	0	1,000
Other Income	0	0	0
<b>Total</b>	<b>2,310,415</b>	<b>730,595</b>	<b>1,579,820</b>
<b>Liability Insurance Fund</b>			
Property Taxes	107,650	107,650	0
Fees	1,535	1,535	0
Interest Earned	100	100	0
Operating Transfer	0	0	0
Member District Reimbursements	45,000	45,000	0
<b>Total</b>	<b>154,285</b>	<b>154,285</b>	<b>0</b>
<b>Audit Fund</b>			
Property Taxes	20,551	20,551	0
Interest	0	0	0
<b>Total</b>	<b>20,551</b>	<b>20,551</b>	<b>0</b>
<b>Bond &amp; Interest Fund</b>			
Property Taxes	1,467,951	1,467,951	0
Interest Earned	800	800	0
Operating Transfers	10,000	10,000	0
Bond Proceeds	514,700	514,700	0
<b>Total</b>	<b>1,993,451</b>	<b>1,993,451</b>	<b>0</b>
<b>Museum Fund</b>			
Property Taxes	193,769	193,769	0
Fees	4,100	0	4,100
Interest Earned	200	200	0
Rentals	1,000	0	1,000
Program Fees	1,075	0	1,075
Operating Transfers	0	0	0
<b>Total</b>	<b>200,144</b>	<b>193,969</b>	<b>6,175</b>

**Table 14 (cont.)  
Park District Operating Budget Analysis (Revenues)**

All Funds Summary	Revenues	Less Other Adjustments <sup>(2)(3)</sup>	Total Adjusted Revenues
<b>Capitals Fund</b>			
Fees	9,500	0	9,500
Interest Earned	46,000	46,000	0
Operating Transfers	750,000	750,000	0
Bond Proceeds	155,000	155,000	0
Grants and Intergovernmental	416,972	416,972	0
<b>Total</b>	<b>1,377,472</b>	<b>1,367,972</b>	<b>9,500</b>
<b>IMRF Fund</b>			
Property Taxes	170,282	170,282	0
Interest Income	0	0	0
Operating Transfers	0	0	0
Other Income	5,000	0	5,000
<b>Total</b>	<b>175,282</b>	<b>170,282</b>	<b>5,000</b>
<b>Social Security Fund</b>			
Property Taxes	126,244	126,244	0
Interest Income	0	0	0
Operating Transfers	0	0	0
Member District Reimbursements	3,350	3,350	0
<b>Total</b>	<b>129,594</b>	<b>129,594</b>	<b>0</b>
<b>Working Cash Fund</b>			
Interest Earned	2,400	2,400	0
Other Income	0	0	0
<b>Total</b>	<b>2,400</b>	<b>2,400</b>	<b>0</b>
<b>Special Recreation Fund</b>			
Property Taxes	391,453	391,453	0
Interest Earned	450	450	0
Other Income	5,000	0	5,000
<b>Total</b>	<b>396,903</b>	<b>391,903</b>	<b>5,000</b>
<b>Paving Lighting and Roadway Fund</b>			
Property Taxes	48,932	48,932	0
Interest Earned	25	25	0
Other Income	0	0	0
<b>Total</b>	<b>48,957</b>	<b>48,957</b>	<b>0</b>
<b>Total Adjusted Revenues</b>	<b>8,301,933</b>	<b>6,643,653</b>	<b>1,658,280</b>

Notes:

<sup>(1)</sup>Based on Park District's FYE 2019 Budget and Appropriation Ordinance

<sup>(2)</sup>Adjustments made to exclude property tax receipts due to separate analysis of property tax revenues projected to be generated by the additional units

<sup>(3)</sup>Adjustments made to exclude operating transfers, bond proceeds and grants that are not expected to be impacted by the additional units

The analysis in the following Table 15 provides an analysis of the amount of fees that each new resident is expected to generate (\$75) for the Park District as determined by dividing the Total Adjusted Revenues (\$1,658,280) by the Park District’s estimated population (22,000). The Development is projected to generate \$70,703 of annual fees upon completion of the Development.

**Table 15**  
**Estimated New Revenues**

Year of Occupancy	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
<b>Residential</b>												
Total Number of New Residents <sup>(1)</sup>	0	0	0	10	87	228	383	551	722	867	932	938
Additional Operating Revenues Per Resident <sup>(2)</sup>	75	75	75	75	75	75	75	75	75	75	75	75
Adjusted Additional Operating Revenues	0	0	0	754	6,558	17,186	28,869	41,532	54,422	65,351	70,251	70,703

Notes:

<sup>(1)</sup> Reflects the addition of 535 units on the Property commencing in 2020

<sup>(2)</sup> Determined by dividing the Total Adjusted Revenues by the District's Estimated Population Total Population (22,000)

### Interest Revenue

Upon completion of the Development, the Development is projected (as provided in Table 18) to generate \$3,407 of additional annual interest revenue and \$44,726 of total interest revenues over a twenty-year period (collectable in 2019 through 2038).

The projection of the amount of interest revenue in Table 18 is based on the assumption that the property tax revenues will generate interest revenue equal to an amount of 1.0% of the annual property tax revenues.

### **Park District Expenditures**

Park District expenditures connected to the proposed Development are estimated utilizing a model based upon incremental increases in services required due to anticipated growth in Park District population. This model assumes that one way to measure incremental costs in proportional Park District services for Village residents is to calculate current per capita expenses, given the Park District’s estimated population and service levels.

This approach, in part, relies upon utilization of the Park District’s most recent estimate of its operating expenditures, which in the case of the Park District, is the Park District Budget.

Notwithstanding this proportional/per capita approach to estimating increased Park District expenditures due to residential population growth, adjustments are made for expected costs due to the Development for debt service expenses only. This is due primarily to the relatively small size of the Development and that the Developer will provide funds for the costs related to the initial infrastructure improvements that will be necessary to provide for the construction of the park facilities on the Property.

The Development is not expected to require the Park District to add significant additional administrative or other work staff or require the Park District to make any initial capital expenditures to service the Development. The infrastructure improvements within the Development will be constructed by the Developer. Furthermore, the residents of the Development are expected to use the health club facilities and swimming pool to be constructed as part of the Development and therefore are not expected to add to the costs of operating the aquatic or health club facilities of the Park District. The result in this case is that the Park District anticipates a relatively modest need to increase services in connection with the Development.

The following Table 16 provides the overall operating budget factors that will be used to estimate the increases to Park District operating expenditures that are anticipated to be caused by the Development. These estimates are based on the per capita approach explained above, with adjustments made only for the Park District's existing debt service expense. Expenses of the Park District with respect to the Development are estimated based a determination of the expenses reflected in the Budget for the Park District's Funds that would be affected by the construction of the Development. Table 16 provides an analysis of the expenses in the Village's Funds that are expected to increase due to the Development.

This study does not attempt to evaluate the need for the construction of additional facilities since the number of residents estimated to be generated by the Development is not substantial.

**Table 16**  
**Park District Operating Budget Analysis (Expenses)**

All Funds Summary	Expenditures <sup>(1)</sup>	Less Adjustments <sup>(2)</sup>	Total Adjusted Expenditures
<b>Corporate Fund</b>			
Salaries and Wages	701,775	701,775 <sup>(3)</sup>	0
Contractual Services	237,700	237,700 <sup>(3)</sup>	0
Supplies	61,500	61,500 <sup>(3)</sup>	0
Utilities	46,200	46,200 <sup>(3)</sup>	0
Insurance & Benefits	155,500	155,500 <sup>(3)</sup>	0
Equipment	45,170	45,170 <sup>(3)</sup>	0
Building and Landscape	92,600	92,600 <sup>(3)</sup>	0
Auto Expenses	10,500	10,500 <sup>(3)</sup>	0
Training and Team Development	22,450	22,450 <sup>(5)</sup>	0
Licenses and Other Fees	2,000	2,000	0
Banking and Investment Fees	3,800	3,800	0
Uniforms	2,500	2,500	0
Fuel	16,000	16,000	0
Community and Staff Relations	5,300	5,300	0
Dues and Memberships	11,250	11,250	0
Operating Transfers	10,000	10,000	0
Total	1,424,245	1,424,245	0
<b>Recreation Fund</b>			0
Salaries and Wages	751,820	0	751,820
Contractual Services	150,000	0	150,000
Supplies	126,000	0	126,000
Utilities	89,600	0	89,600
Insurance & Benefits	108,500	0	108,500
Equipment	25,020	0	25,020
Building and Landscape	85,450	0	85,450
Program Expenses	812,427	0	812,427
Auto Expenses	12,500	0	12,500
Training and Team Development	13,700	0	13,700
Uniforms	5,200	0	5,200
Banking and Investment Fees	31,000	0	31,000
Licenses and Other Fees	2,900	0	2,900
Community and Staff Relations	3,000	0	3,000
Dues and Memberships	4,000	0	4,000
Safety Audit	3,700	0	3,700
Operating Transfers	750,000	750,000	0
Total	2,974,817	750,000	2,224,817
<b>Liability Insurance Fund</b>			
Salaries and Wages	73,500	73,500	0
Supplies	3,000	3,000	0
Utilities	200	200	0
Insurance	72,144	0	72,144
Auto Expenses	525	525	0
Training and Team Development	1,600	1,600	0
Safety Requirement and Equipment	2,240	2,240	0
Dues and Memberships	600	600	0
Total	153,809	81,665	72,144



**Table 16 (cont.)  
Park District Operating Budget Analysis (Expenses)**

All Funds Summary	Expenditures	Less Other Adjustments	Total Adjusted Expenditures
<b>Audit Fund</b>			
Contractual Services	21,010	21,010 <sup>(4)</sup>	0
Miscellaneous	0	0	0
Total	21,010	21,010	0
<b>Bond &amp; Interest Fund</b>			
Bond Payments	1,986,355	1,986,355 <sup>(5)</sup>	0
Operating Transfers	0	0	0
Total	1,986,355	1,986,355	0
<b>Museum Fund<sup>(6)</sup></b>			
Salaries and Wages	124,850	124,850	0
Contractual Services	5,960	5,960	0
Supplies	7,100	7,100	0
Utilities	11,350	11,350	0
Insurance & Benefits	22,500	22,500	0
Equipment/Paving	6,000	6,000	0
Building and Landscape	10,750	10,750	0
Program Expenses	13,500	13,500	0
Community and Staff Relations	200	200	0
Dues and Memberships	200	200	0
Licenses and Other Fees	500	500	0
Total	202,910	202,910	0
<b>Capital Improvements Fund</b>			
Banking and Investment Fees	9,000	9,000	0
Capital Projects	9,214,762	9,214,762 <sup>(7)</sup>	0
Total	9,223,762	9,223,762	0
<b>IMRF Fund</b>			
Insurance and Benefits	182,000	0	182,000
Miscellaneous	0	0	0
Total	182,000	0	182,000
<b>Social Security Fund</b>			
Insurance and Benefits	157,000	0	157,000
Miscellaneous	0	0	0
Total	157,000	0	157,000
<b>Working Cash Fund</b>			
Contractual Service	0	0	0
Operating Transfers	170,000	170,000	0
Total	170,000	170,000	0
<b>Special Recreation Fund</b>			
Contractual Services	368,888	0	368,888
Miscellaneous	500	0	500
ADA Compliance	14,000	0	14,000
Total	383,388	0	383,388

**Table 16 (cont.)  
Park District Operating Budget Analysis (Expenses)**

<b>Paving Lighting &amp; Road Fund</b>			
Equipment/Paving	47,225	0	47,225
Miscellaneous	0	0	0
Total	47,225	0	47,225
<b>Total Adjusted Expenditures</b>	<b>16,926,521</b>	<b>13,859,947</b>	<b>2,909,574</b>

Notes:

<sup>(1)</sup>Based on Park District's FYE 2019 Budget and Appropriation Ordinance

<sup>(2)</sup>Adjustments were made to reflect that the (i) Development will include the construction of club house with a swimming pool and health club facility for use by the residents of the Development, (ii) a relatively small addition of residential units would not require the Park District to incur additional costs other than for recreation programs and maintenance of park facilities within the Development and (iii) operating transfers are revenues to other funds

<sup>(3)</sup>Adjustments were made to reflect that the District will not incur additional administrative costs due to the construction of the Development

<sup>(4)</sup>Adjustment made to reflect that the Development would not increase the Districts auditing fees

<sup>(5)</sup>The District is not expected to be required to issue any debt to provide for capital improvements for the Development

<sup>(6)</sup>Adjustments made to reflect that the District will not have to expand the Museum due to the construction of the Development

<sup>(7)</sup>Adjustment made to reflect that the Developer will dedicate improved park property to the District which will not require any additional capital expenditures

The potential amount of additional residents from the Development (an approximate 4.3% increase in the population that the Park District currently serves) is not expected to significantly increase the amount of other operating costs (e.g., additional administrative staff, additional building maintenance, etc.).

The analysis in the following Table 17 assumes an additional nine hundred thirty-eight (938) residents from the Development would be able to use the facilities of and participate in the programs of the Park District. Based on the Operating Expense Per Resident of \$132 based on the budget provided by the Park District, the analysis in Table 17 projects additional annual expenditures of \$124,054 upon completion of the Development.

**Table 17  
Estimated New Expenses**

Year of Occupancy	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
<b>Residential</b>												
Total Number of New Residents <sup>(1)</sup>	0	0	0	10	87	228	383	551	722	867	932	938
Additional Operating Expense Per Resident <sup>(2)</sup>	132	132	132	132	132	132	132	132	132	132	132	132
Adjusted Additional Operating Expenditures	0	0	0	1,323	11,506	30,154	50,653	72,872	95,487	114,664	123,260	124,054

Notes:

<sup>(1)</sup>Reflects the addition of 535 units on the Property commencing in 2021

<sup>(2)</sup>Determined by dividing the Total Adjusted Expenditures by the District's Estimated Population Total Population (22,000)

**C. Net Fiscal Impact to the Park District from Development**

The analysis in the following Table 18 indicates that the projected annual operating revenues will exceed annual operating expenditures for the Park District by \$290,782 (the “Park District Annual Fiscal Impact”) in the years following the completion of the Development. The analysis in Table 18 also indicates that the cumulative fiscal impact to the Park District is projected to be \$3,755,220 over a twenty-year period (the “Park District Total Fiscal Impact”).

The surplus may be used by the Park District to maintain or increase the quality of the Park District’s park facilities and programs at a lower cost to the residents of the Park District. This study does not attempt to evaluate the need for the construction of additional facilities since the Development (i) will include a significant amount of duplicative facilities that would be available to the additional residents of the Development, and (ii) will likely result in a small increase in the projected number of additional residents (a 4.3% increase in residents).

**Table 18  
Bloomington Park District Fiscal Impact**

Prop. Tax Coll. Year	Additional Revenues					Additional Expenses					Annual Fiscal Impact	
	Incremental Equalized Assessed Value	Tax Rate <sup>(1)</sup>	Property Tax Revenue <sup>(2)</sup>	No. New Residents	Avg. Fees Per Resident <sup>(3)</sup>	Total Fees	Interest Earnings <sup>(4)</sup>	Total Revenues	No. New Residents	Annual Exp./Resident <sup>(3)</sup>		Net Additional Exp.
2019	0	0.4581%	0	0	75	0	0	0	0	132	0	0
2020	(1,848,980)	0.4581%	0	0	75	0	0	0	0	132	0	0
2021	(1,122,250)	0.4581%	(8,470) <sup>(5)</sup>	10	75	754	0	(7,716)	10	132	1,323	(9,039)
2022	7,555,068	0.4581%	(5,141)	87	75	6,558	0	1,417	87	132	11,506	(10,089)
2023	21,002,942	0.4581%	34,610	228	75	17,186	346	52,142	228	132	30,154	21,988
2024	32,591,790	0.4581%	96,214	383	75	28,869	962	126,046	383	132	50,653	75,393
2025	45,107,378	0.4581%	149,303	551	75	41,532	1,493	192,328	551	132	72,872	119,457
2026	57,955,433	0.4581%	206,637	722	75	54,422	2,066	263,125	722	132	95,487	167,638
2027	68,862,993	0.4581%	265,494	867	75	65,351	2,655	333,500	867	132	114,664	218,836
2028	73,862,188	0.4581%	315,461	932	75	70,251	3,155	388,867	932	132	123,260	265,607
2029	74,377,850	0.4581%	338,363	938	75	70,703	3,384	412,449	938	132	124,054	288,396
2030	74,377,850	0.4581%	340,725	938	75	70,703	3,407	414,835	938	132	124,054	290,782
2031	74,377,850	0.4581%	340,725	938	75	70,703	3,407	414,835	938	132	124,054	290,782
2032	74,377,850	0.4581%	340,725	938	75	70,703	3,407	414,835	938	132	124,054	290,782
2033	74,377,850	0.4581%	340,725	938	75	70,703	3,407	414,835	938	132	124,054	290,782
2034	74,377,850	0.4581%	340,725	938	75	70,703	3,407	414,835	938	132	124,054	290,782
2035	74,377,850	0.4581%	340,725	938	75	70,703	3,407	414,835	938	132	124,054	290,782
2036	74,377,850	0.4581%	340,725	938	75	70,703	3,407	414,835	938	132	124,054	290,782
2037	74,377,850	0.4581%	340,725	938	75	70,703	3,407	414,835	938	132	124,054	290,782
2038	74,377,850	0.4581%	340,725	938	75	70,703	3,407	414,835	938	132	124,054	290,782
			4,458,995			991,953	44,726	5,495,674			1,740,454	3,755,220

Notes:

<sup>(1)</sup>2017 Park District Tax Rate (includes tax rate for Pension)

<sup>(2)</sup>Property Tax Revenues are based on property being assessed in the year of occupancy and collectible the following year

<sup>(3)</sup>Based on information provided by Park District and Park District's draft FYE 2019 Budget and Appropriation Ordinance

<sup>(4)</sup>Interest earnings based on 1.0% of Property Tax Revenue

<sup>(5)</sup>Assessed value reductions reflected in the initial tax levy years would not impact the overall property tax collections received by the Park District due to the manner in which the Park District's property tax levy is extended by the DuPage County Clerk

## **IX. FISCAL IMPACT OF DEVELOPMENT TO VILLAGE OF BLOOMINGDALE**

The Village's revenues and expenses in this study reflect recurring annual revenues and expenses related to the new population generated by the Development. Unless otherwise stated herein, the fiscal impact to the Village is based upon the Village's Approved Fiscal Year 2018/2019 Budget (the "Village Budget") for the Village's General Fund.

We have excluded revenues from tap on fees, building permits, inspection fees, and other non-recurring fees since such revenues are assumed to meet costs of the services related thereto. Furthermore, we have assumed that all revenues related to enterprises of the Village (i.e. water and sewer services) are structured to meet the expenditures of such enterprises.

All public infrastructure improvements are expected to be constructed by the Developer and ownership of such improvements will be transferred to the Village upon completion of the Developer. Therefore, the assumption in this analysis is that the Village is not expected to incur additional capital expenditures related to the Development. Furthermore, even though the analysis herein provides for operation and maintenance costs related to the Development prior to completion of the Development, such costs are expected to be incurred by the Developer during such period.

### **A. Village Revenues**

The analysis herein provides that the Village shall receive property tax revenues, hotel tax revenues telecom tax revenues, sales tax revenues, state income tax sharing revenues, motor fuel tax sharing revenues and state use tax sharing revenues. We have recognized that the collection of some revenues are delayed such as the property taxes and the State redistributed revenues. Furthermore, the State redistributed revenues are based on population which additional population from the Development will not be reflected until the 2020 Census and a limited special census that is assumed to be undertaken by the Village in 2027 due to the increase in population from the Residential Development (collectively, the "Census").

#### **Property Tax Revenues**

The analysis in the following Table 19 provides a projection of the estimated total amount of property tax revenues to be generated by the Development for the Village over a period of twenty (20) years. With respect to the analysis in Table 19, the additional property tax revenues were determined using the Village's 2017 property tax rate (0.6318 per \$100 of assessed valuation which includes the tax rate for the Pension Fund and the Library Fund) as provided by the DuPage County Clerk. Property taxes are collected in arrears with the first year property tax collected in the second year. Therefore, the recurring property taxes from the completed development are not fully realized until the tax levy year 2028 (collected in 2029).

**Table 19  
Annual Property Tax Revenues to Village of Bloomingdale**

Tax Levy Year (Year of Occupancy)	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Incremental Equalized Assessed Value	0	0	(1,848,980)	(1,122,250)	7,555,068	21,002,942	32,591,790	45,107,378	57,955,433	68,862,993	73,862,188
2017 Village Tax Rate <sup>(1)</sup>	0.6318%	0.6318%	0.6318%	0.6318%	0.6318%	0.6318%	0.6318%	0.6318%	0.6318%	0.6318%	0.6318%
Total Incremental Property Tax Revenue	0	0	0	(11,682) <sup>(2)</sup>	(7,090) <sup>(2)</sup>	47,733	132,697	205,915	284,988	366,162	435,076

Notes:

<sup>(1)</sup> Includes tax rate for Library and Pension

<sup>(2)</sup> Assessed value reductions reflected in the initial tax levy years would not impact the overall property tax collections received by the Village due to the manner in which the Village's property tax levy is extended by the DuPage County Clerk

**Table 19 (cont.)  
Annual Property Tax Revenues to Village of Bloomingdale**

Tax Levy Year (Year of Occupancy)	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	Totals
Incremental Equalized Assessed Value	74,377,850	74,377,850	74,377,850	74,377,850	74,377,850	74,377,850	74,377,850	74,377,850	74,377,850	74,377,850	
2017 Village Tax Rate <sup>(1)</sup>	0.6318%	0.6318%	0.6318%	0.6318%	0.6318%	0.6318%	0.6318%	0.6318%	0.6318%	0.6318%	
Total Incremental Property Tax Revenue	466,661	469,919	469,919	469,919	469,919	469,919	469,919	469,919	469,919	469,919	6,149,734

Notes:

<sup>(1)</sup> Includes tax rate for Library and Pension

<sup>(2)</sup> Assessed value reductions reflected in the initial tax levy years would not impact the overall property tax collections received by the Village due to the manner in which the Village's property tax levy is extended by the DuPage County Clerk

Assessed value reductions reflected in the initial tax levy years would not impact the overall property tax collections received by the Village due to the manner in which the Village's property tax levy is extended by the DuPage County Clerk.

Based upon a total projected incremental stabilized incremental assessed value of \$74,377,850 after completion of the Development, the Development is projected to generate \$469,919 of annual incremental property tax revenues upon stabilization. Furthermore, the Development is projected to generate \$6,149,734 of total incremental property tax revenues over a twenty (20) year period (tax collection years 2019 through 2038)

### Hotel and Sales Tax Revenues

The analysis in the following Table 20 provides a projection of the estimated total amount of additional hotel and sales taxes projected to be generated by the Repositioned Hotel. Although the number of rooms in the Repositioned Hotel will be less than in the existing Hotel, the Hotel Owner is projecting that average room rates and occupancy levels will increase due to the remodeling of the Hotel. The Hotel Taxes and Sales Taxes collected based on Current Operations as reflected in Table 20 are based on actual hotel and sales taxes based on the current hotel's operations in the 2017 calendar year.

The analysis in Table 20 provides a projection of the estimated additional hotel tax revenues to be generated by the Repositioned Hotel for the Village over a period of twenty (20) years. The Repositioned Hotel is projected to generate \$236,363 of additional annual hotel tax revenues upon the completion of the remodeling of the Hotel and \$4,019,664 of total additional hotel tax revenues over a twenty (20) year period (tax collection years 2019 through 2038).

The analysis in Table 20 also provides a projection of the decrease in the estimated additional sales tax revenues to be generated by the Repositioned Hotel for the Village over a period of twenty (20) years. The sales taxes from the Repositioned Hotel is projected to increase \$30,478 annually upon the completion of the remodeling of the Hotel and a total of increase of \$548,597 of total sales tax revenues over a twenty (20) year period (tax collection years 2019 through 2038).

The analysis in Table 20 provides a projection of the net additional hotel and sales taxes to be generated by the Repositioned Hotel over a period of twenty (20) years. The Repositioned Hotel is projected to generate \$266,841 of net additional annual hotel and sales tax revenues upon completion of the Repositioned Hotel and \$4,568,261 of net additional hotel and sales tax revenues over a twenty (20) year period (the collection years 2019 through 2038).

**Table 20  
Hotel Tax Revenues**

Year Of Operations	Hotel Taxes			Sales Taxes			Net Additional Taxes From Repositioned Hotel
	Current Operations <sup>(1)</sup>	New Operations <sup>(2)</sup>	Incremental Taxes	Current Operations <sup>(1)</sup>	New Operations <sup>(2)</sup>	Incremental Taxes	
2019	233,377	N/A	0	11,072	N/A	0	0
2020	233,377	N/A	0	11,072	N/A	0	0
2021	233,377	234,870	1,493	11,072	41,550	30,478	31,971
2022	233,377	469,740	236,363	11,072	41,550	30,478	266,841
2023	233,377	469,740	236,363	11,072	41,550	30,478	266,841
2024	233,377	469,740	236,363	11,072	41,550	30,478	266,841
2025	233,377	469,740	236,363	11,072	41,550	30,478	266,841
2026	233,377	469,740	236,363	11,072	41,550	30,478	266,841
2027	233,377	469,740	236,363	11,072	41,550	30,478	266,841
2028	233,377	469,740	236,363	11,072	41,550	30,478	266,841
2029	233,377	469,740	236,363	11,072	41,550	30,478	266,841
2030	233,377	469,740	236,363	11,072	41,550	30,478	266,841
2031	233,377	469,740	236,363	11,072	41,550	30,478	266,841
2032	233,377	469,740	236,363	11,072	41,550	30,478	266,841
2033	233,377	469,740	236,363	11,072	41,550	30,478	266,841
2034	233,377	469,740	236,363	11,072	41,550	30,478	266,841
2035	233,377	469,740	236,363	11,072	41,550	30,478	266,841
2036	233,377	469,740	236,363	11,072	41,550	30,478	266,841
2037	233,377	469,740	236,363	11,072	41,550	30,478	266,841
2038	233,377	469,740	236,363	11,072	41,550	30,478	266,841
Totals	4,667,540	8,220,450	4,019,664	221,448	747,900	548,597	4,568,261

Notes:

<sup>(1)</sup>Based on taxes paid to Village for calendar year 2017 as provided by hotel operator

<sup>(2)</sup>Based on projections of taxes expected to be generated by hotel property after remodeling and repositioning, assume 50% collections in initial year of repositioning

### Local Sales Tax Revenues – Commercial Development

Based on the projected type of users/occupants of the Commercial Development identified by the Hotel Developer, the following Table 21 provides a description of the proposed uses of the Commercial Development, the amount of space that would be occupied by businesses that would generate sales that are subject to sales taxes and the estimated sales per square foot by such businesses.



**Table 21**

Component	Approximate <u>Size/Sq. Ft.</u>	Tax Generating <u>Space/Sq.Ft.</u>	Sales/ <u>Sq. Ft.</u>
Outlot Restaurants	16,000	16,000	\$350
Restaurant/Banquet Facility	17,000	17,000	450
Retail/Restaurant	20,000	10,000	250
Commercial/Office	30,000	0	0
Medical Office	<u>59,000</u>	<u>0</u>	0
Total	142,000	43,000	

Based on the assumptions provided in Table 21, the analysis in the following Table 22 provides a projection of the estimated total amount of additional local sales tax sharing revenues and home rule sales tax revenues to be generated by the Commercial Development (the “Commercial Development Sales Taxes”). The analysis in Table 21 assumes that the sales would be subject to the state sharing sales taxes of which 1% is shared with the Village and the Village’s 0.5% home rule sales tax rate. In addition, the analysis provides for a 20% allowance for vacancies and non-sales tax generating users.

The Commercial Development is projected to generate \$283,500 of annual sales tax revenues upon completion of the Commercial Development and \$4,819,500 of total sales tax revenues over a twenty (20) year period (tax collection years 2019 through 2038).

**Table 22  
Commercial Development Sales Tax Revenues**

Year Of Operations	Outlot Restaurants				Restaurant/Banquet Facility				Retail/Commercial				Total Sales	Vacancy Allowance	Total Net Sales
	Sq. Ft.	Sales Sq. Ft.	Tax Rate	Sales Taxes	Sq. Ft.	Sales Sq. Ft.	Tax Rate	Sales Taxes	Sq. Ft.	Sales Sq. Ft.	Tax Rate	Sales Taxes			
2019	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2020	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2021	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2022	16,000	\$350	1.50%	84,000	17,000	\$450	1.50%	114,750	10,000	\$250	1.50%	37,500	236,250	(47,250)	283,500
2023	16,000	\$350	1.50%	84,000	17,000	\$450	1.50%	114,750	10,000	\$250	1.50%	37,500	236,250	(47,250)	283,500
2024	16,000	\$350	1.50%	84,000	17,000	\$450	1.50%	114,750	10,000	\$250	1.50%	37,500	236,250	(47,250)	283,500
2025	16,000	\$350	1.50%	84,000	17,000	\$450	1.50%	114,750	10,000	\$250	1.50%	37,500	236,250	(47,250)	283,500
2026	16,000	\$350	1.50%	84,000	17,000	\$450	1.50%	114,750	10,000	\$250	1.50%	37,500	236,250	(47,250)	283,500
2027	16,000	\$350	1.50%	84,000	17,000	\$450	1.50%	114,750	10,000	\$250	1.50%	37,500	236,250	(47,250)	283,500
2028	16,000	\$350	1.50%	84,000	17,000	\$450	1.50%	114,750	10,000	\$250	1.50%	37,500	236,250	(47,250)	283,500
2029	16,000	\$350	1.50%	84,000	17,000	\$450	1.50%	114,750	10,000	\$250	1.50%	37,500	236,250	(47,250)	283,500
2030	16,000	\$350	1.50%	84,000	17,000	\$450	1.50%	114,750	10,000	\$250	1.50%	37,500	236,250	(47,250)	283,500
2031	16,000	\$350	1.50%	84,000	17,000	\$450	1.50%	114,750	10,000	\$250	1.50%	37,500	236,250	(47,250)	283,500
2032	16,000	\$350	1.50%	84,000	17,000	\$450	1.50%	114,750	10,000	\$250	1.50%	37,500	236,250	(47,250)	283,500
2033	16,000	\$350	1.50%	84,000	17,000	\$450	1.50%	114,750	10,000	\$250	1.50%	37,500	236,250	(47,250)	283,500
2034	16,000	\$350	1.50%	84,000	17,000	\$450	1.50%	114,750	10,000	\$250	1.50%	37,500	236,250	(47,250)	283,500
2035	16,000	\$350	1.50%	84,000	17,000	\$450	1.50%	114,750	10,000	\$250	1.50%	37,500	236,250	(47,250)	283,500
2036	16,000	\$350	1.50%	84,000	17,000	\$450	1.50%	114,750	10,000	\$250	1.50%	37,500	236,250	(47,250)	283,500
2037	16,000	\$350	1.50%	84,000	17,000	\$450	1.50%	114,750	10,000	\$250	1.50%	37,500	236,250	(47,250)	283,500
2038	16,000	\$350	1.50%	84,000	17,000	\$450	1.50%	114,750	10,000	\$250	1.50%	37,500	236,250	(47,250)	283,500
Totals				1,428,000				1,950,750				637,500	4,016,250	(803,250)	4,819,500

## Local Sales Tax Revenues

The analysis in the following Table 23 provides a projection of the estimated total amount of additional local sales tax sharing revenues and home rule sales taxes to be generated by the Residential Development for the Village over a period of twenty (20) years. The Residential Development is projected to generate \$45,171 of annual sales tax revenues upon completion of the Residential Development and \$638,649 of total sales tax revenues over a twenty (20) year period (tax collection years 2019 through 2038) as a result of spending by the residents in existing local retail establishments.

We base the estimate of such sales tax revenues on the following:

- 1) Household income of \$76,757 per unit (projected household income based on Bloomingdale Median Household Income U.S. Census Bureau 2012-2016 American Community Survey 5-Year Estimate);
- 2) 20% of income is spent on convenience goods (i.e. groceries, restaurants) and 10% of income is spent on comparison goods (i.e. appliances, clothing, vehicles);
- 3) 40% of convenience goods and 20% of comparison goods are purchased in Village;
- 4) 100% of all goods are taxable; and
- 5) Collections are based on Village's 1% share of state sales tax and 0.5% home rule sales tax.

The above only assumes that residents from the Residential Development will purchase goods from existing businesses. However, such analysis does not consider the potential for the creation of demand for new businesses within the Village.

**Table 23**  
**Additional Local Sales Tax Revenues (New Households)**

Year of Occupancy	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Average											
Cumulative Additional Residential Units Occupied	0	0	0	5	51	135	227	326	428	507	535
Household Income <sup>(1)</sup>	0	0	0	383,785	3,914,607	10,362,195	17,423,839	25,022,782	32,851,996	38,915,799	41,064,995
Convenience Goods Spending	0	0	0	76,757	782,921	2,072,439	3,484,768	5,004,556	6,570,399	7,783,160	8,212,999
Comparison Goods Spending	0	0	0	38,379	391,461	1,036,220	1,742,384	2,502,278	3,285,200	3,891,580	4,106,500
Convenience Goods Spending Locally	0	0	0	30,703	313,169	828,976	1,393,907	2,001,823	2,628,160	3,113,264	3,285,200
Comparison Goods Spending Locally	0	0	0	7,676	78,292	207,244	348,477	500,456	657,040	778,316	821,300
Taxable Share, Convenience Goods	0	0	0	30,703	313,169	828,976	1,393,907	2,001,823	2,628,160	3,113,264	3,285,200
Taxable Share, Comparison Goods	0	0	0	7,676	78,292	207,244	348,477	500,456	657,040	778,316	821,300
Local Taxable Spending	0	0	0	38,379	391,461	1,036,220	1,742,384	2,502,278	3,285,200	3,891,580	4,106,500
Additional Sales Tax Revenue from New Households (Local Share State Sales Tax) <sup>(2)</sup>	0	0	0	384	3,915	10,362	17,424	25,023	32,852	38,916	41,065
Additional Sales Tax Revenue from New Households (Home Rule Sales Tax) <sup>(3)</sup>	0	0	0	38	391	1,036	1,742	2,502	3,285	3,892	4,106
Total Additional Sales Tax Revenues from New Households	0	0	0	422	4,306	11,398	19,166	27,525	36,137	42,807	45,171

Notes:

<sup>(1)</sup> Bloomington Median Household Income U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates

<sup>(2)</sup> Assumes Convenience Goods and Comparison Goods are subject to State Sales Tax of which 1% is the Local Share of the State Sales Taxes

<sup>(3)</sup> Assumes Only Comparison Goods are subject to Village Home Rule Tax of 0.5%

**Table 23 (cont.)  
Additional Local Sales Tax Revenues (New Households)**

Year of Occupancy	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	Totals
Cumulative Additional Residential Units Occupied	535	535	535	535	535	535	535	535	535	535	
Household Income <sup>(1)</sup>	41,064,995	41,064,995	41,064,995	41,064,995	41,064,995	41,064,995	41,064,995	41,064,995	41,064,995	41,064,995	
Convenience Goods Spending	8,212,999	8,212,999	8,212,999	8,212,999	8,212,999	8,212,999	8,212,999	8,212,999	8,212,999	8,212,999	
Comparison Goods Spending	4,106,500	4,106,500	4,106,500	4,106,500	4,106,500	4,106,500	4,106,500	4,106,500	4,106,500	4,106,500	
Convenience Goods Spending Locally	3,285,200	3,285,200	3,285,200	3,285,200	3,285,200	3,285,200	3,285,200	3,285,200	3,285,200	3,285,200	
Comparison Goods Spending Locally	821,300	821,300	821,300	821,300	821,300	821,300	821,300	821,300	821,300	821,300	
Taxable Share, Convenience Goods	3,285,200	3,285,200	3,285,200	3,285,200	3,285,200	3,285,200	3,285,200	3,285,200	3,285,200	3,285,200	
Taxable Share, Comparison Goods	821,300	821,300	821,300	821,300	821,300	821,300	821,300	821,300	821,300	821,300	
Local Taxable Spending	4,106,500	4,106,500	4,106,500	4,106,500	4,106,500	4,106,500	4,106,500	4,106,500	4,106,500	4,106,500	
Additional Sales Tax Revenue from New Households (Local Share State Sales Tax) <sup>(2)</sup>	41,065	41,065	41,065	41,065	41,065	41,065	41,065	41,065	41,065	41,065	
Additional Sales Tax Revenue from New Households (Home Rule Sales Tax) <sup>(3)</sup>	4,106	4,106	4,106	4,106	4,106	4,106	4,106	4,106	4,106	4,106	
Total Additional Sales Tax Revenues from New Households	45,171	45,171	45,171	45,171	45,171	45,171	45,171	45,171	45,171	45,171	638,649

Notes:

<sup>(1)</sup> Bloomington Median Household Income U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates

<sup>(2)</sup> Assumes Convenience Goods and Comparison Goods are subject to State Sales Tax of which 1% is the Local Share of the State Sales Taxes

<sup>(3)</sup> Assumes Only Comparison Goods are subject to Village Home Rule Tax of 0.5%

## Other Revenues

The analysis in the following Table 24 provides a projection of the estimated total amount of additional telecom tax revenues, state income tax sharing revenues, motor fuel tax sharing revenues and state use tax sharing revenues to be generated by the Residential Development for the Village over a period of twenty (20) years. Since the State shared revenues are based on population, the analysis of Other Revenues herein assumes that the Village will undertake a limited census recount with respect to the additional residents projected to be generated by the Development in 2028.

The analysis in Table 24 assumes that the (i) average annual telecom tax per household is projected to be \$19.72, (ii) state income tax distribution would be \$94.87 per resident (based on the projected fiscal year 2019 distribution – *Illinois Municipal Review*, July, 2018), (iv) motor fuel tax distribution would be \$25.25 per resident (based on the projected fiscal year 2019 distribution – *Illinois Municipal Review*, July, 2018) and (v) state local use tax distribution would be \$26.75 per resident (based on the projected fiscal year 2019 distribution – *Illinois Municipal Review*, July, 2018).

The average annual utility tax per household was determined by allocating the utility taxes budgeted by the Village for fiscal year ended April 30, 2019 (\$259,000) between residential users and all other users by the percentage of equalized assessed value applicable to each (71% residential) and dividing the residential portion of the utility taxes by the Village's total housing units of 9,126 (2012-2016 American Community Survey 5 Year Estimate).

The Development is projected to generate \$148,314 of other revenues annually after completion of the Development and \$1,660,991 of total other revenues over a twenty (20) year period (tax collection years 2019 through 2038).

**Table 24  
Other Village Revenues**

Year of Occupancy	Total No.		Utility Tax Revenues		State Income Tax <sup>(1)</sup>		Motor Fuel Tax <sup>(1)</sup>		State Use Tax <sup>(1)</sup>		Total Other Tax Revenues
	Residents	Total No. Households	Utility Taxes Per Household <sup>(2)</sup>	Total Utility Taxes	Share Per Resident <sup>(3)</sup>	Total Income Taxes	Share Per Resident <sup>(3)</sup>	Total MFT	Share Per Resident <sup>(3)</sup>	Total State Use Tax	
2019	0	0	19.72	0	0.00	0	0.00	0	0.00	0	0
2020	0	0	19.72	0	0.00	0	0.00	0	0.00	0	0
2021	0	5	19.72	99	0.00	0	0.00	0	0.00	0	99
2022	0	51	19.72	1,006	0.00	0	0.00	0	0.00	0	1,006
2023	0	135	19.72	2,662	94.87	0	25.25	0	26.75	0	2,662
2024	0	135	19.72	2,662	94.87	0	25.25	0	26.75	0	2,662
2025	0	326	19.72	6,429	94.87	0	25.25	0	26.75	0	6,429
2026	0	428	19.72	8,440	94.87	0	25.25	0	26.75	0	8,440
2027	0	507	19.72	9,998	94.87	0	25.25	0	26.75	0	9,998
2028	932	535	19.72	10,550	94.87	88,419	25.25	23,533	26.75	24,931	147,433
2029	938	535	19.72	10,550	94.87	88,419	25.25	23,533	26.75	24,931	147,433
2030	938	535	19.72	10,550	94.87	88,988	25.25	23,685	26.75	25,092	148,314
2031	938	535	19.72	10,550	94.87	88,988	25.25	23,685	26.75	25,092	148,314
2032	938	535	19.72	10,550	94.87	88,988	25.25	23,685	26.75	25,092	148,314
2033	938	535	19.72	10,550	94.87	88,988	25.25	23,685	26.75	25,092	148,314
2034	938	535	19.72	10,550	94.87	88,988	25.25	23,685	26.75	25,092	148,314
2035	938	535	19.72	10,550	94.87	88,988	25.25	23,685	26.75	25,092	148,314
2036	938	535	19.72	10,550	94.87	88,988	25.25	23,685	26.75	25,092	148,314
2037	938	535	19.72	10,550	94.87	88,988	25.25	23,685	26.75	25,092	148,314
2038	938	535	19.72	10,550	94.87	88,988	25.25	23,685	26.75	25,092	148,314
Totals				147,349		977,730		260,227		275,686	1,660,991

Notes:

<sup>(1)</sup>Based on incremental units occupied; revenues relating to taxes shared by State are not assumed to be collected until after the 2020 Census; and a special Census is undertaken in 2027

<sup>(2)</sup>Determined by allocating the utilities taxes (telecommunications) Proposed Budget for FY 2019 of \$259,000 between residential users and all other users by the percentage of EAV applicable to each (71% residential) and dividing the residential portion of the utility taxes by the Village's total housing units of 9,126 (2012-2016 American Community Survey 5-Yr. Est.) - Note: projections to not reflect that Village intends to continue decreasing Utility Taxes until such tax is eliminated

<sup>(3)</sup>Based on forecasted FY 2019 State Distributions (Illinois Municipal Review, July, 2018)

## **B. Village Expenditures**

Municipal expenditures connected to the proposed Development are estimated utilizing a model based upon incremental increases in services required due to anticipated growth in Village population. This model assumes that one way to measure incremental costs in proportional municipal services for Village residents is to calculate current per capita expenses, given Village population and service levels.

This approach, in part, relies upon utilization of the Village's most recent estimate of its operating expenditures, which in the case of the Village, is the Village Budget. The proportions of the budget assigned to residential versus non-residential development is based upon the most recently available data for the Village's EAV by land use classification. Based on this data for the 2017 tax year, the Village's EAV was comprised of approximately 71% residential and approximately 29% non-residential. Thus, this study assumes that 71% of Village services are attributable to residential uses, and 29% to non-residential uses.

Notwithstanding this proportional/per capita/EAV approach to estimating increased municipal expenditures due to residential population growth and increased commercial development, discounts or adjustments are made for expected costs relating to the ongoing services that will be needed to be provided to the Development. This is due primarily to the relatively small increase to the number of households to the Village (2.5%) and commercial development (3.8% increase in non-residential EAV) and that the Developer will provide funds for the costs related to the initial infrastructure improvements that will be necessary to provide for the construction of the Development.

The Development is not expected to require the Village to add additional administrative, public safety or public work staff or require the Village to make any capital expenditures related thereto. The streets and other infrastructure improvements within the Development will be constructed by the Developer. The result in this case is that the Village anticipates relatively modest need to increase municipal services in connection with the Development.



The following Table 25 provides the overall operating budget factors that will be used to estimate the increases to municipal operating expenditures that are anticipated to be caused by the Development. These estimates are based on the proportional EAV approach explained above, with discounts and/or adjustments allowed for the Development. Expenses of the Village with respect to the Development are estimated based a determination of the expenses reflected in the Village Budget for the Village's Funds that would be affected by the construction of the Residential Development and the Commercial Development (with the remodeling of the Hotel not anticipated to cause any increase in expenditures of the Village due to the actual decrease in size of the Hotel facility). Table 25 provides an analysis of the expenses in the Village's Funds that are expected to increase due to the Residential Development and the Commercial Development. Additional expenditures for the Village are only expected to relate to Finance, Police-Patrol, and Public Works accounted for in the Village's General Fund. The other expense categories within the General Fund are not expected to be impacted by the Development nor are the expenses accounted for in the Pension Fund and the Bloomingdale Library Fund due to the minimal number of additional residents projected to be generated by the Development (approximately 4.3% increase in population). The analysis in Table 25 provides for a further adjustment to reflect the amount of expenses that relate to the residential and non-residential portions of the Village.

The analysis herein also assumes that the Water & Sewer Fund will continue to be operated as an enterprise fund of the Village. Based on the assumption that the Village is expected to charge sufficient fees in order to provide for the operation and maintenance of the water and sewer system, the Development is assumed to contribute sufficient revenues that would be available to provide for the operation and maintenance with respect to the Development.

Furthermore, the analysis assumes that all other recapture fees, permit fees and licensing fees imposed by the Village will be used to provide for the payment of all related costs of the Development.

**Table 25**  
**Operating Budget Analysis**

All Major Activities Summary <sup>(1)</sup>	Expenditures	Less Other Adjustments	Total Adjusted Expenditures	Residential Portion of Total Adjusted Expend. <sup>(6)</sup>	Non-Residential Portion of Total Adjusted Expend. <sup>(6)</sup>
Village General Fund <sup>(2)</sup>					
Executive & Legislative	240,475	240,475 <sup>(3)</sup>	0	0	0
Administration	650,950	650,950 <sup>(3)</sup>	0	0	0
Human Resources	59,555	59,555 <sup>(3)</sup>	0	0	0
EOC	9,570	9,570 <sup>(3)</sup>	0	0	0
Liability Insurance	494,460	494,460 <sup>(3)</sup>	0	0	0
Legal	0	0 <sup>(3)</sup>	0	0	0
Economic Development	301,775	301,775 <sup>(3)</sup>	0	0	0
Information Systems	466,565	466,565 <sup>(3)</sup>	0	0	0
Plan Commission & Zoning Board of Appeals	224,715	224,715 <sup>(3)</sup>	0	0	0
Board of Fire & Police Commissioners	3,300	3,300 <sup>(3)</sup>	0	0	0
Finance	667,890	0	667,890	474,202	193,688
Police					
Administration	1,726,510	1,726,510 <sup>(3)</sup>	0	0	0
Records	362,605	362,605 <sup>(3)</sup>	0	0	0
Patrol	6,297,660	0 <sup>(4)</sup>	6,297,660	4,471,339	1,826,321
CIY	1,194,680	1,194,680 <sup>(3)</sup>	0	0	0
DUI Tech	25,950	25,950 <sup>(3)</sup>	0	0	0
Criminal Forfeiture	4,610	4,610 <sup>(3)</sup>	0	0	0
Engineering	349,405	349,405 <sup>(3)</sup>	0	0	0
Building & Zoning	747,285	747,285 <sup>(3)</sup>	0	0	0
Public Works					
Capital Improvements	15,000	15,000 <sup>(3)</sup>	0	0	0
Road Program	16,250	16,250 <sup>(3)</sup>	0	0	0
Buildings & Grounds	479,350	479,350 <sup>(3)</sup>	0	0	0
Kennel	5,525	5,525 <sup>(3)</sup>	0	0	0
Forestry	605,380	0 <sup>(5)</sup>	605,380	429,820	175,560
Streets Maintenance	1,727,905	0 <sup>(5)</sup>	1,727,905	1,226,813	501,092
Equipment Maintenance	201,720	0 <sup>(5)</sup>	201,720	143,221	58,499
Recreational Path Maintenance	32,990	0 <sup>(5)</sup>	32,990	23,423	9,567
Stormwater Collection	373,070	0 <sup>(5)</sup>	373,070	264,880	108,190
<b>Total Adjusted Operating Expenditures<sup>(7)</sup></b>	<b>17,285,150</b>	<b>7,378,535</b>	<b>9,906,615</b>	<b>7,033,697</b>	<b>2,872,918</b>

Notes:

<sup>(1)</sup>Excludes analysis of special revenue funds that use special revenues to provide for expenditures (i.e. HR Sales Tax, Bus. Dist. Tax, TIF, Comm. Events, Rec. Path, Pension, Motor Fuel Tax, Debt Service, Capital Equipment) and enterprise funds that use enterprise revenues to provide for expenditures (Water & Sewer Fund, Golf Course Fund)

<sup>(2)</sup>Based on Village's FYE 2019 Budget - the remaining funds have not been included:

    each of which funds have either special sources of revenues or receive transfers from the General Fund and which have expenses that equal the revenues received

<sup>(3)</sup>Adjustments were made to reflect that the relatively small addition of 535 residential units would not have an impact on various general government expenses nor would the construction of the units cause the Village to incur any additional capital expenditures

<sup>(4)</sup>Due to relatively small addition of residential units, only Patrol related expenditures is assumed to increase

<sup>(5)</sup>Costs applicable to new development

<sup>(6)</sup>the Residential Portion (71%) is determined by dividing the Village's 2017 Residential EAV (\$613,006,483) by the Village's Total 2017 EAV (\$859,839,683) with the remaining portion assumed to be commercial, industrial and farm

<sup>(7)</sup>Excludes capital outlays

The analysis in the following Table 26 provides an analysis of the amount of expenses that (i) each new resident is expected to generate (\$319) for the Village as determined by dividing the Total Adjusted Expenditures (\$7,033,697) by the Village’s population (22,018) and (ii) the Commercial Development is expected to generate (\$0.0116 for each \$1 of new EAV) by the total projected EAV of the Commercial Development (\$6,191,048). Upon completion of the Development, the Village is projected to have additional annual expenses of \$368,205.

**Table 26**  
Estimated New Expenses

Year of Occupancy	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
<b>Residential</b>												
Total Number of New Residents <sup>(1)</sup>	0	0	0	10	87	228	383	551	722	867	932	938
Additional Operating Expense Per Resident <sup>(2)</sup>	319	319	319	319	319	319	319	319	319	319	319	319
Additional Operating Expense (Residential)	0	0	0	3,195	27,792	72,835	122,350	176,018	230,644	276,965	297,729	299,646
Additional Commercial/Retail Development (EAV)	0	0	0	0	5,804,420	5,804,420	5,804,420	5,804,420	5,804,420	5,804,420	5,804,420	5,804,420
Additional Operating Expense (Commercial/Retail Per \$1.00 of EAV)	0.0116	0.0116	0.0116	0.0116	0.0116	0.0116	0.0116	0.0116	0.0116	0.0116	0.0116	0.0116
Additional Operating Expense (Comm/Retail)	0	0	0	0	67,559	67,559	67,559	67,559	67,559	67,559	67,559	67,559
Adjusted Additional Operating Expenditures	0	0	0	3,195	95,352	140,394	189,910	243,578	298,204	344,524	365,289	367,205

Notes:

<sup>(1)</sup> Reflects the addition of 535 units on the Property commencing in 2021

<sup>(2)</sup> Determined by dividing the Residential Portion of Total Adjusted Expenditures by the Village's 2010 Census Total Population (22,018)

### **C. Net Fiscal Impact To Village**

The analysis in the following Table 27 indicates that the projected annual operating revenues will exceed annual operating expenditures for Village by \$846,540 (the “Village Annual Fiscal Impact”) in the years following the completion of the Residential Development and the Census. The analysis in Table 27 also indicates that the cumulative fiscal impact is projected to be \$12,806,669 over a twenty-year period (the “Village Total Fiscal Impact”).

The surplus may be used by the Village to maintain or increase the quality of the Village’s infrastructure, facilities and services at a lower cost to the residents of the Village. This study does not attempt to evaluate the need for the construction of additional facilities since the Development (i) will include new infrastructure improvements, and (ii) will likely result in a small increase in the projected number of additional residents (a 4.3% increase in residents).

**Table 27**  
**Village Fiscal Impact**

Year of Occupancy	Additional Village Revenues											Annual Fiscal Impact
	Property Taxes	Net Additional Taxes From Repositioned Hotel	Additional Sales Taxes From Other	Household Sales Taxes	Utility Taxes	State Inc. Tax Share	MFT Share	State Use Tax Share	Total Tax Revenues	Additional Operating Expenses		
2019	0	0	0	0	0	0	0	0	0	0	0	0
2020	0	0	0	0	0	0	0	0	0	0	0	0
2021	(11,682)	31,971	0	0	99	0	0	0	20,387	0	0	20,387
2022	(7,090) <sup>(1)</sup>	266,841	283,500	422	1,006	0	0	0	544,678	3,195	0	541,484
2023	47,733 <sup>(1)</sup>	266,841	283,500	4,306	2,662	0	0	0	605,042	95,352	0	509,690
2024	132,697	266,841	283,500	11,398	2,662	0	0	0	697,098	140,394	0	556,703
2025	205,915	266,841	283,500	19,166	6,429	0	0	0	781,851	189,910	0	591,941
2026	284,988	266,841	283,500	27,525	8,440	0	0	0	871,294	243,578	0	627,717
2027	366,162	266,841	283,500	36,137	9,998	0	0	0	962,638	298,204	0	664,434
2028	435,076	266,841	283,500	42,807	10,550	88,419	23,533	24,931	1,175,657	344,524	0	831,133
2029	466,661	266,841	283,500	45,171	10,550	88,419	23,533	24,931	1,209,606	365,289	0	844,318
2030	469,919	266,841	283,500	45,171	10,550	88,988	23,685	25,092	1,213,746	367,205	0	846,540
2031	469,919	266,841	283,500	45,171	10,550	88,988	23,685	25,092	1,213,746	367,205	0	846,540
2032	469,919	266,841	283,500	45,171	10,550	88,988	23,685	25,092	1,213,746	367,205	0	846,540
2033	469,919	266,841	283,500	45,171	10,550	88,988	23,685	25,092	1,213,746	367,205	0	846,540
2034	469,919	266,841	283,500	45,171	10,550	88,988	23,685	25,092	1,213,746	367,205	0	846,540
2035	469,919	266,841	283,500	45,171	10,550	88,988	23,685	25,092	1,213,746	367,205	0	846,540
2036	469,919	266,841	283,500	45,171	10,550	88,988	23,685	25,092	1,213,746	367,205	0	846,540
2037	469,919	266,841	283,500	45,171	10,550	88,988	23,685	25,092	1,213,746	367,205	0	846,540
2038	469,919	266,841	283,500	45,171	10,550	88,988	23,685	25,092	1,213,746	367,205	0	846,540
Totals	6,149,734	4,568,261	4,819,500	593,477	147,349	977,730	260,227	275,686	17,791,963	4,985,294		12,806,669

Notes:

<sup>(1)</sup> Assessed value reductions reflected in the initial tax levy years would not impact the overall property tax collections received by the Village due to the manner in which the Village's property tax levy is extended by the DuPage County Clerk

**X. PROPERTY TAX REVENUE PROJECTIONS FOR FIRE DISTRICT**

The analysis in the following sections provides a projection of the estimated total amount of property tax revenues to be generated by the Development for the Fire District over a period of twenty (20) years. With respect to the analysis in this Section X, the additional property tax revenues were determined using the Fire District 2017 property tax rate (which includes the tax rates for Pension Funds) as provided by the Will County Clerk. Property taxes are collected in arrears with the first year property tax collected in the second year. Therefore, the recurring property taxes from the completed development are not fully realized until the tax levy year 2029 (collected in 2030).

The analysis in the following Table 28 provides a projection of the estimated total amount of property tax revenues to be generated by the Development for the Fire District over a period of twenty (20) years. With respect to the analysis in Table 28, the additional property tax revenues were determined using the Fire District's 2017 property tax rate (0.6422 per \$100 of assessed valuation which includes the tax rate for the Pension Fund) as provided by the Will County Clerk.

The analysis in the following Table 28 indicates that the Development will generate \$477,655 in the years following the completion of the Development and a cumulative amount of incremental property taxes projected to be \$6,254,276 over a twenty-year period.

**Table 28  
Annual Property Tax Revenues to Bloomingdale Fire Protection District**

Tax Levy Year (Year of Occupancy)	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Incremental Equalized Assessed Value	0	0	(1,848,980)	(1,122,250)	7,555,068	21,002,942	32,591,790	45,107,378	57,955,433	68,862,993
2017 Fire District Tax Rate <sup>(1)</sup>	0.6422%	0.6422%	0.6422%	0.6422%	0.6422%	0.6422%	0.6422%	0.6422%	0.6422%	0.6422%
<b>Total Incr. Property Tax Revenue</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>(11,874)<sup>(2)</sup></b>	<b>(7,207)<sup>(2)</sup></b>	<b>48,519</b>	<b>134,881</b>	<b>209,304</b>	<b>289,680</b>	<b>372,190</b>

Notes:

<sup>(1)</sup>Includes tax rate Fire Ex-Bds and D-Bd

<sup>(2)</sup>Assessed value reductions reflected in the initial tax levy years would not impact the overall property tax collections received by the Fire Protection District due to the manner in which the Fire Protection District's property tax levy is extended by the DuPage County Clerk

**Table 28 (cont.)  
Annual Property Tax Revenues to Bloomingdale Fire Protection District**

Tax Levy Year (Year of Occupancy)	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	Totals
Incremental Equalized Assessed Value	74,377,850	74,377,850	74,377,850	74,377,850	74,377,850	74,377,850	74,377,850	74,377,850	74,377,850	74,377,850	74,377,850	
2017 Fire District Tax Rate <sup>(1)</sup>	0.6422%	0.6422%	0.6422%	0.6422%	0.6422%	0.6422%	0.6422%	0.6422%	0.6422%	0.6422%	0.6422%	
<b>Total Incr. Property Tax Revenue</b>	<b>442,238</b>	<b>477,655</b>	<b>477,655</b>	<b>477,655</b>	<b>477,655</b>	<b>477,655</b>	<b>477,655</b>	<b>477,655</b>	<b>477,655</b>	<b>477,655</b>	<b>477,655</b>	<b>6,254,276</b>

Notes:

<sup>(1)</sup>Includes tax rate Fire Ex-Bds and D-Bd

<sup>(2)</sup>Assessed value reductions reflected in the initial tax levy years would not impact the overall property tax collections received by the Fire Protection District due to the manner in which the Fire Protection District's property tax levy is extended by the DuPage County Clerk

## **XI. RISKS ASSOCIATED WITH PROJECTIONS**

The calculations in this Study hereof present a projection of property tax revenues based upon the construction and occupancy of the Development in accordance with the absorption schedules provided by the Developer and the Hotel Owner. Accordingly, the estimates reflect the Developer's and Hotel Owner's judgment, based upon present circumstances, of the most likely set of conditions and the most likely course of action. Review also included those procedures considered necessary to evaluate both the assumptions used by the aforementioned sources and the preparation and presentation of the forecast. Changes in assumptions would require revision of the projections.

Legislation and regulations at all levels of government have affected and may continue to affect revenue projections for the Development. These estimates are based upon legislation and regulations currently in effect. If future legislation or regulations related to property tax assessment, collections or distributions are enacted, such legislation or regulations could have a material effect on the availability of property taxes.

Risks associated with the Development and the ultimate generation of property taxes include, but are not limited to, the following:

- A. DuPage County's method used to assess such properties may be altered for both the value of new structures and land value, which may result in a potentially reduced or altered valuation in a particular year. The state equalization multiplier is also subject to change annually.
- B. Any changes in the DuPage County formulas for determining valuation.
- C. Any changes in taxing district tax rates.
- D. The continued occupation and operation of the proposed Development and the payment of property taxes by the owners of the Development on a timely basis.

Risks associated with the Development and the ultimate generation of hotel taxes, home rule sales taxes and utility taxes include, but are not limited to, the following:

- A. The continued implementation of the hotel taxes, home rule sales taxes and utility taxes by the Village at current tax rates.
- B. The continued occupation and operation of the proposed Development and the payment or remittances of such taxes by the owners of the Development to the Village or the State of Illinois (the "State"), as the case may be.

Risks associated with the Development and the ultimate generation of sales taxes, motor fuel taxes, use taxes and income taxes include, but are not limited to, the following:

- A. The continued implementation of such taxes by the State and the continued sharing of such taxes with the Village at current levels.
- B. The continued occupation and operation of the proposed Development and the remittances of such taxes to the State.



## **APPENDIX A**

### **Sources Utilized For Analysis**

## Appendix A

### Sources Utilized for Analysis

- 1) DuPage County Assessor's Office
- 2) DuPage County Clerk's Office
- 3) Bloomingdale Township Assessor's Office
- 4) Village of Bloomingdale, Illinois
- 5) Hovnanian Homes
- 6) First Hospitality Group, Inc.
- 7) Lake Park High School District No. 108
- 8) Bloomingdale School District No. 13
- 9) Consolidated Community School District No. 93
- 10) Glenbard Township High School District No. 87
- 11) Illinois State Board of Education
- 12) Kane, McKenna and Associates, Inc. File Comparable Material