

# TIF Revenue – Immediate Relief to City’s General Fund

- Allocation of 70% of incremental revenues to City from 2019 to 2023, as well as \$800,000 in fixed Transfer Adjustment, provides immediate relief to the City’s General Fund

<i>FYE2017 Incremental Revenue to City:</i>	<b>\$ 2,793,395 (40%)</b>	<b>\$ 3,563,133 (40% + Transfer Adjustment)</b>
<i>FYE2018 Incremental Revenue to City:</i>	<b>\$ 2,942,456 (40%)</b>	<b>\$ 3,711,911 (40% + Transfer Adjustment)</b>
<b>FYE2019 Incremental Revenue to City:</b>	<b>\$ 5,824,718 (70% + \$800,000)</b>	
<b>FYE2020 Incremental Revenue to City:</b>	<b>\$ 6,050,830 (70% + \$800,000)</b>	
<b>FYE2021 Incremental Revenue to City:</b>	<b>\$ 6,499,153 (70% + \$800,000)</b>	
<b>FYE2022 Incremental Revenue to City:</b>	<b>\$ 8,114,225 (70% + \$800,000)</b>	
<b>FYE2023 Incremental Revenue to City:</b>	<b>\$11,364,703 (70% + \$800,000)</b>	

Projections account for AAGR adjustment at 4% growth

# Revenue – Impact on City

- Sales tax revenues directly to City's General Fund after FYE 2023

2024 to 2031: \$ 9.66 million, per year average (from TIF #'s 2, 4, 5)

2032 to 2043: \$ 4.48 million, per year average (from TIF #'s 4 and 5)  
\$13.62 million per year\*

\*Amount to City's General Fund upon termination of TIF #2 in FYE2031, which, even assuming no additional increases in sales tax revenue generated from currently existing development, generates an estimated **\$163.44 million** through FYE2043

- Above amounts DO NOT include the following:

Norman Forward Sales Tax: \$22.4 million from 2019 to 2031 (when it expires)

Norman Public Safety Sales Tax: \$49.6 million from 2019 to 2043

Sales taxes generated outside of Increment Districts based on new employment and spending

UNP TIF Allocation Structure - Gross Value

Total Increment Revenue Generation				Proposed New TIF Financing Structure with Allocations				Allocation to Project
	Ad Valorem Increment	Sales Tax Increment	Construction Sales Tax Increment	Ad Valorem Increment to Project	Cumulative % from Ad Val to Project	Sales Tax Increment to Project	Cumulative % from Sales Tax to Project	
FYE 2007	2007			\$ -	0%	\$ 351,941	100%	
FYE 2008				\$ 87,292	6%	\$ 1,005,229	94%	
FYE 2009				\$ 295,116	12%	\$ 1,564,395	88%	
FYE 2010				\$ 678,196	18%	\$ 1,947,085	82%	
FYE 2011				\$ 783,679	21%	\$ 2,068,407	79%	
FYE 2012				\$ 770,412	22%	\$ 2,303,217	78%	
FYE 2013				\$ 955,214	23%	\$ 2,714,497	77%	
FYE 2014				\$ 1,031,872	23%	\$ 3,408,956	77%	
FYE 2015				\$ 1,186,069	23%	\$ 4,200,934	77%	
FYE 2016				\$ 1,140,912	23%	\$ 4,253,383	77%	
FYE 2017				\$ 1,434,692	23%	\$ 4,190,093	77%	
FYE 2018				\$ 1,612,661	24%	\$ 4,148,426	76%	
				<b>\$ 9,976,114</b>		<b>\$ 32,156,562</b>		
FYE 2019		\$ 3,276,788	\$ 7,178,168	\$ -	\$ 1,638,394	26%	\$ 1,353,450	74%
FYE 2020		\$ 3,827,444	\$ 7,501,186	\$ 1,589,039	\$ 1,913,722	27%	\$ 3,039,395	73%
FYE 2021		\$ 5,381,883	\$ 8,141,647	\$ 2,006,220	\$ 2,690,941	29%	\$ 3,648,715	71%
FYE 2022		\$ 5,453,811	\$ 10,227,393	\$ 775,249	\$ 3,272,287	31%	\$ 2,888,417	69%
FYE 2023		\$ 6,245,641	\$ 14,766,596	\$ 1,140,427	\$ 3,747,385	33%	\$ 4,542,320	67%
FYE 2024		\$ 6,510,432	\$ 15,276,891	\$ 966,829	\$ 3,906,259	33%	\$ 7,611,908	67%
FYE 2025		\$ 6,733,201	\$ 15,807,021	\$ 572,768	\$ 4,039,921	33%	\$ 7,561,725	67%
FYE 2026		\$ 6,936,184	\$ 16,357,818	\$ 763,196	\$ 4,161,710	33%	\$ 7,989,466	67%
FYE 2027		\$ 7,148,025	\$ 16,930,147	\$ 607,139	\$ 4,288,815	33%	\$ 8,150,784	67%
FYE 2028		\$ 9,030,547	\$ 18,064,137	\$ 236,628	\$ 5,418,328	34%	\$ 8,421,371	66%
FYE 2029		\$ 9,457,961	\$ 18,693,066	\$ -	\$ 5,674,777	35%	\$ 8,546,533	65%
FYE 2030		\$ 9,912,490	\$ 19,346,574	\$ -	\$ 5,947,494	35%	\$ 8,873,287	65%
FYE 2031		\$ 10,227,788	\$ 20,025,693	\$ -	\$ 6,136,673	36%	\$ 9,212,847	64%
FYE 2032		\$ 6,828,490	\$ 8,010,378	\$ -	\$ 4,097,094	36%	\$ 4,005,189	64%
FYE 2033		\$ 6,931,207	\$ 8,171,546	\$ -	\$ 4,158,724	37%	\$ 4,085,773	63%
FYE 2034		\$ 7,045,794	\$ 8,335,937	\$ -	\$ 4,227,477	37%	\$ 4,167,968	63%
FYE 2035		\$ 7,162,717	\$ 8,503,616	\$ -	\$ 4,297,630	38%	\$ 4,251,808	62%
FYE 2036		\$ 7,282,023	\$ 8,674,648	\$ -	\$ 4,369,214	38%	\$ 4,337,324	62%
FYE 2037		\$ 7,403,760	\$ 8,849,101	\$ -	\$ 4,442,256	39%	\$ 4,424,550	61%
FYE 2038		\$ 7,527,977	\$ 9,027,043	\$ -	\$ 4,516,786	39%	\$ 4,513,521	61%
FYE 2039		\$ 7,654,726	\$ 9,208,544	\$ -	\$ 4,592,836	40%	\$ 4,604,272	60%
FYE 2040		\$ 7,784,058	\$ 9,393,675	\$ -	\$ 4,670,435	40%	\$ 4,696,837	60%
FYE 2041		\$ 7,916,026	\$ 9,582,508	\$ -	\$ 4,749,616	40%	\$ 4,791,254	60%
FYE 2042		\$ 8,050,683	\$ 9,775,118	\$ -	\$ 4,830,410	41%	\$ 4,887,559	59%
FYE 2043		\$ 8,133,552	\$ 9,971,581	\$ -	\$ 4,880,131	41%	\$ 4,985,790	59%
<b>Total Projected</b>		<b>\$ 179,863,208</b>	<b>\$ 295,820,032</b>	<b>\$ 8,657,495</b>	<b>\$ 106,669,314</b>		<b>\$ 135,592,066</b>	

**TOTAL** **\$ 484,340,736** **TOTAL to Project** **\$ 242,261,379**

Notes:

- Revenue projections include all project components
- Existing development in TIF 2
- Undeveloped land south of Rock Creek
- CallisonRTKL Master Plan Buildout
- Arena and Parking Garage @ 50% PILOT
- Actual revenue (yellow) includes allocations - 60% of sales tax to Project (before adjustments)/50% of Ad Valorem to Project
- Projected revenue (orange) unallocated
- FY2018 includes estimated collections
- Uses 3% undedicated sales tax
- Assumes current Levy Rates
- Projections do not assume Leverage Act Matching, however, if match is included, construction sales tax increment would increase by \$8,657,495 (gross)
- Allocations of sales tax increment are after deduction of \$800,000 annual transfer adjustment through 2031

UNP TIF Allocation Structure - Gross Value

Allocation to City & Affected Taxing Jurisdictions										
		<b>Net Increment</b>		<b>Net Increment</b>		<b>Net Increment</b>		<b>Net Increment</b>		<b>Net Increment</b>
		<b>Revenue Allocation</b>		<b>Revenue Allocation</b>		<b>Revenue Allocation</b>		<b>Revenue Allocation</b>		<b>Revenue Allocation</b>
		to City + \$800k annual Transfer Adjustment		Revenue Allocation to NPS		Revenue Allocation to Cleveland County		Revenue Allocation to County Health		Revenue Allocation to Moore-Norman
FYE	2019	\$ 5,824,718		\$ 930,245		\$ 211,991		\$ 52,998		\$ 317,162
FYE	2020	\$ 6,050,830		\$ 1,086,570		\$ 247,616		\$ 61,904		\$ 370,460
FYE	2021	\$ 6,499,153		\$ 1,527,859		\$ 348,180		\$ 87,045		\$ 520,915
FYE	2022	\$ 8,114,225		\$ 1,238,623		\$ 282,266		\$ 70,567		\$ 422,301
FYE	2023	\$ 11,364,703		\$ 1,418,456		\$ 323,248		\$ 80,812		\$ 483,615
FYE	2024	\$ 8,631,811		\$ 1,478,593		\$ 336,953		\$ 84,238		\$ 504,118
FYE	2025	\$ 8,818,064		\$ 1,529,187		\$ 348,482		\$ 87,121		\$ 521,368
FYE	2026	\$ 9,131,548		\$ 1,575,286		\$ 358,988		\$ 89,747		\$ 537,085
FYE	2027	\$ 9,386,501		\$ 1,623,398		\$ 369,952		\$ 92,488		\$ 553,488
FYE	2028	\$ 9,879,394		\$ 2,050,940		\$ 467,383		\$ 116,846		\$ 699,256
FYE	2029	\$ 10,146,533		\$ 2,148,011		\$ 489,505		\$ 122,376		\$ 732,352
FYE	2030	\$ 10,473,287		\$ 2,251,239		\$ 513,029		\$ 128,257		\$ 767,547
FYE	2031	\$ 10,812,847		\$ 2,322,847		\$ 529,348		\$ 132,337		\$ 791,962
FYE	2032	\$ 4,005,189 *		\$ 1,550,828 *		\$ 353,414 *		\$ 88,354 *		\$ 528,746 *
FYE	2033	\$ 4,085,773		\$ 1,574,156		\$ 358,730		\$ 89,683		\$ 536,700
FYE	2034	\$ 4,167,968		\$ 1,600,180		\$ 364,661		\$ 91,165		\$ 545,572
FYE	2035	\$ 4,251,808		\$ 1,626,735		\$ 370,712		\$ 92,678		\$ 554,626
FYE	2036	\$ 4,337,324		\$ 1,653,830		\$ 376,887		\$ 94,222		\$ 563,864
FYE	2037	\$ 4,424,550		\$ 1,681,478		\$ 383,188		\$ 95,797		\$ 573,290
FYE	2038	\$ 4,513,521		\$ 1,709,689		\$ 389,617		\$ 97,404		\$ 582,909
FYE	2039	\$ 4,604,272		\$ 1,738,476		\$ 396,177		\$ 99,044		\$ 592,723
FYE	2040	\$ 4,696,837		\$ 1,767,848		\$ 402,870		\$ 100,718		\$ 602,738
FYE	2041	\$ 4,791,254		\$ 1,797,820		\$ 409,700		\$ 102,425		\$ 612,956
FYE	2042	\$ 4,887,559		\$ 1,828,402		\$ 416,670		\$ 104,167		\$ 623,383
FYE	2043	\$ 4,985,790		\$ 1,847,222		\$ 420,959		\$ 105,240		\$ 629,800
<b>Total Projected</b>		<b>\$ 168,885,461</b>		<b>\$ 41,557,918</b>		<b>\$ 9,470,525</b>		<b>\$ 2,367,631</b>		<b>\$ 14,168,938</b>
										<b>\$ 5,628,882</b>

\*TIF 2 ends in FYE2031. Following end of TIF 2, 100% of TIF 2 increment is released. For NPS, additional non-TIF revenue will be subject to state school aid adjustments.

Notes:

-Net Increment to City does not include dedicated sources of revenue, including PSST, NFST, H/M Tax, etc

<b>Present Value</b>	\$ 108,177,150	\$ 23,657,899	\$ 5,391,337
<b>(Discounted @ 5%)</b>	<b>\$ 1,347,834</b>	<b>\$ 9,705,718</b>	<b>\$ 3,892,013</b>

**Total to all Ad Valorem Taxing Jurisdictions (Gross): \$73,193,895**

<b>Total to all Ad Valorem Taxing Jurisdictions (PV): \$43,994,801</b>	<b>(P.V. @ 5%)</b>
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