



\*Note – This meeting may be transmitted via Facebook Live on the City of Tonganoxie page

Honorable Jason K. Ward, Mayor

Council Members

David Bennett

Rocky Himpel

Curtis Oroke

Kara Reed

Loralee Stevens

**Open Regular Meeting – 7:00 p.m.**

**I. Pledge of Allegiance**

**II. Approval of Minutes – Regular meeting dated June 18, 2018**

**III. Consent Agenda**

- a) Review bill payments

**IV. Open Agenda**

Members of the public are welcome to use this time to comment about any matter relating to City business. The comments that are discussed under Open Agenda may or may not be acted upon by the Council during this meeting. In order to speak during open agenda, you must sign up with your name and address with the city clerk or designee **before the meeting**. Comments will be limited to 3 minutes. Please wait to be recognized by the Mayor and **state your name and address** for the record.

**V. Old Business**

**VI. New Business**

- a) Resolution 07-18-01: Resolution of Intent to Issue Industrial Revenue Bonds in an Amount Not to Exceed \$26,000,000
- b) City Manager Agenda
- c) City Attorney Agenda
- d) Mayor Pro Tem Agenda
- e) City Council Agenda
- f) Mayor Agenda

**VII. Information & Communications (No Action Required)**

**VIII. Adjourn**

CITY COUNCIL MEETING DRAFT MINUTES

June 18, 2018

7:00 p.m. Regular Meeting



**Open Regular Meeting – 7:00 p.m.**

**I. PLEDGE OF ALLEGIANCE**

- Mayor Ward opened the meeting at 7:00 p.m.
- Roll Call: Council members present were Mayor Ward, Mr. Himpel, Mr. Bennett, Mr. Oroke, and Ms. Stevens. Ms. Reed was absent. City Manager George Brajkovic, Assistant City Manager Dan Porter, Fire Chief John Zimbelman, City Attorney Shannon Marcano, and City Planner Chris Brewster were also in attendance.
- Mayor Ward led the Pledge of Allegiance.

**II. APPROVAL OF MINUTES – REGULAR MEETING DATED JUNE 4, 2018**

- Mr. Oroke made a motion to approve the minutes from the June 4, 2018 City Council meeting.
- Mr. Bennett seconded.
- Vote of all ayes, motion carried.

**III. CONSENT AGENDA**

- a) Review bill payments
- Ms. Stevens made a motion to approve the consent agenda.
- Mr. Himpel Seconded.
- Vote of all ayes, motion carried.

**IV. OPEN AGENDA**

Members of the public are welcome to use this time to comment about any matter relating to City business. The comments that are discussed under Open Agenda may or may not be acted upon by the Council during this meeting. In order to speak during open agenda, you must sign up with your name and address with the city clerk or designee before the meeting. Comments will be limited to 3 minutes. Please wait to be recognized by the Mayor and state your name and address for the record.

- No comments were offered during the open agenda period.

**V. OLD BUSINESS**

- No Items

**VI. NEW BUSINESS**

- a) 2018 Citizen's Academy Graduation Recognition
- Mr. Brajkovic introduced the item.
- Mayor Ward delivered certificates of completion to the 10 graduates of the 2018 Tonganoxie Civic Academy and a group photo was taken.

- b) Ordinance 1433: Amending the General Business District Zoning Ordinance to allow self-storage units with a Special Use Permit
  - Mr. Brewster introduced the item.
  - **Mr. Oroke made a motion to approve Ordinance 1433.**
  - **Ms. Stevens seconded.**
  - **Vote of 3 ayes – 1 no (Himpel), motion carried.**
  
- c) Leighty Grant – TFD update on purchases and reimbursement
  - Mr. Zimbelman introduced the item and updated City Council on the proceeds and expenditures associated with the grant.
  
- d) Consider approval of Temporary CMB Permit for the Leavenworth County Fair
  - Mr. Brajkovic introduced the item.
  - **Mr. Oroke made a motion to approve the permit.**
  - **Mr. Bennett seconded.**
  - **Vote of all ayes, motion carried.**
  
- e) Consider approval of Fireworks Permits
  - Mr. Brajkovic introduced the item.
  - **Ms. Stevens made a motion to approve the 5 permits.**
  - **Mr. Oroke seconded.**
  - **Vote of all ayes, motion carried.**
  
- f) Citizens Survey results
  - Mr. Brajkovic introduced the item and made a presentation to City Council.
  
- g) Public Hearing – Opportunity for citizen input on FY 2019 Budget
  - David Coffman, 529 E 6<sup>th</sup> Street, addressed the Council about a road possibly needing repairs near the area of 5<sup>th</sup> and Delaware.
  - Monica Gee, 17685 214<sup>th</sup> Street, addressed the Council and presented information on the Tonganoxie Business Association initiatives planned as part of the funding request for \$5,000 in the 2019 Budget.
  - Mayor Ward closed the opportunity for public comment on the 2019 budget.
  
- h) City Manager Agenda
  - 1. May Financial Report
    - Mr. Porter presented May Financial Report to the City Council.
  
- i) City Attorney Agenda
  
- j) Mayor Pro Tem Agenda
  
- k) City Council Agenda
  - Mr. Himpel asked about progress on the Library project.
  - Mr. Brajkovic described efforts to close on the land purchase transaction and to review a draft design build agreement.
  - Mr. Oroke provided information on the Tonganoxie Days 2018 event, which was held on June 9.

I) Mayor Agenda

1. Consideration of Recreation Commission Appointment

- Mr. Himpel declared a conflict of interest and recused himself from the item.
- John Bretthauer, Howard Brewington, and Lisa Large addressed the City Council regarding their applications and interest in serving on the Recreation Commission.
- **Mr. Oroke made a motion to recommend that the Mayor appoint John Bretthauer to the Recreation Commission.**
- **Mr. Bennett seconded.**
- **Vote of 2 ayes, 1 no (Stevens) (Himpel recused) motion carried.**

2. Executive session for the discussion of non-elected personnel matters

- **Mr. Oroke made a motion at 8:15 PM to recess the Governing Body into executive session to discuss staff communications pursuant to the discussion of personnel matters of non-elected personnel exception, K.S.A. 75-4319 (b) (1). The open meeting will resume in the City Council chambers after 15 minutes at 8:30 PM. The executive session will also include the City Manager, City Attorney and Assistant City Manager.**
- **Mr. Bennett seconded the motion.**
- **Vote of all ayes, motion carried.**
- ...
- **Mr. Oroke made a motion at 8:30 PM to return from executive session and noted that no action was taken.**
- **Mr. Bennett seconded the motion.**
- **Vote of all ayes, motion carried.**

**VII. INFORMATION & COMMUNICATIONS (NO ACTION REQUIRED)**

**VIII. ADJOURN**

- **Mr. Himpel made a motion to adjourn the meeting.**
- **Ms. Stevens seconded the motion.**
- **Vote of all ayes, motion carried.**
- **Meeting adjourned at 8:31 p.m.**

Respectfully submitted,



Dan Porter, Assistant City Manager



City of Tonganoxie, KS

# Check Report

By Check Number

Date Range: 06/16/2018 - 06/28/2018

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
<b>Bank Code: AP Bank-AP Bank</b>						
0949	ANDY COOK	06/18/2018	Regular	0.00	600.00	44996
0025	APAC-KANSAS, INC	06/18/2018	Regular	0.00	238.96	44997
0046	BAY BRIDGE ADMINISTRATORS, LLC	06/18/2018	Regular	0.00	263.02	44998
0749	BROADVOICE	06/18/2018	Regular	0.00	139.55	44999
0070	BROTHER' S MARKET	06/18/2018	Regular	0.00	447.82	45000
0099	CITY OF LEAVENWORTH	06/18/2018	Regular	0.00	490.00	45001
0107	CLIFTON DEMOSS JR	06/18/2018	Regular	0.00	1,950.00	45002
0113	COMMERCIAL AQUATIC SERVICES	06/18/2018	Regular	0.00	1,179.49	45003
0115	CONRAD FIRE EQUIPMENT, INC.	06/18/2018	Regular	0.00	9,232.51	45004
0948	CURT PARKER	06/18/2018	Regular	0.00	500.00	45005
0955	DENHOLM HOME & LAWN	06/18/2018	Regular	0.00	126.00	45006
0813	FREESTATE ELECTRIC COOPERATIVE	06/18/2018	Regular	0.00	1,474.00	45007
0207	GEIGER READY-MIX	06/18/2018	Regular	0.00	791.25	45008
0596	GEOFF SONNTAG	06/18/2018	Regular	0.00	600.00	45009
0308	KANSAS STATE TREASURER	06/18/2018	Regular	0.00	1,547.00	45010
0330	KANSAS GAS SERVICE	06/18/2018	Regular	0.00	183.42	45011
0956	KANSAS JUVENILE OFFICERS ASSOCIATION	06/18/2018	Regular	0.00	200.00	45012
0757	KC CLEAN	06/18/2018	Regular	0.00	240.00	45013
0381	LADD SERVICE COMPANY	06/18/2018	Regular	0.00	16.88	45014
0391	LAWRENCE JOURNAL WORLD	06/18/2018	Regular	0.00	175.77	45015
0426	LV COUNTY SHERIFF OFFICE	06/18/2018	Regular	0.00	440.00	45016
0857	MIDCONTINENT COMMUNICATIONS	06/18/2018	Regular	0.00	353.51	45017
0484	NORTHERN SAFETY CO	06/18/2018	Regular	0.00	140.12	45018
0514	PITNEY BOWES, INC.	06/18/2018	Regular	0.00	135.24	45019
0542	QUILL	06/18/2018	Regular	0.00	138.91	45020
0549	REEVES-WIEDEMAN COMPANY	06/18/2018	Regular	0.00	56.05	45021
0555	RICOH USA, INC.	06/18/2018	Regular	0.00	149.40	45022
0954	RONNIE WARD	06/18/2018	Regular	0.00	37.50	45023
0579	SECURITY BENEFIT - 457	06/18/2018	Regular	0.00	2,456.92	45024
0621	THE LIFEGUARD STORE, INC.	06/18/2018	Regular	0.00	1,334.95	45025
0642	U S POSTAL SERVICE	06/18/2018	Regular	0.00	90.00	45026
0671	WESTAR ENERGY	06/18/2018	Regular	0.00	2,717.27	45027
0059	BOARD OF PUBLIC UTIL.-WATER	06/22/2018	Regular	0.00	18,371.92	45028
0669	BRIAN WELSH	06/22/2018	Regular	0.00	666.43	45029
0113	COMMERCIAL AQUATIC SERVICES	06/22/2018	Regular	0.00	552.77	45030
0182	FEDEX	06/22/2018	Regular	0.00	66.76	45031
0200	FRITO-LAY	06/22/2018	Regular	0.00	195.36	45032
0206	GAMBINO'S PIZZA	06/22/2018	Regular	0.00	18.00	45033
0286	JDC SECURITY LLC	06/22/2018	Regular	0.00	198.35	45034
0330	KANSAS GAS SERVICE	06/22/2018	Regular	0.00	33.08	45035
0333	KANSAS JUDICIAL COUNCIL	06/22/2018	Regular	0.00	85.00	45036
0964	KDOR - MISC TAX	06/22/2018	Regular	0.00	286.40	45037
0857	MIDCONTINENT COMMUNICATIONS	06/22/2018	Regular	0.00	749.69	45038
0460	MIDWEST SINGLE SOURCE	06/22/2018	Regular	0.00	270.00	45039
0478	NEBRASKA FURNITURE MART	06/22/2018	Regular	0.00	3,393.98	45040
0959	OFFICE OF THE KANSAS STATE TREASURER	06/22/2018	Regular	0.00	4,905.00	45041
0958	RANDALL ARAGON	06/22/2018	Regular	0.00	420.00	45042
0548	RECORDNEWS	06/22/2018	Regular	0.00	859.40	45043
0957	SARAH PURTEE	06/22/2018	Regular	0.00	160.00	45044
0628	TODD'S TIRE LLC	06/22/2018	Regular	0.00	10.00	45045

Check Report

Date Range: 06/16/2018 - 06/28/2018

<b>Vendor Number</b>	<b>Vendor Name</b>	<b>Payment Date</b>	<b>Payment Type</b>	<b>Discount Amount</b>	<b>Payment Amount</b>	<b>Number</b>
0671	WESTAR ENERGY	06/22/2018	Regular	0.00	10,769.13	45046

Bank Code AP Bank Summary

<b>Payment Type</b>	<b>Payable Count</b>	<b>Payment Count</b>	<b>Discount</b>	<b>Payment</b>
Regular Checks	65	51	0.00	70,456.81
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	<b>65</b>	<b>51</b>	<b>0.00</b>	<b>70,456.81</b>

### All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	65	51	0.00	70,456.81
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	<b>65</b>	<b>51</b>	<b>0.00</b>	<b>70,456.81</b>

### Fund Summary

Fund	Name	Period	Amount
998	Gen Fund-Pooled Cash	6/2018	70,456.81
			<b>70,456.81</b>



Office of the City Manager  
**AGENDA STATEMENT**

**DATE:** July 2, 2018  
**To:** Honorable Mayor Jason K. Ward and Members of the City Council  
**FROM:** George Brajkovic, City Manager  
**SUBJECT:** Resolution 07-18-01, Resolution of Intent to issue \$26M in Industrial Revenue Bonds (IRBs) for the Unilock project

**DISCUSSION:**

Previous items related to the Unilock project include Resolution 12-17-02, dated December 4, 2017, which authorized the Real Estate Contract for Unilock’s purchase of Lot 5 of the Tonganoxie Business Park; Resolution 03-18-03, dated March 26, 2018, which allowed for an extension of the Real Estate Contract’s closing date; and a May 25, 2018 closing and transfer of ownership of Lot 5 to Unilock.

At this time, Unilock is proposing to move forward with their 2 phase project, and is requesting the consideration of \$26M in IRBs for the cost of acquiring, constructing and equipping their mixed use commercial project, to include a first phase for an approximately 5,000 square foot commercial office and storage building and a second phase for an approximately 40,000 square foot office/warehouse and manufacturing facility, and related site work.

With the use of IRBs the project also qualifies for a Tax Abatement, in accordance with the City of Tonganoxie’s Tax Abatement Policy as adopted by Resolution 07-17-03, dated July 17, 2017. As such, the Project qualifies for a 10 year, 70% abatement based on the following:

<b>Unilock Projected Tax Abatement</b>	
Standard	45%
Project investment Bonus/Water Srvc User	10%
Target Area Bonus	10%
WBE and LBE construction goals	5%
<b>Total</b>	<b>70%</b>

The 10 year abatement will begin January 1 following the year the Bonds are issued. However, this Resolution shall terminate on November 30, 202, unless Unilock has given notice in accordance with the Real Estate Contract of its intent to proceed with Phase 2 of the project.

**BUDGET IMPACT:**

\$56,250 in Bond Issuance fees , paid by Unilock.

**ACTION NEEDED:**

Make a motion to approve Resolution 07-18-01.

**ATTACHMENTS:**

Resolution 07-18-01  
Cost-Benefit Analysis

**cc:** Dan Porter, Assistant City Manager  
Shannon Marciano, City Attorney

**RESOLUTION NO. 07-18-01**

**RESOLUTION DETERMINING THE INTENT OF THE CITY OF TONGANOXIE, KANSAS, TO ISSUE ITS INDUSTRIAL REVENUE BONDS IN THE AGGREGATE AMOUNT NOT TO EXCEED \$26,000,000 TO FINANCE THE COSTS OF ACQUIRING, CONSTRUCTING AND EQUIPPING A MIXED-USE COMMERCIAL PROJECT FOR THE BENEFIT OF UNILOCK CHICAGO, INC., OR ITS SUCCESSORS AND ASSIGNS.**

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**WHEREAS**, the City of Tonganoxie, Kansas (the “City”), desires to promote, stimulate and develop the general welfare and economic prosperity of the City and its inhabitants and thereby to further promote, stimulate and develop the general welfare and economic prosperity of the State of Kansas; and

**WHEREAS**, the City is authorized and empowered under the provisions of K.S.A. 12-1740 to 12-1749d, inclusive (the “Act”), to issue industrial revenue bonds to pay the cost of certain facilities (as defined in the Act) for the purposes set forth in the Act, and to lease such facilities to private persons, firms or corporations; and

**WHEREAS**, Unilock Chicago, Inc., an Illinois corporation has submitted to the City an Application for the Issuance of Industrial Revenue Bonds (the “Application”) requesting that the City finance the cost of acquiring, constructing and equipping a mixed-use commercial project consisting of a first phase for an approximately 5,000 square foot commercial office and storage building and a second phase for an approximately 40,000 square foot office/warehouse and manufacturing facility, and related site work, parking and infrastructure to be located on the South East corner of Business Park Drive and 222<sup>nd</sup> St, Lot 5 of the Tonganoxie Business Park, as more fully described in the Application (collectively, the “Project”) through the issuance of its industrial revenue bonds in one or more series in the principal amount of not to exceed \$26,000,000, and to lease to Unilock Chicago, Inc. or its successors and assigns (collectively, the “Company”) in accordance with the Act; and

**WHEREAS**, it is hereby found and determined to be advisable and in the interest and for the welfare of the City and its inhabitants that the City finance the costs of the Project by the issuance of industrial revenue bonds under the Act in the principal amount of not to exceed \$26,000,000, said bonds to be payable solely out of rentals, revenues and receipts derived from the lease of the Project by the City to the Company.

**NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF TONGANOXIE, KANSAS, AS FOLLOWS:**

**Section 1. Approval of Project.** The Governing Body of the City hereby finds and determines that the acquiring, constructing and equipping of the Project will promote the general welfare and economic prosperity of the City of Tonganoxie, Kansas, and thereby further promote, stimulate and develop the general economic welfare and prosperity of the State of Kansas, and the issuance of the City’s industrial revenue bonds to pay the costs of the Project will be in furtherance of the public purposes set forth in the Act. The Project shall be located on the South East corner of Business Park Drive and 222<sup>nd</sup> St, Lot 5 of the Tonganoxie Business Park south of State Avenue, Tonganoxie, Kansas.

**Section 2. Intent to Issue Bonds.** The Governing Body of the City hereby determines and declares the intent of the City to acquire, construct and equip the Project out of the proceeds of industrial revenue bonds of the City in the principal amount of not to exceed \$26,000,000 to be issued pursuant to the Act.

**Section 3. Provision for the Bonds.** Subject to the conditions of this Resolution, the City expresses its intent to (i) issue its industrial revenue bonds to pay the costs of acquiring, constructing and equipping the Project, with such maturities, interest rates, redemption terms and other provisions as may be determined by ordinance of the City; (ii) provide for the lease (with an option to purchase) of the Project to the Company; and (iii) to effect the foregoing, adopt such resolutions and ordinances and authorize the execution and delivery of such instruments and the taking of such action as may be necessary or advisable for the authorization and issuance of said bonds by the City and take or cause to be taken such other action as may be required to implement the aforesaid.

**Section 4. Conditions to Issuance.** The issuance of bonds and the execution and delivery of any documents related to the bonds are subject to: (i) passage and publication of an ordinance authorizing the bonds and obtaining any other necessary governmental approvals; (ii) agreement by the City, the Company and the purchaser of the bonds upon (a) mutually acceptable terms for the bonds and for the sale and delivery thereof, and (b) mutually acceptable terms and conditions of any documents related to the issuance of the bonds and the Project; (iii) the Company's compliance with the City's policies relating to the issuance of industrial revenue bonds and ad valorem tax abatement; and (iv) the receipt and approval by the City of appropriate applications for the issuance of industrial revenue bonds.

**Section 5. Sale of the Bonds.** The sale of the bonds shall be the responsibility of the Company; provided, however, arrangements for the sale of the bonds shall be acceptable to the City.

**Section 6. Ad Valorem Tax Abatement.** In consideration of the Company's decision to acquire, construct and equip the Project, the City hereby agrees to take all appropriate action to request the Kansas Board of Tax Appeals to approve a 100% ad valorem property tax abatement (not including special assessments and taxes that may not be abated by the City under Kansas law) for all property (including real property, building improvements, machinery and equipment) financed with the proceeds of the Bonds.

In consideration of the City's agreement to request such 100% abatement, the Company will agree to make payments in lieu of tax for the Project to the City as follows:

<u>Year</u> <sup>1</sup>	<u>Approximate Percentage of Payments in Lieu</u>
1	70%
2	70%
3	70%
4	70%
5	70%
6	70%
7	70%
8	70%
9	70%
10	70%

<sup>1</sup>Year refers to the first full calendar year following the issuance of the Bonds.

provided, however, any agreed upon valuation for determining the amount of such payment in lieu of tax and any property for which the City shall determine the payment in lieu of tax shall be in excess of that shown above, shall be set forth in the performance based tax agreement executed by the City and the

Company. The Project financed with the Bonds shall be entitled to a 10-year tax abatement, with the first year of the abatement being the year beginning on the January 1 following the year the Bonds associated with such Project are issued. The foregoing percentages are subject to adjustment in accordance with the performance agreement for the Project.

**Section 7. Limited Obligations of the City.** The bonds and the interest thereon shall be special, limited obligations of the City payable solely out of the amounts derived by the City under a Lease Agreement with respect to the Bonds and as provided herein and are secured by a transfer, pledge and assignment of and a grant of a security interest in the Trust Estate to the Trustee and in favor of the owners of such bonds, as provided in the Indenture. The bonds shall not constitute a general obligation of the City, the State or of any other political subdivision thereof within the meaning of any State constitutional provision or statutory limitation and shall not constitute a pledge of the full faith and credit of the City, the State or of any other political subdivision thereof and shall not be payable in any manner by taxation, but shall be payable solely from the funds provided for as provided in the Indenture. The issuance of the bonds shall not, directly, indirectly or contingently, obligate the City, the State or any other political subdivision thereof to levy any form of taxation therefor or to make any appropriation for their payment.

**Section 8. Required Disclosure.** Any disclosure document prepared in connection with the placement or offering of the bonds shall contain substantially the following disclaimer:

NONE OF THE INFORMATION IN THIS OFFICIAL STATEMENT, OTHER THAN WITH RESPECT TO INFORMATION CONCERNING THE CITY CONTAINED UNDER THE CAPTIONS “THE CITY” AND “LITIGATION - THE CITY” HEREIN, HAS BEEN SUPPLIED OR VERIFIED BY THE CITY, AND THE CITY MAKES NO REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION.

**Section 9. Authorization to Proceed.** The Company is hereby authorized to proceed with the acquiring, constructing and equipping of the Project, including the necessary planning and engineering for the Project and entering into of contracts and purchase orders in connection therewith, and to advance such funds as may be necessary to accomplish such purposes, and, to the extent permitted by law, the City will reimburse the Company for all expenditures paid or incurred therefor out of the proceeds of the bonds.

**Section 10. Termination of Resolution.** This Resolution shall terminate on November 30, 2020 unless the Company has given notice in accordance with the Real Estate Contract of Sale (the “Real Estate Contract”) dated January 22, 2018 between the City and the Company that it intends to proceed with Phase 2 (as defined in the Real Estate Contract). The City, upon the request of the Company, may extend this time period.

**Section 11. Benefit of Resolution.** This Resolution will inure to the benefit of the City and the Company. The City may, at the request of the Company, assign all or a portion of the Company’s interest in this Resolution to another entity, and such assignee will be entitled to the benefits of the portion of this Resolution assigned and the proceedings related hereto.

**Section 12. Further Action.** Counsel to the City and Gilmore & Bell, P.C., Bond Counsel for the City, together with the officers and employees of the City, are hereby authorized to work with the purchaser of the bonds, the Company, their respective counsel and others, to prepare for submission to and final action by the City all documents necessary to effect the authorization, issuance and sale of the bonds and other actions contemplated hereunder.

**Section 13. Effective Date.** This Resolution shall take effect and be in full force immediately after its adoption by the Governing Body of the City.

**ADOPTED** on July 2, 2018.

**CITY OF TONGANOXIE, KANSAS**

[SEAL]

By: \_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

# A Tax Abatement Cost-Benefit Analysis of Unilock Chicago, Inc. for the City of Tonganoxie

Completed by  
Municipal Consulting, LLC  
5/22/2018

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## **ABOUT THIS REPORT:**

This report uses data that was collected from the firm involved and budget reports from each of the taxing entities where the project is to be located. This data is summarized on pages 4 and 5. In addition, various calculations were applied to the data using rates and information gathered from the current economic and financial conditions.

## **DEFINITIONS USED:**

- **Rate of Return:** Incentives and tax abatements granted by the taxing entities are equivalent to a public investment in the firm. Comparing these investments to the various benefits received over the 10-year project period by the public entity produces an average annual rate of return for the period. Generally, a rate of return that exceeds the entity's cost of capital would be considered a favorable investment.
- **Net Present Value:** This is the amount that a future series of payments is worth today, given an assumed discount rate. The only way to accurately compare payments to be made or received in the future to the dollar value at present is with Net Present Value. Generally a positive net present value represents and acceptable investment opportunity.
- **Benefit - Cost Ratio:** Typically referred to as the "Cost-Benefit Ratio," this is the ratio of the public entity benefits received over the 10-year project life to the public costs incurred over the same period. If the ratio is above 1.0, then the benefits exceed the costs, and if it is less than 1.0, the costs exceed the benefits. Generally, a public entity would like to have a Benefit-to-Cost ratio of 1.3 or better in order to grant a tax abatement and/or other incentives. However, the governing body may take into account the other economic benefits of the project in making that decision.

**DISCLAIMER:**

This report is prepared using a variety of assumptions regarding discount rate, inflation rate, and other economic variables. It also uses information submitted by the firm based on its best estimates of what they expect to occur in the next decade. Future business results and economic factors are not and cannot be guaranteed. Therefore, we provide no guarantee on the future performance of the firm, or that conditions within the taxing entities will remain as they are today. The governing body should make its decision on the best information presented, while fully recognizing that future performance could be substantially different.

**COMMENTS SPECIFIC TO THIS PROJECT:**

The overall costs and benefits for each taxing entity are:

Taxing Entity	Benefit to Cost Ratio	Average Return on Investment
City of Tonganoxie	2.25	13%
Leavenworth County	2.03	10%
Tonganoxie USD 464	2.29	13%
Tonganoxie Rec. Comm.	1.51	5%
State of Kansas	30.97	300%

Each of the taxing entities has a positive benefit-to-cost ratio in excess of the desired 1.3. This report assumes that the City of Tonganoxie will approve an IRB with a 70% property tax abatement for 10 years. No PILOT payment has been considered in this analysis. This report assumes that the firm will apply for and be granted a sales tax exemption on construction materials and that the current local, county and state sales tax rates remain the same.

If you have any questions or comments, you may reach me with the contact information below.

R. Steven Robb  
Sole Owner  
Municipal Consulting, LLC  
Cell: 620-704-6495 E-Mail: [steverobb@ckt.net](mailto:steverobb@ckt.net)  
[www.municipalconsulting.biz](http://www.municipalconsulting.biz)  
2207 N. Free King Hwy, Pittsburg, KS 66762-8418

Column1	Column2	Column3	Column4	Column5	Column6
<b>COST-BENEFIT ANALYSIS PROJECT SUMMARY</b>					
<b>PROJECT NAME:</b>		<b>Unilock Chicago, Inc.</b>			
<b>DATE:</b>		5/22/2018			
<b>GOVERNMENTAL ENTITIES INVOLVED:</b>					
<b>CITY:</b>		<b>City of Tonganoxie</b>			
<b>COUNTY:</b>		<b>Leavenworth County</b>			
<b>SCHOOL DISTRICT:</b>		<b>Tonganoxie USD 464</b>			
<b>SPECIAL TAXING DISTRICT #1</b>		<b>Tonganoxie Rec. Comm.</b>			
<b>STATE:</b>		<b>State of Kansas</b>			
<b>INFLATION RATE:</b>		2.00%		<b>DISCOUNT RATE:</b> 3.00%	

NOTE: In 2017, the Kansas Legislature passed SB 19, effective July 1, 2017, which disallows a school district's capital outlay levy from tax abatement. This is reflected on the school district page of this report.

**Unilock Chicago, Inc.**

Column1	Column2	Column3	Column4	Column6	Column11
<b>Community Data Inputs:</b>					
	<b>City of Tonganoxie</b>	<b>Leavenworth County</b>	<b>Tonganoxie USD 464</b>	<b>Tonganoxie Rec. Comm.</b>	<b>State</b>
Mill Levy	45.326	37.363	60.456	5.500	1.500
Market Value New Home	\$192,400	\$241,400	\$245,700	\$245,700	\$228,500
Sales Tax	1.750%	1.000%	n/a	n/a	6.50%
Transient Guest Tax	4.00%	5.00%	n/a	n/a	n/a
Utility Revenue/HsHld	\$175.77	n/a	n/a	n/a	n/a
Franchise Fees/HsHld	\$140.06	n/a	n/a	n/a	n/a
Other Revenues/Res.	\$84.81	\$108.78	n/a	\$35.79	\$1,411.11
Marg. Cost/Res./Student	\$50.25	\$39.44	\$1,138.01	\$3.13	\$199.73
Other Revenues/Worker	\$79.40	\$101.84	n/a	\$41.19	\$1,227.59
Marginal Cost/New Worker	\$47.05	\$36.92	n/a	\$2.93	\$173.76
State Funding/Pupil	n/a	n/a	\$8,598.23	n/a	n/a
Federal Funding/Pupil	n/a	n/a	\$335.84	n/a	n/a
Visitor Daily Spending	\$37.50	\$37.50			\$75
Average Hotel Room Rate	\$0	\$100			n/a
Retail Pull Factor	0.51	0.58			n/a
Percent of County Share	6.10%	100.00%			n/a
Ann. Local Per Capita Sales Tax	\$148	\$94			n/a
Ann. State Per Capita Sales Tax	\$480	\$549			\$941
Annual Per Capita Retail Sales	\$7,377	\$8,443			\$14,475
Average Household Size	2.61	2.63			2.49
Housing Vacancy Rate	4.50%	7.80%			9.60%

**Unilock Chicago, Inc.**

Column1	Column2	Column3	Column4	Column5	Column6	Column7	Column8	Column9	Column10	Column11	Column12	Column13	Column14	Column15
<b>Firm Data Inputs:</b>			First Expansion- Year 1											
	Land	Building	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total		
Investment in Land & Building	\$300,000	\$1,900,000	\$0	\$5,100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,300,000
Investment in Equipment		\$0	\$0	\$17,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,000,000
City Incentives														\$0
	<b>Growth</b>	<b>Const. Per.</b>	<b>Yr. 1</b>	<b>Yr. 2</b>	<b>Yr. 3</b>	<b>Yr. 4</b>	<b>Yr. 5</b>	<b>Yr. 6</b>	<b>Yr. 7</b>	<b>Yr. 8</b>	<b>Yr. 9</b>	<b>Yr. 10</b>	<b>Total</b>	
Sales	0.00%		\$0	\$0	\$11,000,000	\$12,650,000	\$14,547,500	\$16,729,625	\$18,402,588	\$20,242,846	\$22,267,131	\$24,493,844	\$140,333,534	
Purchases	0.00%		\$0	\$0	\$2,000,000	\$2,300,000	\$2,645,000	\$3,041,750	\$3,345,925	\$3,680,518	\$4,048,569	\$4,453,426	\$25,515,188	
Net City Util. Revenue	3.00%	\$0	\$979	\$1,008	\$1,918	\$1,975	\$2,034	\$2,095	\$2,158	\$2,223	\$2,290	\$2,358	\$19,039	
Franchise Fees	3.00%	\$0	\$125	\$129	\$750	\$773	\$796	\$820	\$844	\$869	\$896	\$922	\$6,923	
New Employees		0	6	0	0	17	0	0	0	0	0	0	23	
Employees new to the city		30%	2.0	0.0	0.0	5.0	0.0	0.0	0.0	0.0	0.0	0.0	7.0	
Employees new to the county		30%	2.0	0.0	0.0	5.0	0.0	0.0	0.0	0.0	0.0	0.0	7.0	
Employees new to the state		n/a	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
New students in K-12			2.0	0.0	0.0	5.0	0.0	0.0	0.0	0.0	0.0	0.0	7.0	
New employee average salary*		\$0	\$49,995	\$50,995	\$52,015	\$53,055	\$54,116	\$55,199	\$56,302	\$57,429	\$58,577	\$59,749	N/A	
Tax Abatement-Land			70%	70%	70%	70%	70%	70%	70%	70%	70%	70%	N/A	
Tax Abatement-Bldg.			70%	70%	70%	70%	70%	70%	70%	70%	70%	70%	N/A	
Visitors	0.0%	0	771	0	2,070	0	0	0	0	0	0	0	2,841	
			<b>City</b>	<b>County</b>	<b>State</b>									
Percentage of sales taxable in the			15%	15%	20%									
Percentage of purchases taxable in the			2%	2%	3%									
Assumed Inflation Rate			2.00%											

\* Average of all occupations from Kansas Wage Survey 2017 (Kansas City Area)

Column1	Column2	Column3	Column4	Column5	Column6	Column7	Column8	Column9	
<b>COST-BENEFIT ANALYSIS PROJECT SUMMARY</b>									
<b>PROJECT NAME:</b>	Unilock Chicago, Inc.					Ratio of			
<b>DATE:</b>	5/22/2018					NPV of Net			
				<b>Net Present Value of Net Benefits</b>	<b>NPV of Incentives &amp; Taxes Abated</b>	<b>Benefits to NPV of Incentives and Taxes Abated</b>	<b>Actual Benefit to Cost Ratio</b>	<b>Avg. Annual Rate of Return</b>	
<b>Entity</b>	<b>Total Benefits</b>	<b>Total Costs &amp; Incentives</b>	<b>Net Benefits</b>						
City of Tonganoxie	\$1,229,912	\$546,296	\$683,616	\$564,187	\$448,503	1.26	2.25	13%	
Leavenworth County	\$914,173	\$449,881	\$464,291	\$385,839	\$369,709	1.04	2.03	10%	
Tonganoxie USD 464	\$1,584,706	\$692,777	\$891,929	\$739,423	\$519,055	1.42	2.29	13%	
Tonganoxie Rec. Comm.	\$99,494	\$65,817	\$33,677	\$28,016	\$54,423	0.51	1.51	5%	
State of Kansas	\$2,713,409	\$87,626	\$2,625,783	\$2,157,187	\$14,843	145.34	30.97	300%	

**SUMMARY OF COSTS AND BENEFITS FOR:**

City of Tonganoxie

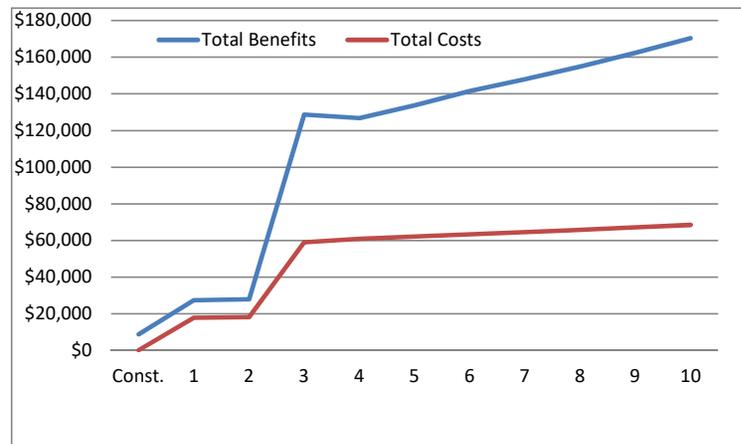
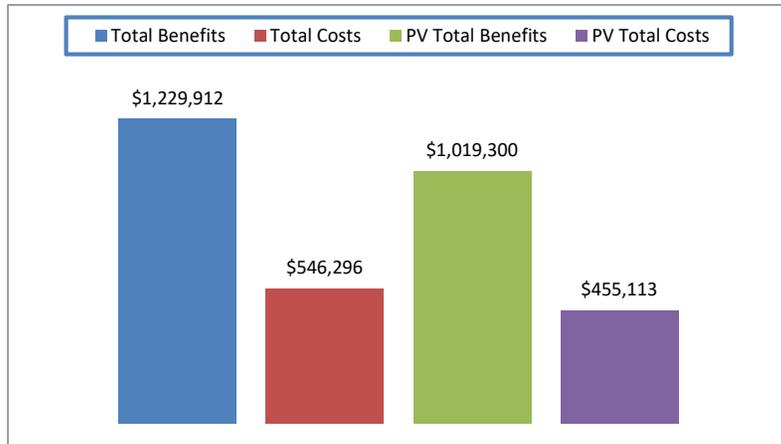
**PROJECT:** Unilock Chicago, Inc.

**DATE:** 5/22/2018

**DISCOUNT RATE:** 3.00%

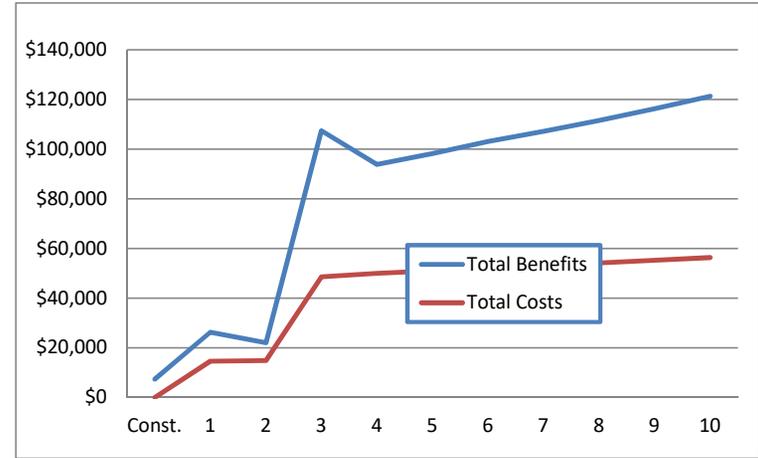
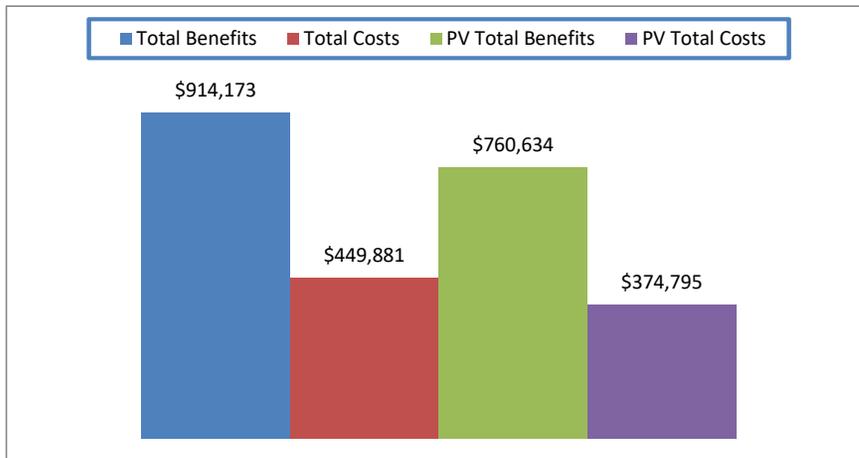
Ratio of Actual Benefits to Actual Costs Over the 10-Year Period:	2.25
Ratio of Present Value of Total Benefits to Present Value of Total Costs:	2.24
(Typical desired ratio would be 1.3 to 1)	
Average ROI	12.51%

Year	Sales and Transient Guest Taxes	New Property Taxes	Utilities and Franchise Fees	PILOT Payment	Other City Revenues	Total Benefits	Net Present Value of Total Benefits	Incentives and Cost of Various City Services	Property Taxes Abated	Total Costs	Net Present Value of Total Costs	Net Benefits or Costs	Cumulative Net Benefits or Costs	Net Present Value of Net Benefits	Net Present Value of Incentives & Taxes Abated
Const.	\$8,673	\$0	\$0	\$0	\$0	\$8,673	\$8,673	\$0	\$0	\$0	\$0	\$8,673	\$8,673	\$8,673	\$0
1	\$786	\$24,929	\$1,104	\$0	\$441	\$27,259	\$26,465	\$261	\$17,451	\$17,712	\$17,196	\$9,548	\$18,221	\$9,270	\$16,942
2	\$801	\$25,428	\$1,137	\$0	\$449	\$27,816	\$26,219	\$266	\$17,800	\$18,066	\$17,029	\$9,750	\$27,971	\$9,190	\$16,778
3	\$41,772	\$83,727	\$2,668	\$0	\$458	\$128,625	\$117,710	\$272	\$58,609	\$58,881	\$53,884	\$69,744	\$97,715	\$63,826	\$53,636
4	\$36,929	\$85,402	\$2,748	\$0	\$1,636	\$126,714	\$112,584	\$970	\$59,781	\$60,751	\$53,976	\$65,964	\$163,679	\$58,608	\$53,115
5	\$42,089	\$87,110	\$2,830	\$0	\$1,669	\$133,698	\$115,329	\$989	\$60,977	\$61,966	\$53,452	\$71,732	\$235,411	\$61,877	\$52,599
6	\$48,015	\$88,852	\$2,915	\$0	\$1,702	\$141,485	\$118,491	\$1,009	\$62,196	\$63,205	\$52,933	\$78,280	\$313,690	\$65,558	\$52,088
7	\$52,574	\$90,629	\$3,002	\$0	\$1,736	\$147,942	\$120,290	\$1,029	\$63,440	\$64,469	\$52,419	\$83,473	\$397,163	\$67,871	\$51,583
8	\$57,584	\$92,441	\$3,092	\$0	\$1,771	\$154,889	\$122,271	\$1,049	\$64,709	\$65,759	\$51,910	\$89,130	\$486,293	\$70,360	\$51,082
9	\$63,090	\$94,290	\$3,185	\$0	\$1,807	\$162,372	\$124,444	\$1,070	\$66,003	\$67,074	\$51,406	\$95,298	\$581,591	\$73,038	\$50,586
10	\$69,141	\$96,176	\$3,281	\$0	\$1,843	\$170,440	\$126,824	\$1,092	\$67,323	\$68,415	\$50,907	\$102,025	\$683,616	\$75,916	\$50,095
Total	\$421,454	\$768,984	\$25,962	\$0	\$13,513	\$1,229,912	\$1,019,300	\$8,007	\$538,289	\$546,296	\$455,113	\$683,616	\$683,616	\$564,187	\$448,503



**SUMMARY OF COSTS AND BENEFITS FOR:** Leavenworth County **Ratio of Actual Benefits to Actual Costs Over the 10-Year Period:** 2.03  
**PROJECT:** Unilock Chicago, Inc. **Ratio of Present Value of Total Benefits to Present Value of Total Costs:** 2.03  
**DATE:** 5/22/2018 **DISCOUNT RATE:** 3.00% **Average ROI:** 10.32%

Year	Sales and Transient Guest Taxes	New Property Taxes	PILOT Payment	Other County Revenues	Total Benefits	Net Present Value of Total Benefits	Cost of Various County Services	Property Taxes Abated	Total Costs	Net Present Value of Total Costs	Net Benefits or Costs	Cumulative Net Benefits or Costs	Net Present Value of Net Benefits	Net Present Value of Taxes Abated
Const.	\$7,382	\$0	\$0	\$0	\$7,382	\$7,382	\$0	\$0	\$0	\$0	\$7,382	\$7,382	\$7,382	\$0
1	\$5,128	\$20,550	\$0	\$554	\$26,231	\$25,467	\$201	\$14,385	\$14,586	\$14,161	\$11,646	\$19,027	\$11,306	\$13,966
2	\$511	\$20,961	\$0	\$565	\$22,037	\$20,772	\$205	\$14,672	\$14,877	\$14,023	\$7,159	\$26,187	\$6,748	\$13,830
3	\$37,737	\$69,018	\$0	\$576	\$107,331	\$98,223	\$209	\$48,312	\$48,521	\$44,404	\$58,809	\$84,996	\$53,819	\$44,213
4	\$21,296	\$70,398	\$0	\$2,058	\$93,751	\$83,297	\$746	\$49,279	\$50,025	\$44,446	\$43,727	\$128,723	\$38,851	\$43,783
5	\$24,248	\$71,806	\$0	\$2,099	\$98,153	\$84,668	\$761	\$50,264	\$51,025	\$44,015	\$47,128	\$175,851	\$40,653	\$43,358
6	\$27,639	\$73,242	\$0	\$2,141	\$103,022	\$86,279	\$776	\$51,269	\$52,046	\$43,587	\$50,976	\$226,827	\$42,692	\$42,937
7	\$30,248	\$74,707	\$0	\$2,183	\$107,138	\$87,113	\$792	\$52,295	\$53,087	\$43,164	\$54,052	\$280,878	\$43,949	\$42,521
8	\$33,115	\$76,201	\$0	\$2,227	\$111,543	\$88,053	\$807	\$53,341	\$54,148	\$42,745	\$57,395	\$338,273	\$45,308	\$42,108
9	\$36,265	\$77,725	\$0	\$2,272	\$116,262	\$89,105	\$824	\$54,408	\$55,231	\$42,330	\$61,030	\$399,303	\$46,775	\$41,699
10	\$39,727	\$79,280	\$0	\$2,317	\$121,324	\$90,276	\$840	\$55,496	\$56,336	\$41,919	\$64,988	\$464,291	\$48,357	\$41,294
Total	\$263,294	\$633,887	\$0	\$16,991	\$914,173	\$760,634	\$6,160	\$443,721	\$449,881	\$374,795	\$464,291	\$464,291	\$385,839	\$369,709



**SUMMARY OF COSTS AND BENEFITS FOR:**

Tonganoxie USD 464

**Ratio of Actual Benefits to Actual Costs Over the 10-Year Period: 2.29**

**PROJECT:**

**Unilock Chicago, Inc.**

**Ratio of Present Value of Total Benefits to Present Value of Total Cost 2.28**

**DATE:** 5/22/2018

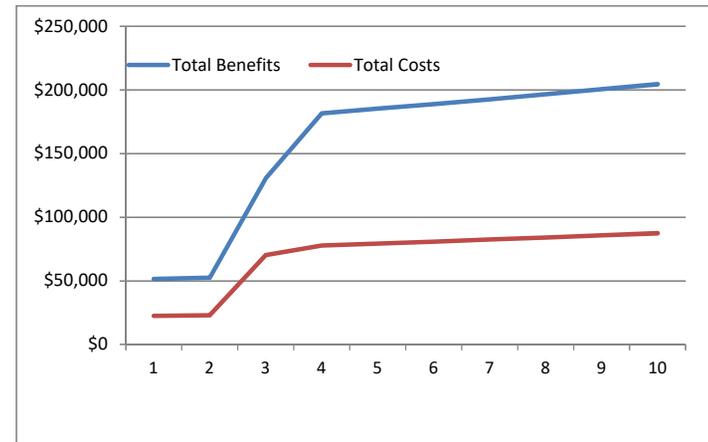
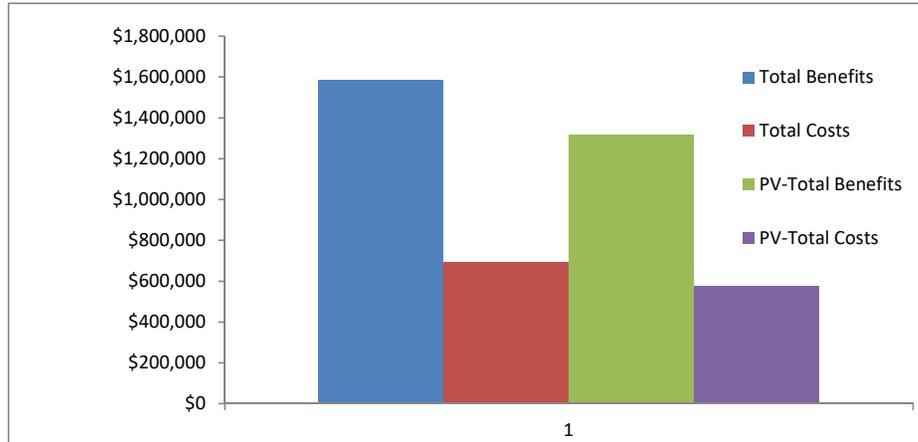
**DISCOUNT RATE:** 3.00%

(Typical desired ratio would be 1.3 to 1)

**Average ROI**

**12.87%**

Year	New Property Taxes	PILOT Payment	District Capital Outlay Taxes	Additional State, Federal and Other Funding	Total Benefits	Net Present Value of Total Benefits	Additional Costs	Property Taxes Abated	Total Costs	Net Present Value of Total Costs	Net Benefits or Costs	Cumulative Net Benefits or Costs	Net Present Value of Net Benefits	Net Present Value of Taxes Abated
1	\$28,851	\$0	\$4,400	\$18,226	\$51,476	\$49,977	\$2,276	\$20,196	\$22,472	\$21,817	\$29,005	\$29,005	\$28,160	\$19,607
2	\$29,428	\$0	\$4,488	\$18,590	\$52,506	\$49,492	\$2,322	\$20,599	\$22,921	\$21,605	\$29,585	\$58,590	\$27,887	\$19,417
3	\$96,898	\$0	\$14,778	\$18,962	\$130,637	\$119,552	\$2,368	\$67,828	\$70,196	\$64,240	\$60,441	\$119,030	\$55,312	\$62,073
4	\$98,836	\$0	\$15,073	\$67,694	\$181,603	\$161,352	\$8,454	\$69,185	\$77,639	\$68,981	\$103,964	\$222,995	\$92,371	\$61,470
5	\$100,812	\$0	\$15,375	\$69,048	\$185,235	\$159,785	\$8,623	\$70,569	\$79,191	\$68,311	\$106,043	\$329,038	\$91,474	\$60,873
6	\$102,829	\$0	\$15,682	\$70,428	\$188,939	\$158,234	\$8,795	\$71,980	\$80,775	\$67,648	\$108,164	\$437,202	\$90,586	\$60,282
7	\$104,885	\$0	\$15,996	\$71,837	\$192,718	\$156,698	\$8,971	\$73,420	\$82,391	\$66,991	\$110,328	\$547,530	\$89,706	\$59,697
8	\$106,983	\$0	\$16,316	\$73,274	\$196,573	\$155,176	\$9,150	\$74,888	\$84,039	\$66,341	\$112,534	\$660,064	\$88,835	\$59,117
9	\$109,123	\$0	\$16,642	\$74,739	\$200,504	\$153,670	\$9,333	\$76,386	\$85,719	\$65,697	\$114,785	\$774,848	\$87,973	\$58,543
10	\$111,305	\$0	\$16,975	\$76,234	\$204,514	\$152,178	\$9,520	\$77,914	\$87,434	\$65,059	\$117,080	\$891,929	\$87,119	\$57,975
<b>Total</b>	<b>\$889,949</b>	<b>\$0</b>		<b>\$559,031</b>	<b>\$1,584,706</b>	<b>\$1,316,112</b>	<b>\$69,812</b>	<b>\$622,964</b>	<b>\$692,777</b>	<b>\$576,690</b>	<b>\$891,929</b>	<b>\$891,929</b>	<b>\$739,423</b>	<b>\$519,055</b>



**SUMMARY OF COSTS AND BENEFITS FOR:** Tonganoxie Rec. Comm.

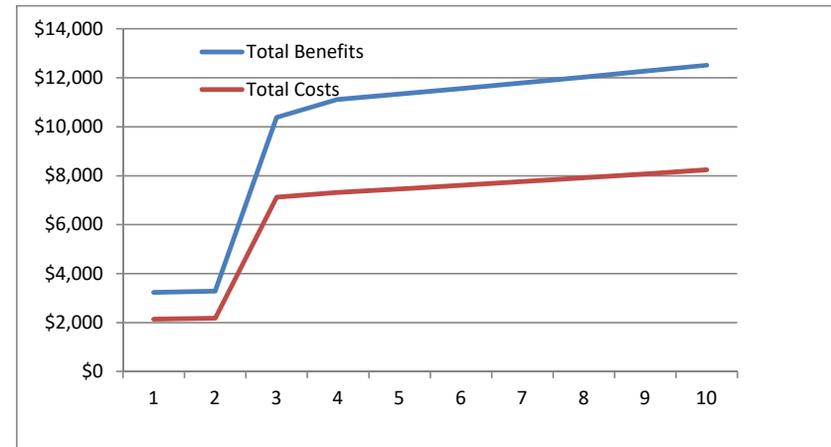
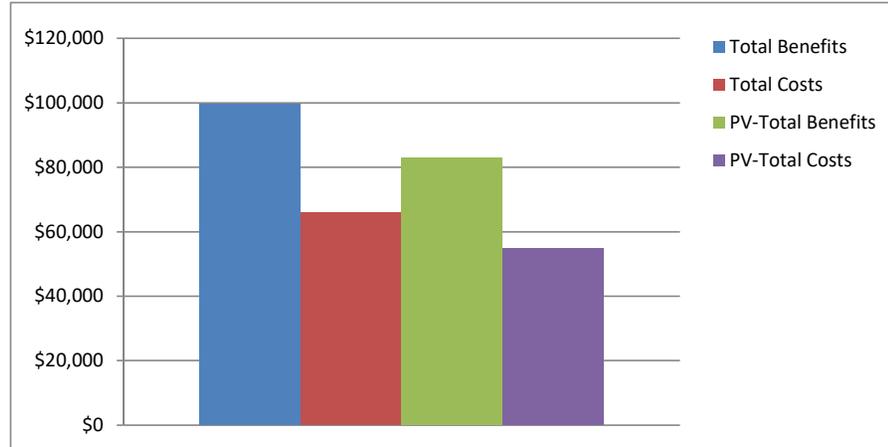
**PROJECT:** Unilock Chicago, Inc.

**DATE:** 5/22/2018

**DISCOUNT RATE:** 3.00%

<b>Ratio of Actual Benefits to Actual Costs Over the 10-Year Period:</b>	<b>1.51</b>
<b>Ratio of Present Value of Total Benefits to Present Value of Total Costs:</b>	<b>1.51</b>
(Typical desired ratio would be 1.3 to 1)	
<b>Average ROI</b>	<b>5.12%</b>

Year	New District Property Taxes	PILOT Payment	Other District Revenues	Total Benefits	Net Present Value of Total Benefits	Other District Costs	District Property Taxes Abated	Total Costs	Net Present Value of Total Costs	Net Benefits or Costs	Cumulative Net Benefits or Costs	Net Present Value of Net Benefits	Net Present Value of Taxes Abated
1	\$3,025	\$0	\$202	\$3,227	\$3,133	\$16	\$2,118	\$2,134	\$2,072	\$1,093	\$1,093	\$1,061	\$2,056
2	\$3,086	\$0	\$206	\$3,291	\$3,102	\$17	\$2,160	\$2,176	\$2,052	\$1,115	\$2,207	\$1,051	\$2,036
3	\$10,160	\$0	\$210	\$10,369	\$9,489	\$17	\$7,112	\$7,129	\$6,524	\$3,241	\$5,448	\$2,966	\$6,508
4	\$10,363	\$0	\$749	\$11,112	\$9,872	\$60	\$7,254	\$7,314	\$6,499	\$3,797	\$9,245	\$3,374	\$6,445
5	\$10,570	\$0	\$764	\$11,334	\$9,777	\$62	\$7,399	\$7,461	\$6,436	\$3,873	\$13,118	\$3,341	\$6,383
6	\$10,782	\$0	\$779	\$11,560	\$9,682	\$63	\$7,547	\$7,610	\$6,373	\$3,951	\$17,069	\$3,308	\$6,321
7	\$10,997	\$0	\$795	\$11,792	\$9,588	\$64	\$7,698	\$7,762	\$6,311	\$4,030	\$21,098	\$3,276	\$6,259
8	\$11,217	\$0	\$810	\$12,028	\$9,495	\$65	\$7,852	\$7,917	\$6,250	\$4,110	\$25,208	\$3,245	\$6,198
9	\$11,441	\$0	\$827	\$12,268	\$9,402	\$67	\$8,009	\$8,076	\$6,189	\$4,192	\$29,401	\$3,213	\$6,138
10	\$11,670	\$0	\$843	\$12,513	\$9,311	\$68	\$8,169	\$8,237	\$6,129	\$4,276	\$33,677	\$3,182	\$6,079
Total	\$93,311	\$0	\$6,183	\$99,494	\$82,851	\$499	\$65,318	\$65,817	\$54,835	\$33,677	\$33,677	\$28,016	\$54,423



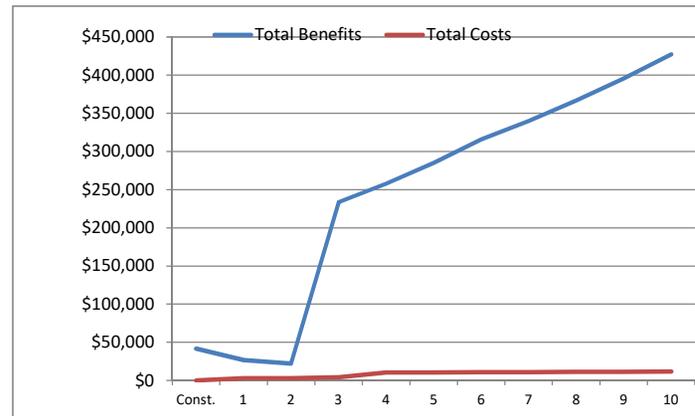
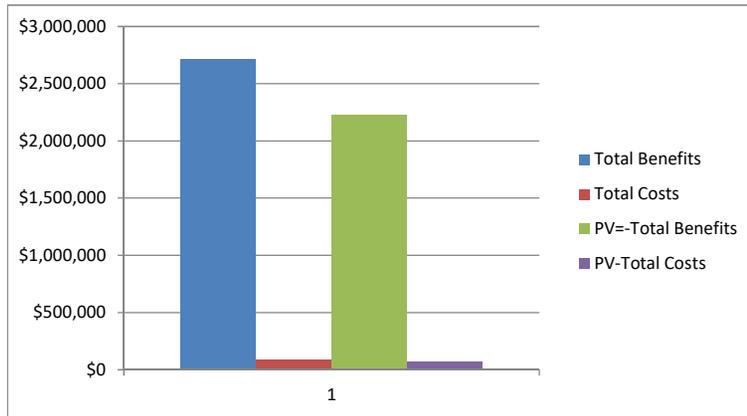
**SUMMARY OF COSTS AND BENEFITS FOR:**  
**PROJECT:** Unilock Chicago, Inc.  
**DATE:** 5/22/2018

State of Kansas

**Ratio of Actual Benefits to Actual Costs Over the 10-Year Period:** 30.97  
**Ratio of Present Value of Total Benefits to Present Value of Total Costs:** 30.76  
**Average ROI:** 299.66%  
(Typical desired ratio would be 1.3 to 1)

**DISCOUNT RATE:** 3.00%

Year	Sales Taxes	New Property Taxes	Corporate and Personal Income Taxes	PILOT Payment	Other State Revenues	Total Benefits	Net Present Value of Total Benefits	Cost of Various State Services	Cost of Educating New Students	Property Taxes Abated	Other Costs & Incentives	Total Costs	Net Present Value of Total Costs	Net Benefits or Costs	Cumulative Net Benefits or Costs	Net Present Value of Net Benefits	Present Value of Taxes Abated and Incentives
Const.	\$22,920	\$0	\$19,000	\$0	\$0	\$41,920	\$41,920	\$0	\$0	\$0	\$0	\$0	\$0	\$41,920	\$41,920	\$41,920	\$0
1	\$17,585	\$825	\$8,399	\$0	\$0	\$26,809	\$26,028	\$0	\$2,276	\$578	\$0	\$2,854	\$2,770	\$23,955	\$65,875	\$23,258	\$561
2	\$12,824	\$842	\$8,567	\$0	\$0	\$22,233	\$20,956	\$0	\$2,322	\$589	\$0	\$2,911	\$2,744	\$19,322	\$85,197	\$18,213	\$555
3	\$222,045	\$2,771	\$8,738	\$0	\$0	\$233,554	\$213,735	\$0	\$2,368	\$1,940	\$0	\$4,308	\$3,942	\$229,247	\$314,444	\$209,793	\$1,775
4	\$220,948	\$2,826	\$34,167	\$0	\$0	\$257,942	\$229,178	\$0	\$8,454	\$1,978	\$0	\$10,432	\$9,269	\$247,510	\$561,954	\$219,909	\$1,758
5	\$247,329	\$2,883	\$34,851	\$0	\$0	\$285,062	\$245,897	\$0	\$8,623	\$2,018	\$0	\$10,641	\$9,179	\$274,422	\$836,376	\$236,719	\$1,741
6	\$277,531	\$2,940	\$35,548	\$0	\$0	\$316,019	\$264,661	\$0	\$8,795	\$2,058	\$0	\$10,853	\$9,090	\$305,166	\$1,141,542	\$255,572	\$1,724
7	\$300,955	\$2,999	\$36,259	\$0	\$0	\$340,213	\$276,624	\$0	\$8,971	\$2,099	\$0	\$11,071	\$9,001	\$329,143	\$1,470,684	\$267,623	\$1,707
8	\$326,635	\$3,059	\$36,984	\$0	\$0	\$366,678	\$289,459	\$0	\$9,150	\$2,141	\$0	\$11,292	\$8,914	\$355,386	\$1,826,070	\$280,545	\$1,690
9	\$354,794	\$3,120	\$37,724	\$0	\$0	\$395,638	\$303,224	\$0	\$9,333	\$2,184	\$0	\$11,518	\$8,827	\$384,121	\$2,210,191	\$294,396	\$1,674
10	\$385,680	\$3,183	\$38,478	\$0	\$0	\$427,340	\$317,981	\$0	\$9,520	\$2,228	\$0	\$11,748	\$8,742	\$415,592	\$2,625,783	\$309,240	\$1,658
Total	\$2,389,245	\$25,448	\$298,716	\$0	\$0	\$2,713,409	\$2,229,665	\$0	\$69,812	\$17,814	\$0	\$87,626	\$72,477	\$2,625,783	\$2,625,783	\$2,157,187	\$14,843



## Unilock Chicago, Inc.

### Other Economic Impacts of the Project

	In the First Year	Over 10 Years
Permanent jobs created	6	23
Construction jobs created	32	118
Number of New Residents in the Community	6	19
Number of Additional Students in the Local School District	2	7
Increase in Local Personal Incomes	\$299,970	\$9,989,840
Increase in Local Retail Sales	\$759,978	\$25,085,618
Increase in the Community's Property Tax Base	\$1,900,000	\$7,000,000
Estimated new annual property tax revenues:		
	City	\$96,176
	County	\$79,280
	School	\$128,280
	Rec. Comm	\$11,670
	State	\$3,183
	<b>Total</b>	<b>\$318,589</b>