

NEW ROC CITY  
COMPARISON OF EXISTING PILOT VS VARIOUS ALTERNATIVES

EXISTING PILOT			ALTERNATIVE A			ALTERNATIVE B			ALTERNATIVE C			ALTERNATIVE D		
PILOT YEAR	PERIOD	PILOT AMOUNT	PILOT AMOUNT	NET SALES TAXES	NET INCR PRK INCOME	PILOT AMOUNT	NET SALES TAXES	NET INCR PRK INCOME	PILOT AMOUNT	NET SALES TAXES	NET INCR PRK INCOME	PILOT AMOUNT	NET SALES TAXES	NET INCR PRK INCOME
YEAR 1	8/1/99 - 7/31/00	\$ 488,946	488,946			488,946			488,946			488,946		
YEAR 2	8/1/00 - 7/31/01	488,946	488,946			488,946			488,946			488,946		
YEAR 3	8/1/01 - 7/31/02	488,946	488,946			488,946			488,946			488,946		
YEAR 4	8/1/02 - 7/31/03	488,946	488,946			488,946			488,946			488,946		
YEAR 5	8/1/03 - 7/31/04	488,946	488,946			488,946			488,946			488,946		
YEAR 6	8/1/04 - 7/31/05	551,580	551,580			551,580			551,580			551,580		
YEAR 7	8/1/05 - 7/31/06	574,195	574,195			574,195			574,195			574,195		
YEAR 8	8/1/06 - 7/31/07	595,727	595,727			595,727			595,727			595,727		
YEAR 9	8/1/07 - 7/31/08	611,931	611,931			611,931			611,931			611,931		
YEAR 10	8/1/08 - 7/31/09	630,289	611,931			611,931			611,931			611,931		
YEAR 11	8/1/09 - 7/31/10	908,879	797,216	965,625	275,000	797,216	965,625	275,000	797,216	965,625	275,000	797,216	965,625	275,000
YEAR 12	8/1/10 - 7/31/11	1,252,212	1,007,063	1,931,250	550,000	932,750	2,475,000	150,000	843,063	3,037,500	450,000	1,007,063	1,931,250	550,000
YEAR 13	8/1/11 - 7/31/12	1,668,058	1,057,416	1,989,188	550,000	979,388	2,549,250	700,000	885,216	3,128,625	900,000	1,057,416	1,989,188	550,000
YEAR 14	8/1/12 - 7/31/13	2,165,015	1,110,286	2,048,863	550,000	1,028,357	2,625,728	700,000	929,476	3,222,484	900,000	1,110,286	2,048,863	550,000
YEAR 15	8/1/13 - 7/31/14	2,752,592	1,165,801	2,110,329	550,000	1,079,775	2,704,499	700,000	975,950	3,319,158	900,000	1,165,801	2,110,329	550,000
YEAR 16	8/1/14 - 7/31/15	2,972,800	1,224,091	2,173,639	550,000	1,133,763	2,785,634	700,000	1,024,748	3,418,733	900,000	1,049,742	3,037,500	1,050,000
YEAR 17	8/1/15 - 7/31/16	3,210,624	1,285,295	2,238,848	550,000	1,190,452	2,869,203	700,000	1,075,985	3,521,295	900,000	1,102,229	3,128,625	1,650,000
YEAR 18	8/1/16 - 7/31/17	3,467,473	1,349,560	2,306,013	550,000	1,249,974	2,955,279	700,000	1,129,784	3,626,934	900,000	1,157,340	3,222,484	1,650,000
YEAR 19	8/1/17 - 7/31/18	3,744,871	1,417,038	2,375,194	550,000	1,312,473	3,043,938	700,000	1,186,274	3,735,742	900,000	1,215,207	3,319,158	1,650,000
YEAR 20	8/1/18 - 7/31/19	4,044,461	1,487,890	2,446,450	550,000	1,378,097	3,135,256	700,000	1,245,587	3,847,814	900,000	1,275,967	3,418,733	1,650,000
YEAR 21	8/1/19 - 7/31/20	4,368,018	1,562,284	2,519,843	550,000	1,447,001	3,229,314	700,000	1,307,867	3,963,249	900,000	1,339,766	3,521,295	1,650,000
YEAR 22	8/1/20 - 7/31/21	4,717,459	1,640,399	2,595,439	550,000	1,519,351	3,326,193	700,000	1,373,260	4,082,146	900,000	1,406,754	3,626,934	1,650,000
YEAR 23	8/1/21 - 7/31/22	5,094,856	1,722,419	2,673,302	550,000	1,595,319	3,425,979	700,000	1,441,923	4,204,610	900,000	1,477,092	3,735,742	1,650,000
YEAR 24	8/1/22 - 7/31/23	5,502,445	1,808,540	2,753,501	550,000	1,675,085	3,528,758	700,000	1,514,019	4,330,749	900,000	1,550,946	3,847,814	1,650,000
YEAR 25	8/1/23 - 7/31/24	5,942,640	1,898,967	2,836,106	550,000	1,758,839	3,634,621	700,000	1,589,720	4,460,671	900,000	1,628,494	3,963,249	1,650,000
TOTAL		57,220,854	25,924,357	33,963,589	7,975,000	24,467,933	43,254,277	9,525,000	22,710,181	52,865,335	12,425,000	23,731,412	43,866,768	18,375,000

ALTERNATIVE A = During construction, PILOT = existing rate. Upon issuance of C of O, Target/Kohl's area pays existing rate (= \$1.25/#); all other areas pay \$2.50/#  
Thereafter, PILOT increased by CPI or 5%, whichever is greater, annually

ALTERNATIVE B = Same rate as above during construction. Same rate as above for Target/Kohl's. Stop & Shop area converted to retail in mid-2010, where rate changes to \$1.25/# plus annual 5%/CPI increases. All other areas pay the \$2.50/# increased by annual 5%/CPI

ALTERNATIVE C = Same assumptions as B except Stop & Shop and 3rd floor uses both convert to retail in mid-2010, triggering change to \$1.25/# plus annual 5%/CPI increases. All remaining areas pay the \$2.5/# increased by annual 5%/CPI.

ALTERNATIVE D = Same as C except both Stop & Shop and 3rd floor uses convert to retail 5 years from now, at which point reduction to \$1.25/# plus annual 5%/CPI increases commence. All remaining areas pay the \$2.50/# increased by annual 5%/CPI.