

CIVIC PROPERTY PROPOSAL COMPARISONS
REVISED REVENUE CALCULATIONS-FINAL OFFERS
 5/17/2011

	EUGENE YMCA				MASTER/POWELL DEVELOPMENT				SAVE CIVIC STADIUM				
CASH OFFERS	\$3,523,000 plus \$243,000 estimated SDC credits				\$4,750,000				no cash offer				
LEASE OFFERS	Housing Component \$170,000/annual 65 years		YMCA Component \$ 113,000/annual plus 15% adjustment every 5 years 99 years		\$330,000 / annual 20 year term w/ option to purchase 15% increase every 10 years			\$70,000 / annual, increasing to \$300,000 40 year with option to purchase plus annual cpi increases (3% per year)					
	Period	Annual	Period Total	Period	Annual	Period Total	Period	Annual	Period Total	Period	Annual	Period Total	
	0-2	0	0	0-2	0	0	0-2	355,000	710,000	.0-2	70,000	140,000	
	.3-20	170,000	3,060,000	.3-7	113,000	565,000	..3	385,000	385,000	3	300,000	300,000	
				.8-12	129,950	650,000	.4-10	330,000	2,310,000	.4-20	309-495,000	6,716,000	
				.13-17	149,440	747,000	.11-20	379,500	3,795,000	20 year total			7,156,000
				.18-20	171,858	516,000	20 year total			20 year total			7,200,000
TOTAL OF 20 YEAR PAYMENTS	\$5,538,000				\$7,200,000				\$7,156,000				
PURCHASE REVENUE AT END OF 20 YRS	\$3,500,000-\$7,000,000				\$4,750,000 - \$9,500,000				\$3,500,000 -\$6,250,000				
PROPERTY TAX REVENUE TO 4J	Annual		20 year Total	Annual		20 year Total	Annual		20 year Total	Annual		20 year Total	
	0		0	\$35,832		\$627,065	\$5,600		\$112,000				
TOTAL REVENUE TO 4J (20 yr lease payments + purchase at 20 yr + property tax revenue)	\$9,038,000 - \$12,538,000				\$11,950,000 - \$16,700,000				\$10,656,000 - \$13,406,000				
PROPERTY TAX REVENUE TO COMMUNITY	Annual		20 year Total	Annual		20 year Total	Annual		20 year Total	Annual		20 year Total	
	0		0	\$372,135		\$6,512,362	\$8,280		\$165,600				