

EXHIBIT 9
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PARKVILLE COMMONS

DIRECT TAX IMPACT ANALYSIS

ALL TAXING DISTRICTS

Year	Taxes Without Redevelopment				Non-TIF Taxes With Redevelopment					Total Increase
	Real Property	Personal Property	Sales	Total	Real Property	Surplused PILOTs	Personal Property	Sales	Total	
1 2002	\$ 173,320	\$ 24,081	\$ 257,558	\$ 454,959	\$ 173,538	\$ 4,310	\$ 24,081	\$ 218,438	\$ 420,367	\$ (34,592)
2 2003	175,053	21,405	260,134	456,592	173,538	4,310	21,405	789,611	988,864	532,272
3 2004	175,053	18,730	262,735	456,518	188,697	304,167	672,714	1,262,413	2,427,991	1,971,473
4 2005	176,804	16,054	265,362	458,220	203,713	601,198	688,555	1,466,518	2,959,984	2,501,764
5 2006	176,804	13,378	268,016	458,198	203,713	601,198	612,459	1,506,688	2,924,059	2,465,861
6 2007	178,572	29,432	270,696	478,701	206,037	647,169	547,248	1,548,064	2,948,517	2,469,817
7 2008	178,572	26,757	273,403	478,732	206,037	647,169	471,152	1,590,681	2,915,038	2,436,307
8 2009	180,358	24,081	276,137	480,576	208,501	695,898	395,056	1,634,576	2,934,030	2,453,454
9 2010	180,358	21,405	278,898	480,662	208,501	695,898	782,241	1,679,788	3,366,428	2,885,766
10 2011	182,161	18,730	225,350	426,241	211,112	747,550	764,651	1,493,148	3,216,461	2,790,220
11 2012	182,161	32,108	227,603	441,873	211,112	747,550	697,884	1,534,117	3,190,664	2,748,791
12 2013	183,983	29,432	229,880	443,295	213,880	802,302	621,789	1,576,316	3,214,286	2,770,991
13 2014	183,983	26,757	232,178	442,918	213,880	802,302	545,693	1,619,780	3,181,655	2,738,737
14 2015	185,823	24,081	234,500	444,404	216,814	860,339	866,695	1,664,548	3,608,396	3,163,992
15 2016	185,823	21,405	236,845	444,073	216,814	860,339	840,747	1,710,660	3,628,559	3,184,486
16 2017	187,681	34,784	239,214	461,678	219,924	921,858	773,980	1,758,154	3,673,916	3,212,238
17 2018	187,681	32,108	241,606	461,395	219,924	921,858	697,884	1,807,074	3,646,740	3,185,345
18 2019	189,558	29,432	244,022	463,012	223,221	987,069	621,789	1,857,461	3,689,538	3,226,527
19 2020	189,558	26,757	246,462	462,776	223,221	987,069	942,791	1,909,360	4,062,439	3,599,663
20 2021	191,453	24,081	248,927	464,461	226,715	1,056,191	916,842	1,962,815	4,162,564	3,698,103
21 2022	191,453	37,459	251,416	480,329	226,715	1,056,191	850,076	2,017,875	4,150,857	3,670,528
22 2023	193,368	34,784	253,930	482,082	230,419	1,129,462	773,980	2,074,586	4,208,447	3,726,365
23 2024	193,368	32,108	256,469	481,945	230,419	1,129,462	697,884	2,132,998	4,190,763	3,708,818
	4,222,947	599,352	5,781,341	10,603,639	4,856,444	17,210,860	14,827,596	36,815,667	73,710,566	63,106,927

NPV 33,502,869
5.0%

There will also be approximately \$13 million of EATs that will be surplused when all debt is paid in 2024.

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PARKVILLE COMMONS**DIRECT TAX IMPACT ANALYSIS****CITY**

Year	Taxes Without Redevelopment				Non-TIF Taxes With Redevelopment					Total Increase
	Real Property	Personal Property	Sales	Total	Real Property	Surplused PILOTs	Personal Property	Sales	Total	
1 2002	\$ 12,943	\$ 1,798	\$ 154,535	\$ 169,276	\$ 12,943	\$ 338	\$ 1,798	\$ 131,063	\$ 146,142	\$ (23,134)
2 2003	13,072	1,598	156,080	170,751	12,943	338	1,598	371,633	386,512	215,761
3 2004	13,072	1,399	157,641	172,112	12,943	23,862	50,235	574,603	661,642	489,531
4 2005	13,203	1,199	159,217	173,619	12,943	47,164	51,418	662,428	773,952	600,333
5 2006	13,203	999	160,810	175,011	12,943	47,164	45,735	680,006	785,847	610,836
6 2007	13,335	2,198	162,418	177,950	12,943	50,770	40,865	698,111	802,689	624,739
7 2008	13,335	1,998	164,042	179,375	12,943	50,770	35,183	716,759	815,655	636,280
8 2009	13,468	1,798	165,682	180,949	12,943	54,593	29,501	735,967	833,003	652,054
9 2010	13,468	1,598	167,339	182,406	12,943	54,593	58,414	755,751	881,700	699,294
10 2011	13,603	1,399	169,012	184,014	12,943	58,645	57,100	776,128	904,816	720,802
11 2012	13,603	2,398	170,703	186,703	12,943	58,645	52,114	797,117	920,819	734,116
12 2013	13,739	2,198	172,410	188,346	12,943	62,940	46,432	818,735	941,050	752,704
13 2014	13,739	1,998	174,134	189,871	12,943	62,940	40,749	841,002	957,635	767,764
4 2015	13,876	1,798	175,875	191,550	12,943	67,493	64,720	863,937	1,009,093	817,544
15 2016	13,876	1,598	177,634	193,108	12,943	67,493	62,782	887,560	1,030,779	837,670
16 2017	14,015	2,597	179,410	196,023	12,943	72,319	57,797	911,892	1,054,951	858,928
17 2018	14,015	2,398	181,204	197,617	12,943	72,319	52,114	936,954	1,074,330	876,713
18 2019	14,155	2,198	183,016	199,369	12,943	77,435	46,432	962,767	1,099,577	900,208
19 2020	14,155	1,998	184,846	201,000	12,943	77,435	70,402	989,355	1,150,136	949,136
20 2021	14,297	1,798	186,695	202,790	12,943	82,858	68,465	1,016,741	1,181,006	978,216
21 2022	14,297	2,797	188,562	205,656	12,943	82,858	63,479	1,044,948	1,204,228	998,572
22 2023	14,440	2,597	190,448	207,485	12,943	88,606	57,797	1,074,002	1,233,347	1,025,862
23 2024	14,440	2,398	192,352	209,189	12,943	88,606	52,114	1,103,926	1,257,589	1,048,400
	315,347	44,756	3,974,065	4,334,168	297,680	1,350,186	1,107,244	18,351,387	21,106,497	16,772,330
									NPV	8,496,864
									5.0%	

There will also be approximately \$13 million of EATs that will be surplused when all debt is paid in 2024.
The City's portion will be approximately \$9.75 million.

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PARKVILLE COMMONS**DIRECT TAX IMPACT ANALYSIS****COUNTY**

Year	Taxes Without Redevelopment				Non-TIF Taxes With Redevelopment					Total Increase
	Real Property	Personal Property	Sales	Total	Real Property	Surplused PILOTs	Personal Property	Sales	Total	
1 2002	\$ 2,566	\$ 357	\$ 103,023	\$ 105,946	\$ 2,566	\$ 67	\$ 357	\$ 87,375	\$ 90,365	\$ (15,581)
2 2003	2,592	317	104,053	106,962	2,566	67	317	247,755	250,705	143,743
3 2004	2,592	277	105,094	107,963	2,566	4,731	9,961	383,069	400,327	292,364
4 2005	2,618	238	106,145	109,001	2,566	9,352	10,195	441,619	463,732	354,731
5 2006	2,618	198	107,206	110,022	2,566	9,352	9,068	453,337	474,324	364,301
6 2007	2,644	436	108,278	111,358	2,566	10,067	8,103	465,407	486,143	374,785
7 2008	2,644	396	109,361	112,401	2,566	10,067	6,976	477,839	497,449	385,047
8 2009	2,670	357	110,455	113,482	2,566	10,825	5,849	490,645	509,885	396,403
9 2010	2,670	317	111,559	114,547	2,566	10,825	11,582	503,834	528,807	414,260
10 2011	2,697	277	56,337	59,312	2,566	11,628	11,322	284,210	309,727	250,415
11 2012	2,697	475	56,901	60,073	2,566	11,628	10,333	291,206	315,734	255,661
12 2013	2,724	436	57,470	60,630	2,566	12,480	9,207	298,413	322,665	262,036
13 2014	2,724	396	58,045	61,165	2,566	12,480	8,080	305,835	328,961	267,796
14 2015	2,751	357	58,625	61,733	2,566	13,383	12,833	313,480	342,262	280,529
15 2016	2,751	317	59,211	62,280	2,566	13,383	12,449	321,354	349,752	287,472
16 2017	2,779	515	59,803	63,097	2,566	14,340	11,460	329,465	357,831	294,733
17 2018	2,779	475	60,401	63,656	2,566	14,340	10,333	337,819	365,058	301,402
18 2019	2,807	436	61,005	64,248	2,566	15,354	9,207	346,423	373,550	309,302
19 2020	2,807	396	61,615	64,818	2,566	15,354	13,960	355,286	387,166	322,347
20 2021	2,835	357	62,232	65,423	2,566	16,429	13,575	364,414	396,985	331,562
21 2022	2,835	555	62,854	66,243	2,566	16,429	12,587	373,817	405,399	339,156
22 2023	2,863	515	63,483	66,861	2,566	17,569	11,460	383,501	415,097	348,236
23 2024	2,863	475	64,117	67,456	2,566	17,569	10,333	393,476	423,945	356,489
	62,527	8,874	1,807,276	1,878,678	59,024	267,717	219,546	8,249,580	8,795,868	6,917,190
									NPV	3,793,484
									5.0%	

There will also be approximately \$13 million of EATs that will be surplused when all debt is paid in 2024.
The County's portion will be approximately \$3.25 Million.

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PARKVILLE COMMONS**DIRECT TAX IMPACT ANALYSIS****SCHOOL DISTRICT**

Year	Taxes Without Redevelopment			Non-TIF Taxes With Redevelopment				Total Increase
	Real Property	Personal Property	Total	Real Property	Surplused PILOTs	Personal Property	Total	
1 2002	\$ 106,783	\$ 14,836	\$ 121,619	\$ 106,783	\$ 2,790	\$ 14,836	\$ 124,409	\$ 2,790
2 2003	107,851	13,188	121,039	106,783	2,790	13,188	122,760	1,722
3 2004	107,851	11,539	119,390	106,783	196,872	414,460	718,115	598,725
4 2005	108,929	9,891	118,820	106,783	389,125	424,220	920,128	801,308
5 2006	108,929	8,242	117,172	106,783	389,125	377,338	873,245	756,074
6 2007	110,019	18,133	128,152	106,783	418,879	337,160	862,823	734,671
7 2008	110,019	16,485	126,503	106,783	418,879	290,278	815,940	689,436
8 2009	111,119	14,836	125,955	106,783	450,419	243,395	800,597	674,642
9 2010	111,119	13,188	124,307	106,783	450,419	481,940	1,039,142	914,836
10 2011	112,230	11,539	123,769	106,783	483,851	471,103	1,061,737	937,968
11 2012	112,230	19,782	132,012	106,783	483,851	429,968	1,020,602	888,590
12 2013	113,352	18,133	131,486	106,783	519,289	383,085	1,009,157	877,672
13 2014	113,352	16,485	129,837	106,783	519,289	336,202	962,274	832,437
14 2015	114,486	14,836	129,322	106,783	556,853	533,973	1,197,609	1,068,287
15 2016	114,486	13,188	127,674	106,783	556,853	517,986	1,181,622	1,053,949
16 2017	115,631	21,430	137,061	106,783	596,672	476,851	1,180,305	1,043,244
17 2018	115,631	19,782	135,412	106,783	596,672	429,968	1,133,422	998,010
18 2019	116,787	18,133	134,920	106,783	638,879	383,085	1,128,747	993,827
19 2020	116,787	16,485	133,272	106,783	638,879	580,855	1,326,517	1,193,245
20 2021	117,955	14,836	132,791	106,783	683,619	564,869	1,355,270	1,222,479
21 2022	117,955	23,079	141,034	106,783	683,619	523,734	1,314,135	1,173,101
22 2023	119,134	21,430	140,565	106,783	731,043	476,851	1,314,676	1,174,112
23 2024	119,134	19,782	138,916	106,783	731,043	429,968	1,267,794	1,128,877
	2,601,767	369,262	2,971,028	2,456,007	11,139,706	9,135,314	22,731,027	19,759,999
							NPV	10,011,362
							5.0%	

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PARKVILLE COMMONS**DIRECT TAX IMPACT ANALYSIS****FIRE DISTRICT**

Year	Taxes Without Redevelopment			Non-TIF Taxes With Redevelopment				Total Increase
	Real Property	Personal Property	Total	Real Property	Surplused PILOTS	Personal Property	Total	
1 2002	\$ 17,222	\$ 2,393	\$ 19,615	\$ 17,222	\$ 450	\$ 2,393	\$ 20,065	\$ 450
2 2003	17,394	2,127	19,521	17,222	450	2,127	19,799	278
3 2004	17,394	1,861	19,255	17,222	31,751	66,844	115,817	96,562
4 2005	17,568	1,595	19,163	17,222	62,758	68,418	148,398	129,234
5 2006	17,568	1,329	18,897	17,222	62,758	60,857	140,836	121,939
6 2007	17,744	2,925	20,668	17,222	67,557	54,377	139,155	118,487
7 2008	17,744	2,659	20,402	17,222	67,557	46,816	131,594	111,192
8 2009	17,921	2,393	20,314	17,222	72,643	39,255	129,120	108,806
9 2010	17,921	2,127	20,048	17,222	72,643	77,727	167,592	147,544
10 2011	18,100	1,861	19,961	17,222	78,035	75,979	171,236	151,275
11 2012	18,100	3,190	21,291	17,222	78,035	69,345	164,602	143,311
12 2013	18,281	2,925	21,206	17,222	83,751	61,784	162,756	141,550
13 2014	18,281	2,659	20,940	17,222	83,751	54,223	155,195	134,255
14 2015	18,464	2,393	20,857	17,222	89,809	86,119	193,150	172,293
15 2016	18,464	2,127	20,591	17,222	89,809	83,540	190,571	169,980
16 2017	18,649	3,456	22,105	17,222	96,231	76,906	190,359	168,254
17 2018	18,649	3,190	21,839	17,222	96,231	69,345	182,798	160,958
18 2019	18,835	2,925	21,760	17,222	103,038	61,784	182,044	160,284
19 2020	18,835	2,659	21,494	17,222	103,038	93,680	213,940	192,446
20 2021	19,024	2,393	21,416	17,222	110,254	91,102	218,577	197,161
21 2022	19,024	3,722	22,746	17,222	110,254	84,467	211,943	189,197
22 2023	19,214	3,456	22,670	17,222	117,902	76,906	212,030	189,360
23 2024	19,214	3,190	22,404	17,222	117,902	69,345	204,469	182,065
	419,611	59,554	479,166	396,103	1,796,604	1,473,337	3,666,045	3,186,880
							NPV	1,614,626
							5.0%	

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PARKVILLE COMMONS**DIRECT TAX IMPACT ANALYSIS****LIBRARY DISTRICT**

Year	Taxes Without Redevelopment			Non-TIF Taxes With Redevelopment				Total Increase
	Real Property	Personal Property	Total	Real Property	Surplused PILOTS	Personal Property	Total	
1 2002	\$ 7,057	\$ 981	\$ 8,038	\$ 7,057	\$ 184	\$ 981	\$ 8,222	\$ 184
2 2003	7,128	872	7,999	7,057	184	872	8,113	114
3 2004	7,128	763	7,890	7,057	13,011	27,392	47,460	39,570
4 2005	7,199	654	7,853	7,057	25,717	28,037	60,811	52,958
5 2006	7,199	545	7,744	7,057	25,717	24,938	57,713	49,969
6 2007	7,271	1,198	8,470	7,057	27,684	22,283	57,024	48,554
7 2008	7,271	1,089	8,361	7,057	27,684	19,184	53,925	45,565
8 2009	7,344	981	8,324	7,057	29,768	16,086	52,911	44,587
9 2010	7,344	872	8,215	7,057	29,768	31,851	68,677	60,461
10 2011	7,417	763	8,180	7,057	31,978	31,135	70,170	61,990
11 2012	7,417	1,307	8,725	7,057	31,978	28,417	67,451	58,727
12 2013	7,491	1,198	8,690	7,057	34,320	25,318	66,695	58,005
13 2014	7,491	1,089	8,581	7,057	34,320	22,220	63,597	55,016
14 2015	7,566	981	8,547	7,057	36,802	35,290	79,150	70,603
15 2016	7,566	872	8,438	7,057	36,802	34,234	78,093	69,655
16 2017	7,642	1,416	9,058	7,057	39,434	31,515	78,006	68,948
17 2018	7,642	1,307	8,949	7,057	39,434	28,417	74,908	65,958
18 2019	7,718	1,198	8,917	7,057	42,223	25,318	74,599	65,682
19 2020	7,718	1,089	8,808	7,057	42,223	38,389	87,669	78,861
20 2021	7,796	981	8,776	7,057	45,180	37,332	89,570	80,793
21 2022	7,796	1,525	9,321	7,057	45,180	34,613	86,851	77,530
22 2023	7,874	1,416	9,290	7,057	48,315	31,515	86,887	77,597
23 2024	7,874	1,307	9,181	7,057	48,315	28,417	83,788	74,607
	171,950	24,404	196,355	162,317	736,222	603,752	1,502,291	1,305,936
							NPV	661,650
							5.0%	

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PARKVILLE COMMONS**DIRECT TAX IMPACT ANALYSIS****JUNIOR COLLEGE**

Year	Taxes Without Redevelopment			Non-TIF Taxes With Redevelopment				Total Increase
	Real Property	Personal Property	Total	Real Property	Surplused PILOTs	Personal Property	Total	
1 2002	\$ 4,919	\$ 683	\$ 5,602	\$ 4,919	\$ 128	\$ 683	\$ 5,731	\$ 128
2 2003	4,968	607	5,575	4,919	128	607	5,655	79
3 2004	4,968	532	5,499	4,919	9,068	19,091	33,078	27,579
4 2005	5,018	456	5,473	4,919	17,924	19,541	42,384	36,910
5 2006	5,018	380	5,397	4,919	17,924	17,381	40,224	34,827
6 2007	5,068	835	5,903	4,919	19,295	15,531	39,744	33,841
7 2008	5,068	759	5,827	4,919	19,295	13,371	37,584	31,757
8 2009	5,118	683	5,802	4,919	20,747	11,211	36,878	31,076
9 2010	5,118	607	5,726	4,919	20,747	22,199	47,866	42,140
10 2011	5,170	532	5,701	4,919	22,287	21,700	48,906	43,205
11 2012	5,170	911	6,081	4,919	22,287	19,805	47,012	40,931
12 2013	5,221	835	6,057	4,919	23,920	17,646	46,484	40,428
13 2014	5,221	759	5,981	4,919	23,920	15,486	44,325	38,344
14 2015	5,274	683	5,957	4,919	25,650	24,596	55,165	49,208
15 2016	5,274	607	5,881	4,919	25,650	23,860	54,429	48,548
16 2017	5,326	987	6,313	4,919	27,484	21,965	54,368	48,055
17 2018	5,326	911	6,237	4,919	27,484	19,805	52,208	45,971
18 2019	5,380	835	6,215	4,919	29,428	17,646	51,993	45,778
19 2020	5,380	759	6,139	4,919	29,428	26,756	61,103	54,964
20 2021	5,433	683	6,117	4,919	31,489	26,019	62,427	56,311
21 2022	5,433	1,063	6,496	4,919	31,489	24,125	60,533	54,036
22 2023	5,488	987	6,475	4,919	33,674	21,965	60,557	54,083
23 2024	5,488	911	6,399	4,919	33,674	19,805	58,398	51,999
	119,844	17,009	136,853	113,130	513,124	420,797	1,047,051	910,198
							NPV	461,150
							5.0%	

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PARKVILLE COMMONS**DIRECT TAX IMPACT ANALYSIS****DEVELOPMENTALLY DISABLED**

Year	Taxes Without Redevelopment			Non-TIF Taxes With Redevelopment				Total Increase
	Real Property	Personal Property	Total	Real Property	Surplused PILOTs	Personal Property	Total	
1 2002	\$ 2,780	\$ 386	\$ 3,166	\$ 2,780	\$ 73	\$ 386	\$ 3,239	\$ 73
2 2003	2,808	343	3,151	2,780	73	343	3,196	45
3 2004	2,808	300	3,108	2,780	5,126	10,791	18,696	15,588
4 2005	2,836	258	3,094	2,780	10,131	11,045	23,956	20,862
5 2006	2,836	215	3,051	2,780	10,131	9,824	22,735	19,685
6 2007	2,864	472	3,336	2,780	10,906	8,778	22,464	19,127
7 2008	2,864	429	3,294	2,780	10,906	7,557	21,243	17,950
8 2009	2,893	386	3,279	2,780	11,727	6,337	20,844	17,565
9 2010	2,893	343	3,236	2,780	11,727	12,548	27,054	23,818
10 2011	2,922	300	3,222	2,780	12,597	12,265	27,643	24,420
11 2012	2,922	515	3,437	2,780	12,597	11,194	26,572	23,135
12 2013	2,951	472	3,423	2,780	13,520	9,974	26,274	22,851
13 2014	2,951	429	3,380	2,780	13,520	8,753	25,053	21,673
14 2015	2,981	386	3,367	2,780	14,498	13,902	31,180	27,813
15 2016	2,981	343	3,324	2,780	14,498	13,486	30,764	27,440
16 2017	3,010	558	3,568	2,780	15,535	12,415	30,730	27,161
17 2018	3,010	515	3,526	2,780	15,535	11,194	29,509	25,984
18 2019	3,041	472	3,513	2,780	16,633	9,974	29,387	25,875
19 2020	3,041	429	3,470	2,780	16,633	15,123	34,536	31,067
20 2021	3,071	386	3,457	2,780	17,798	14,707	35,285	31,828
21 2022	3,071	601	3,672	2,780	17,798	13,636	34,214	30,542
22 2023	3,102	558	3,660	2,780	19,033	12,415	34,228	30,568
23 2024	3,102	515	3,617	2,780	19,033	11,194	33,008	29,391
	67,738	9,614	77,352	63,943	290,027	237,842	591,812	514,460
							NPV	260,650
							5.0%	

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PARKVILLE COMMONS**DIRECT TAX IMPACT ANALYSIS****MENTAL HEALTH**

Year	Taxes Without Redevelopment			Non-TIF Taxes With Redevelopment				Total Increase
	Real Property	Personal Property	Total	Real Property	Surplused PILOTs	Personal Property	Total	
1 2002	\$ 2,139	\$ 297	\$ 2,436	\$ 2,139	\$ 56	\$ 297	\$ 2,492	\$ 56
2 2003	2,160	264	2,424	2,139	56	264	2,459	34
3 2004	2,160	231	2,391	2,139	3,943	8,300	14,382	11,991
4 2005	2,182	198	2,380	2,139	7,793	8,496	18,428	16,048
5 2006	2,182	165	2,347	2,139	7,793	7,557	17,489	15,142
6 2007	2,203	363	2,567	2,139	8,389	6,752	17,280	14,713
7 2008	2,203	330	2,534	2,139	8,389	5,813	16,341	13,808
8 2009	2,225	297	2,523	2,139	9,021	4,875	16,034	13,511
9 2010	2,225	264	2,490	2,139	9,021	9,652	20,811	18,322
10 2011	2,248	231	2,479	2,139	9,690	9,435	21,264	18,785
11 2012	2,248	396	2,644	2,139	9,690	8,611	20,440	17,796
12 2013	2,270	363	2,633	2,139	10,400	7,672	20,211	17,577
13 2014	2,270	330	2,600	2,139	10,400	6,733	19,272	16,671
14 2015	2,293	297	2,590	2,139	11,152	10,694	23,985	21,395
15 2016	2,293	264	2,557	2,139	11,152	10,374	23,665	21,108
16 2017	2,316	429	2,745	2,139	11,950	9,550	23,638	20,893
17 2018	2,316	396	2,712	2,139	11,950	8,611	22,699	19,987
18 2019	2,339	363	2,702	2,139	12,795	7,672	22,606	19,904
19 2020	2,339	330	2,669	2,139	12,795	11,633	26,566	23,897
20 2021	2,362	297	2,659	2,139	13,691	11,313	27,142	24,483
21 2022	2,362	462	2,825	2,139	13,691	10,489	26,318	23,494
22 2023	2,386	429	2,815	2,139	14,641	9,550	26,329	23,514
23 2024	2,386	396	2,782	2,139	14,641	8,611	25,390	22,608
	52,106	7,395	59,501	49,187	223,098	182,955	455,240	395,738
							NPV	200,500
							5.0%	

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PARKVILLE COMMONS**DIRECT TAX IMPACT ANALYSIS****BOARD OF HEALTH**

Year	Taxes Without Redevelopment			Non-TIF Taxes With Redevelopment				Total Increase	
	Real Property	Personal Property	Total	Real Property	Surplused PILOTS	Personal Property	Total		
1	2002	\$ 1,711	\$ 238	\$ 1,949	\$ 1,711	\$ 45	\$ 238	\$ 1,993	\$ 45
2	2003	1,728	211	1,939	1,711	45	211	1,967	28
3	2004	1,728	185	1,913	1,711	3,154	6,640	11,505	9,593
4	2005	1,745	158	1,904	1,711	6,234	6,797	14,742	12,838
5	2006	1,745	132	1,877	1,711	6,234	6,046	13,991	12,114
6	2007	1,763	291	2,053	1,711	6,711	5,402	13,824	11,771
7	2008	1,763	264	2,027	1,711	6,711	4,651	13,073	11,046
8	2009	1,780	238	2,018	1,711	7,217	3,900	12,827	10,809
9	2010	1,780	211	1,992	1,711	7,217	7,722	16,649	14,657
10	2011	1,798	185	1,983	1,711	7,752	7,548	17,011	15,028
11	2012	1,798	317	2,115	1,711	7,752	6,889	16,352	14,237
12	2013	1,816	291	2,107	1,711	8,320	6,138	16,169	14,062
13	2014	1,816	264	2,080	1,711	8,320	5,387	15,417	13,337
14	2015	1,834	238	2,072	1,711	8,922	8,555	19,188	17,116
15	2016	1,834	211	2,046	1,711	8,922	8,299	18,932	16,886
16	2017	1,853	343	2,196	1,711	9,560	7,640	18,911	16,715
17	2018	1,853	317	2,170	1,711	9,560	6,889	18,159	15,990
18	2019	1,871	291	2,162	1,711	10,236	6,138	18,085	15,923
19	2020	1,871	264	2,135	1,711	10,236	9,306	21,253	19,118
20	2021	1,890	238	2,128	1,711	10,953	9,050	21,714	19,586
21	2022	1,890	370	2,260	1,711	10,953	8,391	21,055	18,795
22	2023	1,909	343	2,252	1,711	11,713	7,640	21,063	18,811
23	2024	1,909	317	2,226	1,711	11,713	6,889	20,312	18,087
		41,685	5,916	47,601	39,350	178,478	146,364	364,192	316,591
								NPV	160,400
								5.0%	

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PARKVILLE COMMONS

DIRECT TAX IMPACT ANALYSIS

SPECIAL ROAD DISTRICT

Year	Taxes Without Redevelopment			Non-TIF Taxes With Redevelopment				Total Increase
	Real Property	Personal Property	Total	Real Property	Surplused PILOTs	Personal Property	Total	
1 2002	\$ 5,791	\$ 805	\$ 6,596	\$ 5,791	\$ 151	\$ 805	\$ 6,747	\$ 151
2 2003	5,849	715	6,564	5,791	151	715	6,658	93
3 2004	5,849	626	6,475	5,791	10,677	22,478	38,946	32,471
4 2005	5,908	536	6,444	5,791	21,104	23,007	49,902	43,458
5 2006	5,908	447	6,355	5,791	21,104	20,464	47,359	41,005
6 2007	5,967	983	6,950	5,791	22,717	18,285	46,794	39,844
7 2008	5,967	894	6,861	5,791	22,717	15,743	44,251	37,391
8 2009	6,026	805	6,831	5,791	24,428	13,200	43,419	36,588
9 2010	6,026	715	6,742	5,791	24,428	26,137	56,357	49,615
10 2011	6,087	626	6,712	5,791	26,241	25,550	57,582	50,870
11 2012	6,087	1,073	7,159	5,791	26,241	23,319	55,351	48,192
12 2013	6,148	983	7,131	5,791	28,163	20,776	54,730	47,599
13 2014	6,148	894	7,042	5,791	28,163	18,234	52,188	45,146
14 2015	6,209	805	7,014	5,791	30,200	28,959	64,951	57,937
15 2016	6,209	715	6,924	5,791	30,200	28,092	64,084	57,160
16 2017	6,271	1,162	7,433	5,791	32,360	25,861	64,012	56,579
17 2018	6,271	1,073	7,344	5,791	32,360	23,319	61,470	54,126
18 2019	6,334	983	7,317	5,791	34,649	20,776	61,216	53,899
19 2020	6,334	894	7,228	5,791	34,649	31,502	71,942	64,714
20 2021	6,397	805	7,202	5,791	37,075	30,635	73,501	66,300
21 2022	6,397	1,252	7,649	5,791	37,075	28,404	71,270	63,622
22 2023	6,461	1,162	7,623	5,791	39,647	25,861	71,300	63,676
23 2024	6,461	1,073	7,534	5,791	39,647	23,319	68,757	61,223
	141,104	20,026	161,130	133,199	604,148	495,442	1,232,789	1,071,659
							NPV	542,954
							5.0%	

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PARKVILLE COMMONS**DIRECT TAX IMPACT ANALYSIS****SENIOR CITIZEN LEVY**

Year	Taxes Without Redevelopment			Non-TIF Taxes With Redevelopment				Total Increase
	Real Property	Personal Property	Total	Real Property	Surplused PILOTs	Personal Property	Total	
1 2002	\$ 1,069	\$ 149	\$ 1,218	\$ 1,069	\$ 28	\$ 149	\$ 1,246	\$ 28
2 2003	1,080	132	1,212	1,069	28	132	1,229	17
3 2004	1,080	116	1,196	1,069	1,971	4,150	7,191	5,995
4 2005	1,091	99	1,190	1,069	3,897	4,248	9,214	8,024
5 2006	1,091	83	1,173	1,069	3,897	3,779	8,744	7,571
6 2007	1,102	182	1,283	1,069	4,194	3,376	8,640	7,357
7 2008	1,102	165	1,267	1,069	4,194	2,907	8,171	6,904
8 2009	1,113	149	1,261	1,069	4,510	2,437	8,017	6,756
9 2010	1,113	132	1,245	1,069	4,510	4,826	10,406	9,161
10 2011	1,124	116	1,239	1,069	4,845	4,717	10,632	9,392
11 2012	1,124	198	1,322	1,069	4,845	4,306	10,220	8,898
12 2013	1,135	182	1,317	1,069	5,200	3,836	10,105	8,789
13 2014	1,135	165	1,300	1,069	5,200	3,367	9,636	8,336
14 2015	1,146	149	1,295	1,069	5,576	5,347	11,992	10,697
15 2016	1,146	132	1,278	1,069	5,576	5,187	11,832	10,554
16 2017	1,158	215	1,372	1,069	5,975	4,775	11,819	10,447
17 2018	1,158	198	1,356	1,069	5,975	4,306	11,350	9,994
18 2019	1,169	182	1,351	1,069	6,397	3,836	11,303	9,952
19 2020	1,169	165	1,335	1,069	6,397	5,816	13,283	11,949
20 2021	1,181	149	1,330	1,069	6,845	5,656	13,571	12,241
21 2022	1,181	231	1,412	1,069	6,845	5,244	13,159	11,747
22 2023	1,193	215	1,408	1,069	7,320	4,775	13,165	11,757
23 2024	1,193	198	1,391	1,069	7,320	4,306	12,695	11,304
	26,053	3,698	29,751	24,594	111,549	91,478	227,620	197,869
							NPV	100,250
							5.0%	

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PARKVILLE COMMONS**DIRECT TAX IMPACT ANALYSIS****BLIND PENSION**

Year	Taxes Without Redevelopment			Non-TIF Taxes With Redevelopment				Total Increase
	Real Property	Personal Property	Total	Real Property	Surplused PILOTs	Personal Property	Total	
1 2002	\$ 642	\$ 89	\$ 731	\$ 658	\$ -	\$ 89	\$ 747	\$ 17
2 2003	648	79	727	658	-	79	738	10
3 2004	648	69	717	1,824	-	2,490	4,315	3,597
4 2005	654	59	714	2,979	-	2,549	5,528	4,814
5 2006	654	50	704	2,979	-	2,267	5,247	4,543
6 2007	661	109	770	3,158	-	2,026	5,184	4,414
7 2008	661	99	760	3,158	-	1,744	4,902	4,142
8 2009	668	89	757	3,348	-	1,462	4,810	4,053
9 2010	668	79	747	3,348	-	2,896	6,243	5,496
10 2011	674	69	744	3,549	-	2,830	6,379	5,635
11 2012	674	119	793	3,549	-	2,583	6,132	5,339
12 2013	681	109	790	3,762	-	2,302	6,063	5,273
13 2014	681	99	780	3,762	-	2,020	5,782	5,001
14 2015	688	89	777	3,987	-	3,208	7,195	6,418
15 2016	688	79	767	3,987	-	3,112	7,099	6,332
16 2017	695	129	823	4,226	-	2,865	7,091	6,268
17 2018	695	119	814	4,226	-	2,583	6,810	5,996
18 2019	702	109	811	4,480	-	2,302	6,782	5,971
19 2020	702	99	801	4,480	-	3,490	7,970	7,169
20 2021	709	89	798	4,749	-	3,394	8,143	7,345
21 2022	709	139	847	4,749	-	3,147	7,896	7,048
22 2023	716	129	845	5,034	-	2,865	7,899	7,054
23 2024	716	119	835	5,034	-	2,583	7,617	6,782
	15,632	2,219	17,850	81,685	-	54,887	136,572	118,721
							NPV	60,150
							5.0%	

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PARKVILLE COMMONS**DIRECT TAX IMPACT ANALYSIS****REPLACEMENT TAX**

Year	Taxes Without Redevelopment			Non-TIF Taxes With Redevelopment				Total Increase
	Real Property	Personal Property	Total	Real Property	Surplused PILOTS	Personal Property	Total	
1 2002	\$ 7,699	\$ 1,070	\$ 8,769	\$ 7,900	\$ -	\$ 1,070	\$ 8,970	\$ 201
2 2003	7,776	951	8,727	7,900	-	951	8,851	124
3 2004	7,776	832	8,608	21,893	-	29,882	51,775	43,167
4 2005	7,854	713	8,567	35,754	-	30,585	66,339	57,773
5 2006	7,854	594	8,448	35,754	-	27,205	62,959	54,511
6 2007	7,932	1,307	9,240	37,899	-	24,309	62,208	52,968
7 2008	7,932	1,189	9,121	37,899	-	20,928	58,828	49,707
8 2009	8,011	1,070	9,081	40,173	-	17,548	57,721	48,640
9 2010	8,011	951	8,962	40,173	-	34,747	74,920	65,958
10 2011	8,092	832	8,924	42,584	-	33,966	76,549	67,626
11 2012	8,092	1,426	9,518	42,584	-	31,000	73,583	64,066
12 2013	8,172	1,307	9,480	45,139	-	27,620	72,758	63,278
13 2014	8,172	1,189	9,361	45,139	-	24,240	69,378	60,017
14 2015	8,254	1,070	9,324	47,847	-	38,498	86,345	77,021
15 2016	8,254	951	9,205	47,847	-	37,346	85,193	75,988
16 2017	8,337	1,545	9,882	50,718	-	34,380	85,098	75,216
17 2018	8,337	1,426	9,763	50,718	-	31,000	81,718	71,955
18 2019	8,420	1,307	9,727	53,761	-	27,620	81,380	71,653
19 2020	8,420	1,189	9,609	53,761	-	41,879	95,639	86,031
20 2021	8,504	1,070	9,574	56,986	-	40,726	97,712	88,138
21 2022	8,504	1,664	10,168	56,986	-	37,760	94,747	84,578
22 2023	8,589	1,545	10,134	60,406	-	34,380	94,786	84,651
23 2024	8,589	1,426	10,016	60,406	-	31,000	91,406	81,390
	187,582	26,623	214,205	980,224	-	658,638	1,638,863	1,424,657
							NPV	721,800
							5.0%	

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PARKVILLE COMMONS
DIRECT TAX IMPACT ANALYSIS
TRANSPORTATION DISTRICT

	Year	Taxes Without Redevelopment	Non-TIF Taxes With Redevelopment	Total Increase
1	2002	\$ -	\$ -	\$ -
2	2003	-	170,223	170,223
3	2004	-	304,741	304,741
4	2005	-	362,471	362,471
5	2006	-	373,345	373,345
6	2007	-	384,546	384,546
7	2008	-	396,082	396,082
8	2009	-	407,964	407,964
9	2010	-	420,203	420,203
10	2011	-	432,810	432,810
11	2012	-	445,794	445,794
12	2013	-	459,168	459,168
13	2014	-	472,943	472,943
14	2015	-	487,131	487,131
15	2016	-	501,745	501,745
16	2017	-	516,797	516,797
17	2018	-	532,301	532,301
18	2019	-	548,270	548,270
19	2020	-	564,718	564,718
20	2021	-	581,660	581,660
21	2022	-	599,110	599,110
22	2023	-	617,083	617,083
23	2024	-	635,595	635,595
		-	10,214,700	10,214,700
			NPV	5,209,545
			5.0%	