



MEMORANDUM

Date: January 16, 2015

To: The Honorable Chair and Members
Pima County Board of Supervisors

From: C.H. Huckelberry
County Administrator *[Signature]*

Re: **HomeGoods, Inc. Economic Impact Analysis**

Supervisor Miller requested a copy of the Economic Impact Analysis prepared by Tucson Regional Economic Opportunities, Inc. (TREO) for the HomeGoods, Inc. Distribution Center. TREO's analysis is Attachment 1 to this memorandum.

Attachment 2 is the County Finance Department's line item calculation of property taxes, which summarizes and reformats the information contained in the TREO analysis.

CHH/anc

Attachments

c: Hank Atha, Deputy County Administrator for Community and Economic Development

ATTACHMENT 1

General Description

The following table summarizes the information used to estimate the economic impact of this specific project, Project Javalina. This report includes:

- Start Year - the year the project is expected to begin
- Region - the geographic area used to define the impact area.
- Industry Type - the industry classification that most closely describes Project Javalina

Because the economic multipliers used in analyzing Project Javalina are specific to the industry as well as the geography, the Region and Industry Type are very significant variables.

Other data attributed to Project Javalina are listed for each year through the end of the specified analysis period.

This section includes:

- Number of jobs
- Annual payroll
- Stated estimate of Taxable Sales
- Projected Skill Mix of the workers employed by Project Javalina
- Construction Cost and Land Cost, if applicable
- Building Purchase Cost or Annual Lease Cost, if applicable
- Local (in the region) and Non-Local (outside the immediate region) Equipment Purchases

The table also shows Override Tax Rates - the City, County and School Property tax rates and the City and County Sales tax rates that will apply to the direct project impacts. The override tax rates provide the flexibility to specify rates for a specific site and might help to better pinpoint the local area of impact. If no override tax rates are entered, default tax rates for the community will be applied automatically. In addition, override tax rates can be used to model incentives such as sales or property tax reductions.

Tucson Regional Economic Opportunities Regional Project Assessment System - Project Description

Project Javalina in Tucson

Project Name:	Project Javalina	Start Year:	2016	Last Update:	11/11/201
Region:	Tucson	Industry Type:	Warehousing and Storage		
		Percent Living In City:	81.9 %	Lease Back:	<input type="checkbox"/>

Annual Project Data

Year	Employment Payroll TaxableSales	Skill Mix: Skilled Semi Unskilled	Real Estate Costs		Equipment Purchases: Local Non-Local	Override Tax Rates:		PILOT
			Const. Cost Land Cost	Purchase Annual Lease Building SqFt		City Property County Property School Property	City Sales County Sales	
			1	350 \$7,340,000 \$0		11.2% 44.7% 44.1%	\$20,000,000 \$10,000,000	
2	500 \$14,333,000 \$0	11.2% 44.7% 44.1%	\$20,000,000 \$0	\$0 \$0 750,000	\$0 \$35,000,000		(\$445,654)	
3	650 \$14,092,000 \$0	11.2% 44.7% 44.1%	\$0 \$0	\$0 \$0 750,000	\$0 \$0		(\$534,946)	
4	650 \$14,092,000 \$0	11.2% 44.7% 44.1%	\$0 \$0	\$0 \$0 750,000	\$0 \$0		(\$582,982)	
5	675 \$15,064,000 \$0	11.2% 44.7% 44.1%	\$0 \$0	\$0 \$0 750,000	\$0 \$1,000,000		(\$618,052)	
6	675 \$15,064,000 \$0	11.2% 44.7% 44.1%	\$0 \$0	\$0 \$0 750,000	\$0 \$0		(\$644,951)	
7	700 \$16,540,000 \$0	11.2% 44.7% 44.1%	\$0 \$0	\$0 \$0 750,000	\$0 \$0		(\$630,118)	

Tucson Regional Economic Opportunities Regional Project Assessment System - Project Description
Project Javalina in Tucson

Year	<u>Annual Project Data</u>					<u>Override Tax Rates:</u>		PILOT	
	Employment Payroll TaxableSales	Skill Mix:		Real Estate Costs		Equipment Purchases: Local Non-Local	City Property County Property School Property		City Sales County Sales
		Skilled Semi Unskilled	Const. Cost Land Cost	Purchase Annual Lease Building SqFt					
8	700	11.2%	\$0	\$0	\$0			(\$594,557)	
	\$16,540,000	44.7%	\$0	\$0	\$0				
	\$0	44.1%		750,000					
9	700	11.2%	\$0	\$0	\$0			(\$558,677)	
	\$16,540,000	44.7%	\$0	\$0	\$0				
	\$0	44.1%		750,000					
10	725	11.2%	\$0	\$0	\$0			(\$509,583)	
	\$18,015,000	44.7%	\$0	\$0	\$3,000,000				
	\$0	44.1%		750,000					
11	725	11.2%	\$0	\$0	\$0			(\$477,788)	
	\$18,015,000	44.7%	\$0	\$0	\$0				
	\$0	44.1%		750,000					
12	725	11.2%	\$0	\$0	\$0			(\$302,202)	
	\$18,015,000	44.7%	\$0	\$0	\$0				
	\$0	44.1%		750,000					
13	750	11.2%	\$0	\$0	\$0			(\$297,840)	
	\$18,636,000	44.7%	\$0	\$0	\$0				
	\$0	44.1%		750,000					
14	750	11.2%	\$0	\$0	\$0			(\$297,840)	
	\$18,636,000	44.7%	\$0	\$0	\$0				
	\$0	44.1%		750,000					
15	800	11.2%	\$0	\$0	\$0			(\$297,840)	
	\$21,960,000	44.7%	\$0	\$0	\$3,000,000				
	\$0	44.1%		750,000					

Tucson Regional Economic Opportunities Regional Project Assessment System - Project Description
Project Javalina in Tucson

Year	<u>Annual Project Data</u>					<u>Override Tax Rates:</u>		PILOT	
	Employment Payroll TaxableSales	Skill Mix:		Real Estate Costs		Equipment Purchases: Local Non-Local	City Property County Property School Property		City Sales County Sales
		Skilled Semi Unskilled	Const. Cost Land Cost	Purchase Annual Lease Building SqFt					
16	825 \$22,646,250 \$0	11.2% 44.7% 44.1%	\$0 \$0	\$0 \$0 750,000	\$0 \$0			(\$297,840)	
17	850 \$23,332,500 \$0	11.2% 44.7% 44.1%	\$0 \$0	\$0 \$0 750,000	\$0 \$0			\$0	
18	850 \$23,332,500 \$0	11.2% 44.7% 44.1%	\$0 \$0	\$0 \$0 750,000	\$0 \$0			\$0	
19	875 \$24,018,750 \$0	11.2% 44.7% 44.1%	\$0 \$0	\$0 \$0 750,000	\$0 \$0			\$0	
20	900 \$26,769,000 \$0	11.2% 44.7% 44.1%	\$0 \$0	\$0 \$0 750,000	\$0 \$3,000,000			\$0	

Tucson Regional Economic Opportunities Regional Project Assessment System - Project Description
Project Javalina Management in Tucson

Project Name: Project Javalina Management **Start Year:** 2016 **Last Update:** 11/11/201
Region: Tucson **Industry Type:** Management of Companies/Enterprises
Percent Living In City: 81.9 % **Lease Back:**

Annual Project Data

Year	Employment Payroll TaxableSales	Skill Mix: Skilled Semi Unskilled	Real Estate Costs		Equipment Purchases: Local Non-Local	Override Tax Rates:		PILOT
			Const. Cost Land Cost	Purchase Annual Lease Building SqFt		City Property County Property School Property	City Sales County Sales	
1	60	55.6%	\$0	\$0	\$0			\$0
	\$2,164,000	25.2%	\$0	\$0	\$0			
	\$0	19.2%		0				
2	80	55.6%	\$0	\$0	\$0			\$0
	\$4,552,000	25.2%	\$0	\$0	\$0			
	\$0	19.2%		0				
3	80	55.6%	\$0	\$0	\$0			\$0
	\$4,827,000	25.2%	\$0	\$0	\$0			
	\$0	19.2%		0				
4	80	55.6%	\$0	\$0	\$0			\$0
	\$4,827,000	25.2%	\$0	\$0	\$0			
	\$0	19.2%		0				
5	85	55.6%	\$0	\$0	\$0			\$0
	\$5,420,000	25.2%	\$0	\$0	\$0			
	\$0	19.2%		0				
6	85	55.6%	\$0	\$0	\$0			\$0
	\$5,420,000	25.2%	\$0	\$0	\$0			
	\$0	19.2%		0				
7	85	55.6%	\$0	\$0	\$0			\$0
	\$5,420,000	25.2%	\$0	\$0	\$0			
	\$0	19.2%		0				

Tucson Regional Economic Opportunities Regional Project Assessment System - Project Description
Project Javalina Management in Tucson

Year	<u>Annual Project Data</u>					<u>Override Tax Rates:</u>		PILOT	
	Employment Payroll TaxableSales	Skill Mix:		Real Estate Costs		Equipment Purchases: Local Non-Local	City Property County Property School Property		City Sales County Sales
		Skilled Semi Unskilled	Const. Cost Land Cost	Purchase Annual Lease Building SqFt					
8	85	55.6%	\$0	\$0	\$0			\$0	
	\$5,420,000	25.2%	\$0	\$0	\$0				
	\$0	19.2%		0					
9	85	55.6%	\$0	\$0	\$0			\$0	
	\$5,420,000	25.2%	\$0	\$0	\$0				
	\$0	19.2%		0					
10	90	55.6%	\$0	\$0	\$0			\$0	
	\$6,874,000	25.2%	\$0	\$0	\$0				
	\$0	19.2%		0					
11	90	55.6%	\$0	\$0	\$0			\$0	
	\$6,874,000	25.2%	\$0	\$0	\$0				
	\$0	19.2%		0					
12	90	55.6%	\$0	\$0	\$0			\$0	
	\$6,874,000	25.2%	\$0	\$0	\$0				
	\$0	19.2%		0					
13	90	55.6%	\$0	\$0	\$0			\$0	
	\$6,874,000	25.2%	\$0	\$0	\$0				
	\$0	19.2%		0					
14	90	55.6%	\$0	\$0	\$0			\$0	
	\$6,874,000	25.2%	\$0	\$0	\$0				
	\$0	19.2%		0					
15	95	55.6%	\$0	\$0	\$0			\$0	
	\$7,266,000	25.2%	\$0	\$0	\$0				
	\$0	19.2%		0					

Tucson Regional Economic Opportunities Regional Project Assessment System - Project Description
Project Javalina Management in Tucson

Year	<u>Annual Project Data</u>					<u>Override Tax Rates:</u>		PILOT	
	Employment Payroll TaxableSales	Skill Mix:		Real Estate Costs		Equipment Purchases: Local Non-Local	City Property County Property School Property		City Sales County Sales
		Skilled Semi Unskilled	Const. Cost Land Cost	Purchase Annual Lease Building SqFt					
16	95	55.6%	\$0	\$0	\$0			\$0	
	\$7,266,000	25.2%	\$0	\$0	\$0				
	\$0	19.2%		0					
17	95	55.6%	\$0	\$0	\$0			\$0	
	\$7,266,000	25.2%	\$0	\$0	\$0				
	\$0	19.2%		0					
18	95	55.6%	\$0	\$0	\$0			\$0	
	\$7,266,000	25.2%	\$0	\$0	\$0				
	\$0	19.2%		0					
19	95	55.6%	\$0	\$0	\$0			\$0	
	\$7,266,000	25.2%	\$0	\$0	\$0				
	\$0	19.2%		0					
20	100	55.6%	\$0	\$0	\$0			\$0	
	\$7,698,000	25.2%	\$0	\$0	\$0				
	\$0	19.2%		0					

Prepared by Applied Economics for TREO

Tucson Regional Economic Opportunities Regional Project Assessment System MultiProject Listing

Projects Involved in this MultiProject Run

Project Name	Region	Industry
Project Javalina	Tucson	Warehousing and Storage
Project Javalina Management	Tucson	Management of Companies/En

Impact Summary

The Impact Summary report shows for each year the estimated total Economic and Real Estate Impacts and Revenue Impacts that might result from Project Javalina. These impacts are shown in greater detail in the subsequent tables. This summary includes impacts from Project Javalina itself (the direct impact), as well as the estimated multiplier effects of Project Javalina on other businesses within Tucson (which is the supplier and consumer impact).

The Economic Impact includes:

- Employment - those working for Project Javalina plus the number of jobs created at its suppliers and companies/organizations that make the goods and services used by the workers at Project Javalina and its suppliers
- Payroll Impact - payroll for that group of workers
- Economic Impact - defined in terms of output, a measure of the increased value of production or demand generated by the project
- Population - an estimate of the number of individuals that share a direct benefit from the personal income figures
- Households - estimated number of households directly or indirectly supported by Project Javalina

The Real Estate Impact shows the amount of Non-Residential Square Footage that is supported locally by the company and its suppliers.

Lastly, Revenue Impacts summarize the estimated amount of state and local tax revenues generated annually by Project Javalina itself (direct impact), its employees and other supported local businesses (supplier and consumer impact).

Tucson Regional Economic Opportunities Regional Project Assessment System - Impact Summary

Year	Economic and Real Estate Impacts						Revenue Impacts		
	Employment	Personal Income	Output	Non-Residential Square Footage	Population	Enrollment	Households	Local Tax Revenues	State Tax Revenues
Total of Projects									
2016	475	\$11,748,362	\$24,989,740	822,226	875	181	346	\$1,368,319	\$1,162,253
2017	710	\$23,380,079	\$49,921,326	865,802	1,308	270	516	\$2,502,059	\$1,653,769
2018	861	\$23,459,651	\$50,292,041	877,528	1,586	328	626	\$2,451,316	\$896,076
2019	861	\$23,459,651	\$50,292,041	877,528	1,586	328	626	\$2,422,807	\$896,076
2020	903	\$25,427,470	\$54,656,147	885,729	1,663	343	657	\$2,508,909	\$979,359
2021	903	\$25,427,470	\$54,656,147	885,729	1,663	343	657	\$2,487,997	\$979,359
2022	936	\$27,204,815	\$58,183,377	890,910	1,725	356	681	\$2,547,399	\$1,053,789
2023	936	\$27,204,815	\$58,183,377	890,910	1,725	356	681	\$2,521,074	\$1,053,789
2024	936	\$27,204,815	\$58,183,377	890,910	1,725	356	681	\$2,494,825	\$1,053,789
2025	989	\$30,936,064	\$66,713,350	903,751	1,823	376	720	\$2,625,426	\$1,223,348
2026	989	\$30,936,064	\$66,713,350	903,751	1,823	376	720	\$2,596,213	\$1,223,348
2027	989	\$30,936,064	\$66,713,350	903,751	1,823	376	720	\$2,593,036	\$1,223,348
2028	1,017	\$31,683,849	\$68,197,367	907,007	1,876	387	741	\$2,652,714	\$1,251,406
2029	1,017	\$31,683,849	\$68,197,367	907,007	1,876	387	741	\$2,650,196	\$1,251,406
2030	1,097	\$36,213,588	\$77,490,193	921,542	2,021	417	798	\$2,869,508	\$1,443,316
Total:		\$406,906,609	\$873,382,548					\$37,291,796	\$17,344,430

Prepared by Applied Economics for TREO

Tucson Regional Economic Opportunities Project Assessment System - Project Summary

For the Years: 2016-2030

Jobs and Payroll

New direct jobs created	895
New direct payroll	\$29,226,000
Average payroll per employee	\$32,655

Capital Investment

Value of new construction	\$40,000,000
Value of building purchase	\$0
Value of new equipment purchases	\$42,000,000

Economic Impact*

Total value economic impact	\$873,382,548
Total new jobs supported	1,097
Total new payroll supported	\$406,906,609
Household spending supported	\$435,664,015

Annual New Tax Revenue*

Local Taxes

Property	\$23,944,435
Sales	\$3,346,911
State Shared Revenues	\$7,171,821
HURF's	\$2,828,629

State Taxes

Sales	\$8,519,899
Personal Income	\$8,824,532

*** Includes jobs, payroll, output and tax revenues of companies assisted by Tucson Regional Economic Opportunities as well as secondary impacts at other local businesses. Report includes only impacts created in 2016-2030. Additional impacts will be generated in future years.**

Economic Impact by Type

The Economic Impact by Type report shows for each year the direct impacts for the Project Javalina itself; the supplier impacts which estimate business-to-business purchases that might occur locally as a result of the project; and consumer impacts that estimate purchases which might be made by employees of Project Javalina and their families, as well as employees and families of supported supplier businesses.

For each year of the project outline, economic impacts can be described in terms of the following variables:

- Employment - direct employment represents the number of jobs at the company or the project. Supplier and consumer employment represent jobs that might be created at other local companies due to increased demand for products and services from the Project Javalina project.
- Total Population, School-Age Population (grade school and high school) and Households - all three variables represent the number of people that are supported directly and indirectly by Project Javalina. It is important to note that the people in this section of the table may or may not be new to the area.
- Payroll Impact - the payroll directly generated by Project Javalina. Supplier and consumer income includes the increase in payroll at other supported local businesses, which is assumed to be related to the estimated increased employment at those businesses because of Project Javalina.
- Economic Impact - the estimated increase in value of production or demand directly generated by Project Javalina, as well as at other local businesses as a result of Project Javalina.

Tucson Regional Economic Opportunities Regional Project Assessment System - Economic Impact by Type

Impact Type	Year	Employment	Total Population	Grade School Population	High School Population	Households	Personal Income	Output
	Total of Projects							
Direct								
	2016	410	756	95	61	298	\$9,504,000	\$17,300,324
	2017	580	1,069	134	86	422	\$18,885,000	\$34,540,398
	2018	730	1,345	169	109	531	\$18,919,000	\$34,775,844
	2019	730	1,345	169	109	531	\$18,919,000	\$34,775,844
	2020	760	1,401	176	113	553	\$20,484,000	\$37,778,329
	2021	760	1,401	176	113	553	\$20,484,000	\$37,778,329
	2022	785	1,447	182	117	571	\$21,960,000	\$40,246,878
	2023	785	1,447	182	117	571	\$21,960,000	\$40,246,878
	2024	785	1,447	182	117	571	\$21,960,000	\$40,246,878
	2025	815	1,502	189	121	593	\$24,889,000	\$46,089,720
	2026	815	1,502	189	121	593	\$24,889,000	\$46,089,720
	2027	815	1,502	189	121	593	\$24,889,000	\$46,089,720
	2028	840	1,548	195	125	611	\$25,510,000	\$47,128,317
	2029	840	1,548	195	125	611	\$25,510,000	\$47,128,317
	2030	895	1,649	207	133	651	\$29,226,000	\$53,597,733
	Total:						\$327,988,000	\$603,813,227

Tucson Regional Economic Opportunities Regional Project Assessment System - Economic Impact by Type

Impact Type	Year	Employment	Total Population	Grade School Population	High School Population	Households	Personal Income	Output
Supplier								
	2016	25	46	6	4	18	\$929,738	\$2,810,642
	2017	50	93	12	7	37	\$1,878,924	\$5,672,007
	2018	51	94	12	8	37	\$1,915,637	\$5,774,432
	2019	51	94	12	8	37	\$1,915,637	\$5,774,432
	2020	56	103	13	8	41	\$2,098,299	\$6,319,048
	2021	56	103	13	8	41	\$2,098,299	\$6,319,048
	2022	58	108	14	9	43	\$2,200,706	\$6,639,395
	2023	58	108	14	9	43	\$2,200,706	\$6,639,395
	2024	58	108	14	9	43	\$2,200,706	\$6,639,395
	2025	69	127	16	10	50	\$2,585,563	\$7,777,628
	2026	69	127	16	10	50	\$2,585,563	\$7,777,628
	2027	69	127	16	10	50	\$2,585,563	\$7,777,628
	2028	70	129	16	10	51	\$2,628,649	\$7,912,408
	2029	70	129	16	10	51	\$2,628,649	\$7,912,408
	2030	79	144	18	12	57	\$2,935,442	\$8,854,401
Total:							\$33,388,081	\$100,599,897

Tucson Regional Economic Opportunities Regional Project Assessment System - Economic Impact by Type

Impact Type	Year	Employment	Total Population	Grade School Population	High School Population	Households	Personal Income	Output
Consumer								
	2016	40	74	9	6	29	\$1,314,624	\$4,878,775
	2017	80	146	18	12	58	\$2,616,155	\$9,708,921
	2018	80	147	18	12	58	\$2,625,015	\$9,741,765
	2019	80	147	18	12	58	\$2,625,015	\$9,741,765
	2020	87	159	20	13	63	\$2,845,172	\$10,558,770
	2021	87	159	20	13	63	\$2,845,172	\$10,558,770
	2022	93	170	21	14	67	\$3,044,109	\$11,297,104
	2023	93	170	21	14	67	\$3,044,109	\$11,297,104
	2024	93	170	21	14	67	\$3,044,109	\$11,297,104
	2025	105	194	24	16	76	\$3,461,501	\$12,846,001
	2026	105	194	24	16	76	\$3,461,501	\$12,846,001
	2027	105	194	24	16	76	\$3,461,501	\$12,846,001
	2028	107	198	25	16	78	\$3,545,200	\$13,156,642
	2029	107	198	25	16	78	\$3,545,200	\$13,156,642
	2030	123	227	28	18	89	\$4,052,146	\$15,038,059
	Total:						\$45,530,527	\$168,969,425

Tucson Regional Economic Opportunities Regional Project Assessment System - Economic Impact by Type

Impact Type	Year	Employment	Total Population	Grade School Population	High School Population	Households	Personal Income	Output
Total Economic Impact								
	2016	475	875	110	71	346	\$11,748,362	\$24,989,740
	2017	710	1,308	164	106	516	\$23,380,079	\$49,921,326
	2018	861	1,586	199	128	626	\$23,459,651	\$50,292,041
	2019	861	1,586	199	128	626	\$23,459,651	\$50,292,041
	2020	903	1,663	209	134	657	\$25,427,470	\$54,656,147
	2021	903	1,663	209	134	657	\$25,427,470	\$54,656,147
	2022	936	1,725	217	139	681	\$27,204,815	\$58,183,377
	2023	936	1,725	217	139	681	\$27,204,815	\$58,183,377
	2024	936	1,725	217	139	681	\$27,204,815	\$58,183,377
	2025	989	1,823	229	147	720	\$30,936,064	\$66,713,350
	2026	989	1,823	229	147	720	\$30,936,064	\$66,713,350
	2027	989	1,823	229	147	720	\$30,936,064	\$66,713,350
	2028	1,017	1,876	236	151	741	\$31,683,849	\$68,197,367
	2029	1,017	1,876	236	151	741	\$31,683,849	\$68,197,367
	2030	1,097	2,021	254	163	798	\$36,213,588	\$77,490,193
	Total:						\$406,906,609	\$873,382,548

Prepared by Applied Economics for TREO

Total Household Spending Impact

The household spending report translates total personal income into local household spending by type. Total personal income is adjusted to account for the portion that is spent versus the amount that is saved or invested. This relationship between total household income and percent of income spent varies significantly by income level. Low income households actually spend more than they make due to government transfer payments. As household income increases, the share that is spent decreases.

Next, expenditures are distributed by type (i.e., utilities, rent, transportation, various categories of retail, etc.). These expenditures generally represent expenditures that are made in the community by direct and supported employees. This information can be valuable in understanding the benefit of economic development to existing local businesses.

Total Household Spending Impact

Total of All Projects

Spending Type	Year:	2016	Amount	Spending Type	Year:	2017	Amount	Spending Type	Year:	2018	Amount
Local Retail & Services			\$3,724,275	Local Retail & Services			\$7,191,496	Local Retail & Services			\$7,190,189
Groceries			\$1,088,433	Groceries			\$2,101,740	Groceries			\$2,101,358
Restaurants & Bars			\$695,023	Restaurants & Bars			\$1,342,075	Restaurants & Bars			\$1,341,831
Personal Services			\$104,909	Personal Services			\$202,577	Personal Services			\$202,541
Other Household Expenses			\$157,364	Other Household Expenses			\$303,866	Other Household Expenses			\$303,811
Housekeeping Supplies			\$170,477	Housekeeping Supplies			\$329,188	Housekeeping Supplies			\$329,128
Gas & Motor Oil			\$708,137	Gas & Motor Oil			\$1,367,397	Gas & Motor Oil			\$1,367,149
Vehicle Repairs			\$183,591	Vehicle Repairs			\$354,510	Vehicle Repairs			\$354,446
Drugs			\$131,136	Drugs			\$253,222	Drugs			\$253,176
Medical Supplies			\$26,227	Medical Supplies			\$50,644	Medical Supplies			\$50,635
Personal Care Products			\$157,364	Personal Care Products			\$303,866	Personal Care Products			\$303,811
Tobacco Products			\$78,682	Tobacco Products			\$151,933	Tobacco Products			\$151,905
Misc Services			\$222,932	Misc Services			\$430,477	Misc Services			\$430,399
Regional Retail & Services			\$2,858,775	Regional Retail & Services			\$5,520,233	Regional Retail & Services			\$5,519,230
Home repairs & maintenance			\$301,614	Home repairs & maintenance			\$582,410	Home repairs & maintenance			\$582,304
Home furnishings & appliances			\$419,637	Home furnishings & appliances			\$810,309	Home furnishings & appliances			\$810,162
Apparel & shoes			\$472,091	Apparel & shoes			\$911,598	Apparel & shoes			\$911,432
New cars and trucks			\$340,955	New cars and trucks			\$658,376	New cars and trucks			\$658,257
Used cars and trucks			\$340,955	Used cars and trucks			\$658,376	Used cars and trucks			\$658,257
Other vehicles			\$39,341	Other vehicles			\$75,967	Other vehicles			\$75,953
Medical services			\$183,591	Medical services			\$354,510	Medical services			\$354,446
Entertainment fees & admission			\$275,387	Entertainment fees & admission			\$531,766	Entertainment fees & admission			\$531,669
Audio visual equipment			\$275,387	Audio visual equipment			\$531,766	Audio visual equipment			\$531,669
Pets, toys, hobbies			\$209,818	Pets, toys, hobbies			\$405,155	Pets, toys, hobbies			\$405,081
Non-Site Based Expenditures			\$6,530,595	Non-Site Based Expenditures			\$12,610,440	Non-Site Based Expenditures			\$12,608,149
Mortgage expenses			\$996,637	Mortgage expenses			\$1,924,485	Mortgage expenses			\$1,924,135
Property taxes			\$458,978	Property taxes			\$886,276	Property taxes			\$886,115
Housing rent			\$891,728	Housing rent			\$1,721,908	Housing rent			\$1,721,595
Utilities			\$957,296	Utilities			\$1,848,518	Utilities			\$1,848,182
Vehicle finance charges			\$78,682	Vehicle finance charges			\$151,933	Vehicle finance charges			\$151,905
Vehicle insurance			\$288,500	Vehicle insurance			\$557,088	Vehicle insurance			\$556,986
Vehicle licenses			\$118,023	Vehicle licenses			\$227,900	Vehicle licenses			\$227,858
Public transportation			\$131,136	Public transportation			\$253,222	Public transportation			\$253,176
Health insurance			\$432,750	Health insurance			\$835,632	Health insurance			\$835,480
Life insurance			\$78,682	Life insurance			\$151,933	Life insurance			\$151,905
Education			\$275,387	Education			\$531,766	Education			\$531,669
Cash contributions			\$445,864	Cash contributions			\$860,954	Cash contributions			\$860,797
Pensions			\$1,376,933	Pensions			\$2,658,828	Pensions			\$2,658,345

Total Household Spending Impact

Total of All Projects

Spending Type	Year:	2019	Amount	Spending Type	Year:	2020	Amount	Spending Type	Year:	2021	Amount
Local Retail & Services			\$7,190,189	Local Retail & Services			\$7,774,621	Local Retail & Services			\$7,774,621
Groceries			\$2,101,358	Groceries			\$2,272,160	Groceries			\$2,272,160
Restaurants & Bars			\$1,341,831	Restaurants & Bars			\$1,450,898	Restaurants & Bars			\$1,450,898
Personal Services			\$202,541	Personal Services			\$219,003	Personal Services			\$219,003
Other Household Expenses			\$303,811	Other Household Expenses			\$328,505	Other Household Expenses			\$328,505
Housekeeping Supplies			\$329,128	Housekeeping Supplies			\$355,881	Housekeeping Supplies			\$355,881
Gas & Motor Oil			\$1,367,149	Gas & Motor Oil			\$1,478,273	Gas & Motor Oil			\$1,478,273
Vehicle Repairs			\$354,446	Vehicle Repairs			\$383,256	Vehicle Repairs			\$383,256
Drugs			\$253,176	Drugs			\$273,754	Drugs			\$273,754
Medical Supplies			\$50,635	Medical Supplies			\$54,751	Medical Supplies			\$54,751
Personal Care Products			\$303,811	Personal Care Products			\$328,505	Personal Care Products			\$328,505
Tobacco Products			\$151,905	Tobacco Products			\$164,253	Tobacco Products			\$164,253
Misc Services			\$430,399	Misc Services			\$465,382	Misc Services			\$465,382
Regional Retail & Services			\$5,519,230	Regional Retail & Services			\$5,967,843	Regional Retail & Services			\$5,967,843
Home repairs & maintenance			\$582,304	Home repairs & maintenance			\$629,635	Home repairs & maintenance			\$629,635
Home furnishings & appliances			\$810,162	Home furnishings & appliances			\$876,014	Home furnishings & appliances			\$876,014
Apparel & shoes			\$911,432	Apparel & shoes			\$985,515	Apparel & shoes			\$985,515
New cars and trucks			\$658,257	New cars and trucks			\$711,761	New cars and trucks			\$711,761
Used cars and trucks			\$658,257	Used cars and trucks			\$711,761	Used cars and trucks			\$711,761
Other vehicles			\$75,953	Other vehicles			\$82,126	Other vehicles			\$82,126
Medical services			\$354,446	Medical services			\$383,256	Medical services			\$383,256
Entertainment fees & admission			\$531,669	Entertainment fees & admission			\$574,884	Entertainment fees & admission			\$574,884
Audio visual equipment			\$531,669	Audio visual equipment			\$574,884	Audio visual equipment			\$574,884
Pets, toys, hobbies			\$405,081	Pets, toys, hobbies			\$438,007	Pets, toys, hobbies			\$438,007
Non-Site Based Expenditures			\$12,608,149	Non-Site Based Expenditures			\$13,632,962	Non-Site Based Expenditures			\$13,632,962
Mortgage expenses			\$1,924,135	Mortgage expenses			\$2,080,532	Mortgage expenses			\$2,080,532
Property taxes			\$886,115	Property taxes			\$958,140	Property taxes			\$958,140
Housing rent			\$1,721,595	Housing rent			\$1,861,529	Housing rent			\$1,861,529
Utilities			\$1,848,182	Utilities			\$1,998,406	Utilities			\$1,998,406
Vehicle finance charges			\$151,905	Vehicle finance charges			\$164,253	Vehicle finance charges			\$164,253
Vehicle insurance			\$556,986	Vehicle insurance			\$602,259	Vehicle insurance			\$602,259
Vehicle licenses			\$227,858	Vehicle licenses			\$246,379	Vehicle licenses			\$246,379
Public transportation			\$253,176	Public transportation			\$273,754	Public transportation			\$273,754
Health insurance			\$835,480	Health insurance			\$903,389	Health insurance			\$903,389
Life insurance			\$151,905	Life insurance			\$164,253	Life insurance			\$164,253
Education			\$531,669	Education			\$574,884	Education			\$574,884
Cash contributions			\$860,797	Cash contributions			\$930,764	Cash contributions			\$930,764
Pensions			\$2,658,345	Pensions			\$2,874,420	Pensions			\$2,874,420

Total Household Spending Impact

Total of All Projects

Spending Type	Year:	2022	Amount	Spending Type	Year:	2023	Amount	Spending Type	Year:	2024	Amount
Local Retail & Services			\$8,355,696	Local Retail & Services			\$8,355,696	Local Retail & Services			\$8,355,696
Groceries			\$2,441,981	Groceries			\$2,441,981	Groceries			\$2,441,981
Restaurants & Bars			\$1,559,338	Restaurants & Bars			\$1,559,338	Restaurants & Bars			\$1,559,338
Personal Services			\$235,372	Personal Services			\$235,372	Personal Services			\$235,372
Other Household Expenses			\$353,058	Other Household Expenses			\$353,058	Other Household Expenses			\$353,058
Housekeeping Supplies			\$382,479	Housekeeping Supplies			\$382,479	Housekeeping Supplies			\$382,479
Gas & Motor Oil			\$1,588,759	Gas & Motor Oil			\$1,588,759	Gas & Motor Oil			\$1,588,759
Vehicle Repairs			\$411,900	Vehicle Repairs			\$411,900	Vehicle Repairs			\$411,900
Drugs			\$294,215	Drugs			\$294,215	Drugs			\$294,215
Medical Supplies			\$58,843	Medical Supplies			\$58,843	Medical Supplies			\$58,843
Personal Care Products			\$353,058	Personal Care Products			\$353,058	Personal Care Products			\$353,058
Tobacco Products			\$176,529	Tobacco Products			\$176,529	Tobacco Products			\$176,529
Misc Services			\$500,165	Misc Services			\$500,165	Misc Services			\$500,165
Regional Retail & Services			\$6,413,879	Regional Retail & Services			\$6,413,879	Regional Retail & Services			\$6,413,879
Home repairs & maintenance			\$676,694	Home repairs & maintenance			\$676,694	Home repairs & maintenance			\$676,694
Home furnishings & appliances			\$941,487	Home furnishings & appliances			\$941,487	Home furnishings & appliances			\$941,487
Apparel & shoes			\$1,059,173	Apparel & shoes			\$1,059,173	Apparel & shoes			\$1,059,173
New cars and trucks			\$764,958	New cars and trucks			\$764,958	New cars and trucks			\$764,958
Used cars and trucks			\$764,958	Used cars and trucks			\$764,958	Used cars and trucks			\$764,958
Other vehicles			\$88,264	Other vehicles			\$88,264	Other vehicles			\$88,264
Medical services			\$411,900	Medical services			\$411,900	Medical services			\$411,900
Entertainment fees & admission			\$617,851	Entertainment fees & admission			\$617,851	Entertainment fees & admission			\$617,851
Audio visual equipment			\$617,851	Audio visual equipment			\$617,851	Audio visual equipment			\$617,851
Pets, toys, hobbies			\$470,743	Pets, toys, hobbies			\$470,743	Pets, toys, hobbies			\$470,743
Non-Site Based Expenditures			\$14,651,889	Non-Site Based Expenditures			\$14,651,889	Non-Site Based Expenditures			\$14,651,889
Mortgage expenses			\$2,236,031	Mortgage expenses			\$2,236,031	Mortgage expenses			\$2,236,031
Property taxes			\$1,029,751	Property taxes			\$1,029,751	Property taxes			\$1,029,751
Housing rent			\$2,000,660	Housing rent			\$2,000,660	Housing rent			\$2,000,660
Utilities			\$2,147,767	Utilities			\$2,147,767	Utilities			\$2,147,767
Vehicle finance charges			\$176,529	Vehicle finance charges			\$176,529	Vehicle finance charges			\$176,529
Vehicle insurance			\$647,272	Vehicle insurance			\$647,272	Vehicle insurance			\$647,272
Vehicle licenses			\$264,793	Vehicle licenses			\$264,793	Vehicle licenses			\$264,793
Public transportation			\$294,215	Public transportation			\$294,215	Public transportation			\$294,215
Health insurance			\$970,908	Health insurance			\$970,908	Health insurance			\$970,908
Life insurance			\$176,529	Life insurance			\$176,529	Life insurance			\$176,529
Education			\$617,851	Education			\$617,851	Education			\$617,851
Cash contributions			\$1,000,330	Cash contributions			\$1,000,330	Cash contributions			\$1,000,330
Pensions			\$3,089,254	Pensions			\$3,089,254	Pensions			\$3,089,254

Total Household Spending Impact

Total of All Projects

Spending Type	Year:	2025	Amount	Spending Type	Year:	2026	Amount	Spending Type	Year:	2027	Amount
Local Retail & Services			\$9,274,933	Local Retail & Services			\$9,274,933	Local Retail & Services			\$9,274,933
Groceries			\$2,710,632	Groceries			\$2,710,632	Groceries			\$2,710,632
Restaurants & Bars			\$1,730,885	Restaurants & Bars			\$1,730,885	Restaurants & Bars			\$1,730,885
Personal Services			\$261,266	Personal Services			\$261,266	Personal Services			\$261,266
Other Household Expenses			\$391,899	Other Household Expenses			\$391,899	Other Household Expenses			\$391,899
Housekeeping Supplies			\$424,557	Housekeeping Supplies			\$424,557	Housekeeping Supplies			\$424,557
Gas & Motor Oil			\$1,763,544	Gas & Motor Oil			\$1,763,544	Gas & Motor Oil			\$1,763,544
Vehicle Repairs			\$457,215	Vehicle Repairs			\$457,215	Vehicle Repairs			\$457,215
Drugs			\$326,582	Drugs			\$326,582	Drugs			\$326,582
Medical Supplies			\$65,316	Medical Supplies			\$65,316	Medical Supplies			\$65,316
Personal Care Products			\$391,899	Personal Care Products			\$391,899	Personal Care Products			\$391,899
Tobacco Products			\$195,949	Tobacco Products			\$195,949	Tobacco Products			\$195,949
Misc Services			\$555,190	Misc Services			\$555,190	Misc Services			\$555,190
Regional Retail & Services			\$7,119,491	Regional Retail & Services			\$7,119,491	Regional Retail & Services			\$7,119,491
Home repairs & maintenance			\$751,139	Home repairs & maintenance			\$751,139	Home repairs & maintenance			\$751,139
Home furnishings & appliances			\$1,045,063	Home furnishings & appliances			\$1,045,063	Home furnishings & appliances			\$1,045,063
Apparel & shoes			\$1,175,696	Apparel & shoes			\$1,175,696	Apparel & shoes			\$1,175,696
New cars and trucks			\$849,114	New cars and trucks			\$849,114	New cars and trucks			\$849,114
Used cars and trucks			\$849,114	Used cars and trucks			\$849,114	Used cars and trucks			\$849,114
Other vehicles			\$97,975	Other vehicles			\$97,975	Other vehicles			\$97,975
Medical services			\$457,215	Medical services			\$457,215	Medical services			\$457,215
Entertainment fees & admission			\$685,823	Entertainment fees & admission			\$685,823	Entertainment fees & admission			\$685,823
Audio visual equipment			\$685,823	Audio visual equipment			\$685,823	Audio visual equipment			\$685,823
Pets, toys, hobbies			\$522,531	Pets, toys, hobbies			\$522,531	Pets, toys, hobbies			\$522,531
Non-Site Based Expenditures			\$16,263,791	Non-Site Based Expenditures			\$16,263,791	Non-Site Based Expenditures			\$16,263,791
Mortgage expenses			\$2,482,024	Mortgage expenses			\$2,482,024	Mortgage expenses			\$2,482,024
Property taxes			\$1,143,038	Property taxes			\$1,143,038	Property taxes			\$1,143,038
Housing rent			\$2,220,759	Housing rent			\$2,220,759	Housing rent			\$2,220,759
Utilities			\$2,384,050	Utilities			\$2,384,050	Utilities			\$2,384,050
Vehicle finance charges			\$195,949	Vehicle finance charges			\$195,949	Vehicle finance charges			\$195,949
Vehicle insurance			\$718,481	Vehicle insurance			\$718,481	Vehicle insurance			\$718,481
Vehicle licenses			\$293,924	Vehicle licenses			\$293,924	Vehicle licenses			\$293,924
Public transportation			\$326,582	Public transportation			\$326,582	Public transportation			\$326,582
Health insurance			\$1,077,721	Health insurance			\$1,077,721	Health insurance			\$1,077,721
Life insurance			\$195,949	Life insurance			\$195,949	Life insurance			\$195,949
Education			\$685,823	Education			\$685,823	Education			\$685,823
Cash contributions			\$1,110,379	Cash contributions			\$1,110,379	Cash contributions			\$1,110,379
Pensions			\$3,429,113	Pensions			\$3,429,113	Pensions			\$3,429,113

Total Household Spending Impact

Total of All Projects

Spending Type	Year:	2028	Amount	Spending Type	Year:	2029	Amount	Spending Type	Year:	2030	Amount
Local Retail & Services			\$9,519,410	Local Retail & Services			\$9,519,410	Local Retail & Services			\$10,952,484
Groceries			\$2,782,081	Groceries			\$2,782,081	Groceries			\$3,200,902
Restaurants & Bars			\$1,776,510	Restaurants & Bars			\$1,776,510	Restaurants & Bars			\$2,043,949
Personal Services			\$268,152	Personal Services			\$268,152	Personal Services			\$308,521
Other Household Expenses			\$402,229	Other Household Expenses			\$402,229	Other Household Expenses			\$462,781
Housekeeping Supplies			\$435,748	Housekeeping Supplies			\$435,748	Housekeeping Supplies			\$501,346
Gas & Motor Oil			\$1,810,029	Gas & Motor Oil			\$1,810,029	Gas & Motor Oil			\$2,082,515
Vehicle Repairs			\$469,267	Vehicle Repairs			\$469,267	Vehicle Repairs			\$539,911
Drugs			\$335,190	Drugs			\$335,190	Drugs			\$385,651
Medical Supplies			\$67,038	Medical Supplies			\$67,038	Medical Supplies			\$77,130
Personal Care Products			\$402,229	Personal Care Products			\$402,229	Personal Care Products			\$462,781
Tobacco Products			\$201,114	Tobacco Products			\$201,114	Tobacco Products			\$231,391
Misc Services			\$569,824	Misc Services			\$569,824	Misc Services			\$655,606
Regional Retail & Services			\$7,307,152	Regional Retail & Services			\$7,307,152	Regional Retail & Services			\$8,407,188
Home repairs & maintenance			\$770,938	Home repairs & maintenance			\$770,938	Home repairs & maintenance			\$886,997
Home furnishings & appliances			\$1,072,610	Home furnishings & appliances			\$1,072,610	Home furnishings & appliances			\$1,234,083
Apparel & shoes			\$1,206,686	Apparel & shoes			\$1,206,686	Apparel & shoes			\$1,388,343
New cars and trucks			\$871,495	New cars and trucks			\$871,495	New cars and trucks			\$1,002,692
Used cars and trucks			\$871,495	Used cars and trucks			\$871,495	Used cars and trucks			\$1,002,692
Other vehicles			\$100,557	Other vehicles			\$100,557	Other vehicles			\$115,695
Medical services			\$469,267	Medical services			\$469,267	Medical services			\$539,911
Entertainment fees & admission			\$703,900	Entertainment fees & admission			\$703,900	Entertainment fees & admission			\$809,867
Audio visual equipment			\$703,900	Audio visual equipment			\$703,900	Audio visual equipment			\$809,867
Pets, toys, hobbies			\$536,305	Pets, toys, hobbies			\$536,305	Pets, toys, hobbies			\$617,041
Non-Site Based Expenditures			\$16,692,486	Non-Site Based Expenditures			\$16,692,486	Non-Site Based Expenditures			\$19,205,412
Mortgage expenses			\$2,547,448	Mortgage expenses			\$2,547,448	Mortgage expenses			\$2,930,946
Property taxes			\$1,173,167	Property taxes			\$1,173,167	Property taxes			\$1,349,778
Housing rent			\$2,279,295	Housing rent			\$2,279,295	Housing rent			\$2,622,426
Utilities			\$2,446,890	Utilities			\$2,446,890	Utilities			\$2,815,251
Vehicle finance charges			\$201,114	Vehicle finance charges			\$201,114	Vehicle finance charges			\$231,391
Vehicle insurance			\$737,419	Vehicle insurance			\$737,419	Vehicle insurance			\$848,432
Vehicle licenses			\$301,671	Vehicle licenses			\$301,671	Vehicle licenses			\$347,086
Public transportation			\$335,190	Public transportation			\$335,190	Public transportation			\$385,651
Health insurance			\$1,106,129	Health insurance			\$1,106,129	Health insurance			\$1,272,648
Life insurance			\$201,114	Life insurance			\$201,114	Life insurance			\$231,391
Education			\$703,900	Education			\$703,900	Education			\$809,867
Cash contributions			\$1,139,648	Cash contributions			\$1,139,648	Cash contributions			\$1,311,213
Pensions			\$3,519,500	Pensions			\$3,519,500	Pensions			\$4,049,334

Construction Impact by Type

A company that builds a new facility will generate a construction impact. Although this impact is nonrecurring, it may be significant in the year(s) of the construction period and, therefore, should be considered in the overall impact of any project, especially at the local level.

The following Construction Impact report shows the amount of direct, supplier and consumer impacts resulting from local construction expenditures. These include Employment (on a person per year basis); an estimate of Supported Population and Households; calculations of Personal Income or payroll; and Economic Impact or Output, which is the estimated increase in the value of production. Please note that direct output, or that attributed solely to the Project Javalina project, is equivalent to construction costs.

**Tucson Regional Economic Opportunities
Regional Project Assessment System - Construction Impact by Type**

Impact Type	Year	Employment	Total Population	Households	Personal Income	Output
Construction of Project Javalina on Tucson						
Direct	2016	162	364	144	\$6,785,445	\$20,000,000
	2017	162	364	144	\$6,785,445	\$20,000,000
	2018	0	0	0	\$0	\$0
	2019	0	0	0	\$0	\$0
	2020	0	0	0	\$0	\$0
	2021	0	0	0	\$0	\$0
	2022	0	0	0	\$0	\$0
	2023	0	0	0	\$0	\$0
	2024	0	0	0	\$0	\$0
	2025	0	0	0	\$0	\$0
	2026	0	0	0	\$0	\$0
	2027	0	0	0	\$0	\$0
	2028	0	0	0	\$0	\$0
	2029	0	0	0	\$0	\$0
	2030	0	0	0	\$0	\$0
	Total:				\$13,570,890	\$40,000,000

Tucson Regional Economic Opportunities
Regional Project Assessment System - Construction Impact by Type

Impact Type	Year	Employment	Total Population	Households	Personal Income	Output
Supplier						
	2016	26	59	23	\$1,110,678	\$3,239,294
	2017	26	59	23	\$1,110,678	\$3,239,294
	2018	0	0	0	\$0	\$0
	2019	0	0	0	\$0	\$0
	2020	0	0	0	\$0	\$0
	2021	0	0	0	\$0	\$0
	2022	0	0	0	\$0	\$0
	2023	0	0	0	\$0	\$0
	2024	0	0	0	\$0	\$0
	2025	0	0	0	\$0	\$0
	2026	0	0	0	\$0	\$0
	2027	0	0	0	\$0	\$0
	2028	0	0	0	\$0	\$0
	2029	0	0	0	\$0	\$0
	2030	0	0	0	\$0	\$0
	Total:				\$2,221,357	\$6,478,587

**Tucson Regional Economic Opportunities
Regional Project Assessment System - Construction Impact by Type**

Impact Type	Year	Employment	Total Population	Households	Personal Income	Output
Consumer						
	2016	30	69	27	\$1,001,773	\$3,722,758
	2017	30	69	27	\$1,001,773	\$3,722,758
	2018	0	0	0	\$0	\$0
	2019	0	0	0	\$0	\$0
	2020	0	0	0	\$0	\$0
	2021	0	0	0	\$0	\$0
	2022	0	0	0	\$0	\$0
	2023	0	0	0	\$0	\$0
	2024	0	0	0	\$0	\$0
	2025	0	0	0	\$0	\$0
	2026	0	0	0	\$0	\$0
	2027	0	0	0	\$0	\$0
	2028	0	0	0	\$0	\$0
	2029	0	0	0	\$0	\$0
	2030	0	0	0	\$0	\$0
	Total:				\$2,003,547	\$7,445,515

**Tucson Regional Economic Opportunities
Regional Project Assessment System - Construction Impact by Type**

Impact Type	Year	Employment	Total Population	Households	Personal Income	Output
Construction Phase of All Projects						
Total Economic Impact						
	2016	219	492	194	\$8,897,897	\$26,962,051
	2017	219	492	194	\$8,897,897	\$26,962,051
	2018	0	0	0	\$0	\$0
	2019	0	0	0	\$0	\$0
	2020	0	0	0	\$0	\$0
	2021	0	0	0	\$0	\$0
	2022	0	0	0	\$0	\$0
	2023	0	0	0	\$0	\$0
	2024	0	0	0	\$0	\$0
	2025	0	0	0	\$0	\$0
	2026	0	0	0	\$0	\$0
	2027	0	0	0	\$0	\$0
	2028	0	0	0	\$0	\$0
	2029	0	0	0	\$0	\$0
	2030	0	0	0	\$0	\$0
	Total:				\$17,795,794	\$53,924,102

Prepared by Applied Economics for TREO

ATTACHMENT 2

Line Item Calculation of Tucson Regional Economic Opportunities Regional Project Assessment - 10 Year PILOT Analysis
Operation of Project Transport on Tucson

Real Property Taxes Only											
Year	Property Taxes Net of Incentives					Property Taxes As Typical Commercial Property					PILOT for Schools & Fire District Assistance Tax **
	City	County*	State School Equalization Tax	Schools and Fire District Assistance Tax	Total	City	County*	State School Equalization Tax	Schools & Fire District Assistance Tax	Total	
2016	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2017	32,133	121,276	10,796	158,451	322,656	115,680	436,593	38,865	570,425	1,161,564	440,043
2018	32,133	121,276	10,796	158,451	322,656	115,680	436,593	38,865	570,425	1,161,564	440,043
2019	32,133	121,276	10,796	158,451	322,656	115,680	436,593	38,865	570,425	1,161,564	440,043
2020	32,133	121,276	10,796	158,451	322,656	115,680	436,593	38,865	570,425	1,161,564	440,043
2021	32,133	121,276	10,796	158,451	322,656	115,680	436,593	38,865	570,425	1,161,564	440,043
2022	32,133	121,276	10,796	158,451	322,656	115,680	436,593	38,865	570,425	1,161,564	440,043
2023	32,133	121,276	10,796	158,451	322,656	115,680	436,593	38,865	570,425	1,161,564	440,043
2024	32,133	121,276	10,796	158,451	322,656	115,680	436,593	38,865	570,425	1,161,564	440,043
2025	32,133	121,276	10,796	158,451	322,656	115,680	436,593	38,865	570,425	1,161,564	440,043
2026	32,133	121,276	10,796	158,451	322,656	115,680	436,593	38,865	570,425	1,161,564	440,043
Total	\$321,330	\$1,212,758	\$107,960	\$1,584,512	\$3,226,560	\$1,156,800	\$4,365,934	\$388,655	\$5,704,251	\$11,615,640	\$4,400,434

Personal Property Taxes Only											
Year	Property Taxes Net of Incentives					Property Taxes As Typical Commercial Property					PILOT for Schools & Fire District Assistance Tax **
	City	County*	State School Equalization Tax	Schools and Fire District Assistance Tax	Total	City	County*	State School Equalization Tax	Schools & Fire District Assistance Tax	Total	
2016	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2017	22,901	86,433	7,694	112,928	229,956	20,332	76,737	6,831	100,260	204,161	(13,531)
2018	21,123	79,722	7,097	104,159	212,101	34,779	131,262	11,685	171,498	349,224	71,927
2019	18,284	69,006	6,143	90,159	183,592	40,668	153,488	13,664	200,538	408,358	117,900
2020	16,644	62,817	5,592	82,073	167,126	45,401	171,349	15,253	223,874	455,877	151,462
2021	14,561	54,958	4,892	71,804	146,215	48,206	181,936	16,196	237,707	484,045	177,206
2022	12,180	45,969	4,092	60,060	122,301	43,129	162,776	14,490	212,673	433,068	163,011
2023	9,558	36,074	3,211	47,132	95,976	34,046	128,493	11,438	167,881	341,859	128,976
2024	6,944	26,208	2,333	34,242	69,727	24,912	94,022	8,370	122,844	250,148	94,639
2025	5,527	20,861	1,857	27,256	55,501	14,575	55,007	4,897	71,868	146,347	47,652
2026	2,618	9,881	880	12,910	26,289	5,888	22,223	1,978	29,035	59,124	17,223
Total	\$130,340	\$491,929	\$43,791	\$642,723	\$1,308,784	\$311,936	\$1,177,294	\$104,803	\$1,538,178	\$3,132,211	\$956,466

Total Combined Real & Personal Property Taxes											
Year	Property Taxes Net of Incentives					Property Taxes As Typical Commercial Property					PILOT for Schools & Fire District Assistance Tax **
	City	County*	State School Equalization Tax	Schools and Fire District Assistance Tax	Total	City	County*	State School Equalization Tax	Schools & Fire District Assistance Tax	Total	
2016	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2017	55,034	207,709	18,490	271,379	552,612	136,012	513,331	45,697	670,685	1,365,725	426,513
2018	53,256	200,998	17,893	262,611	534,757	150,459	567,855	50,550	741,923	1,510,788	511,970
2019	50,417	190,282	16,939	248,610	506,248	156,348	590,082	52,529	770,963	1,569,922	557,943
2020	48,777	184,093	16,388	240,524	489,782	161,081	607,942	54,119	794,299	1,617,441	591,506
2021	46,694	176,233	15,688	230,255	468,871	163,886	618,530	55,061	808,132	1,645,609	617,250
2022	44,313	167,245	14,888	218,511	444,957	158,809	599,369	53,356	783,098	1,594,632	603,054
2023	41,691	157,350	14,007	205,584	418,632	149,726	565,087	50,304	738,306	1,503,423	569,019
2024	39,077	147,484	13,129	192,693	392,383	140,592	530,616	47,235	693,269	1,411,712	534,682
2025	37,660	142,137	12,653	185,707	378,157	130,255	491,600	43,762	642,294	1,307,911	487,696
2026	34,751	131,157	11,676	171,361	348,945	121,568	458,816	40,844	599,460	1,220,688	457,267
Total	\$451,670	\$1,704,687	\$151,751	\$2,227,236	\$4,535,344	\$1,468,736	\$5,543,228	\$493,458	\$7,242,429	\$14,747,851	\$5,356,900

* County includes countywide special flood control and library districts. Does not include fire district assistance tax.

**PILOT represents school district, community college district, joint technical education district, state school equalization, and fire district assistance tax reductions.

2014 Tax Rates per TREO consultant

City	1.4606%
County	6.2256%
Sunnyside	6.0364%
PCC	1.3344%
Joint Technical	0.0500%
Fire District	0.0472%

Notes related to TREO consultant tax rates:

County rates & \$0.5089 State School Equalization rate; No Fire District Assistance tax.

Fire District Assistance Tax included under Schools.

Line Item Calculation of Tucson Regional Economic Opportunities Regional Project Assessment - 15 Year PILOT Analysis
Operation of Project Transport on Tucson

Real Property Taxes Only											
Year	Property Taxes Net of Incentives					Property Taxes As Typical Commercial Property					PILOT for Schools & Fire District Assistance Tax **
	City	County*	State School Equalization Tax	Schools and Fire District Assistance Tax	Total	City	County*	State School Equalization Tax	Schools & Fire District Assistance Tax	Total	
2016	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2017	32,133	121,276	10,796	158,451	322,656	115,680	436,593	38,865	570,425	1,161,564	440,043
2018	32,133	121,276	10,796	158,451	322,656	115,680	436,593	38,865	570,425	1,161,564	440,043
2019	32,133	121,276	10,796	158,451	322,656	115,680	436,593	38,865	570,425	1,161,564	440,043
2020	32,133	121,276	10,796	158,451	322,656	115,680	436,593	38,865	570,425	1,161,564	440,043
2021	32,133	121,276	10,796	158,451	322,656	115,680	436,593	38,865	570,425	1,161,564	440,043
2022	32,133	121,276	10,796	158,451	322,656	115,680	436,593	38,865	570,425	1,161,564	440,043
2023	32,133	121,276	10,796	158,451	322,656	115,680	436,593	38,865	570,425	1,161,564	440,043
2024	32,133	121,276	10,796	158,451	322,656	115,680	436,593	38,865	570,425	1,161,564	440,043
2025	32,133	121,276	10,796	158,451	322,656	115,680	436,593	38,865	570,425	1,161,564	440,043
2026	32,133	121,276	10,796	158,451	322,656	115,680	436,593	38,865	570,425	1,161,564	440,043
2027	32,133	121,276	10,796	158,451	322,656	115,680	436,593	38,865	570,425	1,161,564	440,043
2028	32,133	121,276	10,796	158,451	322,656	115,680	436,593	38,865	570,425	1,161,564	440,043
2029	32,133	121,276	10,796	158,451	322,656	115,680	436,593	38,865	570,425	1,161,564	440,043
2030	32,133	121,276	10,796	158,451	322,656	115,680	436,593	38,865	570,425	1,161,564	440,043
2031	32,133	121,276	10,796	158,451	322,656	115,680	436,593	38,865	570,425	1,161,564	440,043
Total	\$481,995	\$1,819,137	\$161,939	\$2,376,769	\$4,839,840	\$1,735,200	\$6,548,901	\$582,982	\$8,556,377	\$17,423,460	\$6,600,651

Personal Property Taxes Only											
Year	Property Taxes Net of Incentives					Property Taxes As Typical Commercial Property					PILOT for Schools & Fire District Assistance Tax **
	City	County*	State School Equalization Tax	Schools and Fire District Assistance Tax	Total	City	County*	State School Equalization Tax	Schools & Fire District Assistance Tax	Total	
2016	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2017	22,901	86,433	7,694	112,928	229,956	20,332	76,737	6,831	100,260	204,161	(13,531)
2018	21,123	79,722	7,097	104,159	212,101	34,779	131,262	11,685	171,498	349,224	71,927
2019	18,284	69,006	6,143	90,159	183,592	40,668	153,488	13,664	200,538	408,358	117,900
2020	16,644	62,817	5,592	82,073	167,126	45,401	171,349	15,253	223,874	455,877	151,462
2021	14,561	54,958	4,892	71,804	146,215	48,206	181,936	16,196	237,707	484,045	177,206
2022	12,180	45,969	4,092	60,060	122,301	43,129	162,776	14,490	212,673	433,068	163,011
2023	9,558	36,074	3,211	47,132	95,976	34,046	128,943	11,438	167,881	341,859	128,976
2024	6,944	26,208	2,333	34,242	69,727	24,912	94,022	8,370	122,844	250,148	94,639
2025	5,527	20,861	1,857	27,256	55,501	14,575	55,007	4,897	71,868	146,347	47,652
2026	2,618	9,881	880	12,910	26,289	5,888	22,223	1,978	29,035	59,124	17,223
2027	2,302	8,687	773	11,350	23,112	6,130	23,112	2,060	30,228	61,553	20,164
2028	2,010	7,585	675	9,910	20,181	6,143	23,185	2,064	30,293	61,685	21,771
2029	1,759	6,639	591	8,674	17,663	6,072	22,917	2,040	29,942	60,972	22,718
2030	3,534	13,336	1,187	17,424	35,482	7,397	27,918	2,485	36,476	74,277	20,350
2031	3,162	11,935	1,062	15,593	31,752	7,847	29,615	2,636	38,693	78,792	24,674
Total	\$143,107	\$540,111	\$48,081	\$705,675	\$1,436,974	\$345,525	\$1,304,067	\$116,088	\$1,703,811	\$3,469,490	\$1,066,143

Total Combined Real & Personal Property Taxes											
Year	Property Taxes Net of Incentives					Property Taxes As Typical Commercial Property					PILOT for Schools & Fire District Assistance Tax **
	City	County*	State School Equalization Tax	Schools and Fire District Assistance Tax	Total	City	County*	State School Equalization Tax	Schools & Fire District Assistance Tax	Total	
2016	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2017	55,034	207,709	18,490	271,379	552,612	136,012	513,331	45,697	670,685	1,365,725	426,513
2018	53,256	200,998	17,893	262,611	534,757	150,459	567,855	50,550	741,923	1,510,788	511,970
2019	50,417	190,282	16,939	248,610	506,248	156,348	590,082	52,529	770,963	1,569,922	557,943
2020	48,777	184,093	16,388	240,524	489,782	161,081	607,942	54,119	794,299	1,617,441	591,506
2021	46,694	176,233	15,688	230,255	468,871	163,886	618,530	55,061	808,132	1,645,609	617,250
2022	44,313	167,245	14,888	218,511	444,957	158,809	599,369	53,356	783,098	1,594,632	603,054
2023	41,691	157,350	14,007	205,584	418,632	149,726	565,087	50,304	738,306	1,503,423	569,019
2024	39,077	147,484	13,129	192,693	392,383	140,592	530,616	47,235	693,269	1,411,712	534,682
2025	37,660	142,137	12,653	185,707	378,157	130,255	491,600	43,762	642,294	1,307,911	487,696
2026	34,751	131,157	11,676	171,361	348,945	121,568	458,816	40,844	599,460	1,220,688	457,267
2027	34,435	129,963	11,569	169,801	345,768	121,810	459,729	40,925	600,653	1,223,117	460,208
2028	34,143	128,861	11,471	168,362	342,837	121,823	459,779	40,929	600,718	1,223,249	461,814
2029	33,892	127,915	11,387	167,125	340,319	121,752	459,511	40,906	600,368	1,222,536	462,761
2030	35,667	134,612	11,983	175,876	358,138	123,077	464,512	41,351	606,901	1,235,841	460,393
2031	35,295	133,210	11,858	174,044	354,408	123,527	466,209	41,502	609,119	1,240,356	464,718
Total	\$625,102	\$2,359,248	\$210,020	\$3,082,444	\$6,276,814	\$2,080,725	\$7,852,967	\$699,070	\$10,260,188	\$20,892,950	\$7,666,794

* County includes countywide special flood control and library districts. Does not include fire district assistance tax.

**PILOT represents school district, community college district, joint technical education district, state school equalization, and fire district assistance tax reductions.

2014 Tax Rates per TREO consultant	
City	1.4606%
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Sunnyside	6.0364%
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Fire District	0.0472%

Notes related to TREO consultant tax rates:

County rates & \$0.5089 State School Equalization rate; No Fire District Assistance tax.

Fire District Assistance Tax included under Schools.