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Summary of TIF Revenues - Revised

This memo has been revised to reflect the structure of the proposed Project Plan which will create two increment areas. I have assumed that the sales tax increment area will begin first and the property tax increment area will begin one year later.

Thank you for retaining the Coalign Group to assist in the evaluation of revenue estimates associated with the creation of a tax increment finance district for the University North Park project. Based on the scope of work of our agreement, we have evaluated the revenues to be generated by the development of the various components of the project. The evaluation was limited to information provided by the OU Foundation and their consultants.

The components of the project included in the evaluation were residential development including multifamily units and single-family homes, a performance arena, retail, office, a museum, and parking. The investment associated with the various aspects of the development total more than \$1.1 billion. The following is a summary of the findings of the analysis of the data provided by the OU Foundation:

- The estimates of the construction costs of the various aspects of the project seem reasonable.
- The estimates of the value of the components of the project were discounted by 20% for the determination of taxable value for ad valorem taxes.
- The estimates of sales for each aspect of the project seem reasonable and conservative.
- 100% of ad valorem revenue has been included. City sales taxes of 3% were included.
- Construction sales taxes were included and used to calculate the revenues subject to the Leverage Act.
- The estimates of TIF revenue assume that the Leverage Act will be utilized to maximize revenues available to support project costs. Leverage Act revenues are calculated at 50% of the sales tax increment each year.
- An estimate of the net present value and debt coverage ratio that would be needed for the issuance of debt are also included.

Summary of Available Revenues: With the Leverage Act

Total TIF Revenues	\$614,457,021
Net Present Value at 7% Discount Rate	\$380,579,742
Funding NPV with DCR 1.25x	\$304,463,794
Funding NPV with DCR 1.50x	\$253,719,829

Year	Ad Valorem					Sales Tax							Total TIF Revenues	Total TIF
	CSL Projected Value(10)	Analysis Value (1)	Net AV (2)	Total AV Tax	TIF Allocation (3)	CSL Projected Sales	Gross Retail Sales Tax (4)	Total City ST (5)	Total TIF ST (6)	City Construction Sales Tax	TIF ST Allocation (8)	State Leverage ST (9)		
2024														
2025														
2026	457,857,300	366,285,840	43,954,301	5,061,777	5,061,777	110,200,000	9,642,500	4,545,750	3,306,000	4,807,509	8,113,509	4,056,754	12,170,263	17,232,041
2027	608,607,076	486,885,661	58,426,279	6,728,370	6,728,370	120,118,021	10,510,327	4,954,868	3,603,541	859,569	4,463,109	2,231,555	6,694,664	13,423,035
2028	820,746,927	656,597,542	78,791,705	9,073,653	9,073,653	144,648,008	12,656,701	5,966,730	4,339,440	1,870,864	6,210,304	3,106,152	9,315,456	18,389,109
2029	922,053,695	737,642,956	88,517,155	10,193,636	10,193,636	148,987,448	13,036,402	6,145,732	4,469,623	895,808	5,365,431	2,682,716	8,048,147	18,241,783
2030	997,235,219	797,788,175	95,734,581	11,024,794	11,024,794	153,457,071	13,427,494	6,330,104	4,603,712	859,928	5,463,640	2,731,820	8,195,460	19,220,254
2031	1,090,270,113	872,216,090	104,665,931	12,053,329	12,053,329	158,060,783	13,830,319	6,520,007	4,741,823	1,108,093	5,849,916	2,924,958	8,774,875	20,828,203
2032	1,111,882,563	889,506,050	106,740,726	12,292,262	12,292,262	162,802,606	14,245,228	6,715,608	4,884,078	-	4,884,078	2,442,039	7,326,117	19,618,379
2033	1,205,032,386	964,025,909	115,683,109	13,322,067	13,322,067	167,686,685	14,672,585	6,917,076	5,030,601	742,613	5,773,213	2,886,607	8,659,820	21,981,886
2034	1,251,577,541	1,001,262,033	120,151,444	13,836,640	13,836,640	172,717,285	15,112,762	7,124,588	5,181,519	-	5,181,519	2,590,759	7,772,278	21,608,918
2035	1,289,124,868	1,031,299,894	123,755,987	14,251,740	14,251,740	177,898,804	15,566,145	7,338,326	5,336,964	-	5,336,964	2,668,482	8,005,446	22,257,186
2036	1,327,798,614	1,062,238,891	127,468,667	14,679,292	14,679,292	183,235,768	16,033,130	7,558,475	5,497,073	-	5,497,073	2,748,537	8,245,610	22,924,901
2037	1,408,661,549	1,126,929,239	135,231,509	15,573,261	15,573,261	188,732,841	16,514,124	7,785,230	5,661,985	-	5,661,985	2,830,993	8,492,978	24,066,238
2038	1,450,921,396	1,160,737,117	139,288,454	16,040,458	16,040,458	194,394,826	17,009,547	8,018,787	5,831,845	-	5,831,845	2,915,922	8,747,767	24,788,226
2039	1,494,449,038	1,195,559,230	143,467,108	16,521,672	16,521,672	200,226,671	17,519,834	8,259,350	6,006,800	-	6,006,800	3,003,400	9,010,200	25,531,872
2040	1,539,282,509	1,231,426,007	147,771,121	17,017,322	17,017,322	206,233,471	18,045,429	8,507,131	6,187,004	-	6,187,004	3,093,502	9,280,506	26,297,828
2041	1,585,460,984	1,268,368,787	152,204,254	17,527,842	17,527,842	212,420,475	18,586,792	8,762,345	6,372,614	-	6,372,614	3,186,307	9,558,921	27,086,763
2042	1,633,024,814	1,306,419,851	156,770,382	18,053,677	18,053,677	218,793,089	19,144,395	9,025,215	6,563,793	-	6,563,793	3,281,896	9,845,689	27,899,366
2043	1,682,015,558	1,345,612,447	161,473,494	18,595,288	18,595,288	225,356,882	19,718,727	9,295,971	6,760,706	-	6,760,706	3,380,353	10,141,060	28,736,347
2044	1,732,476,025	1,385,980,820	166,317,698	19,153,146	19,153,146	232,117,589	20,310,289	9,574,851	6,963,528	-	6,963,528	3,481,764	10,445,291	29,598,438
2045	1,784,450,306	1,427,560,245	171,307,229	19,727,741	19,727,741	239,081,116	20,919,598	9,862,096	7,172,433	-	7,172,433	3,586,217	10,758,650	30,486,391
2046	1,837,983,815	1,470,387,052	176,446,446	20,319,573	20,319,573	246,253,550	21,547,186	10,157,959	7,387,606	-	7,387,606	3,693,803	11,081,410	31,400,982
2047	1,893,123,329	1,514,498,663	181,739,840	20,929,160	20,929,160	253,641,156	22,193,601	10,462,698	7,609,235	-	7,609,235	3,804,617	11,413,852	32,343,012
2048	1,949,917,029	1,559,933,623	187,192,035	21,557,035	21,557,035	261,250,391	22,859,409	10,776,579	7,837,512	-	7,837,512	3,918,756	11,756,268	33,313,302
2049	2,008,414,540	1,606,731,632	192,807,796	22,203,746	22,203,746	269,087,903	23,545,191	11,099,876	8,072,637	-	8,072,637	4,036,319	12,108,956	34,312,701
Totals	33,082,367,195	26,465,893,756	3,175,907,251	365,737,479	365,737,479	4,647,402,439	406,647,713	191,705,351	139,422,073	11,144,383	150,566,456	75,283,228	225,849,684	591,587,163

Total TIF Revenues	591,587,163
Net Present Value at 7% Discount Rate	375,388,230
Funding NPV with DCR 1.25x	300,310,584
Funding NPV with DCR 1.50x	250,258,820

- (1) Assumes 80% of Projected Value
- (2) Real Property and Personal Property Assessment Rates in Cleveland County - 12%
- (3) Assumes TIF Allocation at 100% of Total AVT
- (4) Reflects Total Sales Tax Rate of 8.75%
- (5) Reflects City Portion at 4.125%
- (6) Assumes 3.00% non-dedicated City Sales Tax
- (7) Estimate of Construction Sales tax
- (8) Reflects 100% allocated to TIF District
- (9) Reflects State match on certain sales tax revenues discounted by 50%
- (10) This column is based on new arena estimate and adjusted based on original CSL development plan

516,303,935