

Handout #2

	Example #1	Example #2	Example #3	Example #4	Example #5	Example #6
2017 Tax Paid	\$135,600	\$6,000	\$62,900	\$44,000	\$3,900	\$63,000
2019 Estimate	\$271,200 SF	\$12,000 SF	\$62,900 GR	\$44,000 GR	\$3,900 GR	\$63,000 GR
2020 Estimate	\$406,800 SF	\$18,100 SF	\$62,900 GR	\$44,000 GR	\$3,900 GR	\$63,000 GR
2022 Estimate	\$406,800 SF	\$18,100 SF	\$80,500 GR	\$43,500 GR	\$4,900 GR	\$28,200 SF
2025 Estimate	\$542,300 SF	\$24,100 SF	\$80,500 GR	\$43,500 GR	\$4,900 GR	\$28,200 SF
2028 Estimate	\$678,000 SF	\$30,200 SF	\$80,500 GR	\$43,500 GR	\$4,900 GR	\$42,300 SF
2019 - 2028 Chg						
Amount	406,800	18,200	17,600	(500)	1,000	(20,700)
Retailing	0%	100%	0%	80%	0%	100%
Manufacturing	0%	0%	70%	0%	0%	0%
Wholesaling	15%	0%	0%	15%	0%	0%
Service	85%	0%	30%	5%	100%	0%

Denotes Change	Generates ≈ \$12m					
	2017	2019	2020	2022	2025	2028
GR Threshold	250,000	250,000	250,000	250,000	250,000	250,000
GR Rates						
Manufacturing	0.00046	0.00046	0.00046	0.00100	0.00100	0.00100
Retailing	0.00046	0.00046	0.00046	0.00100	0.00100	0.00100
Printing/Publishing	0.00046	0.00046	0.00046	0.00100	0.00100	0.00100
Wholesaling	0.00152	0.00152	0.00200	0.00200	0.00200	0.00200
Retail Services	0.00152	0.00152	0.00152	0.00200	0.00200	0.00200
Service & Other	0.00152	0.00152	0.00152	0.00200	0.00200	0.00200
Extracting	0.00152	0.00152	0.00152	0.00200	0.00200	0.00200
GR Cap				\$20m retail cap	\$20m retail cap	\$20m retail cap
Square Footage						
Warehouse	0.03	0.06*	0.09	0.09	0.12	0.15
Other	0.01	0.02*	0.02	0.02	0.02	0.03

* increase approved in 2017 with an effective date of January 1, 2019

Handout #2

	Example #7	Example #8	Example #9	Example #10	Example #11	Example #12
2017 Tax Paid	\$90,800	\$25,300	\$13,100	\$4,300	\$65,600	\$68,300
2019 Estimate	\$148,400 SF	\$50,600 SF	\$13,100 GR	\$4,300 GR	\$65,600 GR	\$68,300 GR
2020 Estimate	\$196,800 SF	\$71,200 SF	\$13,100 GR	\$4,300 GR	\$65,600 GR	\$68,300 GR
2022 Estimate	\$196,800 SF	\$71,200 SF	\$20,000 GR	\$8,700 GR	\$87,600 GR	\$147,900 GR
2025 Estimate	\$245,200 SF	\$91,840 SF	\$20,000 GR	\$8,700 GR	\$87,600 GR	\$147,900 GR
2028 Estimate	\$319,400 SF	\$117,100 SF	\$20,000 GR	\$8,700 GR	\$87,600 GR	\$147,900 GR
2019 - 2028 Chg						
Amount	171,000	66,500	6,900	4,400	22,000	79,600
	Retailing 0%	Retailing 100%	Retailing 100%	Retailing 100%	Retailing 0%	Retailing 0%
	Manufacturing 100%	Manufacturing 0%	Manufacturing 0%	Manufacturing 0%	Manufacturing 0%	Manufacturing 95%
	Wholesaling 0%	Wholesaling 0%	Wholesaling 0%	Wholesaling 0%	Wholesaling 30%	Wholesaling 5%
	Service 0%	Service 0%	Service 0%	Service 0%	Service 70%	Service 0%

Denotes Change	Generates ≈ \$12m					
	2017	2019	2020	2022	2025	2028
GR Threshold	250,000	250,000	250,000	250,000	250,000	250,000
GR Rates						
Manufacturing	0.00046	0.00046	0.00046	0.00100	0.00100	0.00100
Retailing	0.00046	0.00046	0.00046	0.00100	0.00100	0.00100
Printing/Publishing	0.00046	0.00046	0.00046	0.00100	0.00100	0.00100
Wholesaling	0.00152	0.00152	0.00200	0.00200	0.00200	0.00200
Retail Services	0.00152	0.00152	0.00152	0.00200	0.00200	0.00200
Service & Other	0.00152	0.00152	0.00152	0.00200	0.00200	0.00200
Extracting	0.00152	0.00152	0.00152	0.00200	0.00200	0.00200
GR Cap				\$20m retail cap	\$20m retail cap	\$20m retail cap
Square Footage						
Warehouse	0.03	0.06*	0.09	0.09	0.12	0.15
Other	0.01	0.02*	0.02	0.02	0.02	0.03

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Handout #2

	Example #13	Example #14	Example #15	Example #16	Example #17	Example #18
2017 Tax Paid	\$26,000	\$5,200	\$39,300	\$35,200	\$16,600	\$1,400
2019 Estimate	\$26,000 GR	\$5,200 GR	\$39,300 GR	\$70,400 SF	\$16,600 GR	\$2,800 SF
2020 Estimate	\$26,000 GR	\$6,600 SF	\$39,300 GR	\$105,500 SF	\$16,600 GR	\$2,900 SF
2022 Estimate	\$31,200 GR	\$11,300 GR	\$21,800 GR	\$105,500 SF	\$20,000 GR	\$2,900 SF
2025 Estimate	\$31,200 GR	\$11,300 GR	\$21,800 GR	\$140,600 SF	\$20,000 GR	\$3,700 SF
2028 Estimate	\$31,200 GR	\$11,300 GR	\$30,000 SF	\$175,800 SF	\$20,000 GR	\$4,800 SF
2019 - 2028 Chg						
Amount	5,200	6,100	(9,300)	105,400	3,400	2,000
Retailing	85%	100%	100%	10%	100%	60%
Manufacturing	0%	0%	0%	0%	0%	0%
Wholesaling	7%	0%	0%	90%	0%	40%
Service	8%	0%	0%	0%	0%	0%

Denotes Change	Generates ≈ \$12m					
	2017	2019	2020	2022	2025	2028
GR Threshold	250,000	250,000	250,000	250,000	250,000	250,000
GR Rates						
Manufacturing	0.00046	0.00046	0.00046	0.00100	0.00100	0.00100
Retailing	0.00046	0.00046	0.00046	0.00100	0.00100	0.00100
Printing/Publishing	0.00046	0.00046	0.00046	0.00100	0.00100	0.00100
Wholesaling	0.00152	0.00152	0.00200	0.00200	0.00200	0.00200
Retail Services	0.00152	0.00152	0.00152	0.00200	0.00200	0.00200
Service & Other	0.00152	0.00152	0.00152	0.00200	0.00200	0.00200
Extracting	0.00152	0.00152	0.00152	0.00200	0.00200	0.00200
GR Cap				\$20m retail cap	\$20m retail cap	\$20m retail cap
Square Footage						
Warehouse	0.03	0.06*	0.09	0.09	0.12	0.15
Other	0.01	0.02*	0.02	0.02	0.02	0.03

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Handout #2

	Example #19	Example #20	Example #21	Example #22
2017 Tax Paid	\$11,200	\$39,600	\$169,600	\$19,000
2019 Estimate	\$11,200 GR	\$39,600 GR	\$169,600 GR	\$19,000 GR
2020 Estimate	\$11,200 GR	\$39,600 GR	\$169,600 GR	\$19,000 GR
2022 Estimate	\$22,000 GR	\$20,600 GR	\$381,600 GR	\$31,500 GR
2025 Estimate	\$22,000 GR	\$20,600 GR	\$381,600 GR	\$31,500 GR
2028 Estimate	\$22,000 GR	\$20,600 GR	\$381,600 GR	\$31,500 GR
2019 - 2028 Chg Amount	10,800	(19,000)	212,000	12,500
	Retailing 90%	Retailing 100%	Retailing 0%	Retailing 70%
	Manufacturing 0%	Manufacturing 0%	Manufacturing 100%	Manufacturing 0%
	Wholesaling 5%	Wholesaling 0%	Wholesaling 0%	Wholesaling 30%
	Service 5%	Service 0%	Service 0%	Service 0%

Denotes Change	Generates ≈ \$12m					
	2017	2019	2020	2022	2025	2028
GR Threshold	250,000	250,000	250,000	250,000	250,000	250,000
GR Rates						
Manufacturing	0.00046	0.00046	0.00046	0.00100	0.00100	0.00100
Retailing	0.00046	0.00046	0.00046	0.00100	0.00100	0.00100
Printing/Publishing	0.00046	0.00046	0.00046	0.00100	0.00100	0.00100
Wholesaling	0.00152	0.00152	0.00200	0.00200	0.00200	0.00200
Retail Services	0.00152	0.00152	0.00152	0.00200	0.00200	0.00200
Service & Other	0.00152	0.00152	0.00152	0.00200	0.00200	0.00200
Extracting	0.00152	0.00152	0.00152	0.00200	0.00200	0.00200
GR Cap				\$20m retail cap	\$20m retail cap	\$20m retail cap
Square Footage						
Warehouse	0.03	0.06*	0.09	0.09	0.12	0.15
Other	0.01	0.02*	0.02	0.02	0.02	0.03

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