

Increment District No. 1, City of Blanchard
 (Blanchard Economic Development Project)

Market Value and Sales Projections

Commercial Retail Development								
Date of Opening	Company/Tenant	Sq. Ft.	Cost/Sq. Ft.	Market Value	New Sales/Sq. Ft.	Occupancy Factor	Percentage New Sales	New Taxable Sales
2017	Big Box Retailer	78,000	90.00	7,020,000	500.00	100%	75%	29,250,000
2018	Retail Mix	70,000	115.00	8,050,000	250.00	80%	75%	10,500,000
2018	Retail Mix	73,600	115.00	8,464,000	250.00	80%	75%	11,040,000
				0				0
				0				0
				0				0
				0				0
				0				0
				0				0
TOTALS		221,600		23,534,000				50,790,000

Office Development				
Date of Opening	Company/Tenant	Unit	Cost/Unit	Market Value
				0
				0
TOTALS		0		0

Residential Development				
Date of Opening	Company/Tenant	Unit	Cost/Unit	Market Value
				0
				0
TOTALS		0		0

Industrial/Other Development								
Date of Opening	Company/Tenant	Sq. Ft.	Cost/Sq. Ft.	Market Value	New Sales/Sq. Ft.	Occupancy Factor	Percentage New Sales	Taxable Sales
				0				0
				0				0
				0				0
TOTALS		0		0				0

Increment District No. 1, City of Blanchard
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Ad Valorem Tax Revenue Projections
(Incremental Revenue Derived From Development)
Assumes TIF Ending: December 31, 2032

Year of Tax Payment Receipt	Market Valuation (1)					Adjustment Factor				50% Percentage Allocable to TIF	Portion Allocable to Taxing Jurisdictions (4)	Cumulative to Taxing Jurisdictions	Portion Allocable to TIF Financing (5)	Cumulative to TIF Financing
	Retail Development	Office Development	Residential Development	Industrial Development	Total Development	11.0% (6) Assessed Valuation	Annual Growth	-20.95 Millage Factor (2)	Total Ad Valorem Tax (3)					
2015					0	0		0	0.00%	0	0	0	0	
2016	0	0	0	0	0	0		105.00	50.00%	0	0	0	0	
2017	0	0	0	0	0	0		105.00	50.00%	0	0	0	0	
2018	7,020,000	0	0	0	7,020,000	772,200		105.00	81,081	50.00%	40,541	40,541	40,541	
2019	23,534,000	0	0	0	23,534,000	2,588,740	235.24%	105.00	271,818	50.00%	135,909	176,449	176,449	
2020	23,534,000	0	0	0	23,534,000	2,588,740	0.00%	105.00	271,818	50.00%	135,909	312,358	312,358	
2021	23,534,000	0	0	0	23,534,000	2,588,740	0.00%	105.00	271,818	50.00%	135,909	448,267	448,267	
2022	23,534,000	0	0	0	23,534,000	2,588,740	0.00%	105.00	271,818	50.00%	135,909	584,176	584,176	
2023	23,534,000	0	0	0	23,534,000	2,588,740	0.00%	105.00	271,818	50.00%	135,909	720,085	720,085	
2024	23,534,000	0	0	0	23,534,000	2,588,740	0.00%	105.00	271,818	50.00%	135,909	855,994	855,994	
2025	23,534,000	0	0	0	23,534,000	2,588,740	0.00%	105.00	271,818	50.00%	135,909	991,902	991,902	
2026	23,534,000	0	0	0	23,534,000	2,588,740	0.00%	105.00	271,818	50.00%	135,909	1,127,811	1,127,811	
2027	23,534,000	0	0	0	23,534,000	2,588,740	0.00%	105.00	271,818	50.00%	135,909	1,263,720	1,263,720	
2028	23,534,000	0	0	0	23,534,000	2,588,740	0.00%	105.00	271,818	50.00%	135,909	1,399,629	1,399,629	
2029	23,534,000	0	0	0	23,534,000	2,588,740	0.00%	105.00	271,818	50.00%	135,909	1,535,538	1,535,538	
2030	23,534,000	0	0	0	23,534,000	2,588,740	0.00%	105.00	271,818	50.00%	135,909	1,671,447	1,671,447	
2031	23,534,000	0	0	0	23,534,000	2,588,740	0.00%	105.00	271,818	50.00%	135,909	1,807,356	1,807,356	
2032	23,534,000	0	0	0	23,534,000	2,588,740	0.00%	105.00	271,818	50.00%	135,909	1,943,264	1,943,264	
2033	23,534,000	0	0	0	23,534,000	2,588,740	0.00%	105.00	271,818	50.00%	135,909	2,079,173	2,079,173	
2034	23,534,000	0	0	0	23,534,000	2,588,740	0.00%	105.00	271,818	0.00%	271,818	2,350,991	2,079,173	
2035	23,534,000	0	0	0	23,534,000	2,588,740	0.00%	105.00	271,818	0.00%	271,818	2,622,809	0	
2036	23,534,000	0	0	0	23,534,000	2,588,740	0.00%	105.00	271,818	0.00%	271,818	2,894,626	0	
2037	23,534,000	0	0	0	23,534,000	2,588,740	0.00%	105.00	271,818	0.00%	271,818	3,166,444	0	
2038	23,534,000	0	0	0	23,534,000	2,588,740	0.00%	105.00	271,818	0.00%	271,818	3,438,262	0	
2039	23,534,000	0	0	0	23,534,000	2,588,740	0.00%	105.00	271,818	0.00%	271,818	3,710,079	0	
2040	23,534,000	0	0	0	23,534,000	2,588,740	0.00%	105.00	271,818	0.00%	271,818	3,981,897	0	
2041	23,534,000	0	0	0	23,534,000	2,588,740	0.00%	105.00	271,818	0.00%	271,818	4,253,715	0	

- (1) Reflects estimated market valuation based on Proposed Development
- (2) Reflects actual 2014 millage rate for all taxing entities overlying the City of Blanchard (125.95) less 20.95 mills
- (3) Total projected ad valorem tax paid within the TIF District
- (4) Reflects amounts disbursed to Local Governmental Entities
- (5) Reflects amounts of projected ad valorem tax paid within the TIF District
- (6) Real and personal property assessed at 11.0% in McClain County

Increment District No. 1, City of Blanchard
(Blanchard Economic Development Project)

Sales Tax Revenue Projections from Retail Development
Assumes TIF Ending: December 31, 2032

Year of Tax Payment Receipt	Total Taxable Sales (1)				4.00%					4.00%		0.50%					
	Retail Sales	Other Development	Construction Sales	Total Taxable Sales	Inflation Factor	Constructed Square Feet	City Sales Tax Revenues	County Sales Tax Revenues	Total Sales Tax Revenues	Percentage Allocable to TIF	City Portion of Sales Tax Revenues:		County Portion of Sales Tax Revenues:		50%		
											50% Sales Tax Allocable to City (2)	Cumulative Allocable to City	50% Portion Allocable to TIF Financing (3)	Cumulative Allocable to TIF Financing	50% Sales Tax Allocable to County (4)	Cumulative Allocable to County	50% Portion Allocable to TIF Financing (3)
2015	0	0	0	0	1.0000	0	0	0	0	100%	0	0	0	0	0	0	0
2016	0	0	0	0	1.0000	0	0	0	0	100%	0	0	0	0	0	0	0
2017	9,750,000	0	3,510,000	13,260,000	1.0000	78,000	530,400	66,300	596,700	100%	265,200	265,200	265,200	265,200	33,150	33,150	33,150
2018	41,815,000	0	8,257,000	50,072,000	1.0000	221,600	2,002,880	250,360	2,253,240	100%	1,001,440	1,266,640	1,001,440	1,266,640	125,180	158,330	125,180
2019	50,790,000	0	0	50,790,000	1.0000	221,600	2,031,600	253,950	2,285,550	100%	1,015,800	2,282,440	1,015,800	2,282,440	126,975	285,305	126,975
2020	50,790,000	0	0	50,790,000	1.0000	221,600	2,031,600	253,950	2,285,550	100%	1,015,800	3,298,240	1,015,800	3,298,240	126,975	412,280	126,975
2021	50,790,000	0	0	50,790,000	1.0000	221,600	2,031,600	253,950	2,285,550	100%	1,015,800	4,314,040	1,015,800	4,314,040	126,975	539,255	126,975
2022	50,790,000	0	0	50,790,000	1.0000	221,600	2,031,600	253,950	2,285,550	100%	1,015,800	5,329,840	1,015,800	5,329,840	126,975	666,230	126,975
2023	50,790,000	0	0	50,790,000	1.0000	221,600	2,031,600	253,950	2,285,550	100%	1,015,800	6,345,640	1,015,800	6,345,640	126,975	793,205	126,975
2024	50,790,000	0	0	50,790,000	1.0000	221,600	2,031,600	253,950	2,285,550	100%	1,015,800	7,361,440	1,015,800	7,361,440	126,975	920,180	126,975
2025	51,805,800	0	0	51,805,800	1.0200	221,600	2,072,232	259,029	2,331,261	100%	1,036,116	8,397,556	1,036,116	8,397,556	129,515	1,049,695	129,515
2026	52,841,916	0	0	52,841,916	1.0200	221,600	2,113,677	264,210	2,377,886	100%	1,056,838	9,454,394	1,056,838	9,454,394	132,105	1,181,799	132,105
2027	53,898,754	0	0	53,898,754	1.0200	221,600	2,155,950	269,494	2,425,444	100%	1,077,975	10,532,369	1,077,975	10,532,369	134,747	1,316,546	134,747
2028	54,976,729	0	0	54,976,729	1.0200	221,600	2,199,069	274,884	2,473,953	100%	1,099,535	11,631,904	1,099,535	11,631,904	137,442	1,453,988	137,442
2029	56,076,264	0	0	56,076,264	1.0200	221,600	2,243,051	280,381	2,523,432	100%	1,121,525	12,753,429	1,121,525	12,753,429	140,191	1,594,179	140,191
2030	57,197,789	0	0	57,197,789	1.0200	221,600	2,287,912	285,989	2,573,901	100%	1,143,956	13,897,385	1,143,956	13,897,385	142,994	1,737,173	142,994
2031	58,341,745	0	0	58,341,745	1.0200	221,600	2,333,670	291,709	2,625,379	100%	1,166,835	15,064,220	1,166,835	15,064,220	145,854	1,883,027	145,854
2032	59,508,580	0	0	59,508,580	1.0200	221,600	2,380,343	297,543	2,677,886	100%	1,190,172	16,254,392	1,190,172	16,254,392	148,771	2,031,799	148,771
2033	60,698,752	0	0	60,698,752	1.0200	221,600	2,427,950	303,494	2,731,444	0%	2,427,950	18,682,342	0	16,254,392	303,494	2,335,293	0
2034	61,912,727	0	0	61,912,727	1.0200	221,600	2,476,509	309,564	2,786,073	0%	2,476,509	21,158,851	0	16,254,392	309,564	2,644,856	0
2035	63,150,981	0	0	63,150,981	1.0200	221,600	2,526,039	315,755	2,841,794	0%	2,526,039	23,684,890	0	16,254,392	315,755	2,960,611	0
2036	64,414,001	0	0	64,414,001	1.0200	221,600	2,576,560	322,070	2,898,630	0%	2,576,560	26,261,450	0	16,254,392	322,070	3,282,681	0
2037	65,702,281	0	0	65,702,281	1.0200	221,600	2,628,091	328,511	2,956,603	0%	2,628,091	28,889,541	0	16,254,392	328,511	3,611,193	0
2038	67,016,326	0	0	67,016,326	1.0200	221,600	2,680,653	335,082	3,015,735	0%	2,680,653	31,570,194	0	16,254,392	335,082	3,946,274	0
2039	68,356,653	0	0	68,356,653	1.0200	221,600	2,734,266	341,783	3,076,049	0%	2,734,266	34,304,460	0	16,254,392	341,783	4,288,058	0
2040	69,723,786	0	0	69,723,786	1.0200	221,600	2,788,951	348,619	3,137,570	0%	2,788,951	37,093,412	0	16,254,392	348,619	4,636,676	0
2041	71,118,262	0	0	71,118,262	1.0200	221,600	2,844,730	355,591	3,200,322	0%	2,844,730	39,938,142	0	16,254,392	355,591	4,992,268	0
2042	72,540,627	0	0	72,540,627	1.0200	221,600	2,901,625	362,703	3,264,328	0%	2,901,625	42,839,767	0	16,254,392	362,703	5,354,971	0
TOTALS:	1,465,586,973	0	11,767,000	1,477,353,973			59,094,159	7,386,770	66,480,929		42,839,767		16,254,392		5,354,971		2,031,799

(1) Reflects opening of retail stores in prior year and 2% inflation rate beginning 2025
(2) Reflects amount of net retail sales tax revenues allocated to City based on City levied 4.0% sales tax
(3) Reflects amount of net retail sales tax revenues allocated to TIF
(4) Reflects amount of net retail sales tax revenues allocated to County based on County levied 0.5% sales tax

**Increment District No. 1, City of Blanchard
(Blanchard Economic Development Project)**

**Aggregate Projected TIF Revenues
Generated for Project Plan Purposes**

Year of Tax Payment Receipt	Ad Valorem Tax Revenues	Sales Tax Revenues	Total TIF Revenues	Cumulative TIF Revenues
2015	0	0	0	0
2016	0	0	0	0
2017	0	298,350	298,350	298,350
2018	40,541	1,126,620	1,167,161	1,465,511
2019	135,909	1,142,775	1,278,684	2,744,194
2020	135,909	1,142,775	1,278,684	4,022,878
2021	135,909	1,142,775	1,278,684	5,301,562
2022	135,909	1,142,775	1,278,684	6,580,246
2023	135,909	1,142,775	1,278,684	7,858,930
2024	135,909	1,142,775	1,278,684	9,137,614
2025	135,909	1,165,631	1,301,539	10,439,153
2026	135,909	1,188,943	1,324,852	11,764,005
2027	135,909	1,212,722	1,348,631	13,112,636
2028	135,909	1,236,976	1,372,885	14,485,521
2029	135,909	1,261,716	1,397,625	15,883,146
2030	135,909	1,286,950	1,422,859	17,306,005
2031	135,909	1,312,689	1,448,598	18,754,603
2032	135,909	1,338,943	1,474,852	20,229,455
2033	135,909	0	135,909	20,365,364
2034	0	0	0	20,365,364
2035	0	0	0	20,365,364
2036	0	0	0	20,365,364
2037	0	0	0	20,365,364
2038	0	0	0	20,365,364
2039	0	0	0	20,365,364
2040	0	0	0	20,365,364
2041	0	0	0	20,365,364
TOTALS:	2,079,173	18,286,191	20,365,364	

City of Blanchard, Oklahoma

2014-2015 Ad Valorem Tax Rates

Taxing Jurisdiction	Purpose	Millage Rate
McClain County	General Fund	10.28
McClain County	Sinking Fund	0.00
McClain County	4 Mill School Levy	4.11
Pioneer Library System	Library Fund	6.11
McClain-Grady County EMS	EMS Fund	3.09
McClain County Health Dept.	General Fund	2.57
Blanchard ISD #29	General Fund	36.02
Blanchard ISD #29	Building Fund	5.15
Blanchard ISD #29	Sinking Fund	47.30
Mid-America Technology Center #8	General Fund	10.29
Mid-America Technology Center #8	Building Fund	1.03
Mid-America Technology Center #8	Sinking Fund	0.00
City of Blanchard	Sinking Fund	0.00
Total:		125.95