

# The Aquarium at the Boardwalk TIF Redevelopment Plan and Project Redevelopment Project Area One

## Cost/Benefit Analysis

Prepared for:  
Branson, MO

December 14, 2018

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**PGA**  **PLANNERS**

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## TECHNICAL MEMORANDUM

To: City of Branson, Missouri

Date: December 14, 2018

From: Andy Struckhoff

Re: Cost/Benefit Analysis

Project

Name: Aquarium at the Boardwalk Redevelopment Project Area One

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### I. INTRODUCTION

This Memorandum and the accompanying tables comprise the Cost/Benefit Analysis for the Aquarium at the Boardwalk Redevelopment Plan (the "Plan") proposed by Branson Entertainment Center – Branson, LLC (the "Developer") for Redevelopment Project Area One ("RPA1") of the Aquarium at the Boardwalk Redevelopment Area (the "Redevelopment Area" or "Area") as described in the Plan. Section 99.810, R.S.Mo. requires the preparation of this analysis for the proposed Redevelopment Project defined in the Plan.

The projections of incremental tax revenues contained in this analysis are based on the Plan and related financial information presented by the Developer and additional research by PGAV. The Developer proposes to redevelop RPA1, which is located in the City of Branson, Missouri (the "City").

These projections are for a Redevelopment Project that is not yet constructed and are based on the construction and operation of a mix of commercial uses including retail and general commercial services. The

projected tax revenues to be generated by the Redevelopment Project are based on a series of assumptions that must be considered when interpreting the results of this analysis. The user of this analysis is cautioned to study the assumptions noted on each of the attached tables, in addition to the assumptions stated in the following paragraphs.

## **II. AVAILABILITY OF INCREMENTAL TAX REVENUES**

The availability of the projected incremental tax revenues for both the affected taxing districts and for deposit into the Special Allocation Fund is affected by a time lag between the taxable event and the payment and administrative processing of the tax payments. Real property taxes are typically paid in full by the end of the tax year and are available for deposit in the Special Allocation Fund two to three months after the first of the following year. Payment due dates for EATs (Economic Activity Taxes) vary depending on the tax, and, in some cases, the amount of sales taxes generated. Typically, EATs are available for deposit in the Special Allocation Fund three to four months after the time they are generated.

## **III. TAX REVENUE PROJECTION TABLES**

The attached revenue tables comprise the substance of this analysis and are identified in the “List of Tables” located in **Appendix A**.

The Baseline Tables establish the basic assumptions about the proposed Project and identify the Base Equalized Assessed Value and Base Sales Taxes.

The Tax Increment Financing Revenue Projection tables detail the projection of tax revenues and the potential incremental tax revenues generated as a result of the Redevelopment Project. The Fiscal Impact Analysis tables for the Build Alternative show the distribution of taxes to the affected taxing districts over the life of the Redevelopment Project. The Fiscal Impact

Analysis tables for the No Build Alternative illustrate the distribution of taxes to affected taxing districts should tax increment financing not be adopted and the Redevelopment Project not be built.

For the purposes of this analysis, 23 years of incremental revenues and related fiscal impacts are shown. The estimated date for substantial completion of the Redevelopment Project, is January 1, 2020. It is projected that all reimbursable project costs will be fully repaid within 23 years after TIF is initially activated, or within 15 years after the opening of the aquarium.

## **IV. Build Scenario Project Assumptions**

As noted earlier, absent an existing development with a performance history, assumptions must be utilized with regard to the future performance of the Redevelopment Project scope, scale, uses and future tax liability. These assumptions are identified in the following paragraphs.

### **A. REDEVELOPMENT PROJECT ASSUMPTIONS**

The Developer plans to construct, within RPA 1, a commercial building housing an aquarium. The area of this building will be approximately 46,000 square feet.

## **B. REAL PROPERTY TAXES (PILOTS)**

### **1. Base Equalized Assessed Value (EAV)**

The annual assessed value must exceed the Base EAV in order for payments in lieu of taxes, (i.e. incremental real property taxes or PILOTs) to be generated. The estimated Base EAV of RPA 1 is \$213,000 (the estimated assessed value of the land for the portion of the parcel located at address 2700 W Hwy 76 that constitutes RPA 1). RPA 1 is a portion of the overall Redevelopment Area, which has a current assessed value of \$864,000. The estimated base EAV is proportional to the portion of the Redevelopment Area that is included in RPA 1.

### **2. Tax Rates**

The total property tax rate levied against Area property is currently \$5.5434 per \$100 of assessed valuation.

The TIF Act prohibits the collection of incremental revenues from both the Merchant's and Manufacturer's Replacement Tax (Commercial Surcharge) and the State of Missouri Blind Pension Fund. The County Handicap levy (\$0.01 per \$100 of assessed value) is also excluded from capture by TIF. After deducting rates associated with the Commercial Surcharge (\$0.15 per \$100 of assessed valuation) and the State of Missouri's Blind Pension Fund levy (\$0.03 per \$100 of assessed valuation), the total property tax rate eligible for capture by TIF is currently \$5.2634 per \$100 of assessed valuation. Because future tax rates are unknown and tax rates are subject to "rollback" under the Hancock Amendment to the Missouri Constitution, this analysis does not change or modify the tax rate throughout these projections.

### **3. Projected Market Value and Assessed Value**

See Table 1 and Table 6 attached. The assumptions used in this analysis to project future market values are based on information on discussions with staff of the Taney County Assessor's Office. At the time the buildings are completed, the Assessor will appraise the actual project as constructed. Since the Redevelopment Project has not yet been built, the Taney County Assessor cannot determine the future appraised value for purposes of levying real property taxes.

### **4. Growth in Market Value**

The market value is assumed to grow three percent (3%) after full build-out at each reassessment year (on odd-numbered years).

## **C. SALES TAXES (ECONOMIC ACTIVITY TAXES OR EATS)**

### **1. Base Sales Taxes**

There currently are no businesses within the Redevelopment Area that engage in retail trade activities. Therefore, the estimated base sales tax amount is \$0.

## **2. Sales Taxes Applied**

The total local sales tax rate applied to sales of merchandise within RPA 1 and subject to capture by TIF is 4.875%. The total local sales tax rate applied to charged paid for admission and subject to capture by TIF is 7.875%.

## **3. Projected Sales Volumes**

Projections of retail sales are based on a conceptual site plan provided by the Developer, and sales volume assumptions are displayed in Table 2. Care has been taken to remain conservative in the projection of taxable sales volumes associated with each potential retail tenant.

## **4. Sales Growth**

The first year of operation shown in Table 2 – Taxable Sales Projections is assumed to be a partial year in which sales taxes will only be collected after retail activity commences. Sales are projected to grow two percent (2%) on an average annual basis.

## **5. Utility Taxes**

Utility taxes are also an economic activity tax eligible for capture by TIF. This is typically a small amount of incremental revenue. The administration, determination, and collection of utility tax revenues from the various utility providers (e.g., electric, gas, and sewer) is difficult. For the purposes of this report, incremental utility tax revenues are not included in the projected revenues that will be available for debt retirement or reimbursement of eligible Redevelopment Project costs.

## **V. ASSUMPTIONS USED TO PROJECT THE NO BUILD SCENARIO**

This scenario is illustrated at Tables 13 – 16. Based on the recent trends in the assessed value of real property in the Area, this analysis assumes that the market value of real property in the Area will not increase over time.

## **VII. GENERAL ASSUMPTIONS AND CONDITIONS**

These projections are intended to be interpreted and used based on the assumptions used for their preparation. Projections formulated in this document are based on currently available information and the assumptions as stated. PGAV Planners believes that the assumptions used in this analysis constitute a reasonable basis for its preparation.

In addition to the impact on these projections of actual implementation activities, external factors may influence these assumptions and projections as well. Changes in the national, regional, and local economic and real estate market conditions and trends may impact the real estate market and redevelopment activity. Changes or modifications may also be caused by economic, environmental, legislative, or physical events or conditions. PGAV Planners assumes no liability should market conditions change or the schedule is not met.

The tax revenue projections contained in this report represent prospective information, opinions, and estimates regarding a development project that is not yet constructed. These projections are not provided as predictions or assurances that a certain level of performance will be achieved or that certain events will occur. The actual results will vary from the projections described herein and the variations may be material. Because the future is

uncertain, there is risk associated with achieving the results projected. PGAV Planners assumes no responsibility for any degree of risk involved.

This report and the information included herein are intended for the purposes of providing a preliminary concept of the performance of this potential project for use by the City, and should not be used for other purposes. Neither this document nor its contents may be referred to or quoted, in whole or in part, for any purpose including, but not limited to, any official statement for a bond issue and consummation of a bond sale, any registration statement, prospectus, loan, or other agreement or document, without prior review and written approval by PGAV Planners regarding any representation therein with respect to PGAV Planners' organization and work product.

#### **VIII. FINANCIAL FEASIBILITY**

The TIF Act requires the Developer to provide sufficient information to the TIF Commission such that the TIF Commission can evaluate whether or not the Project as proposed is financially feasible. A statement regarding the Project's financial feasibility (prepared by the Developer) is attached to this document as **Appendix B**.

# APPENDIX A

**Table 1**  
**Redevelopment Project**  
 Aquarium at the Boardwalk Redevelopment Project Area One  
 Branson, Missouri

<b>Project Component</b>	<b>Improvement Size (Sq.Ft.)</b>	<b>Estimated Market Value per Unit</b>	<b>Estimated Market Value</b>	<b>Assessment Rate</b>	<b>Estimated Assessed Value at Completion</b>
Aquarium	46,000	\$ 409	\$18,800,000	32%	\$ 6,016,000

**Table 2**  
**Projected Sales**  
 Aquarium at the Boardwalk Redevelopment Project Area One  
 Branson, Missouri

<b>Project Component</b>	<b>Size (Sq. Ft.)</b>	<b>Estimated Sales 2020</b>	<b>Estimated Retail Sales 2021</b>	<b>Estimated Retail Sales 2022</b>	<b>Estimated Retail Sales 2023</b>
Aquarium Admissions	46,000	\$ 8,271,225	\$ 8,669,022	\$ 8,842,402	\$ 9,019,250
Merchandise Sales		\$ 1,297,957	\$ 1,360,381	\$ 1,387,589	\$ 1,415,340
<b>Total</b>		<b>\$ 9,569,182</b>	<b>\$ 10,029,403</b>	<b>\$ 10,229,991</b>	<b>\$ 10,434,590</b>

**Table 3**  
**Estimated Base Sales Taxes**  
 Aquarium at the Boardwalk Redevelopment Project Area One  
 Branson, Missouri

Taxable Base Sales Volume		<b>\$0</b>
Sales Taxes - Merchandise	Tax Rate	Base Taxes (\$)
<b>Local Sales Taxes Captured by TIF</b>		
Taney County	1.6250%	0
City of Branson	2.0000%	0
Tourism Enhancement District - Merchandise	1.0000%	0
Tourism Enhancement District - Admissions	4.0000%	0
Ambulance District	0.2500%	0
<b>Total Tax Rate for TIF - Merchandise</b>	<b>4.8750%</b>	\$0
<b>Total Tax Rate for TIF - Admissions</b>	<b>7.8750%</b>	\$0
<b>State Sales Tax</b>		
	<b>4.225%</b>	-
<b>Total Sales Tax Rate - Merchandise</b>	<b>9.100%</b>	\$0
<b>Total Sales Tax Rate - Admissions</b>	<b>12.100%</b>	\$0

**Table 4**  
**2018 Real Property Tax Rates per \$100**  
 Aquarium at the Boardwalk Redevelopment Project Area One  
 Branson, Missouri

<b>Taxing District</b>	<b>Commercial Rate</b>
County Health	0.1404
County Senior Citizens' Service Fund	0.0500
OTC	0.2023
City of Branson	0.6077
Branson Schools	4.2630
<b>Total Tax Rate for TIF</b>	<b>5.2634</b>
<b>Property Tax Not Applicable for TIF</b>	
Commercial Surcharge	0.1500
Handicap	0.1000
State of Missouri Blind Pension Fund	0.0300
<b>Total Tax Rate</b>	<b>5.5434</b>

Source: Taney County

**Table 5**  
**Summary of Projected TIF Revenues (PILOTS + EATS)**  
 Aquarium at the Boardwalk Redevelopment Project Area One  
 Branson, Missouri

Revenue Sources	Prog. Yr.	Projected Revenues by Year in Dollars											
		2019 0	2020 1	2021 2	2022 3	2023 4	2024 5	2025 6	2026 7	2027 8	2028 9	2029 10	2030 11
<b>Real Property Tax Revenues</b>													
Projected Real Property Market Value - Commercial		\$ 18,800,000	\$ 18,800,000	\$ 18,800,000	\$ 19,364,000	\$ 19,364,000	\$ 19,944,920	\$ 19,944,920	\$ 20,543,268	\$ 20,543,268	\$ 21,159,566	\$ 21,159,566	
Projected Real Property Assessed Value - Commercial		\$ 6,016,000	\$ 6,016,000	\$ 6,016,000	\$ 6,196,480	\$ 6,196,480	\$ 6,382,374	\$ 6,382,374	\$ 6,573,846	\$ 6,573,846	\$ 6,771,061	\$ 6,771,061	
Base Assessed Value		(213,000)	(213,000)	(213,000)	(213,000)	(213,000)	(213,000)	(213,000)	(213,000)	(213,000)	(213,000)	(213,000)	
Incremental EAV		\$ -	\$ 5,803,000	\$ 5,803,000	\$ 5,803,000	\$ 5,983,480	\$ 5,983,480	\$ 6,169,374	\$ 6,169,374	\$ 6,360,846	\$ 6,360,846	\$ 6,558,061	\$ 6,558,061
<b>Total Projected Incremental Real Property Taxes</b>	<b>5.2634</b>	<b>\$ 305,435</b>	<b>\$ 305,435</b>	<b>\$ 305,435</b>	<b>\$ 314,934</b>	<b>\$ 314,934</b>	<b>\$ 324,719</b>	<b>\$ 324,719</b>	<b>\$ 334,797</b>	<b>\$ 334,797</b>	<b>\$ 345,177</b>	<b>\$ 345,177</b>	
<b>Total Projected Incremental EATS</b>		<b>\$ 346,598</b>	<b>\$ 363,267</b>	<b>\$ 370,532</b>	<b>\$ 377,943</b>	<b>\$ 385,502</b>	<b>\$ 393,212</b>	<b>\$ 401,076</b>	<b>\$ 409,098</b>	<b>\$ 417,280</b>	<b>\$ 425,625</b>	<b>\$ 434,138</b>	
<b>Total TIF Revenues</b>		<b>\$ 652,033</b>	<b>\$ 668,702</b>	<b>\$ 675,967</b>	<b>\$ 692,877</b>	<b>\$ 700,436</b>	<b>\$ 717,931</b>	<b>\$ 725,795</b>	<b>\$ 743,894</b>	<b>\$ 752,076</b>	<b>\$ 770,802</b>	<b>\$ 779,315</b>	

  

Revenue Sources	Prog. Yr.	Projected Revenues by Year in Dollars											
		2031 12	2032 13	2033 14	2034 15	2035 16	2036 17	2037 18	2038 19	2039 20	2040 21	2041 22	2042 23
<b>Real Property Tax Revenues</b>													
Projected Real Property Market Value - Commercial		\$ 21,159,566	\$ 21,159,566	\$ 21,159,566	\$ 21,159,566	\$ 21,794,353	\$ 21,794,353	\$ 22,448,183	\$ 22,448,183	\$ 23,121,629	\$ 23,121,629	\$ 23,815,278	\$ 23,815,278
Projected Real Property Assessed Value - Commercial		\$ 6,771,061	\$ 6,771,061	\$ 6,771,061	\$ 6,771,061	\$ 6,974,193	\$ 6,974,193	\$ 7,183,419	\$ 7,183,419	\$ 7,398,921	\$ 7,398,921	\$ 7,620,889	\$ 7,620,889
Base Assessed Value		(213,000)	(213,000)	(213,000)	(213,000)	(213,000)	(213,000)	(213,000)	(213,000)	(213,000)	(213,000)	(213,000)	(213,000)
Incremental EAV		6,558,061	6,558,061	6,558,061	6,558,061	6,761,193	6,761,193	6,970,419	6,970,419	7,185,921	7,185,921	7,407,889	7,407,889
<b>Total Projected Incremental Real Property Taxes</b>	<b>5.2634</b>	<b>\$ 345,177</b>	<b>\$ 345,177</b>	<b>\$ 345,177</b>	<b>\$ 345,177</b>	<b>\$ 355,869</b>	<b>\$ 355,869</b>	<b>\$ 366,881</b>	<b>\$ 366,881</b>	<b>\$ 378,224</b>	<b>\$ 378,224</b>	<b>\$ 389,907</b>	<b>\$ -</b>
<b>Total Projected Incremental EATS</b>		<b>\$ 496,596</b>	<b>\$ 506,528</b>	<b>\$ 516,659</b>	<b>\$ 526,992</b>	<b>\$ 537,532</b>	<b>\$ 548,282</b>	<b>\$ 559,248</b>	<b>\$ 570,433</b>	<b>\$ 581,842</b>	<b>\$ 593,478</b>	<b>\$ 605,348</b>	<b>\$ 457,715</b>
<b>Total TIF Revenues</b>		<b>\$ 841,773</b>	<b>\$ 851,705</b>	<b>\$ 861,836</b>	<b>\$ 872,169</b>	<b>\$ 893,400</b>	<b>\$ 904,151</b>	<b>\$ 926,129</b>	<b>\$ 937,314</b>	<b>\$ 960,065</b>	<b>\$ 971,702</b>	<b>\$ 995,255</b>	<b>\$ 457,715</b>

**Table 6**  
**Summary of Projected TIF Revenues (EATS) <sup>1,2</sup>**  
 Aquarium at the Boardwalk Redevelopment Project Area One  
 Branson, Missouri  
 Sheet 1 of 2

Revenue Sources	Prog. Yr.	Projected Revenues by Year in Dollars											
		2019 0	2020 1	2021 2	2022 3	2023 4	2024 5	2025 6	2026 7	2027 8	2028 9	2029 10	2030 11
<b>Admissions</b>			\$ 8,271,225	\$ 8,669,022	\$ 8,842,402	\$ 9,019,250	\$ 9,199,635	\$ 9,383,628	\$ 9,571,301	\$ 9,762,727	\$ 9,957,981	\$ 10,157,141	\$ 10,360,284
<b>Merchandise</b>			\$ 1,297,957	\$ 1,360,381	\$ 1,387,589	\$ 1,415,340	\$ 1,443,647	\$ 1,472,520	\$ 1,501,970	\$ 1,532,010	\$ 1,562,650	\$ 1,593,903	\$ 1,625,781
<b>Total Sales</b>		<b>0</b>	<b>\$ 9,569,182</b>	<b>\$ 10,029,403</b>	<b>\$ 10,229,991</b>	<b>\$ 10,434,590</b>	<b>\$ 10,643,282</b>	<b>\$ 10,856,148</b>	<b>\$ 11,073,271</b>	<b>\$ 11,294,736</b>	<b>\$ 11,520,631</b>	<b>\$ 11,751,044</b>	<b>\$ 11,986,065</b>
<b>Projected Sales Tax Revenues</b>													
Taney County	1.625%	0	150,834	158,088	161,250	164,475	167,765	171,120	174,542	178,033	181,594	185,226	188,930
City of Branson	2.000%	0	185,642	194,570	198,462	202,431	206,480	210,609	214,821	219,118	223,500	227,970	232,530
Tourism Enhancement District - Merchandise	1.000%	0	12,590	13,196	13,460	13,729	14,003	14,283	14,569	14,860	15,158	15,461	15,770
Tourism Enhancement District - Admissions	4.000%	0	320,924	336,358	343,085	349,947	356,946	364,085	371,366	378,794	386,370	394,097	401,979
Ambulance District	0.250%	0	23,205	24,321	24,808	25,304	25,810	26,326	26,853	27,390	27,938	28,496	29,066
<b>Total Projected Sales Tax Revenues</b>		<b>0</b>	<b>693,195</b>	<b>726,534</b>	<b>741,065</b>	<b>755,886</b>	<b>771,004</b>	<b>786,424</b>	<b>802,152</b>	<b>818,195</b>	<b>834,559</b>	<b>851,250</b>	<b>868,275</b>
<b>Base Sales Taxes</b>													
Taney County	1.625%	0	0	0	0	0	0	0	0	0	0	0	0
City of Branson	2.000%	0	0	0	0	0	0	0	0	0	0	0	0
Tourism Enhancement District - Merchandise	1.000%	0	0	0	0	0	0	0	0	0	0	0	0
Tourism Enhancement District - Admissions	4.000%	0	0	0	0	0	0	0	0	0	0	0	0
Ambulance District	0.250%	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total Base Sales Taxes</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total Incremental Sales Taxes</b>													
Taney County	1.625%	0	150,834	158,088	161,250	164,475	167,765	171,120	174,542	178,033	181,594	185,226	188,930
City of Branson	2.000%	0	185,642	194,570	198,462	202,431	206,480	210,609	214,821	219,118	223,500	227,970	232,530
Tourism Enhancement District - Merchandise	1.000%	0	12,590	13,196	13,460	13,729	14,003	14,283	14,569	14,860	15,158	15,461	15,770
Tourism Enhancement District - Admissions	4.000%	0	320,924	336,358	343,085	349,947	356,946	364,085	371,366	378,794	386,370	394,097	401,979
Ambulance District	0.250%	0	23,205	24,321	24,808	25,304	25,810	26,326	26,853	27,390	27,938	28,496	29,066
<b>100% of Incremental Sales Taxes</b>		<b>0</b>	<b>693,195</b>	<b>726,534</b>	<b>741,065</b>	<b>755,886</b>	<b>771,004</b>	<b>786,424</b>	<b>802,152</b>	<b>818,195</b>	<b>834,559</b>	<b>851,250</b>	<b>868,275</b>
<b>50% of Incremental Sales Taxes</b>													
Taney County	1.625%	0	75,417	79,044	80,625	82,238	83,882	85,560	87,271	89,017	90,797	92,613	94,465
City of Branson	2.000%	0	92,821	97,285	99,231	101,216	103,240	105,305	107,411	109,559	111,750	113,985	116,265
Tourism Enhancement District - Merchandise	1.000%	0	6,295	6,598	6,730	6,864	7,002	7,142	7,285	7,430	7,579	7,730	7,885
Tourism Enhancement District - Admissions	4.000%	0	160,462	168,179	171,543	174,973	178,473	182,042	185,683	189,397	193,185	197,049	200,990
Ambulance District	0.250%	0	11,603	12,161	12,404	12,652	12,905	13,163	13,426	13,695	13,969	14,248	14,533
<b>50% of Incremental Sales Taxes</b>		<b>0</b>	<b>346,598</b>	<b>363,267</b>	<b>370,532</b>	<b>377,943</b>	<b>385,502</b>	<b>393,212</b>	<b>401,076</b>	<b>409,098</b>	<b>417,280</b>	<b>425,625</b>	<b>434,138</b>

<sup>1</sup> Projected Sales Tax totals are shown after accounting for 1% Administration Fee and 2% Early Pay Discounts, as required by the Missouri Dept. of Revenue.

<sup>2</sup> Sales are projected to increase at a rate of two percent (2%) on an average annual basis.

**Table 6**  
**Summary of Projected TIF Revenues (EATS) <sup>1,2</sup>**  
 Aquarium at the Boardwalk Redevelopment Project Area One  
 Branson, Missouri  
 Sheet 2 of 2

Revenue Sources	Prog. Yr.	Projected Revenues by Year in Dollars											
		2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
		12	13	14	15	16	17	18	19	20	21	22	23
<b>Admissions</b>		\$ 10,567,489	\$ 10,778,839	\$ 10,994,416	\$ 11,214,304	\$ 11,438,590	\$ 11,667,362	\$ 11,900,709	\$ 12,138,724	\$ 12,381,498	\$ 12,629,128	\$ 12,881,711	\$ 13,139,345
<b>Merchandise</b>		\$ 1,658,296	\$ 1,691,462	\$ 1,725,292	\$ 1,759,797	\$ 1,794,993	\$ 1,830,893	\$ 1,867,511	\$ 1,904,861	\$ 1,942,959	\$ 1,981,818	\$ 2,021,454	\$ 2,061,883
<b>Total Sales</b>		\$ 12,225,786	\$ 12,470,302	\$ 12,719,708	\$ 12,974,102	\$ 13,233,584	\$ 13,498,255	\$ 13,768,221	\$ 14,043,585	\$ 14,324,457	\$ 14,610,946	\$ 14,903,165	\$ 15,201,228
<b>Future Sales Tax Revenues</b>													
Taney County	1.625%	192,709	196,563	200,494	204,504	208,594	212,766	217,022	221,362	225,789	230,305	234,911	239,609
City of Branson	1.500%	177,885	181,443	185,072	188,773	192,549	196,400	200,328	204,334	208,421	212,589	216,841	221,178
Tourism Enhancement District - Merchandise	1.000%	118,590	120,962	123,381	125,849	128,366	130,933	133,552	136,223	138,947	141,726	144,561	147,452
Tourism Enhancement District - Admissions	4.000%	474,360	483,848	493,525	503,395	513,463	523,732	534,207	544,891	555,789	566,905	578,243	589,808
Ambulance District	0.250%	29,648	30,240	30,845	31,462	32,091	32,733	33,388	34,056	34,737	35,432	36,140	36,863
<b>Total Projected Sales Tax Revenues</b>		<b>993,192</b>	<b>1,013,056</b>	<b>1,033,317</b>	<b>1,053,984</b>	<b>1,075,063</b>	<b>1,096,565</b>	<b>1,118,496</b>	<b>1,140,866</b>	<b>1,163,683</b>	<b>1,186,957</b>	<b>1,210,696</b>	<b>1,234,910</b>
<b>Base Sales Taxes</b>													
Taney County	1.625%	0	0	0	0	0	0	0	0	0	0	0	0
City of Branson	1.500%	0	0	0	0	0	0	0	0	0	0	0	0
Tourism Enhancement District - Merchandise	1.000%	0	0	0	0	0	0	0	0	0	0	0	0
Tourism Enhancement District - Admissions	4.000%	0	0	0	0	0	0	0	0	0	0	0	0
Ambulance District	0.250%	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total Base Sales Taxes</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total Incremental Sales Taxes</b>													
Taney County	1.625%	192,709	196,563	200,494	204,504	208,594	212,766	217,022	221,362	225,789	230,305	234,911	239,609
City of Branson	1.500%	177,885	181,443	185,072	188,773	192,549	196,400	200,328	204,334	208,421	212,589	216,841	221,178
Tourism Enhancement District - Merchandise	1.000%	118,590	120,962	123,381	125,849	128,366	130,933	133,552	136,223	138,947	141,726	144,561	147,452
Tourism Enhancement District - Admissions	4.000%	474,360	483,848	493,525	503,395	513,463	523,732	534,207	544,891	555,789	566,905	578,243	589,808
Ambulance District	0.250%	29,648	30,240	30,845	31,462	32,091	32,733	33,388	34,056	34,737	35,432	36,140	36,863
<b>100% of Incremental Sales Taxes</b>		<b>993,192</b>	<b>1,013,056</b>	<b>1,033,317</b>	<b>1,053,984</b>	<b>1,075,063</b>	<b>1,096,565</b>	<b>1,118,496</b>	<b>1,140,866</b>	<b>1,163,683</b>	<b>1,186,957</b>	<b>1,210,696</b>	<b>1,234,910</b>
<b>50% of Incremental Sales Taxes</b>													
Taney County	1.625%	96,354	98,282	100,247	102,252	104,297	106,383	108,511	110,681	112,895	115,153	117,456	119,805
City of Branson	1.500%	88,943	90,721	92,536	94,387	96,274	98,200	100,164	102,167	104,210	106,295	108,421	110,589
Tourism Enhancement District - Merchandise	1.000%	59,295	60,481	61,691	62,924	64,183	65,467	66,776	68,111	69,474	70,863	72,280	73,726
Tourism Enhancement District - Admissions	4.000%	237,180	241,924	246,762	251,698	256,732	261,866	267,103	272,446	277,894	283,452	289,121	144,561
Ambulance District	0.250%	14,824	15,120	15,423	15,731	16,046	16,367	16,694	17,028	17,368	17,716	18,070	9,035
<b>50% of Incremental Sales Taxes</b>		<b>496,596</b>	<b>506,528</b>	<b>516,659</b>	<b>526,992</b>	<b>537,532</b>	<b>548,282</b>	<b>559,248</b>	<b>570,433</b>	<b>581,842</b>	<b>593,478</b>	<b>605,348</b>	<b>457,715</b>

<sup>1</sup> Projected Sales Tax totals are shown after accounting for 1% Administration Fee and 2% Early Pay Discounts, with the exception of Community Improvement District sales taxes, as required by the Missouri Dept. of Revenue.

**Table 7**  
**Distribution of Sales Tax Revenues Not Captured by TIF**  
 Aquarium at the Boardwalk Redevelopment Project Area One  
 Branson, Missouri

Sales Taxes	Projected Revenues by Program Year in Dollars											
	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
	0	1	2	3	4	5	6	7	8	9	10	11
Taney County	0	75,417	79,044	80,625	82,238	83,882	85,560	87,271	89,017	90,797	92,613	94,465
City of Branson	0	92,821	97,285	99,231	101,216	103,240	105,305	107,411	109,559	111,750	113,985	116,265
Tourism Enhancement District - Merchandise	0	6,295	6,598	6,730	6,864	7,002	7,142	7,285	7,430	7,579	7,730	7,885
Tourism Enhancement District - Admissions	0	160,462	168,179	171,543	174,973	178,473	182,042	185,683	189,397	193,185	197,049	200,990
Ambulance District	0	11,603	12,161	12,404	12,652	12,905	13,163	13,426	13,695	13,969	14,248	14,533
<b>Total New EATS</b>	<b>\$0</b>	<b>\$346,598</b>	<b>\$363,267</b>	<b>\$370,532</b>	<b>\$377,943</b>	<b>\$385,502</b>	<b>\$393,212</b>	<b>\$401,076</b>	<b>\$409,098</b>	<b>\$417,280</b>	<b>\$425,625</b>	<b>\$434,138</b>

Sales Taxes	Projected Revenues by Program Year in Dollars											
	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
	12	13	14	15	16	17	18	19	20	21	22	23
Taney County	96,354	98,282	100,247	102,252	104,297	106,383	108,511	110,681	112,895	115,153	117,456	119,805
City of Branson	88,943	90,721	92,536	94,387	96,274	98,200	100,164	102,167	104,210	106,295	108,421	110,589
Tourism Enhancement District - Merchandise	59,295	60,481	61,691	62,924	64,183	65,467	66,776	68,111	69,474	70,863	72,280	73,726
Tourism Enhancement District - Admissions	237,180	241,924	246,762	251,698	256,732	261,866	267,103	272,446	277,894	283,452	289,121	144,561
Ambulance District	14,824	15,120	15,423	15,731	16,046	16,367	16,694	17,028	17,368	17,716	18,070	9,035
<b>Total New EATS</b>	<b>\$496,596</b>	<b>\$506,528</b>	<b>\$516,659</b>	<b>\$526,992</b>	<b>\$537,532</b>	<b>\$548,282</b>	<b>\$559,248</b>	<b>\$570,433</b>	<b>\$581,842</b>	<b>\$593,478</b>	<b>\$605,348</b>	<b>\$457,715</b>

**Table 8**  
**Distribution of Real Property Tax Revenues**  
 Aquarium at the Boardwalk Redevelopment Project Area One  
 Branson, Missouri

			Projected Assessed Value by Year in Dollars											
			2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
			0	1	2	3	4	5	6	7	8	9	10	11
Estimated Assessed Value			213,000	6,016,000	6,016,000	6,016,000	6,196,480	6,196,480	6,382,374	6,382,374	6,573,846	6,573,846	6,771,061	6,771,061
Base Assessed Value			213,000	213,000	213,000	213,000	213,000	213,000	213,000	213,000	213,000	213,000	213,000	213,000

  

Taxing Jurisdiction	Tax Rate	% of Rate	Projected Real Property Tax Revenues in Dollars											
State of Missouri Blind Pension Fund	0.0300	1%	64	64	64	64	64	64	64	64	64	64	64	64
County Health	0.1404	3%	299	299	299	299	299	299	299	299	299	299	299	299
County Senior Citizens' Service Fund	0.0500	1%	107	107	107	107	107	107	107	107	107	107	107	107
OTC	0.2023	4%	431	431	431	431	431	431	431	431	431	431	431	431
City of Branson	0.6077	11%	1,294	1,294	1,294	1,294	1,294	1,294	1,294	1,294	1,294	1,294	1,294	1,294
Branson Schools	4.2630	79%	9,080	9,080	9,080	9,080	9,080	9,080	9,080	9,080	9,080	9,080	9,080	9,080
Handicap	0.1000	2%	213	6,016	6,016	6,016	6,196	6,196	6,382	6,382	6,574	6,574	6,771	6,771
<b>Total Project Real Property Taxes</b>	<b>5.3934</b>	<b>100%</b>	<b>\$11,488</b>	<b>\$17,291</b>	<b>\$17,291</b>	<b>\$17,291</b>	<b>\$17,471</b>	<b>\$17,471</b>	<b>\$17,657</b>	<b>\$17,657</b>	<b>\$17,849</b>	<b>\$17,849</b>	<b>\$18,046</b>	<b>\$18,046</b>

  

			Projected Assessed Value by Year in Dollars											
			2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
			12	13	14	15	16	17	18	19	20	21	22	23
Estimated Assessed Value			6,771,061	6,771,061	6,771,061	6,771,061	6,974,193	6,974,193	7,183,419	7,183,419	7,398,921	7,398,921	7,620,889	7,620,889
Base Assessed Value			213,000	213,000	213,000	213,000	213,000	213,000	213,000	213,000	213,000	213,000	213,000	213,000

  

Taxing Jurisdiction	Tax Rate	% of Rate	Projected Real Property Tax Revenues in Dollars											
State of Missouri Blind Pension Fund	0.03000	1%	64	64	64	64	64	64	64	64	64	64	64	64
County Health	0.14040	3%	299	299	299	299	299	299	299	299	299	299	299	299
County Senior Citizens' Service Fund	0.05000	1%	107	107	107	107	107	107	107	107	107	107	107	107
OTC	0.20230	4%	431	431	431	431	431	431	431	431	431	431	431	431
City of Branson	0.60770	11%	1,294	1,294	1,294	1,294	1,294	1,294	1,294	1,294	1,294	1,294	1,294	1,294
Branson Schools	4.26300	79%	9,080	9,080	9,080	9,080	9,080	9,080	9,080	9,080	9,080	9,080	9,080	9,080
Handicap	0.10000	2%	6,771	6,771	6,771	6,771	6,974	6,974	7,183	7,183	7,399	7,399	7,621	7,621
<b>Total Project Real Property Taxes</b>	<b>5.3934</b>	<b>100%</b>	<b>\$18,046</b>	<b>\$18,046</b>	<b>\$18,046</b>	<b>\$18,046</b>	<b>\$18,249</b>	<b>\$18,249</b>	<b>\$18,458</b>	<b>\$18,458</b>	<b>\$18,674</b>	<b>\$18,674</b>	<b>\$18,896</b>	<b>\$18,896</b>

Note: The County Handicap levy is not subject to capture by TIF and so is applied to the full Estimated Assessed Value shown above.

**Table 9**  
**Distribution of Projected Commercial Surcharge<sup>1</sup>**  
 Aquarium at the Boardwalk Redevelopment Project Area One  
 Branson, Missouri

Assessed Value and Taxing Jurisdiction Percentages		Projected Revenues by Year in Dollars											
		2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
		0	1	2	3	4	5	6	7	8	9	10	11
<b>Projected Total Commercial Assessed Value After Redevelopment</b>		213,000	6,016,000	6,016,000	6,016,000	6,196,480	6,196,480	6,382,374	6,382,374	6,573,846	6,573,846	6,771,061	6,771,061
<b>Commercial Surcharge</b>		320	9,024	9,024	9,024	9,295	9,295	9,574	9,574	9,861	9,861	10,157	10,157
<b>Taxing Jurisdictions</b>	<b>Percent Factor</b>												
County Health	3%	8	235	235	235	242	242	249	249	257	257	264	264
County Senior Citizens' Service Fund	1%	3	84	84	84	86	86	89	89	91	91	94	94
OTC	4%	12	338	338	338	349	349	359	359	370	370	381	381
City of Branson	11%	36	1,017	1,017	1,017	1,047	1,047	1,079	1,079	1,111	1,111	1,144	1,144
Branson Schools	79%	253	7,133	7,133	7,133	7,347	7,347	7,567	7,567	7,794	7,794	8,028	8,028
State of Missouri - Blind Pension Fund	1%	2	51	51	51	53	53	54	54	56	56	58	58
Handicap	2%	6	166	166	166	171	171	177	177	182	182	187	187
<b>Total Commercial Surcharge Taxing Districts in Area</b>	<b>100%</b>	<b>\$320</b>	<b>\$9,024</b>	<b>\$9,024</b>	<b>\$9,024</b>	<b>\$9,295</b>	<b>\$9,295</b>	<b>\$9,574</b>	<b>\$9,574</b>	<b>\$9,861</b>	<b>\$9,861</b>	<b>\$10,157</b>	<b>\$10,157</b>

  

Assessed Value and Taxing Jurisdiction Percentages		Projected Revenues by Year in Dollars											
		2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
		12	13	14	15	16	17	18	19	20	21	22	23
<b>Projected Total Assessed Value After Redevelopment</b>		6,771,061	6,771,061	6,771,061	6,771,061	6,974,193	6,974,193	7,183,419	7,183,419	7,398,921	7,398,921	7,620,889	7,620,889
<b>Commercial Surcharge</b>		10,157	10,157	10,157	10,157	10,461	10,461	10,775	10,775	11,098	11,098	11,431	11,431
<b>Taxing Jurisdictions</b>	<b>Percent Factor</b>												
County Health	3%	264	264	264	264	272	272	280	280	289	289	298	298
County Senior Citizens' Service Fund	1%	94	94	94	94	97	97	100	100	103	103	106	106
OTC	4%	381	381	381	381	392	392	404	404	416	416	429	429
City of Branson	11%	1,144	1,144	1,144	1,144	1,179	1,179	1,214	1,214	1,251	1,251	1,288	1,288
Branson Schools	79%	8,028	8,028	8,028	8,028	8,269	8,269	8,517	8,517	8,772	8,772	9,035	9,035
State of Missouri - Blind Pension Fund	1%	58	58	58	58	59	59	61	61	63	63	65	65
Handicap	2%	187	187	187	187	193	193	199	199	205	205	211	211
<b>Total Commercial Surcharge Taxing Districts in Area</b>	<b>100%</b>	<b>\$10,157</b>	<b>\$10,157</b>	<b>\$10,157</b>	<b>\$10,157</b>	<b>\$10,461</b>	<b>\$10,461</b>	<b>\$10,775</b>	<b>\$10,775</b>	<b>\$11,098</b>	<b>\$11,098</b>	<b>\$11,431</b>	<b>\$11,431</b>

<sup>1</sup> These projections are based on a series of assumptions and should be used only to provide an indication of how the proposed project concept may perform.

**Table 10**  
**Personal Property**  
 Aquarium at the Boardwalk Redevelopment Project Area One  
 Branson, Missouri

<b>Project Component</b>	<b>Size</b>	<b>Units</b>	<b>Estimated Personal Property Market Value per Unit</b>	<b>Personal Property Market Value</b>	<b>Personal Property Assessed Value</b>
Aquarium	46,000	Sq. Ft.	\$245.65	\$11,300,000	\$ 3,766,667

**Table 11**  
**Distribution of Projected Average Annual Personal Property Taxes <sup>1</sup>**  
 Aquarium at the Boardwalk Redevelopment Project Area One  
 Branson, Missouri

Taxing District	Tax Rate per \$100 of AV	PP Tax Collected 2020
State of Missouri Blind Pension Fund	0.0300	\$ 1,130
County Health	0.1404	\$ 7,172
County Senior Citizens' Service Fund	0.0500	\$ -
OTC	0.2023	\$ 7,620
City of Branson	0.6077	\$ 22,890
Branson Schools	4.2630	\$ 160,573
Handicap	0.1000	3,767
<b>Total</b>	<b>5.3934</b>	<b>\$203,151</b>

<sup>1</sup>These projections are based on a series of assumptions and should be used only to provide an indication of how the project may perform.

**Table 12**  
**Fiscal Impact of New Redevelopment Project on Affected Taxing Districts (Base and Increment)**  
**Aquarium at the Boardwalk Redevelopment Project Area One**  
 Branson, Missouri  
 Sheet 1 of 2

Affected Taxing District	Projected Revenues by Program Year in Dollars											
	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
	0	1	2	3	4	5	6	7	8	9	10	11
<b>City of Branson</b>												
City Real Property Tax Levy	\$ 1,294	\$ 1,294	\$ 1,294	\$ 1,294	\$ 1,294	\$ 1,294	\$ 1,294	\$ 1,294	\$ 1,294	\$ 1,294	\$ 1,294	\$ 1,294
Commercial Surcharge	\$ 36	\$ 1,017	\$ 1,017	\$ 1,017	\$ 1,047	\$ 1,047	\$ 1,079	\$ 1,079	\$ 1,111	\$ 1,111	\$ 1,144	\$ 1,144
Personal Property Taxes	\$ -	\$ 22,890	\$ 20,372	\$ 16,023	\$ 12,590	\$ 9,843	\$ 7,096	\$ 4,120	\$ 2,289	\$ 2,289	\$ 2,289	\$ 2,289
City Sales Tax	\$ -	\$ 92,821	\$ 97,285	\$ 99,231	\$ 101,216	\$ 103,240	\$ 105,305	\$ 107,411	\$ 109,559	\$ 111,750	\$ 113,985	\$ 116,265
Tourism Enhancement District - Merchandise	\$ -	\$ 6,295	\$ 6,598	\$ 6,730	\$ 6,864	\$ 7,002	\$ 7,142	\$ 7,285	\$ 7,430	\$ 7,579	\$ 7,730	\$ 7,885
Tourism Enhancement District - Admissions	\$ -	\$ 160,462	\$ 168,179	\$ 171,543	\$ 174,973	\$ 178,473	\$ 182,042	\$ 185,683	\$ 189,397	\$ 193,185	\$ 197,049	\$ 200,990
<b>Total</b>	<b>\$ 1,330</b>	<b>\$ 284,779</b>	<b>\$ 294,745</b>	<b>\$ 295,838</b>	<b>\$ 297,985</b>	<b>\$ 300,899</b>	<b>\$ 303,958</b>	<b>\$ 306,872</b>	<b>\$ 311,081</b>	<b>\$ 317,208</b>	<b>\$ 323,492</b>	<b>\$ 329,867</b>
<b>Taney County</b>												
County Real Property Taxes	\$ 836	\$ 836	\$ 836	\$ 836	\$ 836	\$ 836	\$ 836	\$ 836	\$ 836	\$ 836	\$ 836	\$ 836
Commercial Surcharge	\$ 23	\$ 657	\$ 657	\$ 657	\$ 677	\$ 677	\$ 697	\$ 697	\$ 718	\$ 718	\$ 740	\$ 740
Personal Property	\$ -	\$ 14,792	\$ 13,165	\$ 10,354	\$ 8,135	\$ 6,360	\$ 4,585	\$ 2,663	\$ 1,479	\$ 1,479	\$ 1,479	\$ 1,479
Taney County Sales Tax	\$ -	\$ 75,417	\$ 79,044	\$ 80,625	\$ 82,238	\$ 83,882	\$ 85,560	\$ 87,271	\$ 89,017	\$ 90,797	\$ 92,613	\$ 94,465
<b>Total</b>	<b>\$ 860</b>	<b>\$ 91,702</b>	<b>\$ 93,702</b>	<b>\$ 92,473</b>	<b>\$ 91,886</b>	<b>\$ 91,756</b>	<b>\$ 91,679</b>	<b>\$ 91,467</b>	<b>\$ 92,050</b>	<b>\$ 93,831</b>	<b>\$ 95,668</b>	<b>\$ 97,520</b>
<b>Ozarks Technical College</b>												
Real Property Taxes	\$ 431	\$ 431	\$ 431	\$ 431	\$ 431	\$ 431	\$ 431	\$ 431	\$ 431	\$ 431	\$ 431	\$ 431
Commercial Surcharge	\$ 12	\$ 338	\$ 338	\$ 338	\$ 349	\$ 349	\$ 359	\$ 359	\$ 370	\$ 370	\$ 381	\$ 381
Personal Property	\$ -	\$ 7,620	\$ 6,782	\$ 5,334	\$ 4,191	\$ 3,277	\$ 2,362	\$ 1,372	\$ 762	\$ 762	\$ 762	\$ 762
<b>Total</b>	<b>\$ 443</b>	<b>\$ 8,389</b>	<b>\$ 7,551</b>	<b>\$ 6,103</b>	<b>\$ 4,971</b>	<b>\$ 4,056</b>	<b>\$ 3,152</b>	<b>\$ 2,162</b>	<b>\$ 1,563</b>	<b>\$ 1,563</b>	<b>\$ 1,574</b>	<b>\$ 1,574</b>
<b>Branson Schools</b>												
Real Property Taxes	\$ 9,080	\$ 9,080	\$ 9,080	\$ 9,080	\$ 9,080	\$ 9,080	\$ 9,080	\$ 9,080	\$ 9,080	\$ 9,080	\$ 9,080	\$ 9,080
Commercial Surcharge	\$ 253	\$ 7,133	\$ 7,133	\$ 7,133	\$ 7,347	\$ 7,347	\$ 7,567	\$ 7,567	\$ 7,794	\$ 7,794	\$ 8,028	\$ 8,028
Personal Property	\$ -	\$ 160,573	\$ 142,910	\$ 112,401	\$ 88,315	\$ 69,046	\$ 49,778	\$ 28,903	\$ 16,057	\$ 16,057	\$ 16,057	\$ 16,057
<b>Total</b>	<b>\$ 9,333</b>	<b>\$ 176,786</b>	<b>\$ 159,123</b>	<b>\$ 128,614</b>	<b>\$ 104,742</b>	<b>\$ 85,473</b>	<b>\$ 66,425</b>	<b>\$ 45,550</b>	<b>\$ 32,932</b>	<b>\$ 32,932</b>	<b>\$ 33,165</b>	<b>\$ 33,165</b>
<b>Handicap Real Property Levy</b>	\$ 213	\$ 6,016	\$ 6,016	\$ 6,016	\$ 6,196	\$ 6,196	\$ 6,382	\$ 6,382	\$ 6,574	\$ 6,574	\$ 6,771	\$ 6,771
<b>Handicap Commercial Surcharge</b>	\$ 6	\$ 166	\$ 166	\$ 166	\$ 171	\$ 171	\$ 177	\$ 177	\$ 182	\$ 182	\$ 187	\$ 187
<b>Handicap Personal Property Levy</b>	\$ -	\$ 3,767	\$ 3,352	\$ 2,637	\$ 2,072	\$ 1,620	\$ 1,168	\$ 678	\$ 377	\$ 377	\$ 377	\$ 377
<b>Total</b>	<b>\$ 219</b>	<b>\$ 9,949</b>	<b>\$ 9,535</b>	<b>\$ 8,819</b>	<b>\$ 8,440</b>	<b>\$ 7,988</b>	<b>\$ 7,727</b>	<b>\$ 7,237</b>	<b>\$ 7,132</b>	<b>\$ 7,132</b>	<b>\$ 7,335</b>	<b>\$ 7,335</b>
<b>Ambulance District</b>	\$ -	\$ 11,603	\$ 12,161	\$ 12,404	\$ 12,652	\$ 12,905	\$ 13,163	\$ 13,426	\$ 13,695	\$ 13,969	\$ 14,248	\$ 14,533
<b>State of Missouri Property Tax</b>	\$ 64	\$ 64	\$ 64	\$ 64	\$ 64	\$ 64	\$ 64	\$ 64	\$ 64	\$ 64	\$ 64	\$ 64
<b>State of Missouri Commercial Surcharge</b>	\$ 2	\$ 51	\$ 51	\$ 51	\$ 53	\$ 53	\$ 54	\$ 54	\$ 56	\$ 56	\$ 58	\$ 58
<b>State of Missouri Personal Property Tax</b>		\$ 1,130	\$ 1,006	\$ 791	\$ 622	\$ 486	\$ 350	\$ 203	\$ 113	\$ 113	\$ 113	\$ 113
<b>State of Missouri Sales Tax</b>		\$ 404,298	\$ 423,742	\$ 432,217	\$ 440,861	\$ 449,679	\$ 458,672	\$ 467,846	\$ 477,203	\$ 486,747	\$ 496,482	\$ 506,411
<b>Total</b>	<b>\$ 66</b>	<b>\$ 405,543</b>	<b>\$ 424,863</b>	<b>\$ 433,123</b>	<b>\$ 441,600</b>	<b>\$ 450,281</b>	<b>\$ 459,141</b>	<b>\$ 468,167</b>	<b>\$ 477,435</b>	<b>\$ 486,979</b>	<b>\$ 496,716</b>	<b>\$ 506,646</b>

**Table 12**  
**Fiscal Impact of New Redevelopment Project on Affected Taxing Districts (Base and Increment)**  
**Aquarium at the Boardwalk Redevelopment Project Area One**  
 Branson, Missouri  
 Sheet 2 of 2

Affected Taxing District	Projected Revenues by Program Year in Dollars											
	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
	12	13	14	15	16	17	18	19	20	21	22	23
<b>City of Branson</b>												
City Real Property Tax Levy	\$ 1,294	\$ 1,294	\$ 1,294	\$ 1,294	\$ 1,294	\$ 1,294	\$ 1,294	\$ 1,294	\$ 1,294	\$ 1,294	\$ 1,294	\$ 1,294
Commercial Surcharge	\$ 1,144	\$ 1,144	\$ 1,144	\$ 1,144	\$ 1,179	\$ 1,179	\$ 1,214	\$ 1,214	\$ 1,251	\$ 1,251	\$ 1,288	\$ 1,288
Personal Property Taxes	\$ 2,289	\$ 2,289	\$ 2,289	\$ 2,289	\$ 2,289	\$ 2,289	\$ 2,289	\$ 2,289	\$ 2,289	\$ 2,289	\$ 2,289	\$ 2,289
City Sales Tax	\$ 88,943	\$ 90,721	\$ 92,536	\$ 94,387	\$ 96,274	\$ 98,200	\$ 100,164	\$ 102,167	\$ 104,210	\$ 106,295	\$ 108,421	\$ 110,589
Tourism Enhancement District - Merchandise	\$ 59,295	\$ 60,481	\$ 61,691	\$ 62,924	\$ 64,183	\$ 65,467	\$ 66,776	\$ 68,111	\$ 69,474	\$ 70,863	\$ 72,280	\$ 73,726
Tourism Enhancement District - Admissions	\$ 237,180	\$ 241,924	\$ 246,762	\$ 251,698	\$ 256,732	\$ 261,866	\$ 267,103	\$ 272,446	\$ 277,894	\$ 283,452	\$ 289,121	\$ 144,561
<b>Total</b>	<b>\$ 390,146</b>	<b>\$ 397,854</b>	<b>\$ 405,717</b>	<b>\$ 413,736</b>	<b>\$ 421,951</b>	<b>\$ 430,295</b>	<b>\$ 438,841</b>	<b>\$ 447,522</b>	<b>\$ 456,412</b>	<b>\$ 465,444</b>	<b>\$ 474,694</b>	<b>\$ 333,747</b>
<b>Taney County</b>												
County Real Property Taxes	\$ 836	\$ 836	\$ 836	\$ 836	\$ 836	\$ 836	\$ 836	\$ 836	\$ 836	\$ 836	\$ 836	\$ 836
Commercial Surcharge	\$ 740	\$ 740	\$ 740	\$ 740	\$ 762	\$ 762	\$ 785	\$ 785	\$ 808	\$ 808	\$ 832	\$ 832
Personal Property	\$ 1,479	\$ 1,479	\$ 1,479	\$ 1,479	\$ 1,479	\$ 1,479	\$ 1,479	\$ 1,479	\$ 1,479	\$ 1,479	\$ 1,479	\$ 1,479
Taney County Sales Tax	\$ 96,354	\$ 98,282	\$ 100,247	\$ 102,252	\$ 104,297	\$ 106,383	\$ 108,511	\$ 110,681	\$ 112,895	\$ 115,153	\$ 117,456	\$ 119,805
<b>Total</b>	<b>\$ 99,410</b>	<b>\$ 101,337</b>	<b>\$ 103,302</b>	<b>\$ 105,307</b>	<b>\$ 107,375</b>	<b>\$ 109,460</b>	<b>\$ 111,611</b>	<b>\$ 113,781</b>	<b>\$ 116,018</b>	<b>\$ 118,276</b>	<b>\$ 120,604</b>	<b>\$ 122,953</b>
<b>Ozarks Technical College</b>												
Real Property Taxes	\$ 431	\$ 431	\$ 431	\$ 431	\$ 431	\$ 431	\$ 431	\$ 431	\$ 431	\$ 431	\$ 431	\$ 431
Commercial Surcharge	\$ 381	\$ 381	\$ 381	\$ 381	\$ 392	\$ 392	\$ 404	\$ 404	\$ 416	\$ 416	\$ 429	\$ 429
Personal Property	\$ 762	\$ 762	\$ 762	\$ 762	\$ 762	\$ 762	\$ 762	\$ 762	\$ 762	\$ 762	\$ 762	\$ 762
<b>Total</b>	<b>\$ 1,574</b>	<b>\$ 1,574</b>	<b>\$ 1,574</b>	<b>\$ 1,574</b>	<b>\$ 1,585</b>	<b>\$ 1,585</b>	<b>\$ 1,597</b>	<b>\$ 1,597</b>	<b>\$ 1,609</b>	<b>\$ 1,609</b>	<b>\$ 1,622</b>	<b>\$ 1,622</b>
<b>Branson Schools</b>												
Real Property Taxes	\$ 9,080	\$ 9,080	\$ 9,080	\$ 9,080	\$ 9,080	\$ 9,080	\$ 9,080	\$ 9,080	\$ 9,080	\$ 9,080	\$ 9,080	\$ 9,080
Commercial Surcharge	\$ 8,028	\$ 8,028	\$ 8,028	\$ 8,028	\$ 8,269	\$ 8,269	\$ 8,517	\$ 8,517	\$ 8,772	\$ 8,772	\$ 9,035	\$ 9,035
Personal Property	\$ 16,057	\$ 16,057	\$ 16,057	\$ 16,057	\$ 16,057	\$ 16,057	\$ 16,057	\$ 16,057	\$ 16,057	\$ 16,057	\$ 16,057	\$ 16,057
<b>Total</b>	<b>\$ 33,165</b>	<b>\$ 33,165</b>	<b>\$ 33,165</b>	<b>\$ 33,165</b>	<b>\$ 33,406</b>	<b>\$ 33,406</b>	<b>\$ 33,654</b>	<b>\$ 33,654</b>	<b>\$ 33,910</b>	<b>\$ 33,910</b>	<b>\$ 34,173</b>	<b>\$ 34,173</b>
<b>Handicap Real Property Levy</b>	\$ 6,771	\$ 6,771	\$ 6,771	\$ 6,771	\$ 6,974	\$ 6,974	\$ 7,183	\$ 7,183	\$ 7,399	\$ 7,399	\$ 7,621	\$ 7,621
<b>Handicap Commercial Surcharge</b>	\$ 187	\$ 187	\$ 187	\$ 187	\$ 193	\$ 193	\$ 199	\$ 199	\$ 205	\$ 205	\$ 211	\$ 211
<b>Handicap Personal Property Levy</b>	\$ 377	\$ 377	\$ 377	\$ 377	\$ 377	\$ 377	\$ 377	\$ 377	\$ 377	\$ 377	\$ 377	\$ 377
<b>Total</b>	<b>\$ 7,335</b>	<b>\$ 7,335</b>	<b>\$ 7,335</b>	<b>\$ 7,335</b>	<b>\$ 7,544</b>	<b>\$ 7,544</b>	<b>\$ 7,759</b>	<b>\$ 7,759</b>	<b>\$ 7,980</b>	<b>\$ 7,980</b>	<b>\$ 8,208</b>	<b>\$ 8,208</b>
<b>Ambulance District</b>	\$ 14,824	\$ 15,120	\$ 15,423	\$ 15,731	\$ 16,046	\$ 16,367	\$ 16,694	\$ 17,028	\$ 17,368	\$ 17,716	\$ 18,070	\$ 9,035
<b>State of Missouri Property Tax</b>	\$ 64	\$ 64	\$ 64	\$ 64	\$ 64	\$ 64	\$ 64	\$ 64	\$ 64	\$ 64	\$ 64	\$ 64
<b>State of Missouri Commercial Surcharge</b>	\$ 58	\$ 58	\$ 58	\$ 58	\$ 59	\$ 59	\$ 61	\$ 61	\$ 63	\$ 63	\$ 65	\$ 65
<b>State of Missouri Personal Property Tax</b>	\$ 113	\$ 113	\$ 113	\$ 113	\$ 113	\$ 113	\$ 113	\$ 113	\$ 113	\$ 113	\$ 113	\$ 113
<b>State of Missouri Sales Tax</b>	\$ 516,539	\$ 526,870	\$ 537,408	\$ 548,156	\$ 559,119	\$ 570,301	\$ 581,707	\$ 593,341	\$ 605,208	\$ 617,312	\$ 629,659	\$ 642,252
<b>Total</b>	<b>\$ 516,774</b>	<b>\$ 527,105</b>	<b>\$ 537,642</b>	<b>\$ 548,390</b>	<b>\$ 559,355</b>	<b>\$ 570,537</b>	<b>\$ 581,945</b>	<b>\$ 593,579</b>	<b>\$ 605,448</b>	<b>\$ 617,552</b>	<b>\$ 629,900</b>	<b>\$ 642,494</b>

**Table 13**  
**Summary of Fiscal Impact of New Redevelopment Project on Affected Taxing Districts (Base and Increment)**  
 Aquarium at the Boardwalk Redevelopment Project Area One  
 Branson, Missouri

Affected Taxing District	Projected Revenues by Program Year in Dollars											
	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
	0	1	2	3	4	5	6	7	8	9	10	11
City of Branson	1,330	284,779	294,745	295,838	297,985	300,899	303,958	306,872	311,081	317,208	323,492	329,867
Taney County	860	91,702	93,702	92,473	91,886	91,756	91,679	91,467	92,050	93,831	95,668	97,520
Branson Schools	9,333	176,786	159,123	128,614	104,742	85,473	66,425	45,550	32,932	32,932	33,165	33,165
Ozarks Technical College	443	8,389	7,551	6,103	4,971	4,056	3,152	2,162	1,563	1,563	1,574	1,574
Handicap	219	9,949	9,535	8,819	8,440	7,988	7,727	7,237	7,132	7,132	7,335	7,335
Ambulance District	0	11,603	12,161	12,404	12,652	12,905	13,163	13,426	13,695	13,969	14,248	14,533
State of Missouri	66	405,543	424,863	433,123	441,600	450,281	459,141	468,167	477,435	486,979	496,716	506,646
<b>Total</b>	<b>\$ 12,250</b>	<b>\$ 988,751</b>	<b>\$ 1,001,680</b>	<b>\$ 977,374</b>	<b>\$ 962,274</b>	<b>\$ 953,358</b>	<b>\$ 945,244</b>	<b>\$ 934,882</b>	<b>\$ 935,888</b>	<b>\$ 953,614</b>	<b>\$ 972,198</b>	<b>\$ 990,641</b>

  

Affected Taxing District	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
	12	13	14	15	16	17	18	19	20	21	22	23
	City of Branson	390,146	397,854	405,717	413,736	421,951	430,295	438,841	447,522	456,412	465,444	474,694
Taney County	99,410	101,337	103,302	105,307	107,375	109,460	111,611	113,781	116,018	118,276	120,604	122,953
Branson Schools	33,165	33,165	33,165	33,165	33,406	33,406	33,654	33,654	33,910	33,910	34,173	34,173
Ozarks Technical College	1,574	1,574	1,574	1,574	1,585	1,585	1,597	1,597	1,609	1,609	1,622	1,622
Handicap	7,335	7,335	7,335	7,335	7,544	7,544	7,759	7,759	7,980	7,980	8,208	8,208
Ambulance District	14,824	15,120	15,423	15,731	16,046	16,367	16,694	17,028	17,368	17,716	18,070	9,035
State of Missouri	516,774	527,105	537,642	548,390	559,355	570,537	581,945	593,579	605,448	617,552	629,900	642,494
<b>Total</b>	<b>\$ 1,063,227</b>	<b>\$ 1,083,490</b>	<b>\$ 1,104,158</b>	<b>\$ 1,125,239</b>	<b>\$ 1,147,262</b>	<b>\$ 1,169,195</b>	<b>\$ 1,192,101</b>	<b>\$ 1,214,920</b>	<b>\$ 1,238,747</b>	<b>\$ 1,262,488</b>	<b>\$ 1,287,271</b>	<b>\$ 1,152,231</b>

# **Fiscal Impact Analysis - No Build Alternative**

**Table 14**  
**Distribution of Real Property Tax Revenues**  
 Aquarium at the Boardwalk Redevelopment Project Area One  
 Branson, Missouri

			Projected Assessed Value by Year in Dollars											
			2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Estimated Assessed Value			0	1	2	3	4	5	6	7	8	9	10	11
			213,000	213,000	213,000	213,000	213,000	213,000	213,000	213,000	213,000	213,000	213,000	213,000
Taxing Jurisdiction	Tax Rate	% of Rate	Projected Real Property Tax Revenues in Dollars											
State of Missouri Blind Pension Fund	0.0300	1%	64	64	64	64	64	64	64	64	64	64	64	64
County Health	0.1404	3%	299	299	299	299	299	299	299	299	299	299	299	299
County Senior Citizens' Service Fund	0.0500	1%	107	107	107	107	107	107	107	107	107	107	107	107
OTC	0.2023	4%	431	431	431	431	431	431	431	431	431	431	431	431
City of Branson	0.6077	11%	1,294	1,294	1,294	1,294	1,294	1,294	1,294	1,294	1,294	1,294	1,294	1,294
Branson Schools	4.2630	79%	9,080	9,080	9,080	9,080	9,080	9,080	9,080	9,080	9,080	9,080	9,080	9,080
Handicap	0.1000	2%	213	213	213	213	213	213	213	213	213	213	213	213
<b>Total Project Real Property Taxes</b>	<b>5.3934</b>	<b>100%</b>	<b>\$11,488</b>	<b>\$11,488</b>	<b>\$11,488</b>	<b>\$11,488</b>	<b>\$11,488</b>	<b>\$11,488</b>	<b>\$11,488</b>	<b>\$11,488</b>	<b>\$11,488</b>	<b>\$11,488</b>	<b>\$11,488</b>	<b>\$11,488</b>

  

			Projected Assessed Value by Year in Dollars											
			2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Estimated Assessed Value			12	13	14	15	16	17	18	19	20	21	22	23
			213,000	213,000	213,000	213,000	213,000	213,000	213,000	213,000	213,000	213,000	213,000	213,000
Taxing Jurisdiction	Tax Rate	% of Rate	Projected Real Property Tax Revenues in Dollars											
State of Missouri Blind Pension Fund	0.03000	1%	64	64	64	64	64	64	64	64	64	64	64	64
County Health	0.14040	3%	299	299	299	299	299	299	299	299	299	299	299	299
County Senior Citizens' Service Fund	0.05000	1%	107	107	107	107	107	107	107	107	107	107	107	107
OTC	0.20230	4%	431	431	431	431	431	431	431	431	431	431	431	431
City of Branson	0.60770	11%	1,294	1,294	1,294	1,294	1,294	1,294	1,294	1,294	1,294	1,294	1,294	1,294
Branson Schools	4.26300	79%	9,080	9,080	9,080	9,080	9,080	9,080	9,080	9,080	9,080	9,080	9,080	9,080
Handicap	0.10000	2%	213	213	213	213	213	213	213	213	213	213	213	213
<b>Total Project Real Property Taxes</b>	<b>5.3934</b>	<b>100%</b>	<b>\$11,488</b>	<b>\$11,488</b>	<b>\$11,488</b>	<b>\$11,488</b>	<b>\$11,488</b>	<b>\$11,488</b>	<b>\$11,488</b>	<b>\$11,488</b>	<b>\$11,488</b>	<b>\$11,488</b>	<b>\$11,488</b>	<b>\$11,488</b>

**Table 15**  
**Distribution of Projected Commercial Surcharge**  
 Aquarium at the Boardwalk Redevelopment Project Area One  
 Branson, Missouri

Assessed Value and Taxing Jurisdiction Percentages		Projected Revenues by Year in Dollars											
		2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
		0	1	2	3	4	5	6	7	8	9	10	11
<b>Projected Total Commercial Assessed Value After Redevelopment</b>		213,000	213,000	213,000	213,000	213,000	213,000	213,000	213,000	213,000	213,000	213,000	213,000
<b>Commercial Surcharge</b>		320	320	320	320	320	320	320	320	320	320	320	320
<b>Taxing Jurisdictions</b>	<b>Percent Factor</b>												
County Health	3%	8	8	8	8	8	8	8	8	8	8	8	8
County Senior Citizens' Service Fund	1%	3	3	3	3	3	3	3	3	3	3	3	3
OTC	4%	12	12	12	12	12	12	12	12	12	12	12	12
City of Branson	11%	36	36	36	36	36	36	36	36	36	36	36	36
Branson Schools	79%	253	253	253	253	253	253	253	253	253	253	253	253
State of Missouri - Blind Pension Fund	1%	2	2	2	2	2	2	2	2	2	2	2	2
Handicap	2%	6	6	6	6	6	6	6	6	6	6	6	6
<b>Total Commercial Surcharge Taxing Districts in Area</b>	<b>100%</b>	<b>\$320</b>	<b>\$320</b>	<b>\$320</b>	<b>\$320</b>	<b>\$320</b>	<b>\$320</b>	<b>\$320</b>	<b>\$320</b>	<b>\$320</b>	<b>\$320</b>	<b>\$320</b>	<b>\$320</b>

Assessed Value and Taxing Jurisdiction Percentages		Projected Revenues by Year in Dollars											
		2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
		12	13	14	15	16	17	18	19	20	21	22	23
<b>Projected Total Assessed Value After Redevelopment</b>		213,000	213,000	213,000	213,000	213,000	213,000	213,000	213,000	213,000	213,000	213,000	213,000
<b>Commercial Surcharge</b>		320	320	320	320	320	320	320	320	320	320	320	320
<b>Taxing Jurisdictions</b>	<b>Percent Factor</b>												
County Health	3%	8	8	8	8	8	8	8	8	8	8	8	8
County Senior Citizens' Service Fund	1%	3	3	3	3	3	3	3	3	3	3	3	3
OTC	4%	12	12	12	12	12	12	12	12	12	12	12	12
City of Branson	11%	36	36	36	36	36	36	36	36	36	36	36	36
Branson Schools	79%	253	253	253	253	253	253	253	253	253	253	253	253
State of Missouri - Blind Pension Fund	1%	2	2	2	2	2	2	2	2	2	2	2	2
Handicap	2%	6	6	6	6	6	6	6	6	6	6	6	6
<b>Total Commercial Surcharge Taxing Districts in Area</b>	<b>100%</b>	<b>\$320</b>	<b>\$320</b>	<b>\$320</b>	<b>\$320</b>	<b>\$320</b>	<b>\$320</b>	<b>\$320</b>	<b>\$320</b>	<b>\$320</b>	<b>\$320</b>	<b>\$320</b>	<b>\$320</b>

**Table 16**  
**Distribution of Projected Average Annual Personal Property Taxes**  
 Aquarium at the Boardwalk Redevelopment Project Area One  
 Branson, Missouri

Taxing District	Tax Rate per \$100 of AV	PP Tax Collected 2020
State of Missouri Blind Pension Fund	0.0300	0
County Health	0.1404	0
County Senior Citizens' Service Fund	0.0500	0
OTC	0.2023	0
City of Branson	0.6077	0
Branson Schools	4.2630	0
Handicap	0.1000	0
<b>Total</b>	<b>5.3934</b>	<b>\$0</b>

**Table 17**  
**Fiscal Impact of New Redevelopment Project on Affected Taxing Districts (No Build)**  
**Aquarium at the Boardwalk Redevelopment Project Area One**  
 Branson, Missouri  
 Sheet 1 of 2

Affected Taxing District	Projected Revenues by Program Year in Dollars											
	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
	0	1	2	3	4	5	6	7	8	9	10	11
<b>City of Branson</b>												
City Real Property Tax Levy	\$ 1,294	\$ 1,294	\$ 1,294	\$ 1,294	\$ 1,294	\$ 1,294	\$ 1,294	\$ 1,294	\$ 1,294	\$ 1,294	\$ 1,294	\$ 1,294
Commercial Surcharge	\$ 36	\$ 36	\$ 36	\$ 36	\$ 36	\$ 36	\$ 36	\$ 36	\$ 36	\$ 36	\$ 36	\$ 36
Personal Property Taxes												
City Sales Tax												
Tourism Enhancement District - Merchandise												
Tourism Enhancement District - Admissions												
<b>Total</b>	<b>\$ 1,330</b>	<b>\$ 1,330</b>	<b>\$ 1,330</b>	<b>\$ 1,330</b>	<b>\$ 1,330</b>	<b>\$ 1,330</b>	<b>\$ 1,330</b>	<b>\$ 1,330</b>	<b>\$ 1,330</b>	<b>\$ 1,330</b>	<b>\$ 1,330</b>	<b>\$ 1,330</b>
<b>Taney County</b>												
County Real Property Taxes	\$ 836	\$ 836	\$ 836	\$ 836	\$ 836	\$ 836	\$ 836	\$ 836	\$ 836	\$ 836	\$ 836	\$ 836
Commercial Surcharge	\$ 23	\$ 23	\$ 23	\$ 23	\$ 23	\$ 23	\$ 23	\$ 23	\$ 23	\$ 23	\$ 23	\$ 23
Personal Property	\$ -											
Taney County Sales Tax	\$ -											
<b>Total</b>	<b>\$ 860</b>	<b>\$ 860</b>	<b>\$ 860</b>	<b>\$ 860</b>	<b>\$ 860</b>	<b>\$ 860</b>	<b>\$ 860</b>	<b>\$ 860</b>	<b>\$ 860</b>	<b>\$ 860</b>	<b>\$ 860</b>	<b>\$ 860</b>
<b>Ozarks Technical College</b>												
Real Property Taxes	\$ 431	\$ 431	\$ 431	\$ 431	\$ 431	\$ 431	\$ 431	\$ 431	\$ 431	\$ 431	\$ 431	\$ 431
Commercial Surcharge	\$ 12	\$ 12	\$ 12	\$ 12	\$ 12	\$ 12	\$ 12	\$ 12	\$ 12	\$ 12	\$ 12	\$ 12
Personal Property												
<b>Total</b>	<b>\$ 443</b>	<b>\$ 443</b>	<b>\$ 443</b>	<b>\$ 443</b>	<b>\$ 443</b>	<b>\$ 443</b>	<b>\$ 443</b>	<b>\$ 443</b>	<b>\$ 443</b>	<b>\$ 443</b>	<b>\$ 443</b>	<b>\$ 443</b>
<b>Branson Schools</b>												
Real Property Taxes	\$ 9,080	\$ 9,080	\$ 9,080	\$ 9,080	\$ 9,080	\$ 9,080	\$ 9,080	\$ 9,080	\$ 9,080	\$ 9,080	\$ 9,080	\$ 9,080
Commercial Surcharge	\$ 253	\$ 253	\$ 253	\$ 253	\$ 253	\$ 253	\$ 253	\$ 253	\$ 253	\$ 253	\$ 253	\$ 253
Personal Property												
<b>Total</b>	<b>\$ 9,333</b>	<b>\$ 9,333</b>	<b>\$ 9,333</b>	<b>\$ 9,333</b>	<b>\$ 9,333</b>	<b>\$ 9,333</b>	<b>\$ 9,333</b>	<b>\$ 9,333</b>	<b>\$ 9,333</b>	<b>\$ 9,333</b>	<b>\$ 9,333</b>	<b>\$ 9,333</b>
<b>Handicap Real Property Levy</b>	\$ 213	\$ 213	\$ 213	\$ 213	\$ 213	\$ 213	\$ 213	\$ 213	\$ 213	\$ 213	\$ 213	\$ 213
<b>Handicap Commercial Surcharge</b>	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6
<b>Handicap Personal Property Levy</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total</b>	<b>\$ 219</b>	<b>\$ 219</b>	<b>\$ 219</b>	<b>\$ 219</b>	<b>\$ 219</b>	<b>\$ 219</b>	<b>\$ 219</b>	<b>\$ 219</b>	<b>\$ 219</b>	<b>\$ 219</b>	<b>\$ 219</b>	<b>\$ 219</b>
<b>Ambulance District</b>												
<b>State of Missouri Property Tax</b>	\$ 64	\$ 64	\$ 64	\$ 64	\$ 64	\$ 64	\$ 64	\$ 64	\$ 64	\$ 64	\$ 64	\$ 64
<b>State of Missouri Commercial Surcharge</b>	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2
<b>State of Missouri Personal Property Tax</b>												
<b>State of Missouri Sales Tax</b>												
<b>Total</b>	<b>\$ 66</b>	<b>\$ 66</b>	<b>\$ 66</b>	<b>\$ 66</b>	<b>\$ 66</b>	<b>\$ 66</b>	<b>\$ 66</b>	<b>\$ 66</b>	<b>\$ 66</b>	<b>\$ 66</b>	<b>\$ 66</b>	<b>\$ 66</b>

**Table 17**  
**Fiscal Impact of New Redevelopment Project on Affected Taxing Districts (No Build)**  
**Aquarium at the Boardwalk Redevelopment Project Area One**  
 Branson, Missouri  
 Sheet 2 of 2

Affected Taxing District	Projected Revenues by Program Year in Dollars											
	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
	12	13	14	15	16	17	18	19	20	21	22	23
<b>City of Branson</b>												
City Real Property Tax Levy	\$ 1,294	\$ 1,294	\$ 1,294	\$ 1,294	\$ 1,294	\$ 1,294	\$ 1,294	\$ 1,294	\$ 1,294	\$ 1,294	\$ 1,294	\$ 1,294
Commercial Surcharge	\$ 36	\$ 36	\$ 36	\$ 36	\$ 36	\$ 36	\$ 36	\$ 36	\$ 36	\$ 36	\$ 36	\$ 36
Personal Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City Sales Tax												
Tourism Enhancement District - Merchandise												
Tourism Enhancement District - Admissions												
<b>Total</b>	<b>\$ 1,330</b>	<b>\$ 1,330</b>	<b>\$ 1,330</b>	<b>\$ 1,330</b>	<b>\$ 1,330</b>	<b>\$ 1,330</b>	<b>\$ 1,330</b>	<b>\$ 1,330</b>	<b>\$ 1,330</b>	<b>\$ 1,330</b>	<b>\$ 1,330</b>	<b>\$ 1,330</b>
<b>Taney County</b>												
County Real Property Taxes	\$ 836	\$ 836	\$ 836	\$ 836	\$ 836	\$ 836	\$ 836	\$ 836	\$ 836	\$ 836	\$ 836	\$ 836
Commercial Surcharge	\$ 23	\$ 23	\$ 23	\$ 23	\$ 23	\$ 23	\$ 23	\$ 23	\$ 23	\$ 23	\$ 23	\$ 23
Personal Property												
Taney County Sales Tax												
<b>Total</b>	<b>\$ 860</b>	<b>\$ 860</b>	<b>\$ 860</b>	<b>\$ 860</b>	<b>\$ 860</b>	<b>\$ 860</b>	<b>\$ 860</b>	<b>\$ 860</b>	<b>\$ 860</b>	<b>\$ 860</b>	<b>\$ 860</b>	<b>\$ 860</b>
<b>Ozarks Technical College</b>												
Real Property Taxes	\$ 431	\$ 431	\$ 431	\$ 431	\$ 431	\$ 431	\$ 431	\$ 431	\$ 431	\$ 431	\$ 431	\$ 431
Commercial Surcharge	\$ 12	\$ 12	\$ 12	\$ 12	\$ 12	\$ 12	\$ 12	\$ 12	\$ 12	\$ 12	\$ 12	\$ 12
Personal Property	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total</b>	<b>\$ 443</b>	<b>\$ 443</b>	<b>\$ 443</b>	<b>\$ 443</b>	<b>\$ 443</b>	<b>\$ 443</b>	<b>\$ 443</b>	<b>\$ 443</b>	<b>\$ 443</b>	<b>\$ 443</b>	<b>\$ 443</b>	<b>\$ 443</b>
<b>Branson Schools</b>												
Real Property Taxes	\$ 9,080	\$ 9,080	\$ 9,080	\$ 9,080	\$ 9,080	\$ 9,080	\$ 9,080	\$ 9,080	\$ 9,080	\$ 9,080	\$ 9,080	\$ 9,080
Commercial Surcharge	\$ 253	\$ 253	\$ 253	\$ 253	\$ 253	\$ 253	\$ 253	\$ 253	\$ 253	\$ 253	\$ 253	\$ 253
Personal Property	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total</b>	<b>\$ 9,333</b>	<b>\$ 9,333</b>	<b>\$ 9,333</b>	<b>\$ 9,333</b>	<b>\$ 9,333</b>	<b>\$ 9,333</b>	<b>\$ 9,333</b>	<b>\$ 9,333</b>	<b>\$ 9,333</b>	<b>\$ 9,333</b>	<b>\$ 9,333</b>	<b>\$ 9,333</b>
<b>Handicap Real Property Levy</b>	\$ 213	\$ 213	\$ 213	\$ 213	\$ 213	\$ 213	\$ 213	\$ 213	\$ 213	\$ 213	\$ 213	\$ 213
<b>Handicap Commercial Surcharge</b>	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6
<b>Handicap Personal Property Levy</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total</b>	<b>\$ 219</b>	<b>\$ 219</b>	<b>\$ 219</b>	<b>\$ 219</b>	<b>\$ 219</b>	<b>\$ 219</b>	<b>\$ 219</b>	<b>\$ 219</b>	<b>\$ 219</b>	<b>\$ 219</b>	<b>\$ 219</b>	<b>\$ 219</b>
<b>Ambulance District</b>												
<b>State of Missouri Property Tax</b>	\$ 64	\$ 64	\$ 64	\$ 64	\$ 64	\$ 64	\$ 64	\$ 64	\$ 64	\$ 64	\$ 64	\$ 64
<b>State of Missouri Commercial Surcharge</b>	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2
<b>State of Missouri Personal Property Tax</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>State of Missouri Sales Tax</b>												
<b>Total</b>	<b>\$ 66</b>	<b>\$ 66</b>	<b>\$ 66</b>	<b>\$ 66</b>	<b>\$ 66</b>	<b>\$ 66</b>	<b>\$ 66</b>	<b>\$ 66</b>	<b>\$ 66</b>	<b>\$ 66</b>	<b>\$ 66</b>	<b>\$ 66</b>

**Table 18**  
**Summary of Fiscal Impact of New Redevelopment Project on Affected Taxing Districts (No Build)**  
 Aquarium at the Boardwalk Redevelopment Project Area One  
 Branson, Missouri

Affected Taxing District	Projected Revenues by Program Year in Dollars											
	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
	0	1	2	3	4	5	6	7	8	9	10	11
City of Branson	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330
Taney County	860	860	860	860	860	860	860	860	860	860	860	860
Branson Schools	9,333	9,333	9,333	9,333	9,333	9,333	9,333	9,333	9,333	9,333	9,333	9,333
Ozarks Technical College	443	443	443	443	443	443	443	443	443	443	443	443
Ambulance District	0	0	0	0	0	0	0	0	0	0	0	0
Handicap	219	219	219	219	219	219	219	219	219	219	219	219
State of Missouri	66	66	66	66	66	66	66	66	66	66	66	66
<b>Total</b>	<b>\$ 12,250</b>	<b>\$ 12,250</b>	<b>\$ 12,250</b>	<b>\$ 12,250</b>	<b>\$ 12,250</b>	<b>\$ 12,250</b>	<b>\$ 12,250</b>	<b>\$ 12,250</b>	<b>\$ 12,250</b>	<b>\$ 12,250</b>	<b>\$ 12,250</b>	<b>\$ 12,250</b>

  

Affected Taxing District	Projected Revenues by Program Year in Dollars											
	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
	12	13	14	15	16	17	18	19	20	21	22	23
City of Branson	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330
Taney County	860	860	860	860	860	860	860	860	860	860	860	860
Branson Schools	9,333	9,333	9,333	9,333	9,333	9,333	9,333	9,333	9,333	9,333	9,333	9,333
Ozarks Technical College	443	443	443	443	443	443	443	443	443	443	443	443
Ambulance District	0	0	0	0	0	0	0	0	0	0	0	0
Handicap	219	219	219	219	219	219	219	219	219	219	219	219
State of Missouri	66	66	66	66	66	66	66	66	66	66	66	66
<b>Total</b>	<b>\$ 12,250</b>	<b>\$ 12,250</b>	<b>\$ 12,250</b>	<b>\$ 12,250</b>	<b>\$ 12,250</b>	<b>\$ 12,250</b>	<b>\$ 12,250</b>	<b>\$ 12,250</b>	<b>\$ 12,250</b>	<b>\$ 12,250</b>	<b>\$ 12,250</b>	<b>\$ 12,250</b>

**Table 19**  
**Fiscal Impact Analysis**  
 Aquarium at the Boardwalk Redevelopment Project Area One  
 Branson, Missouri

Affected Taxing District	Projected Revenues by Program Year in Dollars											
	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
	0	1	2	3	4	5	6	7	8	9	10	11
City of Branson - Build	1,330	284,779	294,745	295,838	297,985	300,899	303,958	306,872	311,081	317,208	323,492	329,867
City of Branson - No Build	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330
<b>Difference - Positive or (Negative)</b>	<b>0</b>	<b>283,449</b>	<b>293,415</b>	<b>294,507</b>	<b>296,654</b>	<b>299,568</b>	<b>302,627</b>	<b>305,541</b>	<b>309,750</b>	<b>315,878</b>	<b>322,161</b>	<b>328,537</b>
Taney County - Build	860	91,702	93,702	92,473	91,886	91,756	91,679	91,467	92,050	93,831	95,668	97,520
Taney County - No Build	860	860	860	860	860	860	860	860	860	860	860	860
<b>Difference - Positive or (Negative)</b>	<b>0</b>	<b>90,843</b>	<b>92,843</b>	<b>91,613</b>	<b>91,027</b>	<b>90,896</b>	<b>90,819</b>	<b>90,608</b>	<b>91,191</b>	<b>92,971</b>	<b>94,808</b>	<b>96,661</b>
Branson Schools - Build	9,333	176,786	159,123	128,614	104,742	85,473	66,425	45,550	32,932	32,932	33,165	33,165
Branson Schools - No Build	9,333	9,333	9,333	9,333	9,333	9,333	9,333	9,333	9,333	9,333	9,333	9,333
<b>Difference - Positive or (Negative)</b>	<b>0</b>	<b>167,453</b>	<b>149,790</b>	<b>119,281</b>	<b>95,409</b>	<b>76,140</b>	<b>57,092</b>	<b>36,218</b>	<b>23,599</b>	<b>23,599</b>	<b>23,833</b>	<b>23,833</b>
State of Missouri - Build	66	405,543	424,863	433,123	441,600	450,281	459,141	468,167	477,435	486,979	496,716	506,646
State of Missouri - No Build	66	66	66	66	66	66	66	66	66	66	66	66
<b>Difference - Positive or (Negative)</b>	<b>0</b>	<b>405,477</b>	<b>424,797</b>	<b>433,057</b>	<b>441,534</b>	<b>450,215</b>	<b>459,075</b>	<b>468,102</b>	<b>477,370</b>	<b>486,914</b>	<b>496,650</b>	<b>506,580</b>
Ozarks Technical College - Build	443	8,389	7,551	6,103	4,971	4,056	3,152	2,162	1,563	1,563	1,574	1,574
Ozarks Technical College - No Build	443	443	443	443	443	443	443	443	443	443	443	443
<b>Difference - Positive or (Negative)</b>	<b>0</b>	<b>7,946</b>	<b>7,108</b>	<b>5,660</b>	<b>4,528</b>	<b>3,613</b>	<b>2,709</b>	<b>1,719</b>	<b>1,120</b>	<b>1,120</b>	<b>1,131</b>	<b>1,131</b>
Handicap - Build	219	9,949	9,535	8,819	8,440	7,988	7,727	7,237	7,132	7,132	7,335	7,335
Handicap - No Build	219	219	219	219	219	219	219	219	219	219	219	219
<b>Difference - Positive or (Negative)</b>	<b>0</b>	<b>9,730</b>	<b>9,316</b>	<b>8,600</b>	<b>8,221</b>	<b>7,769</b>	<b>7,508</b>	<b>7,018</b>	<b>6,913</b>	<b>6,913</b>	<b>7,116</b>	<b>7,116</b>
Ambulance District - Build	0	11,603	12,161	12,404	12,652	12,905	13,163	13,426	13,695	13,969	14,248	14,533
Ambulance District - No Build	0	0	0	0	0	0	0	0	0	0	0	0
<b>Difference - Positive or (Negative)</b>	<b>0</b>	<b>11,603</b>	<b>12,161</b>	<b>12,404</b>	<b>12,652</b>	<b>12,905</b>	<b>13,163</b>	<b>13,426</b>	<b>13,695</b>	<b>13,969</b>	<b>14,248</b>	<b>14,533</b>

Affected Taxing District	Projected Revenues by Program Year in Dollars											
	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
	12	13	14	15	16	17	18	19	20	21	22	23
City of Branson - Build	390,146	397,854	405,717	413,736	421,951	430,295	438,841	447,522	456,412	465,444	474,694	333,747
City of Branson - No Build	12	13	14	15	16	17	18	19	20	21	22	23
<b>Difference - Positive or (Negative)</b>	<b>390,134</b>	<b>397,841</b>	<b>405,703</b>	<b>413,721</b>	<b>421,935</b>	<b>430,278</b>	<b>438,823</b>	<b>447,503</b>	<b>456,392</b>	<b>465,423</b>	<b>474,672</b>	<b>333,724</b>
Taney County - Build	99,410	101,337	103,302	105,307	107,375	109,460	111,611	113,781	116,018	118,276	120,604	122,953
Taney County - No Build	0	0	0	0	0	0	0	0	0	0	0	0
<b>Difference - Positive or (Negative)</b>	<b>99,410</b>	<b>101,337</b>	<b>103,302</b>	<b>105,307</b>	<b>107,375</b>	<b>109,460</b>	<b>111,611</b>	<b>113,781</b>	<b>116,018</b>	<b>118,276</b>	<b>120,604</b>	<b>122,953</b>
Branson Schools - Build	33,165	33,165	33,165	33,165	33,406	33,406	33,654	33,654	33,910	33,910	34,173	34,173
Branson Schools - No Build	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330
<b>Difference - Positive or (Negative)</b>	<b>31,835</b>	<b>31,835</b>	<b>31,835</b>	<b>31,835</b>	<b>32,076</b>	<b>32,076</b>	<b>32,324</b>	<b>32,324</b>	<b>32,579</b>	<b>32,579</b>	<b>32,843</b>	<b>32,843</b>
State of Missouri - Build	516,774	527,105	537,642	548,390	559,355	570,537	581,945	593,579	605,448	617,552	629,900	642,494
State of Missouri - No Build	860	860	860	860	860	860	860	860	860	860	860	860
<b>Difference - Positive or (Negative)</b>	<b>515,914</b>	<b>526,245</b>	<b>536,782</b>	<b>547,531</b>	<b>558,495</b>	<b>569,678</b>	<b>581,086</b>	<b>592,720</b>	<b>604,588</b>	<b>616,693</b>	<b>629,041</b>	<b>641,634</b>
Ozarks Technical College - Build	1,574	1,574	1,574	1,574	1,585	1,585	1,597	1,597	1,609	1,609	1,622	1,622
Ozarks Technical College - No Build	443	443	443	443	443	443	443	443	443	443	443	443
<b>Difference - Positive or (Negative)</b>	<b>1,131</b>	<b>1,131</b>	<b>1,131</b>	<b>1,131</b>	<b>1,142</b>	<b>1,142</b>	<b>1,154</b>	<b>1,154</b>	<b>1,166</b>	<b>1,166</b>	<b>1,179</b>	<b>1,179</b>
Handicap - Build	7,335	7,335	7,335	7,335	7,544	7,544	7,759	7,759	7,980	7,980	8,208	8,208
Handicap - No Build	219	219	219	219	219	219	219	219	219	219	219	219
<b>Difference - Positive or (Negative)</b>	<b>0</b>	<b>7,116</b>	<b>7,116</b>	<b>7,116</b>	<b>7,325</b>	<b>7,325</b>	<b>7,540</b>	<b>7,540</b>	<b>7,761</b>	<b>7,761</b>	<b>7,989</b>	<b>7,989</b>
Ambulance District - Build	14,824	15,120	15,423	15,731	16,046	16,367	16,694	17,028	17,368	17,716	18,070	9,035
Ambulance District - No Build	0	0	0	0	0	0	0	0	0	0	0	0
<b>Difference - Positive or (Negative)</b>	<b>14,824</b>	<b>15,120</b>	<b>15,423</b>	<b>15,731</b>	<b>16,046</b>	<b>16,367</b>	<b>16,694</b>	<b>17,028</b>	<b>17,368</b>	<b>17,716</b>	<b>18,070</b>	<b>9,035</b>

## APPENDIX B

## **Financial Feasibility**

Springsted submitted to the City of Branson a Draft But-For Determination Report (the "Report") on November 9, 2018. The Report described the financial and operational conditions of the RPA1 Project, which is the 46,000 square-foot Aquarium at the Boardwalk.

In the course of its analysis, Springsted made adjustments to operational and revenue projections provided by the Developer and estimated internal rates of return with TIF assistance of 20.53% and without TIF assistance of 14.84%.

Springsted's conclusions indicate that the Project is feasible although it would not likely be completed through private enterprise alone, which is to say, that but-for TIF assistance the Project would likely not be built.