TOWN BOARD SPECIAL MEETING

February 13, 2019 - 6:00 PM
Town Board Chambers, 301 Walnut Street, Windsor, CO 80550

AGENDA

A. CALL TO ORDER

1. Roll Call
2. Review of Agenda by the Board
3. Presentation
   - Presentation by Brinkman representatives; question and answer.

B. EXECUTIVE SESSION

1. A joint executive session between the Windsor Town Board and Windsor DDA Board of Directors pursuant to Colorado Revised Statutes § 24-6-402 (4)(e)(I) for the purpose of determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators with respect to Brinkman Redevelopment Proposal. (Shane Hale, Town Manager; Matt Ashby, Director of Windsor Downtown Development Authority)

C. ADJOURN

The Town of Windsor will make reasonable accommodations for access to Town services, programs, and activities and will make special communication arrangements for persons with disabilities. Please call (970) 674-2400 by noon on the Thursday prior to the meeting to make arrangements.

MEMORANDUM

Date: February 13, 2019
To: Mayor and Town Board
Via: Shane Hale, Town Manager
From: Brinkman
Re: Presentation
Item #: 3.•

ATTACHMENTS:

- Brinkman Presentation
- 2019 Backlot Overview
- Backlot Cost Analysis
- 624 Ash Street Fee Estimate

BRINKMAN

2/11/2019

Brinkman Development
3528 Precision Drive Suite 100
Fort Collins, CO 80528

Dear Mayor Melendez and Town Council,

Over the past 18 months Brinkman Development, the DDA, Town staff and Council representatives have worked collectively to provide a proposal that enhances and executes the vision from the original Request for Proposal administered by the Town/DDA in 2017. The goals of that RFP were:

1. The Town of Windsor and the DDA share a vision for the future of Windsor demonstrated in the RFP
2. Create a mixed-use destination, blending an optimum fusion of residential, retail, hospitality, and dining options
3. Leveraging proximity to Windsor Lake and Boardwalk Park, proposed development will attract new and diverse housing options to provide a 24/7 vibrancy to downtown.
4. With the recent redevelopment partnership to breathe new life into the Windsor Mill, the Downtown Development Authority (DDA), with support from the Town of Windsor, is looking to take our next step in ramping up the vitality of our community's core
5. Town and DDA view the parking as a broad issue that will require innovative and collaborative solutions Balancing the demand for parking development and will collaborate on solutions to provide both long and short-term convenient parking to employees, businesses, residents, and visitors to Windsor.

Given this original vision, we are excited to bring a Two-phased project for your consideration. As you'll see, this project meets the goals established by the Town and DDA, including a mixed-use development of the Town Public Works block, a program to enhance the downtown area through additional residents, tax base and community involvement, while ensuring the parking and traffic flow has been addressed.

In addition, the team has worked diligently with the American Legion to create an opportunity for the organization to move to a new home, alleviating a long-time challenge with an aging and dysfunctional building. This move would occur in late spring of this year.

As was included in the RFP and our response therein, we are requesting assistance in the following area:

1) Availability of Town/DDA property;
2) Tax Increment Financing;
3) Façade Improvement Program;
4) Town Fee Waivers; and
5) Streamlined approval process

If approved, we anticipate immediately working on the submittals to the town, targeting a ground breaking this summer.

Attached to this letter are:

1. Term Sheet/Financing Analysis
2. Concept Renderings

Thank you for your consideration, and we are fortunate to have spent the past 18 months developing and executing the vision created by the Town and DDA over the past decade for the back lots.

Sincerely,

Jay Hardy

President

Brinkman

February 11, 2019

Town of Windsor
c/o Matt Ashby
301 Walnut Street
Windsor, CO 80550

RE: Downtown Windsor Redevelopment Partnership

TERM SHEET

Dear Town of Windsor:

This Term Sheet will set forth the basic terms and conditions agreed upon by the Town, the DDA, and the Developer regarding the redevelopment of the Property as shown and described on Exhibit A attached hereto and incorporated herein by reference.

TOWN:	Town of Windsor c/o Matt Ashby 301 Walnut Street Windsor, CO 80550
DDA:	Windsor Downtown Development Authority c/o Matt Ashby 301 Walnut Street Windsor, CO 80550
DEVELOPER:	Brinkman Capital, LLC Attn: Jay Hardy & Kevin Brinkman 3528 Precision Drive, Suite 100 Fort Collins, CO 80528
LEGION:	American Legion Forbes-McKay Post 109
PROJECT & PARCELS:	The Project or Project Area, as referenced herein, shall include Project Phase I and Project Phase II as defined below. The areas of the project are as set forth herein: - The “Town Public Works Area” shall be the area labeled “Town Public Works” on Exhibit A attached hereto and incorporated herein by reference. o The Town Public Works Area consists of land area currently owned by the Town and/or DDA (“the TPW Parcel”) and land area currently owned by the Legion commonly known as 624 Ash Street, Windsor, CO (the

"Legion Parcel").

- The "DDA Area" shall mean the area labeled "DDA Parcel" on Exhibit A attached hereto and incorporated herein by reference. The DDA Area is currently owned by the DDA.
- "512 Ash" shall mean the area labeled "512 Ash" on Exhibit A attached hereto and incorporated herein by reference. 512 Ash is currently owned by the Town and/or DDA.
- "4th Street Parcel" shall mean the property commonly known as 213 & 215 E 4th Street, Windsor, CO". Developer is currently under contract to purchase 4th Street.

PROJECT PHASE I: Phase I of the project shall consist of the following activities by Developer and Town/DDA:

- Relocation by Developer of the Legion from the Legion Parcel to 4th Street through partnership with DDA/Town
- Remediation of the Town Public Works Area, as needed, by the Town/DDA and coordinated/managed by Developer.
- Redevelopment by Developer of the Town Public Works Area subject to conveyance and approval by applicable Town authorities to be further outlined in the Agreement.
- Conversion of 512 Ash into a public parking lot by DDA and coordinated/managed by Developer as set forth herein

PROJECT PHASE II: Phase II of the Project shall consist of the redevelopment of the DDA Area. Developer shall have a right of first offer/refusal to develop the DDA parcel before the Town/DDA conveys the DDA Area to any other party.

INSPECTION PERIOD: Developer shall have ninety (90) days following mutual execution of the Agreement to conduct all inspections, title review, due diligence, and feasibility studies required by Developer to evaluate the Project Area & Parcels (the "Inspection Period"). The parties shall execute any resolution agreement necessary to resolve such investigations during the Inspection Period.

DEVELOPER SUPPORT & RESPONSIBILITIES: Developer shall be responsible for completing the following Project Elements:

- **Mixed-Use Development -** Development of the following improvements on the Town Public Works Area:
    - o A mixed-use development consisting of approximately eighty (80) multifamily/apartment units and approximated six thousand (6,000) square feet of commercial space.
    - o Incorporate live/work units as along the 7th street side of the development as available

  - Parking and on-site improvements as required for the development of the Town Public Works Area.
- **Legion Relocation –** Developer shall purchase the Legion Parcel and facilitate the renovation of 4th Street and relocation of Legion operations to 4th Street based upon a mutually agreeable program utilizing the Contribution to 4th Street funds as set forth herein.
- **Development & Construction Support** – Developer shall provide reasonable support to the Town and DDA for the following activities:
  -

TOWN/DDA RESPONSIBILITIES & INCENTIVES:

The Town/DDA shall provide the Developer with the following incentives:

- **Land** - Conveyance of the TPW Parcel for $0.
- **Contribution to 4th Street** – A contribution in a minimum amount equal to five hundred fifty thousand dollars ($550,000.00) for the purchase and renovation of 4th Street for the Legion to occupy.
- **Property Tax Increment –** For property tax assessed through 2041, the Town shall rebate to Developer in an amount of fifty percent (50%) of the property tax increment generated from the Town Public Works Area with a baseline of $0. Property tax increment will have a cap of $1,322,539. This cap may be adjusted pursuant to the final development plan.
- **Sales Tax Increment –** For sales tax incurred through 2041, the Town shall rebate to Developer/Legion:
  - an amount equal to fifty percent (50%) of the sales tax increment generated from the Town Public Works Area with a baseline of the 2018 sales tax from the Legion Parcel and shall have a cap of $772,758
  - an amount equal to fifty percent (50%) of the sales tax increment generated from 4th Street with a baseline of $0 with a cap of $1,022,266. This rebate will continue as long as the Legion stays in the 4th street property.
- **Fee Waivers –** The Town shall waive all planning/impact fees for all parts of the Project including, but not limited to: construction use tax, all system impact fees, building fees, electrical fees, administrative fees, initial raw water dedications, and storm drainage fees. The Town agrees to also waive the fees associated with the relocation of the Legion to the 4th street property in an effort to minimize the necessary subsidy.

- **Abatement** – The Town/DDA will fund the demolition and abatement of any and all environmental concerns in the Project Area as determined by the Developer and its thirdparty consultant.

- **Entitlement** - The Town will provide an expedited process for the entitlement of any and all portions of the Project that will result in responses to submitted plans throughout the entitlement process in no more than ten (10) days from Developer submission. Further, the Town will permit (a) a required parking ratio of 0.7 spaces per bed which shall count any adjacent on-street and nearby public parking including the parking on 512 Ash and (b) the building of a four-story structure on the Town Public Works Area and in Phase II of the project, if applicable.
- **DDA Funding -** The DDA shall provide a contribution in an amount equal to the maximum allowed per policy for façade improvements to the building located on 4th Street Parcel.

The Town/DDA shall assume the following responsibilities in relation to the Project:

- **Utilities** – The Town shall provide for the undergrounding and/or relocation of utilities in the Project Area in a timeframe that permits the Developer to proceed with the Project in a timely manner.
- **Parking Development** – The DDA shall complete and pay for the conversion of 512 Ash into a public parking lot prior to the construction completion of Phase I by Developer.

METRO DISTRICT: The Developer shall have the right to create a metro district on any areas of the Project that it deems necessary with a maximum district-imposed mill levy of 50 mills.

COVENANTS: Developer shall have the right to impose any private covenants it deems necessary on any of the areas of the Project without Town or DDA approval.

CLOSING: Closing of the Transaction shall take place {Provisions of Closing Timeframe.

CONTRACT: This Term Sheet will expire sixty (60) days from the date of mutual execution of this letter if the parties not execute a definitive Redevelopment Agreement ("Agreement") for the Project on or before such date ("Agreement Negotiation Period"). The Agreement negotiation period may be extended by thirty (30) days upon mutual agreement of the parties. Upon expiration, neither party will have any further obligation to the other relating to the subject matter hereof, including, but not limited to, any obligation to continue to negotiate with the other.

ASSIGNMENT:	The terms and benefits of this Term Sheet and subsequent Agreement may be assigned in whole and/or in part by Developer to any party that is (i) controlled and/or affiliated with Developer or (ii) controlled and/or affiliated with Legion.
EXCLUSIVITY OF NEGOTIATION:	The Town and DDA agree to work with Developer exclusively concerning the Project beginning with the negotiation of this Term Sheet and through the Agreement Negotiation Period.
TERM SHEET NON-BINDING:	It is understood by the parties that this instrument constitutes a non-binding Term Sheet except for as set forth herein. The parties shall not have any liability in connection with the agreement described above until such time as a definitive Agreement for the Project has been prepared and executed by authorized officers of the parties, whereupon the terms of the Agreement shall exclusively govern the obligations of the parties.

Sincerely,

Kevin Brinkman
CEO
Brinkman

[SIGNATURES ON FOLLOWING PAGE]

Agreed and Accepted:
By Town: Town of Windsor

By: ____________________________________ Date: __________________

Name: ____________________________________

Title: ____________________________________

Agreed and Accepted:
By DDA: Windsor Downtown Development Authority

By: ____________________________________ Date: __________________

Name: ____________________________________

Title: ____________________________________

Agreed and Accepted:
By Developer: Brinkman Capital, LLC

By: ____________________________________ Date: __________________

Name: Kevin Brinkman

Title: Manager

Exhibit A


BIRCH STREET
WINDSOR LAKE
OVERALL SITE PLAN
TOWN PUBLIC WORKS
67,900 SF (1.55 AC)
ASH STREET
512 ASH
43,600 SF (1.00 AC)
BOARDWALK PARK
ASH STREET
WELD COUNTY ROAD 17
6TH STREET
5TH STREET
DDA PARCEL
77,500 SF (1.77 AC)
MAIN STREET
MAIN STREET

BRINKMAN

Property Tax Increment

Year Assessed	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Increment Received	$ 72	$ 55,736	$ 64,929	$ 63,830	$ 63,830	$ 62,808	$ 62,808	$ 61,863	$ 61,863	$ 60,990	$ 60,990	$ 60,188

Year Assessed	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Increment Received	$ 59,908	$ 59,628	$ 59,347	$ 59,067	$ 58,787	$ 58,462	$ 58,137	$ 57,811	$ 57,486	$ 57,161	$ 56,838
										Total Through 2041	$ 1,322,539

Sales Tax Increment

Year Incurred	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Increment Received	$ -	$ 13,449	$ 29,722	$ 30,360	$ 31,011	$ 31,675	$ 28,603	$ 33,044	$ 19,676	$ 34,468	$ 35,201	$ 35,949

Year Incurred	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Increment Received	$ 36,743	$ 37,537	$ 38,331	$ 39,125	$ 39,919	$ 40,796	$ 41,673	$ 42,549	$ 43,426	$ 44,303	$ 45,198
										Total Through 2041	$ 772,758

Consultant's analysis did not include these years. Took the difference between the years they did have and flat lined an annual increase.

Consultant's analysis did not include this year. Increased by the same rate as the prior year.

BRINKMAN

4th St. Sales Tax Increment

Year Inucrred	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Increment Received	$ 31,500	$ 32,445	$ 33,418	$ 34,421	$ 35,454	$ 36,517	$ 37,613	$ 38,741	$ 39,903	$ 41,100	$ 42,333	$ 43,603

Year Inucrred	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Increment Received	$ 44,911	$ 46,259	$ 47,647	$ 49,076	$ 50,548	$ 52,065	$ 53,627	$ 55,235	$ 56,893	$ 58,599	$ 60,357
										Total Through 2041	**$ 1,022,266**

Legion Sales Inputs	
Sales/SF	$ 250
Total SF	8,400
Sales Tax	3.00%
Increment to DDA	50.00%
Annual Increase	3.00%

Windsor Boardwalk Backlot Development -
Town Public Works Parcel
Scenario 5B

80 D.U.'s and 6,120 sq. ft. of F&B

Assumes DDA TIF for 24 years including:

50% of Property Tax Increment

1.50% City Sales Tax Increment

Plus

1.00% Add-On PIF for 24 years

Metro District with 30.000 mill property tax

Net Bond Proceeds of $1.354 million

January 10, 2019

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ANDERSON ANALYTICS, LLC
1516 N. Nevada Ave.
Colorado Springs, Colorado 80907
andersonanalyticsCO.com
(719) 332-2125

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TABLES

CHARTS

Windsor Boardwalk Backlot Development - Town Public Works Parcel

Input Sheet

GENERAL

Biennial Inflation in Real Estate Market Values	2.0%
Annual Inflation in Taxable Sales (after stabilization)	2.0%
Annual Inflation in Rent Revenue (after stabilization)	2.0%
Ratio of Construction Cost/Market Value	
Non-Residential	92.8%
Residential	101.9%

PROPERTY TAX INCREMENT REVENUE SUBJECT TO TIF

	yes / no	%	Yrs
Town of Windsor @ 12.030 mills	yes	50%	24
Weld County @ 15.038 mills	yes	50%	24
Weld RE-4 School District General @ 27.000 mills	yes	50%	24
Weld RE-4 School District Bond @ 11.432 mills	yes	50%	24
Weld RE-4 School District Override @ 6.262 mills	yes	50%	24
Weld RE-4 School District Abatement @ 0.133 mills	yes	50%	24
Northern Colorado Water @ 1.000 mills	yes	50%	24
Aims Junior College @ 6.305 mills	yes	50%	24
Clearview Library @ 3.555 mills	yes	50%	24
Windsor-Severance Fire District @ 7.194 mills	yes	50%	24
Windsor-Severance Fire District Bond @ 0.3655 mills	yes	50%	24
Windsor Downtown Development Authority @ 5.000 mills	no		

SALES TAX INCREMENT REVENUE SUBJECT TO TIF

	Rate	Yrs
Town of Windsor Sales Tax Revenue	1.50%	24

PROJECT IMPROVEMENT FEE (PIF)

	Rate	Yrs
Add-On PIF (applied to all taxable sales)	1.0%	24

METRO DISTRICT PROPERTY TAX

	Mills
Property Tax (for Debt)	30.00
Property Tax (for maint/oper)	0.00

PUBLIC FINANCE

Series A Special Revenue Bonds

Term (years)	24
Average Interest Rate	5.75%
Months of Capitalized Interest	12
Debt Service Reserve (% of par)	10%
Minimum Annual Debt Service Coverage	1.30
Short-term reinvestment rate of bond proceeds	0.20%
Underwriters's discount per $1,000	$23

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Series B Subordinate Special Revenue Bonds

Term (years)	24
Average Interest Rate	7.75%
Months of Capitalized Interest	0
Short-term reinvestment rate of bond proceeds	0.20%
Underwriters's discount per $1,000	$23

Windsor Boardwalk Backlot Development - Town Public Works Parcel
Summary of Results

Total Revenue (30 year total) Available for Project Costs/Bonds		% of total	Net Bond Proceeds Supported
City Sales Tax Increment	$782,590	21.5%	$291,487
Property Tax Increment	$1,337,005	36.8%	$497,987
Project Improvement Fee (add-on)	$563,043	15.5%	$209,713
Metro District Property Tax (for debt)	$890,216	24.5%	$331,574
Specific Ownership Tax Revenue	$62,315	1.7%	$23,210
TOTAL	$3,635,170	100.0%	$1,353,972

Net Bond Proceeds (Present Value) Available for Project Costs	
2019 Series A (Senior Lien) - Special Revenue Bonds	$1,179,262
2019 Series B (Junior Lien) - Subordinate Spec. Rev. Bonds	$174,710
TOTAL	$1,353,972

Total Net Revenue to Town of Windsor and DDA	At Stabilization	24-Year total
Building Materials Sales/Use Tax Impacts	$265,573	$266,709
Construction Employment Related Sales Tax Impacts	$24,616	$24,616
Ongoing Employment Related Sales Tax Impacts	$7,696	$203,088
New Household Spending - Sales Tax Impacts	$36,430	$971,770
Sales Tax Revenue Not Captured by Project Increment	$54,312	$1,410,813
Town of Windsor Mill Levy Not Captured by Proj. Increment	$138	$3,202
TOTAL SALES & PROPERTY TAX REVENUES TO WINDSOR:	$388,766	$2,880,198
Windsor DDA Mill Levy Not Captured by Project Increment	$7,201	$148,434
Total Property Tax Increment to DDA Not Flowing to Project	$64,929	$1,337,005
TOTAL PROPERTY TAX REVENUES TO DDA:	$72,130	$1,485,439
Sales Tax Impact in DDA from New Household Spending	$4,909	$142,835
Sales Tax Impact in DDA from Ongoing Employment	$2,239	$59,304
Sales Tax Impact in DDA from Construction Employment	$3,803	$3,803

Annual Economic Impact/Contribution (at stabilization)

Ongoing Impacts	
Total Ongoing Jobs	30.5
Direct Jobs	26.3
Indirect and Induced Jobs	4.2
Total Labor Income	$736,471
Total Value Added (GDP)	$1,542,457
Total Output	$2,618,051
One - Time Construction Impacts	
Total Jobs	118.0
Direct Jobs	70.8
Indirect and Induced Jobs	47.2
Total Labor Income	$7,586,035
Total Value Added (GDP)	$8,891,569
Total Output	$19,122,663

Table 1
Windsor Boardwalk Backlot Development - Town Public Works Parcel
Development Phasing and Build-Out

Land Use Category	Total Rentable Sq. Ft.	Total Sq. Ft.	Total Units	Average Rentable Sq. Ft. / Unit	Total Sq. Ft. / Unit	Total Sq. Ft. by Year Completed 2019	2020	2021
Non-Residential Uses								
Retail								
Brewpub	4,329	4,329	1	4,329	4,329	const.	4,329	0
QSR	1,500	1,500	1	1,500	1,500	const.	1,500	0
Brewpub Non-Usable	216	216	1	216	216	const.	216	0
QSR Non-Usable	75	75	1	75	75	const.	75	0
TOTAL	6,120	6,120						
Residential Uses								
Apartment								
Studio	5,000	5,000	10	500	500	const.	5,000	0
1-Bedroom	34,800	34,800	48	725	725	const.	34,800	0
2-Bedroom	19,250	19,250	22	875	875	const.	19,250	0
Non-Rentable	0	12,962	1	0	12,962	const.	12,962	0
Clubhouse/Amenity/Common	0	720	1	0	720	const.	720	0
TOTAL	59,050	72,732	80					

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ANDERSON ANALYTICS has compiled this information based upon key assumptions provided by others. We have not independently examined or evaluated those assumptions, and consequently disclaim any form of assurance or opinion on them. Actual results may differ materially from projected results.

Table 2
Windsor Boardwalk Backlot Development - Town Public Works Parcel
Summary of Project Costs

Land

Purchase Price		$0
Closing		$0
	TOTAL	**$0**

Vertical Construction Costs

		Apartments		Commercial
Core & Shell		$12,412,436		$1,040,094
Tenant Improvement Allowance		$0		$314,989
Soft Costs				
Planning, Design, & Engineering		$718,568		$0
Surveying & Testing		$34,000		$0
State and Local Fees		$52,500		$0
Construction Period Interest		$289,203		$29,696
Other Construction Period Costs		$81,247		$5,776
Development Fees		$581,130		$59,329
Debt & Equity Fees		$52,617		$5,403
Financing & Closing Costs		$186,644		$27,937
Legal, Market, & Asset Management Fees		$120,000		$0
	TOTAL	**$14,528,345**	**TOTAL**	**$1,483,224**

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PROJECT COST: $16,011,569

Project Costs per Sq. Ft.	**Apartments:**	**$199.75**
	Commercial:	**$242.36**
	Total:	**$203.06**

ANDERSON ANALYTICS has compiled this information based upon key assumptions provided by others. We have not independently examined or evaluated those assumptions, and consequently disclaim any form of assurance or opinion on them. Actual results may differ materially from projected results.

Table 3
Windsor Boardwalk Backlot Development - Town Public Works Parcel
Projection of Market Value

Uses	2019	2020	2021	2022	2023	2024	2025	2030	2035	2040	April 4, 2042
Non-Residential Uses											
Retail											
Brewpub	3,711	618	0	0	0	0	0	0	0	0	0
Cumulative Sq. Ft.	3,711	4,329	4,329	4,329	4,329	4,329	4,329	4,329	4,329	4,329	4,329
Sq. Ft. Market Value	$225	$225	$230	$230	$234	$234	$239	$248	$264	$274	$280
Market Value	$834,879	$139,146	$0	$0	$0	$0	$0	$0	$0	$0	$0
Cumulative Market Value	$834,879	$974,025	$993,506	$993,506	$1,013,376	$1,013,376	$1,033,643	$1,075,402	$1,141,226	$1,187,331	$1,211,078
QSR	1,286	214	0	0	0	0	0	0	0	0	0
Cumulative Sq. Ft.	1,286	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500
Sq. Ft. Market Value	$225	$225	$230	$230	$234	$234	$239	$248	$264	$274	$280
Market Value	$289,286	$48,214	$0	$0	$0	$0	$0	$0	$0	$0	$0
Cumulative Market Value	$289,286	$337,500	$344,250	$344,250	$351,135	$351,135	$358,158	$372,627	$395,435	$411,411	$419,639
Brewpub Non-Usable	185	31	0	0	0	0	0	0	0	0	0
Cumulative Sq. Ft.	185	216	216	216	216	216	216	216	216	216	216
Sq. Ft. Market Value	$225	$225	$230	$230	$234	$234	$239	$248	$264	$274	$280
Market Value	$41,657	$6,943	$0	$0	$0	$0	$0	$0	$0	$0	$0
Cumulative Market Value	$41,657	$48,600	$49,572	$49,572	$50,563	$50,563	$51,575	$53,658	$56,943	$59,243	$60,428
QSR Non-Usable	64	11	0	0	0	0	0	0	0	0	0
Cumulative Sq. Ft.	64	75	75	75	75	75	75	75	75	75	75
Sq. Ft. Market Value	$225	$225	$230	$230	$234	$234	$239	$248	$264	$274	$280
Market Value	$14,464	$2,411	$0	$0	$0	$0	$0	$0	$0	$0	$0
Cumulative Market Value	$14,464	$16,875	$17,213	$17,213	$17,557	$17,557	$17,908	$18,631	$19,772	$20,571	$20,982
Non-Rentable	0	0	0	0	0	0	0	0	0	0	0
Cumulative Sq. Ft.	0	0	0	0	0	0	0	0	0	0	0
Sq. Ft. Market Value	$225	$225	$230	$230	$234	$234	$239	$248	$264	$274	$280
Market Value	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Cumulative Market Value	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

Table 3 continued
Windsor Boardwalk Backlot Development - Town Public Works Parcel
Projection of Market Value

Residential Uses											
Apartment											
Studio	4,286	714	0	0	0	0	0	0	0	0	0
Cumulative Sq. Ft.	4,286	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Sq. Ft. Market Value	$203	$203	$208	$208	$212	$212	$216	$225	$238	$248	$253
Market Value	$872,086	$145,348	$0	$0	$0	$0	$0	$0	$0	$0	$0
Cumulative Market Value	$872,086	$1,017,434	$1,037,783	$1,037,783	$1,058,538	$1,058,538	$1,079,709	$1,123,329	$1,192,086	$1,240,246	$1,265,051
1-Bedroom	29,829	4,971	0	0	0	0	0	0	0	0	0
Cumulative Sq. Ft.	29,829	34,800	34,800	34,800	34,800	34,800	34,800	34,800	34,800	34,800	34,800
Sq. Ft. Market Value	$203	$203	$208	$208	$212	$212	$216	$225	$238	$248	$253
Market Value	$6,069,720	$1,011,620	$0	$0	$0	$0	$0	$0	$0	$0	$0
Cumulative Market Value	$6,069,720	$7,081,340	$7,222,967	$7,222,967	$7,367,426	$7,367,426	$7,514,774	$7,818,371	$8,296,918	$8,632,114	$8,804,756
2-Bedroom	16,500	2,750	0	0	0	0	0	0	0	0	0
Cumulative Sq. Ft.	16,500	19,250	19,250	19,250	19,250	19,250	19,250	19,250	19,250	19,250	19,250
Sq. Ft. Market Value	$203	$203	$208	$208	$212	$212	$216	$225	$238	$248	$253
Market Value	$3,357,532	$559,589	$0	$0	$0	$0	$0	$0	$0	$0	$0
Cumulative Market Value	$3,357,532	$3,917,120	$3,995,463	$3,995,463	$4,075,372	$4,075,372	$4,156,879	$4,324,817	$4,589,531	$4,774,948	$4,870,447
Non-Rentable	11,110	1,852	0	0	0	0	0	0	0	0	0
Cumulative Sq. Ft.	11,110	12,962	12,962	12,962	12,962	12,962	12,962	12,962	12,962	12,962	12,962
Sq. Ft. Market Value	$203	$203	$208	$208	$212	$212	$216	$225	$238	$248	$253
Market Value	$2,260,796	$376,799	$0	$0	$0	$0	$0	$0	$0	$0	$0
Cumulative Market Value	$2,260,796	$2,637,596	$2,690,347	$2,690,347	$2,744,154	$2,744,154	$2,799,038	$2,912,119	$3,090,364	$3,215,214	$3,279,519
Clubhouse/Amenity/Common	617	103	0	0	0	0	0	0	0	0	0
Cumulative Sq. Ft.	617	720	720	720	720	720	720	720	720	720	720
Sq. Ft. Market Value	$203	$203	$208	$208	$212	$212	$216	$225	$238	$248	$253
Market Value	$125,580	$20,930	$0	$0	$0	$0	$0	$0	$0	$0	$0
Cumulative Market Value	$125,580	$146,510	$149,441	$149,441	$152,430	$152,430	$155,478	$161,759	$171,660	$178,595	$182,167

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Table 3 continued
Windsor Boardwalk Backlot Development - Town Public Works Parcel
Projection of Market Value

Total											
Non-Residential											
Cumulative Sq. Ft.	5,246	6,120	6,120	6,120	6,120	6,120	6,120	6,120	6,120	6,120	6,120
Cumulative Market Value	$1,180,286	$1,377,000	$1,404,540	$1,404,540	$1,432,631	$1,432,631	$1,461,283	$1,520,319	$1,613,375	$1,678,555	$1,712,126
Assessment Ratio	29.00%	29.00%	29.00%	29.00%	29.00%	29.00%	29.00%	29.00%	29.00%	29.00%	29.00%
Total Assessed Value	$342,283	$399,330	$407,317	$407,317	$415,463	$415,463	$423,772	$440,893	$467,879	$486,781	$496,517
Residential											
Cumulative Sq. Ft.	62,342	72,732	72,732	72,732	72,732	72,732	72,732	72,732	72,732	72,732	72,732
Cumulative Market Value	$12,685,714	$14,800,000	$15,096,000	$15,096,000	$15,397,920	$15,397,920	$15,705,878	$16,340,396	$17,340,559	$18,041,117	$18,401,940
Assessment Ratio	7.02%	7.02%	6.67%	6.67%	6.34%	6.34%	6.04%	5.48%	4.76%	4.35%	4.16%
Total Assessed Value	$890,041	$1,038,381	$1,006,729	$1,006,729	$976,610	$976,610	$947,965	$894,875	$824,963	$784,286	$765,598

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Key Assumptions

	Cost per sq. ft. 1/	Market Value Adj. Factor	Estimated Market Value 2/
Retail			
Brewpub	$242.36	92.84%	$225.00
QSR	$242.36	92.84%	$225.00
Brewpub Non-Usable	$242.36	92.84%	$225.00
QSR Non-Usable	$242.36	92.84%	$225.00
Non-Rentable	$242.36	92.84%	$225.00
Apartment			
Studio	$199.75	101.87%	$203.49
1-Bedroom	$199.75	101.87%	$203.49
2-Bedroom	$199.75	101.87%	$203.49
Non-Rentable	$199.75	101.87%	$203.49
Clubhouse/Amenity/Common	$199.75	101.87%	$203.49

Biennial Inflation in Market Values: 2%

ANDERSON ANALYTICS has compiled this information based upon key assumptions provided by others. We have not independently examined or evaluated those assumptions, and consequently disclaim any form of assurance or opinion on them. Actual results may differ materially from projected results.

Table 4
Windsor Boardwalk Backlot Development - Town Public Works Parcel
Taxable Sales Summary

		2019	2020	2021	2022	2023	2024	2025	2026	2027	2030	2035	2040	April 4, 2042
Retail														
Assumed Annual Inflation:		***2.0%***												
Brewpub														
Occupied Sq. Ft.		0	4,329	4,329	4,329	4,329	4,329	4,329	4,329	4,329	4,329	4,329	4,329	4,329
Taxable Sales per Sq. Ft.		$375.00	$382.50	$390.15	$397.95	$405.91	$414.03	$422.31	$430.76	$439.37	$466.27	$514.79	$568.37	$591.34
% Taxable:	1/	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*
Total Taxable Sales		$0	$827,921	$1,688,959	$1,722,739	$1,757,193	$1,792,337	$1,828,184	$1,864,748	$1,902,043	$2,018,463	$2,228,546	$2,460,495	$652,248
QSR														
Occupied Sq. Ft.		0	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500
Taxable Sales per Sq. Ft.		$300.00	$306.00	$312.12	$318.36	$324.73	$331.22	$337.85	$344.61	$351.50	$373.01	$411.84	$454.70	$473.07
% Taxable:	1/	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*
Total Taxable Sales		$0	$229,500	$468,180	$477,544	$487,094	$496,836	$506,773	$516,909	$527,247	$559,518	$617,754	$682,050	$180,803
Resident E-Commerce Purchases														
Food at Home		$0	$18,259	$34,517	$36,791	$39,154	$41,606	$44,153	$46,640	$49,208	$57,427	$72,985	$91,160	$6,443
Laundry and Cleaning Supplies		$0	$699	$1,320	$1,405	$1,493	$1,585	$1,680	$1,774	$1,872	$2,185	$2,777	$3,468	$245
Other Household Supplies		$0	$1,831	$3,469	$3,704	$3,949	$4,204	$4,469	$4,720	$4,980	$5,812	$7,387	$9,226	$652
Postage and Stationary		$0	$621	$1,172	$1,248	$1,327	$1,409	$1,494	$1,578	$1,665	$1,943	$2,470	$3,085	$218
Household Furnishings and Equipment		$0	$7,404	$14,046	$15,022	$16,040	$17,102	$18,210	$19,235	$20,294	$23,684	$30,101	$37,596	$2,657
Apparel and Apparel Services		$0	$7,679	$14,543	$15,529	$16,556	$17,625	$18,737	$19,793	$20,883	$24,370	$30,973	$38,686	$2,734
Vehicle Purchases		$0	$12,513	$23,813	$25,544	$27,360	$29,261	$31,253	$33,013	$34,830	$40,648	$51,660	$64,525	$4,560
Vehicle Maintenance and Repairs		$0	$3,762	$7,131	$7,621	$8,132	$8,664	$9,219	$9,738	$10,274	$11,990	$15,239	$19,033	$1,345
Healthcare Drugs		$0	$1,750	$3,311	$3,532	$3,762	$4,001	$4,249	$4,488	$4,735	$5,526	$7,023	$8,772	$620
Medical Supplies		$0	$672	$1,275	$1,363	$1,455	$1,552	$1,652	$1,745	$1,841	$2,149	$2,731	$3,411	$241
Entertainment Fees and Admissions		$0	$2,411	$4,619	$4,988	$5,378	$5,790	$6,225	$6,575	$6,937	$8,096	$10,289	$12,852	$908
Audio and Visual Equipment and Services		$0	$3,960	$7,493	$7,994	$8,515	$9,057	$9,620	$10,161	$10,721	$12,511	$15,901	$19,861	$1,404
Pets		$0	$2,329	$4,416	$4,719	$5,035	$5,364	$5,708	$6,029	$6,361	$7,424	$9,435	$11,784	$833
Toys, Hobbies, and Playground Equipment		$0	$691	$1,310	$1,401	$1,497	$1,596	$1,700	$1,796	$1,894	$2,211	$2,810	$3,509	$248
Other Entertainment Supplies and Equipment		$0	$1,171	$2,258	$2,453	$2,661	$2,882	$3,116	$3,291	$3,473	$4,053	$5,151	$6,433	$455
Personal Care Products		$0	$2,995	$5,669	$6,050	$6,447	$6,860	$7,289	$7,700	$8,124	$9,481	$12,049	$15,050	$1,064
Reading		$0	$511	$963	$1,023	$1,086	$1,150	$1,217	$1,285	$1,356	$1,583	$2,011	$2,512	$178
Miscellaneous		$0	$4,692	$8,900	$9,518	$10,163	$10,835	$11,537	$12,187	$12,858	$15,005	$19,070	$23,819	$1,684
Total E-Commerce Purchases		$0	$73,949	$140,225	$149,907	$160,010	$170,542	$181,526	$191,749	$202,308	$236,097	$300,061	$374,783	$26,489

Table 4 continued

Windsor Boardwalk Backlot Development - Town Public Works Parcel

Taxable Sales Summary

Total														
Food and Beverage														
Occupied Sq. Ft.		0	5,829	5,829	5,829	5,829	5,829	5,829	5,829	5,829	5,829	5,829	5,829	5,829
Taxable Sales per Sq. Ft.		$355.70	$362.81	$370.07	$377.47	$385.02	$392.72	$400.58	$408.59	$416.76	$442.27	$488.30	$539.12	$560.90
Total Taxable Retail Sales		$0	$1,057,421	$2,157,139	$2,200,282	$2,244,288	$2,289,174	$2,334,957	$2,381,656	$2,429,289	$2,577,981	$2,846,300	$3,142,545	$833,052
E-Commerce														
Projected % of Total Household Purchases	2/	9.82%	10.27%	10.71%	11.16%	11.60%	12.05%	12.49%	12.94%	13.38%	14.71%	16.94%	19.16%	20.05%
Taxable E-Commerce Purchases per HH	3/	$0	$973	$1,845	$1,972	$2,105	$2,244	$2,389	$2,523	$2,662	$3,107	$3,948	$4,931	$1,368
Total Taxable E-Commerce Purchases	4/	$0	$73,949	$140,225	$149,907	$160,010	$170,542	$181,526	$191,749	$202,308	$236,097	$300,061	$374,783	$26,489

1/ Assumes sales are taxable by both State and Windsor sales & use tax.

2/ Not including non-grocery F&B expenditures; percent applied equally to all categories of taxable expenditures.

3/ Average per occupied apartment unit.

4/ Taxable by either State or Windsor, or by both.

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Table 5
Windsor Boardwalk Backlot Development - Town Public Works Parcel
Total Tax Increment Revenues

		2018	2019	2020	2021	2022	2023	2024	2025	2026	2030	2035	2040	2041	April 4, 2042
Taxable Sales															
Taxable Sales - Total New Retail Space															
Brewpub		N/A	$0	$827,921	$1,688,959	$1,722,739	$1,757,193	$1,792,337	$1,828,184	$1,864,748	$2,018,463	$2,228,546	$2,460,495	$2,509,705	$652,248
QSR		N/A	$0	$229,500	$468,180	$477,544	$487,094	$496,836	$253,387	$516,909	$559,518	$617,754	$682,050	$695,691	$180,803
Taxable Sales - Existing (Base)															
American Legion Forbes-McKay Post 109		$150,000	-$150,000	-$150,000	-$150,000	-$150,000	-$150,000	-$150,000	-$150,000	-$150,000	-$150,000	-$150,000	-$150,000	-$150,000	-$150,000
Project Improvement Fee (add-on PIF) Revenue @ 1.00%															
Brewpub		N/A	$0	$8,279	$16,890	$17,227	$17,572	$17,923	$18,282	$18,647	$20,185	$22,285	$24,605	$25,097	$6,522
QSR		N/A	$0	$2,295	$4,682	$4,775	$4,871	$4,968	$2,534	$5,169	$5,595	$6,178	$6,820	$6,957	$1,808
Taxable E-Commerce Purchases by Project Residents		N/A	$0	$73,949	$140,225	$149,907	$160,010	$170,542	$181,526	$191,749	$236,097	$300,061	$374,783	$391,150	$26,489
Taxable Building Materials Purchases @50%		$0	$5,900,365	$983,394	$0	$0	$0	$0	$7,575	$0	$0	$0	$0	$0	$0
Total Sales Taxable by State of Colorado	1/	$150,000	$5,900,365	$2,051,390	$2,178,711	$2,222,285	$2,266,731	$2,312,065	$2,109,961	$2,405,473	$2,603,761	$2,874,763	$3,173,970	$3,237,450	$841,382
Total Sales Taxable by Town of Windsor	1/	$150,000	$5,900,365	$2,051,390	$2,178,711	$2,222,285	$2,266,731	$2,312,065	$2,109,961	$2,405,473	$2,603,761	$2,874,763	$3,173,970	$3,237,450	$841,382
Total Sales & Use Tax Revenue (less vendor fees)															
Town of Windsor General Sales & Use Tax Revenue @ 3.2%	1/	$4,688	$184,412	$64,107	$68,078	$69,440	$70,829	$72,245	$65,930	$75,164	$81,360	$89,828	$99,177	$101,161	$26,291
Town of Windsor Rec Center Sales & Use Tax Revenue @ 0.75%	1/	$1,099	$43,222	$15,025	$15,956	$16,275	$16,600	$16,932	$15,452	$17,617	$19,069	$21,053	$23,245	$23,710	$6,162
State of Colorado Sales & Use Tax Revenue @ 2.90%	1/	$4,205	$165,413	$57,509	$61,079	$62,300	$63,546	$64,817	$59,151	$67,436	$72,995	$80,592	$88,980	$90,760	$23,588
Total Sales Tax Increment Revenue (less vendor fees)															
Town of Windsor General Sales & Use Tax Revenue @ 3.2%	1/	N/A	$0	$28,691	$63,406	$64,768	$66,157	$67,574	$61,021	$70,493	$76,691	$85,161	$94,512	$96,496	$21,609
Town of Windsor Rec Center Sales & Use Tax Revenue @ 0.75%	1/	N/A	$0	$6,725	$14,861	$15,180	$15,506	$15,838	$14,302	$16,522	$17,974	$19,960	$22,151	$22,616	$5,065

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Table 5 continued
Windsor Boardwalk Backlot Development - Town Public Works Parcel
Total Tax Increment Revenues

Property Valuation	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2030**	**2035**	**2040**	**2041**	**April 4, 2042**
New Improvement Market Value														
Non-Residential	N/A	$1,180,286	$1,377,000	$1,404,540	$1,404,540	$1,432,631	$1,432,631	$1,461,283	$1,461,283	$1,520,319	$1,613,375	$1,678,555	$1,712,126	$1,712,126
Residential	N/A	$12,685,714	$14,800,000	$15,096,000	$15,096,000	$15,397,920	$15,397,920	$15,705,878	$15,705,878	$16,340,396	$17,340,559	$18,041,117	$18,401,940	$18,401,940
Existing Improvement Market Value														
Non-Residential	$9,093	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Exempt	$205,719	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Residential	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Land Market Value														
Non-Residential	$36,303	$21,740	$21,740	$21,740	$21,740	$21,740	$21,740	$21,740	$21,740	$21,740	$21,740	$21,740	$21,740	$21,740
Exempt	$243,796	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Residential	$0	$258,359	$258,359	$258,359	$258,359	$258,359	$258,359	$258,359	$258,359	$258,359	$258,359	$258,359	$258,359	$258,359
Non-Residential Assessment Rate	29.00%	29.00%	29.00%	29.00%	29.00%	29.00%	29.00%	29.00%	29.00%	29.00%	29.00%	29.00%	29.00%	29.00%
Current Residential Assessment Rate	7.20%	7.20%	7.20%	7.20%	7.20%	7.20%	7.20%	7.20%	7.20%	7.20%	7.20%	7.20%	7.20%	7.20%
Projected Residential Assessment Rate	7.20%	7.02%	7.02%	6.67%	6.67%	6.34%	6.34%	6.04%	6.04%	5.48%	4.76%	4.35%	4.16%	4.16%
Less Base Assessed Valuation	-$11,560	-$11,560	-$11,560	-$11,560	-$11,560	-$11,560	-$11,560	-$11,560	-$11,560	-$11,560	-$11,560	-$11,560	-$11,560	-$11,560
Total Assessed Valuation	$13,165	$1,256,755	$1,462,142	$1,437,580	$1,437,580	$1,414,764	$1,414,764	$1,393,636	$1,393,636	$1,356,220	$1,311,437	$1,288,603	$1,279,168	$1,279,168

Total Property Tax Revenue (less Treasurer's fees)														
Town of Windsor @ 12.030 mills	N/A	$157	$14,968	$17,414	$17,121	$17,121	$16,849	$16,849	$16,598	$16,152	$15,779	$15,347	$15,347	$3,882
Weld County @ 15.038 mills	N/A	$196	$18,710	$21,768	$21,402	$21,402	$21,062	$21,062	$20,748	$20,191	$19,725	$19,184	$19,184	$4,852
Weld RE-4 School District General @ 27.000 mills	N/A	$355	$33,848	$39,379	$38,718	$38,718	$38,103	$38,103	$37,534	$36,526	$35,683	$34,705	$34,705	$8,778
Weld RE-4 School District Bond @ 11.432 mills	N/A	$149	$14,224	$16,548	$16,270	$16,270	$16,012	$16,012	$15,773	$15,349	$14,995	$14,584	$14,584	$3,689
Weld RE-4 School District Override @ 6.262 mills	N/A	$82	$7,791	$9,064	$8,912	$8,912	$8,771	$8,771	$8,640	$8,408	$8,214	$7,989	$7,989	$2,021
Weld RE-4 School District Abatement @ 0.133 mills	N/A	$2	$165	$193	$189	$189	$186	$186	$184	$179	$174	$170	$170	$43
Northern Colorado Water @ 1.000 mills	N/A	$13	$1,238	$1,440	$1,416	$1,416	$1,394	$1,394	$1,373	$1,336	$1,305	$1,269	$1,269	$321
Aims Junior College @ 6.305 mills	N/A	$82	$7,805	$9,081	$8,928	$8,928	$8,786	$8,786	$8,655	$8,423	$8,228	$8,003	$8,003	$2,024
Clearview Library @ 3.555 mills	N/A	$46	$4,401	$5,120	$5,034	$5,034	$4,954	$4,954	$4,880	$4,749	$4,639	$4,512	$4,512	$1,141
Windsor-Severance Fire District @ 7.194 mills	N/A	$93	$8,905	$10,361	$10,187	$10,187	$10,025	$10,025	$9,875	$9,610	$9,388	$9,131	$9,131	$2,310
Windsor-Severance Fire District Bond @ 0.3655 mills	N/A	$5	$452	$526	$517	$517	$509	$509	$501	$488	$476	$463	$463	$117
Windsor Downtown Development Authority @ 5.000 mills	N/A	$65	$6,190	$7,201	$7,080	$7,080	$6,968	$6,968	$6,864	$6,679	$6,525	$6,346	$6,346	$1,605

Table 5 continued

Windsor Boardwalk Backlot Development - Town Public Works Parcel

Total Tax Increment Revenues

Total Property Tax Increment Revenue w/ Projected Residential Assessment Rate (less Treasurer's fees)															
Town of Windsor @ 12.030 mills		N/A	$19	$14,830	$17,276	$16,983	$16,983	$16,712	$16,712	$16,460	$16,015	$15,642	$15,209	$15,209	$3,847
Weld County @ 15.038 mills		N/A	$24	$18,538	$21,596	$21,230	$21,230	$20,890	$20,890	$20,576	$20,019	$19,553	$19,012	$19,012	$4,808
Weld RE-4 School District General @ 27.000 mills		N/A	$43	$33,536	$39,068	$38,406	$38,406	$37,792	$37,792	$37,223	$36,215	$35,372	$34,394	$34,394	$8,699
Weld RE-4 School District Bond @ 11.432 mills		N/A	$18	$14,093	$16,417	$16,139	$16,139	$15,881	$15,881	$15,642	$15,218	$14,864	$14,453	$14,453	$3,655
Weld RE-4 School District Override @ 6.262 mills		N/A	$10	$7,719	$8,993	$8,840	$8,840	$8,699	$8,699	$8,568	$8,336	$8,142	$7,917	$7,917	$2,002
Weld RE-4 School District Abatement @ 0.133 mills		N/A	$0	$164	$191	$188	$188	$185	$185	$182	$177	$173	$168	$168	$43
Northern Colorado Water @ 1.000 mills		N/A	$2	$1,227	$1,429	$1,405	$1,405	$1,382	$1,382	$1,361	$1,324	$1,294	$1,258	$1,258	$318
Aims Junior College @ 6.305 mills		N/A	$10	$7,733	$9,009	$8,856	$8,856	$8,714	$8,714	$8,583	$8,351	$8,157	$7,931	$7,931	$2,006
Clearview Library @ 3.555 mills		N/A	$6	$4,360	$5,079	$4,993	$4,993	$4,914	$4,914	$4,840	$4,709	$4,599	$4,472	$4,472	$1,131
Windsor-Severance Fire District @ 7.194 mills		N/A	$11	$8,824	$10,279	$10,105	$10,105	$9,943	$9,943	$9,794	$9,528	$9,307	$9,049	$9,049	$2,289
Windsor-Severance Fire District Bond @ 0.3655 mills		N/A	$1	$448	$522	$513	$513	$504	$504	$497	$483	$472	$459	$459	$116
Windsor Downtown Development Authority @ 5.000 mills		N/A	$8	$6,133	$7,144	$7,023	$7,023	$6,911	$6,911	$6,807	$6,622	$6,468	$6,289	$6,289	$1,591

1/ Excluding e-commerce sales, which are included in household spending impact summary.

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Table 6
Windsor Boardwalk Backlot Development - Town Public Works Parcel
Summary of Tax Increment Generated and Captured

	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2035	2040	April 4, 2042	TOTAL
TOTAL MUNICIPAL SALES TAX INCREMENT REVENUE GENERATED																
Town of Windsor General Sales & Use Tax Revenue @ 3.2%	$ -	$ 28,691	$ 63,406	$ 64,768	$ 66,157	$ 67,574	$ 61,021	$ 70,493	$ 41,976	$ 73,531	$ 75,095	$ 76,691	$ 85,161	$ 94,512	$ 21,609	$ 1,669,526
Town of Windsor Rec Center Sales & Use Tax Revenue @ 0.75%	$ -	$ 6,725	$ 14,861	$ 15,180	$ 15,506	$ 15,838	$ 14,302	$ 16,522	$ 9,838	$ 17,234	$ 17,600	$ 17,974	$ 19,960	$ 22,151	$ 5,065	$ 391,295
TOTAL	**$ -**	**$ 35,416**	**$ 78,267**	**$ 79,948**	**$ 81,663**	**$ 83,412**	**$ 75,322**	**$ 87,015**	**$ 51,814**	**$ 90,765**	**$ 92,696**	**$ 94,665**	**$105,120**	**$116,664**	**$ 26,673**	**$ 2,060,821**
TOTAL MUNICIPAL SALES TAX INCREMENT REVENUE CAPTURED																
Municipal Sales Tax Increment Captured @ 1.50%	$ -	$ 13,449	$ 29,722	$ 30,360	$ 31,011	$ 31,675	$ 28,603	$ 33,044	$ 19,676	$ 34,468	$ 35,201	$ 35,949	$ 39,919	$ 44,303	$ 10,129	$ 782,590
TOTAL	**$ -**	**$ 13,449**	**$ 29,722**	**$ 30,360**	**$ 31,011**	**$ 31,675**	**$ 28,603**	**$ 33,044**	**$ 19,676**	**$ 34,468**	**$ 35,201**	**$ 35,949**	**$ 39,919**	**$ 44,303**	**$ 10,129**	**$ 782,590**
TOTAL PROPERTY TAX INCREMENT REVENUE GENERATED																
Town of Windsor @ 12.030 mills	$ 19	$ 14,830	$ 17,276	$ 16,983	$ 16,983	$ 16,712	$ 16,712	$ 16,460	$ 16,460	$ 16,228	$ 16,228	$ 16,015	$ 15,642	$ 15,209	$ 3,847	$ 355,744
Weld County @ 15.038 mills	$ 24	$ 18,538	$ 21,596	$ 21,230	$ 21,230	$ 20,890	$ 20,890	$ 20,576	$ 20,576	$ 20,286	$ 20,286	$ 20,019	$ 19,553	$ 19,012	$ 4,808	$ 444,695
Weld RE-4 School District General @ 27.000 mills	$ 43	$ 33,536	$ 39,068	$ 38,406	$ 38,406	$ 37,792	$ 37,792	$ 37,223	$ 37,223	$ 36,698	$ 36,698	$ 36,215	$ 35,372	$ 34,394	$ 8,699	$ 804,477
Weld RE-4 School District Bond @ 11.432 mills	$ 18	$ 14,093	$ 16,417	$ 16,139	$ 16,139	$ 15,881	$ 15,881	$ 15,642	$ 15,642	$ 15,421	$ 15,421	$ 15,218	$ 14,864	$ 14,453	$ 3,655	$ 338,060
Weld RE-4 School District Override @ 6.262 mills	$ 10	$ 7,719	$ 8,993	$ 8,840	$ 8,840	$ 8,699	$ 8,699	$ 8,568	$ 8,568	$ 8,447	$ 8,447	$ 8,336	$ 8,142	$ 7,917	$ 2,002	$ 185,176
Weld RE-4 School District Abatement @ 0.133 mills	$ 0	$ 164	$ 191	$ 188	$ 188	$ 185	$ 185	$ 182	$ 182	$ 179	$ 179	$ 177	$ 173	$ 168	$ 43	$ 3,933
Northern Colorado Water @ 1.000 mills	$ 2	$ 1,227	$ 1,429	$ 1,405	$ 1,405	$ 1,382	$ 1,382	$ 1,361	$ 1,361	$ 1,342	$ 1,342	$ 1,324	$ 1,294	$ 1,258	$ 318	$ 29,422
Aims Junior College @ 6.305 mills	$ 10	$ 7,733	$ 9,009	$ 8,856	$ 8,856	$ 8,714	$ 8,714	$ 8,583	$ 8,583	$ 8,462	$ 8,462	$ 8,351	$ 8,157	$ 7,931	$ 2,006	$ 185,506
Clearview Library @ 3.555 mills	$ 6	$ 4,360	$ 5,079	$ 4,993	$ 4,993	$ 4,914	$ 4,914	$ 4,840	$ 4,840	$ 4,771	$ 4,771	$ 4,709	$ 4,599	$ 4,472	$ 1,131	$ 104,595
Windsor-Severance Fire District @ 7.194 mills	$ 11	$ 8,824	$ 10,279	$ 10,105	$ 10,105	$ 9,943	$ 9,943	$ 9,794	$ 9,794	$ 9,655	$ 9,655	$ 9,528	$ 9,307	$ 9,049	$ 2,289	$ 211,662
Windsor-Severance Fire District Bond @ 0.3655 mills	$ 1	$ 448	$ 522	$ 513	$ 513	$ 504	$ 504	$ 497	$ 497	$ 490	$ 490	$ 483	$ 472	$ 459	$ 116	$ 10,739
Windsor Downtown Development Authority @ 5.000 mills	$ 8	$ 6,133	$ 7,144	$ 7,023	$ 7,023	$ 6,911	$ 6,911	$ 6,807	$ 6,807	$ 6,711	$ 6,711	$ 6,622	$ 6,468	$ 6,289	$ 1,591	$ 147,110
TOTAL DDA PROPERTY TAX IMPACTS	**$152**	**$117,604**	**$137,002**	**$134,682**	**$134,682**	**$132,527**	**$132,527**	**$130,532**	**$130,532**	**$128,691**	**$128,691**	**$126,998**	**$124,042**	**$120,612**	**$30,504**	**$ 2,821,120**
TOTAL PROPERTY TAX INCREMENT REVENUE CAPTURED																
Windsor DDA Property Tax Increment @ 50%	$ 72	$ 55,736	$ 64,929	$ 63,830	$ 63,830	$ 62,808	$ 62,808	$ 61,863	$ 61,863	$ 60,990	$ 60,990	$ 60,188	$ 58,787	$ 57,161	$ 14,457	$ 1,337,005
TOTAL	**$ 72**	**$ 55,736**	**$ 64,929**	**$ 63,830**	**$ 63,830**	**$ 62,808**	**$ 62,808**	**$ 61,863**	**$ 61,863**	**$ 60,990**	**$ 60,990**	**$ 60,188**	**$ 58,787**	**$ 57,161**	**$ 14,457**	**$ 1,337,005**

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Table 7
Windsor Boardwalk Backlot Development - Town Public Works Parcel
Summary of Tax Revenue Streams

	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2035	2040	April 4, 2042	TOTAL
SALES TAX REVENUES NOT CAPTURED (INCLUDING BASE)																
Town of Windsor General Sales & Use Tax @ 3.2%	$ 184,412	$ 50,658	$ 38,357	$ 39,080	$ 39,817	$ 40,570	$ 37,327	$ 42,120	$ 27,660	$ 43,733	$ 44,564	$ 45,411	$ 49,909	$ 54,874	$ 16,162	$ 1,210,411
Town of Windsor Rec Center Sales & Use Tax @ 0.75%	$ 43,222	$ 15,025	$ 15,956	$ 16,275	$ 16,600	$ 16,932	$ 15,452	$ 17,617	$ 11,095	$ 18,328	$ 18,695	$ 19,069	$ 21,053	$ 23,245	$ 6,162	$ 467,110
TOTAL SALES TAX NOT CAPTURED	**$ 227,634**	**$ 65,683**	**$ 54,312**	**$ 55,355**	**$ 56,418**	**$ 57,502**	**$ 52,779**	**$ 59,737**	**$ 38,755**	**$ 62,061**	**$ 63,258**	**$ 64,480**	**$ 70,962**	**$ 78,119**	**$ 22,323**	**$ 1,677,521**
PROPERTY TAX REVENUES NOT CAPTURED (INCLUDING BASE)																
Windsor DDA Mill Levy	$ 65	$ 6,190	$ 7,201	$ 7,080	$ 7,080	$ 6,968	$ 6,968	$ 6,864	$ 6,864	$ 6,768	$ 6,768	$ 6,679	$ 6,525	$ 6,346	$ 1,605	$ 148,434
Town of Windsor Mill Levy (Base)	$ 138	$ 138	$ 138	$ 138	$ 138	$ 138	$ 138	$ 138	$ 138	$ 138	$ 138	$ 138	$ 138	$ 138	$ 35	$ 3,202
All Other Mill Levy Entities, except Town & DDA (Base)	$ 897	$ 897	$ 897	$ 897	$ 897	$ 897	$ 897	$ 897	$ 897	$ 897	$ 897	$ 897	$ 897	$ 897	$ 229	
Windsor DDA Property Tax Increment	$ 72	$ 55,736	$ 64,929	$ 63,830	$ 63,830	$ 62,808	$ 62,808	$ 61,863	$ 61,863	$ 60,990	$ 60,990	$ 60,188	$ 58,787	$ 57,161	$ 14,457	$ 1,337,005
TOTAL PROPERTY TAX NOT CAPTURED	**$ 1,172**	**$ 62,960**	**$ 73,165**	**$ 71,945**	**$ 71,945**	**$ 70,811**	**$ 70,811**	**$ 69,761**	**$ 69,761**	**$ 68,792**	**$ 68,792**	**$ 67,902**	**$ 66,347**	**$ 64,542**	**$ 16,326**	**$ 1,509,505**
TAX INCREMENT REVENUES CAPTURED																
Town of Windsor Sales & Use Tax Increment	$ -	$ 13,449	$ 29,722	$ 30,360	$ 31,011	$ 31,675	$ 28,603	$ 33,044	$ 19,676	$ 34,468	$ 35,201	$ 35,949	$ 39,919	$ 44,303	$ 10,129	$ 782,590
Windsor DDA Property Tax Increment	$ 72	$ 55,736	$ 64,929	$ 63,830	$ 63,830	$ 62,808	$ 62,808	$ 61,863	$ 61,863	$ 60,990	$ 60,990	$ 60,188	$ 58,787	$ 57,161	$ 14,457	$ 1,337,005
TOTAL TAX INCREMENT CAPTURED	**$ 72**	**$ 69,185**	**$ 94,651**	**$ 94,190**	**$ 94,841**	**$ 94,484**	**$ 91,412**	**$ 94,906**	**$ 81,539**	**$ 95,457**	**$ 96,191**	**$ 96,137**	**$ 98,706**	**$ 101,464**	**$ 24,586**	**$ 2,119,595**
TOTAL TAX REVENUE GENERATED	**$228,877**	**$197,828**	**$222,128**	**$221,489**	**$223,203**	**$222,797**	**$215,002**	**$224,404**	**$190,055**	**$226,311**	**$228,242**	**$228,518**	**$236,015**	**$244,125**	**$63,235**	**$5,306,621**

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Chart 1

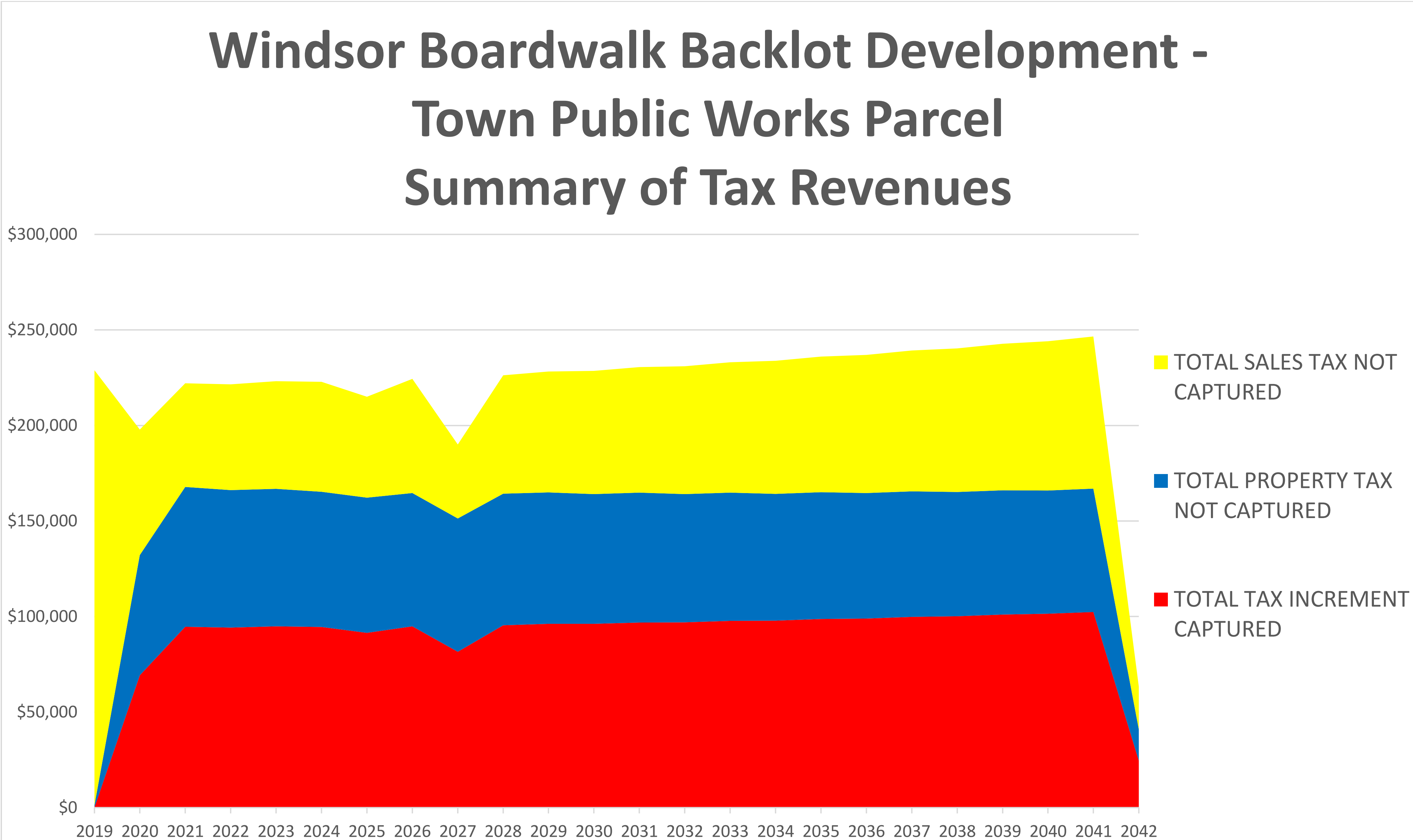
Windsor Boardwalk Backlot Development - Town Public Works Parcel
Summary of Tax Revenues
$300,000
$250,000
$200,000
$150,000
$100,000
$50,000
$0
2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042
TOTAL SALES TAX NOT CAPTURED
TOTAL PROPERTY TAX NOT CAPTURED
TOTAL TAX INCREMENT CAPTURED

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Table 8
Windsor Boardwalk Backlot Development - Town Public Works Parcel
Summary of Fiscal Impacts and Benefits to DDA and Town

	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2035	2040	April 4, 2042	TOTAL
MUNICIPAL SALES TAX REVENUE GENERATED IN DDA																
Direct Household Spending	$ -	$ 2,699	$ 4,909	$ 5,064	$ 5,225	$ 5,391	$ 5,563	$ 5,707	$ 5,856	$ 6,008	$ 6,165	$ 6,327	$ 7,208	$ 8,226	$ 2,211	$ 142,835
Direct Project Employement Spending	$ -	$ 1,204	$ 2,231	$ 2,278	$ 2,325	$ 2,374	$ 2,087	$ 2,474	$ 1,806	$ 2,579	$ 2,633	$ 2,688	$ 2,980	$ 3,305	$ 878	$ 59,096
Indirect and Induced Project Employment Spending	$ -	$ 4	$ 8	$ 8	$ 8	$ 8	$ 4	$ 9	$ 4	$ 9	$ 9	$ 10	$ 11	$ 12	$ 3	$ 207
Construction-Related Direct Employment Spending	$ 3,179	$ 540	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,718
Construction-Related Indirect and Induced Employment Spending	$ 73	$ 12	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 85
Sales Tax Revenue Generated by Project, Not Captured by TIF	$ 227,634	$ 65,683	$ 54,312	$ 55,355	$ 56,418	$ 57,502	$ 52,779	$ 59,737	$ 38,755	$ 62,061	$ 63,258	$ 64,480	$ 70,962	$ 78,119	$ 22,323	$ 1,677,521
TOTAL SALES TAX IMPACTS GENERATED IN DDA	**$ 230,885**	**$ 70,143**	**$ 61,460**	**$ 62,704**	**$ 63,976**	**$ 65,275**	**$ 60,434**	**$ 67,927**	**$ 46,421**	**$ 70,657**	**$ 72,066**	**$ 73,504**	**$ 81,161**	**$ 89,662**	**$ 25,415**	**$ 1,883,463**
MUNICIPAL SALES TAX REVENUE GENERATED IN TOWN																
Direct Household Spending	$ -	$ 20,231	$ 36,430	$ 37,276	$ 38,144	$ 39,030	$ 39,939	$ 40,663	$ 41,400	$ 42,151	$ 42,915	$ 43,692	$ 47,793	$ 52,275	$ 13,805	$ 971,770
Direct Project Employement Spending	$ -	$ 4,123	$ 7,632	$ 7,788	$ 7,948	$ 8,112	$ 7,130	$ 8,448	$ 6,165	$ 8,799	$ 8,980	$ 9,164	$ 10,145	$ 11,230	$ 2,980	$ 201,388
Indirect and Induced Project Employment Spending	$ -	$ 35	$ 64	$ 66	$ 67	$ 69	$ 35	$ 72	$ 37	$ 75	$ 77	$ 79	$ 88	$ 99	$ 26	$ 1,700
Construction-Related Direct Employment Spending	$ 20,438	$ 3,470	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 23,909
Construction-Related Indirect and Induced Employment Spending	$ 607	$ 101	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 708
Sales Tax Revenue Generated by Project, Not Captured by TIF	$ 227,634	$ 65,683	$ 54,312	$ 55,355	$ 56,418	$ 57,502	$ 52,779	$ 59,737	$ 38,755	$ 62,061	$ 63,258	$ 64,480	$ 70,962	$ 78,119	$ 22,323	$ 1,677,521
TOTAL TOWN SALES TAX IMPACTS	**$ 248,679**	**$ 93,644**	**$ 98,439**	**$ 100,485**	**$ 102,577**	**$ 104,713**	**$ 99,884**	**$ 108,920**	**$ 86,357**	**$ 113,086**	**$ 115,230**	**$ 117,415**	**$ 128,988**	**$ 141,723**	**$ 39,135**	**$ 2,876,996**
PROPERTY TAX REVENUES to DDA																
Windsor DDA Mill Levy	$ 65	$ 6,190	$ 7,201	$ 7,080	$ 7,080	$ 6,968	$ 6,968	$ 6,864	$ 6,864	$ 6,768	$ 6,768	$ 6,679	$ 6,525	$ 6,346	$ 1,605	$ 148,434
Windsor DDA Property Tax Increment (All Entities), Not Captured by TIF	$ 72	$ 55,736	$ 64,929	$ 63,830	$ 63,830	$ 62,808	$ 62,808	$ 61,863	$ 61,863	$ 60,990	$ 60,990	$ 60,188	$ 58,787	$ 57,161	$ 14,457	$ 1,337,005
TOTAL DDA PROPERTY TAX IMPACTS	**$137**	**$61,925**	**$72,130**	**$70,910**	**$70,910**	**$69,776**	**$69,776**	**$68,726**	**$68,726**	**$67,758**	**$67,758**	**$66,867**	**$65,312**	**$63,508**	**$16,062**	**$ 1,485,439**

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Table 9
Windsor Boardwalk Backlot Development - Town Public Works Parcel
Summary of Net Revenue Available for Debt Service

			2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2035	2040	April 4, 2042	TOTAL
TOTAL PROJECT REVENUES																		
City Sales Tax Increment	**1.50%**		$ -	$ 13,449	$ 29,722	$ 30,360	$ 31,011	$ 31,675	$ 28,603	$ 33,044	$ 19,676	$ 34,468	$ 35,201	$ 35,949	$ 39,919	$ 44,303	$ 10,129	$ 782,590
Property Tax Increment	**50%**		$ 72	$ 55,736	$ 64,929	$ 63,830	$ 63,830	$ 62,808	$ 62,808	$ 61,863	$ 61,863	$ 60,990	$ 60,990	$ 60,188	$ 58,787	$ 57,161	$ 14,457	$ 1,337,005
Project Improvement Fee (add-on)	**1.00%**		$ -	$ 10,574	$ 21,571	$ 22,003	$ 22,443	$ 22,892	$ 20,816	$ 23,817	$ 14,783	$ 24,779	$ 25,274	$ 25,780	$ 28,463	$ 31,425	$ 8,331	$ 563,043
Metro District Property Tax (for debt)	**30.00**	mills	$ -	$ 37,137	$ 43,206	$ 42,480	$ 42,480	$ 41,806	$ 41,806	$ 41,182	$ 41,182	$ 40,606	$ 40,606	$ 40,076	$ 39,151	$ 38,078	$ 9,631	$ 890,216
Metro District Property Tax (for maint/oper)	**0.00**	mills	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Specific Ownership Tax Revenue (@7%)			$ -	$ 2,600	$ 3,024	$ 2,974	$ 2,974	$ 2,926	$ 2,926	$ 2,883	$ 2,883	$ 2,842	$ 2,842	$ 2,805	$ 2,741	$ 2,665	$ 674	$ 62,315
Developer Advance for Admin Expenses			$ 19,928	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 19,928
TOTAL REVENUES			**$ 20,000**	**$ 119,496**	**$ 162,453**	**$ 161,647**	**$ 162,738**	**$ 162,108**	**$ 156,960**	**$ 162,788**	**$ 140,386**	**$ 163,684**	**$ 164,913**	**$ 164,798**	**$ 169,061**	**$ 173,633**	**$ 43,222**	**$ 3,655,098**
OPERATING EXPENSES																		
District Admin Expenses			$ (20,000)	$ (10,000)	$ (10,200)	$ (10,404)	$ (10,612)	$ (10,824)	$ (11,041)	$ (11,262)	$ (11,487)	$ (11,717)	$ (11,951)	$ (12,190)	$ (13,459)	$ (14,859)	$ (3,939)	$ (296,929)
Maintenance Expenses			$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
TOTAL OPERATING EXPENSES			**(20,000)**	**(10,000)**	**(10,200)**	**(10,404)**	**(10,612)**	**(10,824)**	**(11,041)**	**(11,262)**	**(11,487)**	**(11,717)**	**(11,951)**	**(12,190)**	**(13,459)**	**(14,859)**	**(3,939)**	**(296,929)**
NET REVENUE AVAILABLE FOR DEBT SERVICE			**$0**	**$109,496**	**$152,253**	**$151,243**	**$152,126**	**$151,284**	**$145,919**	**$151,526**	**$128,899**	**$151,968**	**$152,962**	**$152,608**	**$155,602**	**$158,774**	**$39,283**	**$3,358,169**

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Table 10

Windsor Boardwalk Backlot Development - Town Public Works Parcel

Tax Exempt Series A (Senior Lien) - Special Revenue Bonds

Sources of Funds

Grant Revenue	0
Contribution from Developer	0
Par Amount of Bonds 1/	1,475,000
Total Sources of Funds:	**$1,475,000**

Uses of Funds

Funds Available for Project Construction 2/	1,179,262
Capitalized Interest 3/	84,813
Issuance expenses 4/	29,500
Underwriters Bond Discount 5/	33,925
Bond Insurance Premium	0
Rounding	0
Debt service reserve 6/	147,500
Total Uses of Funds:	**$1,475,000**

Annual Gross Debt Service:

Principal and Interest	**$117,210**
Interest Only	**$84,813**

Rate	5.75%
Term	24
Amort	23.00

year	net revenue available for debt service	beginning balance	interest	principal	total debt service pmt	ending balance	annual surplus	surplus fund balance	surplus releases
2019	$ -	$ 1,475,000	$ 84,813	$ -	$ 84,813	$ 1,475,000	$ -	$ -	$ -
2020	$ 109,496	$ 1,475,000	$ 84,813	$ -	$ 84,813	$ 1,475,000	$ 24,683	$ 24,683	$ -
2021	$ 152,253	$ 1,475,000	$ 84,813	$ 30,000	$ 114,813	$ 1,445,000	$ 37,440	$ 62,124	$ -
2022	$ 151,243	$ 1,445,000	$ 83,088	$ 30,000	$ 113,088	$ 1,415,000	$ 38,155	$ 100,279	$ -
2023	$ 152,126	$ 1,415,000	$ 81,363	$ 35,000	$ 116,363	$ 1,380,000	$ 35,763	$ 136,042	$ 0
2024	$ 151,284	$ 1,380,000	$ 79,350	$ 35,000	$ 114,350	$ 1,345,000	$ 36,934	$ 147,500	$ 25,475
2025	$ 145,919	$ 1,345,000	$ 77,338	$ 35,000	$ 112,338	$ 1,310,000	$ 33,582	$ 147,500	$ 33,582
2026	$ 151,526	$ 1,310,000	$ 75,325	$ 40,000	$ 115,325	$ 1,270,000	$ 36,201	$ 147,500	$ 36,201
2027	$ 128,899	$ 1,270,000	$ 73,025	$ 25,000	$ 98,025	$ 1,245,000	$ 30,874	$ 147,500	$ 30,874
2028	$ 151,968	$ 1,245,000	$ 71,588	$ 45,000	$ 116,588	$ 1,200,000	$ 35,380	$ 147,500	$ 35,380
2029	$ 152,962	$ 1,200,000	$ 69,000	$ 45,000	$ 114,000	$ 1,155,000	$ 38,962	$ 147,500	$ 38,962
2030	$ 152,608	$ 1,155,000	$ 66,413	$ 50,000	$ 116,413	$ 1,105,000	$ 36,196	$ 147,500	$ 36,196
2031	$ 153,643	$ 1,105,000	$ 63,538	$ 55,000	$ 118,538	$ 1,050,000	$ 35,105	$ 147,500	$ 35,105
2032	$ 153,446	$ 1,050,000	$ 60,375	$ 55,000	$ 115,375	$ 995,000	$ 38,071	$ 147,500	$ 38,071
2033	$ 154,523	$ 995,000	$ 57,213	$ 60,000	$ 117,213	$ 935,000	$ 37,310	$ 147,500	$ 37,310
2034	$ 154,482	$ 935,000	$ 53,763	$ 65,000	$ 118,763	$ 870,000	$ 35,719	$ 147,500	$ 35,719
2035	$ 155,602	$ 870,000	$ 50,025	$ 70,000	$ 120,025	$ 800,000	$ 35,577	$ 147,500	$ 35,577
2036	$ 155,715	$ 800,000	$ 46,000	$ 70,000	$ 116,000	$ 730,000	$ 39,715	$ 147,500	$ 39,715
2037	$ 156,880	$ 730,000	$ 41,975	$ 75,000	$ 116,975	$ 655,000	$ 39,905	$ 147,500	$ 39,905
2038	$ 157,145	$ 655,000	$ 37,663	$ 80,000	$ 117,663	$ 575,000	$ 39,483	$ 147,500	$ 39,483
2039	$ 158,358	$ 575,000	$ 33,063	$ 85,000	$ 118,063	$ 490,000	$ 40,295	$ 147,500	$ 40,295
2040	$ 158,774	$ 490,000	$ 28,175	$ 90,000	$ 118,175	$ 400,000	$ 40,599	$ 147,500	$ 40,599
2041	$ 160,035	$ 400,000	$ 23,000	$ 100,000	$ 123,000	$ 300,000	$ 37,035	$ 147,500	$ 37,035
2042	$ 334,283	$ 300,000	$ 17,250	$ 300,000	$ 317,250	$ -	$ 17,033	$ -	$ -

1/ Assumes a 30 year term with an average interest rate of 5.75%
2/ Net bond proceeds available for project construction.
3/ Months of capitalized interest assumed is 12.0
4/ Assumes issuance expenses equal to 2.0% of par 2.00%
5/ Assumes an underwriter's discount per $1,000 of $23.00
6/ Assumes 10% of par amount of bonds.

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Table 11
Windsor Boardwalk Backlot Development - Town Public Works Parcel
Tax Exempt Series B (Junior Lien) - Special Revenue Bonds

Sources of Funds

Grant Revenue	0
Contribution from Developer	0
Par Amount of Bonds 1/	230,000
Total Sources of Funds:	**$230,000**

Uses of Funds

Funds available for Project Construction 2/	$174,710
Bond financing costs	
Capitalized Interest 3/	0
Issuance expenses 4/	50,000
Underwriters Bond Discount 5/	5,290
Bond Insurance Premium	0
Rounding	0
Debt service reserve	0
Total Uses of Funds:	**$230,000**

Annual Gross Debt Service:

Principal and Interest	**$21,391**
Interest Only	**$17,825**

Rate	7.750%
Term	24
Amort	24.00

year	surplus releases available for debt service	bond interest on balance	less payments towards bond interest	accrued interest on balance	less payments toward accrued interest	balance of accrued interest	less payments toward bond principal	balance of bond principal
2019	$0	$17,825	$0	$0	$0	$17,825	$0	$230,000
2020	$0	$17,825	$0	$1,381	$0	$37,031	$0	$230,000
2021	$0	$17,825	$0	$2,870	$0	$57,726	$0	$230,000
2022	$0	$17,825	$0	$4,474	$0	$80,025	$0	$230,000
2023	$0	$17,825	$0	$6,202	$0	$104,052	$0	$230,000
2024	$25,475	$17,825	$17,825	$8,064	$7,650	$104,466	$0	$230,000
2025	$33,582	$17,825	$17,825	$8,096	$15,757	$96,805	$0	$230,000
2026	$36,201	$17,825	$17,825	$7,502	$18,376	$85,931	$0	$230,000
2027	$30,874	$17,825	$17,825	$6,660	$13,049	$79,542	$0	$230,000
2028	$35,380	$17,825	$17,825	$6,164	$17,555	$68,151	$0	$230,000
2029	$38,962	$17,825	$17,825	$5,282	$21,137	$52,295	$0	$230,000
2030	$36,196	$17,825	$17,825	$4,053	$18,371	$37,977	$0	$230,000
2031	$35,105	$17,825	$17,825	$2,943	$17,280	$23,640	$0	$230,000
2032	$38,071	$17,825	$17,825	$1,832	$20,246	$5,226	$0	$230,000
2033	$37,310	$17,825	$17,825	$405	$5,631	$0	$13,855	$216,145
2034	$35,719	$16,751	$16,751	$0	$0	$0	$18,968	$197,177
2035	$35,577	$15,281	$15,281	$0	$0	$0	$20,296	$176,881
2036	$39,715	$13,708	$13,708	$0	$0	$0	$26,007	$150,875
2037	$39,905	$11,693	$11,693	$0	$0	$0	$28,212	$122,662
2038	$39,483	$9,506	$9,506	$0	$0	$0	$29,976	$92,686
2039	$40,295	$7,183	$7,183	$0	$0	$0	$33,112	$59,574
2040	$40,599	$4,617	$4,617	$0	$0	$0	$35,982	$23,593
2041	$37,035	$1,828	$1,828	$0	$0	$0	$35,207	-$11,614
2042	$0	-$900	-$900	$0	$0	$0	$900	-$12,514

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1/ Assumes a 30 year term with an average interest rate of 7.75%
2/ Net bond proceeds available for project construction.
3/ Months of capitalized interest assumed is 0.0
4/ Assumes issuance expenses of $50,000 (bond counsel, disclosure counsel, rating fees, financial advisory
5/ Assumes an underwriter's discount per $1,000 of $23.00

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Table 12
Windsor Boardwalk Backlot Development - Town Public Works Parcel
Combined Cash Flow: Tax Exempt Series A & B Special Revenue Bonds

(in 000$)	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Total Project Revenues																								
City Sales Tax Increment	0	13	30	30	31	32	29	33	20	34	35	36	37	37	38	39	40	41	42	42	43	44	45	10
Property Tax Increment	0	56	65	64	64	63	63	62	62	61	61	60	60	59	59	59	59	58	58	58	58	57	57	14
Project Improvement Fee (add-on)	0	11	22	22	22	23	21	24	15	25	25	26	26	27	27	28	28	29	30	30	31	31	32	8
Metro District Property Tax (for debt)	0	37	43	42	42	42	42	41	41	41	41	40	40	40	40	39	39	39	39	38	38	38	38	10
Metro District Sales Tax (add-on)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Specific Ownership Tax Revenue (@7%)	0	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	1
Developer Advance for Admin Expenses	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Revenues:	**20**	**119**	**162**	**162**	**163**	**162**	**157**	**163**	**140**	**164**	**165**	**165**	**166**	**166**	**167**	**168**	**169**	**169**	**171**	**171**	**173**	**174**	**175**	**43**
Operating Expenses																								
District Admin Expenses	(20)	(10)	(10)	(10)	(11)	(11)	(11)	(11)	(11)	(12)	(12)	(12)	(12)	(13)	(13)	(13)	(13)	(14)	(14)	(14)	(15)	(15)	(15)	(4)
Total Operating Expenses:	**(20)**	**(10)**	**(10)**	**(10)**	**(11)**	**(11)**	**(11)**	**(11)**	**(11)**	**(12)**	**(12)**	**(12)**	**(12)**	**(13)**	**(13)**	**(13)**	**(13)**	**(14)**	**(14)**	**(14)**	**(15)**	**(15)**	**(15)**	**(4)**
Net Revenue Available for Debt Service:	**0**	**109**	**152**	**151**	**152**	**151**	**146**	**152**	**129**	**152**	**153**	**153**	**154**	**153**	**155**	**154**	**156**	**156**	**157**	**157**	**158**	**159**	**160**	**39**
Debt Service																								
Tax Exempt Series A Bonds Gross Debt Service	(85)	(85)	(115)	(113)	(116)	(114)	(112)	(115)	(98)	(117)	(114)	(116)	(119)	(115)	(117)	(119)	(120)	(116)	(117)	(118)	(118)	(118)	(123)	(317)
Tax Exempt Series A Capitalized Interest	85	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest Earnings on DSRF and Operating Reserve 0.20%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(0)
Total Debt Service:	**0**	**(84)**	**(114)**	**(113)**	**(116)**	**(114)**	**(112)**	**(115)**	**(98)**	**(116)**	**(114)**	**(116)**	**(118)**	**(115)**	**(117)**	**(118)**	**(120)**	**(116)**	**(117)**	**(117)**	**(118)**	**(118)**	**(123)**	**(318)**
Net Revenue After Debt Service:	**0**	**25**	**38**	**39**	**36**	**37**	**34**	**37**	**31**	**36**	**39**	**37**	**35**	**38**	**38**	**36**	**36**	**40**	**40**	**40**	**41**	**41**	**37**	**(278)**
Application of Net Revenue																								
Transfer to Surplus Fund	(0)	(25)	(38)	(39)	(36)	(37)	(34)	(37)	(31)	(36)	(39)	(37)	(35)	(38)	(38)	(36)	(36)	(40)	(40)	(40)	(41)	(41)	(37)	278
Transfer to Bond Defeasance Fund	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Deposit to UNAPPROPRIATED FUND BALANCE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Application:	**(0)**	**(25)**	**(38)**	**(39)**	**(36)**	**(37)**	**(34)**	**(37)**	**(31)**	**(36)**	**(39)**	**(37)**	**(35)**	**(38)**	**(38)**	**(36)**	**(36)**	**(40)**	**(40)**	**(40)**	**(41)**	**(41)**	**(37)**	**278**
UNAPPROPRIATED FUND BALANCE:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Reserve Fund Balances																								
Tax Exempt Series A Debt Service Reserve	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148
Surplus Fund:																								
Transfers In	0	25	38	39	36	37	34	37	31	36	39	37	35	38	38	36	36	40	40	40	41	41	37	(278)
Tax Exempt Series B Subordinate Debt Service	0	0	0	0	(0)	(25)	(34)	(36)	(31)	(35)	(39)	(36)	(35)	(38)	(37)	(36)	(36)	(40)	(40)	(39)	(40)	(41)	(37)	0
Surplus Fund Balance	0	25	63	101	137	149	150	150	150	151	151	152	152	152	153	153	153	154	154	154	155	155	156	(123)
Total Reserve Fund Balances:	**148**	**173**	**210**	**249**	**285**	**297**	**297**	**298**	**298**	**298**	**299**	**299**	**299**	**300**	**300**	**300**	**301**	**301**	**302**	**302**	**302**	**303**	**303**	**25**
Debt Service Coverage Ratio - Series A																								
(Total Rev)/(Total Net Debt Service + Oper Expenses)	-	-	1.33	1.34	1.31	1.33	1.30	1.32	1.32	1.31	1.35	1.32	1.30	1.33	1.32	1.30	1.30	1.35	1.35	1.34	1.35	1.35	1.31	0.12

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Table 13
Windsor Boardwalk Backlot Development - Town Public Works Parcel
Projection of Household Income

***Assumed Inflation in Household Income:* 2.00%**

Uses	Dec, 2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2035	2040	Apr 4, 2042
Residential Uses														
Apartment														
Studio														
Occupied Units	9.5	9.5	9.5	9.5	9.5	9.5	9.5	9.5	9.5	9.5	9.5	9.5	9.5	9.5
Monthly Rent per Unit	$1,116	$1,149	$1,184	$1,219	$1,256	$1,294	$1,319	$1,346	$1,373	$1,400	$1,428	$1,577	$1,741	$1,811
Total Annual Rent	$73,676	$131,026	$134,957	$139,006	$143,176	$147,471	$150,420	$153,429	$156,497	$159,627	$162,820	$179,766	$198,477	$52,614
Total Annual Income	$180,358	$323,162	$335,258	$347,912	$361,040	$374,659	$382,152	$389,795	$397,591	$405,543	$413,654	$456,707	$504,241	$133,668
Average Household Income	$32,780	$34,017	$35,290	$36,622	$38,004	$39,438	$40,227	$41,031	$41,852	$42,689	$43,542	$48,074	$53,078	$55,222
1-Bedroom														
Occupied Units	45.6	45.6	45.6	45.6	45.6	45.6	45.6	45.6	45.6	45.6	45.6	45.6	45.6	45.6
Monthly Rent per Unit	$1,316	$1,355	$1,396	$1,438	$1,481	$1,525	$1,556	$1,587	$1,619	$1,651	$1,684	$1,860	$2,053	$2,136
Total Annual Rent	$404,658	$741,648	$763,898	$786,815	$810,419	$834,732	$851,426	$868,455	$885,824	$903,540	$921,611	$1,017,533	$1,123,439	$297,810
Total Annual Income	$1,120,910	$2,071,179	$2,150,557	$2,233,249	$2,318,881	$2,408,053	$2,456,214	$2,505,339	$2,555,445	$2,606,554	$2,658,685	$2,935,403	$3,240,923	$859,130
Average Household Income	$43,740	$45,421	$47,161	$48,975	$50,853	$52,808	$53,864	$54,942	$56,040	$57,161	$58,305	$64,373	$71,073	$73,944
2-Bedroom														
Occupied Units	20.9	20.9	20.9	20.9	20.9	20.9	20.9	20.9	20.9	20.9	20.9	20.9	20.9	20.9
Monthly Rent per Unit	$1,541	$1,587	$1,635	$1,684	$1,734	$1,786	$1,822	$1,858	$1,896	$1,934	$1,972	$2,177	$2,404	$2,501
Total Annual Rent	$218,273	$398,045	$409,986	$422,286	$434,955	$448,003	$456,963	$466,102	$475,425	$484,933	$494,632	$546,113	$602,953	$159,836
Total Annual Income	$687,971	$1,265,436	$1,314,881	$1,366,242	$1,419,583	$1,475,203	$1,504,707	$1,534,801	$1,565,497	$1,596,807	$1,628,744	$1,798,264	$1,985,429	$526,314
Average Household Income	$58,280	$60,547	$62,913	$65,370	$67,923	$70,584	$71,996	$73,435	$74,904	$76,402	$77,930	$86,041	$94,997	$98,834

Econometric model based on data from: Bureau of Labor Statistics, Consumer Expenditure Survey, 2015-2016, Western Region; 2012-2016 American Community Survey, 2016 Town of Windsor renter-occupied housing costs.

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Table 14
Windsor Boardwalk Backlot Development - Town Public Works Parcel
New Household Direct Spending Impacts

		2020	2021	2022	2023	2024	2025	2030	2035	2040	Apr 4, 2042
Food at Home											
Total Expenditures	1/	$177,834	$322,224	$329,765	$337,489	$345,390	$353,483	$390,274	$430,894	$475,741	$126,113
% Leakage	2/	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Total Leakage		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total E-Commerce Expenditures		$18,259	$34,517	$36,791	$39,154	$41,606	$44,153	$57,427	$72,985	$91,160	$25,287
Total Retail Expenditures in Windsor		$159,575	$287,707	$292,974	$298,335	$303,784	$309,329	$332,847	$357,909	$384,582	$100,826
% Retail Expenditures in DDA	3/	2.2%	2.2%	2.2%	2.2%	2.2%	2.2%	2.2%	2.2%	2.2%	2.2%
Total Retail Expenditures in DDA		$3,494	$6,300	$6,415	$6,532	$6,652	$6,773	$7,288	$7,837	$8,421	$2,208
Food away from Home											
Total Expenditures	1/	$120,994	$219,353	$224,603	$229,985	$235,492	$241,135	$266,233	$293,943	$324,536	$86,031
% Leakage	2/	8.2%	8.2%	8.2%	8.2%	8.2%	8.2%	8.2%	8.2%	8.2%	8.2%
Total Leakage		$9,876	$17,904	$18,332	$18,772	$19,221	$19,682	$21,730	$23,992	$26,489	$7,022
Total E-Commerce Expenditures		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total Retail Expenditures in Windsor		$111,119	$201,449	$206,271	$211,213	$216,271	$221,454	$244,503	$269,951	$298,048	$79,009
% Retail Expenditures in DDA	3/	9.9%	9.9%	9.9%	9.9%	9.9%	9.9%	9.9%	9.9%	9.9%	9.9%
Total Retail Expenditures in DDA		$10,993	$19,929	$20,406	$20,895	$21,395	$21,908	$24,188	$26,706	$29,485	$7,816
Alcoholic Beverages											
Total Expenditures	1/	$20,054	$36,463	$37,440	$38,445	$39,476	$40,537	$44,756	$49,414	$54,557	$14,462
% Leakage	2/	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Total Leakage		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total E-Commerce Expenditures		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total Retail Expenditures in Windsor		$20,054	$36,463	$37,440	$38,445	$39,476	$40,537	$44,756	$49,414	$54,557	$14,462
% Retail Expenditures in DDA	3/	2.2%	2.2%	2.2%	2.2%	2.2%	2.2%	2.2%	2.2%	2.2%	2.2%
Total Retail Expenditures in DDA		$439	$798	$820	$842	$864	$888	$980	$1,082	$1,195	$317
Tobacco and Smoking Products	4/										
Total Expenditures	1/	$10,518	$19,014	$19,417	$19,828	$20,248	$20,678	$22,830	$25,206	$27,829	$7,377
% Leakage	2/	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Total Leakage		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total E-Commerce Expenditures		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total Retail Expenditures in Windsor		$10,518	$19,014	$19,417	$19,828	$20,248	$20,678	$22,830	$25,206	$27,829	$7,377
% Retail Expenditures in DDA	3/	34.4%	34.4%	34.4%	34.4%	34.4%	34.4%	34.4%	34.4%	34.4%	34.4%
Total Retail Expenditures in DDA		$3,614	$6,534	$6,672	$6,814	$6,958	$7,106	$7,845	$8,662	$9,563	$2,535
Laundry and Cleaning Supplies											
Total Expenditures	1/	$6,809	$12,321	$12,594	$12,872	$13,157	$13,448	$14,848	$16,393	$18,100	$4,798
% Leakage	2/	97.3%	97.3%	97.3%	97.3%	97.3%	97.3%	97.3%	97.3%	97.3%	97.3%
Total Leakage		$6,628	$11,994	$12,259	$12,530	$12,808	$13,091	$14,454	$15,958	$17,619	$4,671
Total E-Commerce Expenditures		$699	$1,320	$1,405	$1,493	$1,585	$1,680	$2,185	$2,777	$3,468	$962
Total Retail Expenditures in Windsor		$181	$327	$334	$342	$349	$357	$394	$435	$481	$127
% Retail Expenditures in DDA	3/	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Total Retail Expenditures in DDA		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Other Household Supplies											
Total Expenditures	1/	$17,838	$32,381	$33,198	$34,036	$34,895	$35,776	$39,500	$43,611	$48,150	$12,764
% Leakage	2/	97.3%	97.3%	97.3%	97.3%	97.3%	97.3%	97.3%	97.3%	97.3%	97.3%
Total Leakage		$17,364	$31,521	$32,316	$33,132	$33,968	$34,826	$38,451	$42,453	$46,871	$12,425
Total E-Commerce Expenditures		$1,831	$3,469	$3,704	$3,949	$4,204	$4,469	$5,812	$7,387	$9,226	$2,559
Total Retail Expenditures in Windsor		$474	$860	$882	$904	$927	$950	$1,049	$1,158	$1,279	$339
% Retail Expenditures in DDA	3/	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Total Retail Expenditures in DDA		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Postage and Stationary											
Total Expenditures	1/	$6,046	$10,944	$11,190	$11,441	$11,698	$11,961	$13,206	$14,581	$16,098	$4,267
% Leakage	2/	35.6%	35.6%	35.6%	35.6%	35.6%	35.6%	35.6%	35.6%	35.6%	35.6%
Total Leakage		$2,150	$3,891	$3,979	$4,068	$4,160	$4,253	$4,696	$5,185	$5,724	$1,517
Total E-Commerce Expenditures		$621	$1,172	$1,248	$1,327	$1,409	$1,494	$1,943	$2,470	$3,085	$856
Total Retail Expenditures in Windsor		$3,896	$7,052	$7,211	$7,373	$7,538	$7,708	$8,510	$9,396	$10,374	$2,750
% Retail Expenditures in DDA	3/	34.4%	34.4%	34.4%	34.4%	34.4%	34.4%	34.4%	34.4%	34.4%	34.4%
Total Retail Expenditures in DDA		$1,339	$2,423	$2,478	$2,534	$2,590	$2,649	$2,924	$3,229	$3,565	$945
Household Furnishings and Equipment											
Total Expenditures	1/	$72,114	$131,123	$134,641	$138,258	$141,968	$145,784	$160,957	$177,710	$196,206	$52,012
% Leakage	2/	38.8%	38.8%	38.8%	38.8%	38.8%	38.8%	38.8%	38.8%	38.8%	38.8%
Total Leakage		$27,945	$50,812	$52,175	$53,577	$55,015	$56,493	$62,373	$68,865	$76,033	$20,155
Total E-Commerce Expenditures		$7,404	$14,046	$15,022	$16,040	$17,102	$18,210	$23,684	$30,101	$37,596	$10,429
Total Retail Expenditures in Windsor		$44,169	$80,311	$82,466	$84,681	$86,954	$89,291	$98,584	$108,845	$120,173	$31,857
% Retail Expenditures in DDA	3/	34.8%	34.8%	34.8%	34.8%	34.8%	34.8%	34.8%	34.8%	34.8%	34.8%
Total Retail Expenditures in DDA		$15,350	$27,911	$28,660	$29,430	$30,220	$31,032	$34,262	$37,828	$41,765	$11,071
Apparel and Apparel Services											
Total Expenditures	1/	$74,786	$135,762	$139,189	$142,706	$146,310	$150,009	$165,622	$182,860	$201,892	$53,519
% Leakage	2/	96.8%	96.8%	96.8%	96.8%	96.8%	96.8%	96.8%	96.8%	96.8%	96.8%
Total Leakage		$72,385	$131,403	$134,720	$138,125	$141,612	$145,193	$160,304	$176,989	$195,410	$51,801
Total E-Commerce Expenditures		$7,679	$14,543	$15,529	$16,556	$17,625	$18,737	$24,370	$30,973	$38,686	$10,731
Total Retail Expenditures in Windsor		$2,401	$4,359	$4,469	$4,582	$4,698	$4,816	$5,318	$5,871	$6,482	$1,718
% Retail Expenditures in DDA	3/	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Total Retail Expenditures in DDA		$2,401	$4,359	$4,469	$4,582	$4,698	$4,816	$5,318	$5,871	$6,482	$1,718
Vehicle Maintenance and Repairs											
Total Expenditures	1/	$36,641	$66,574	$68,310	$70,095	$71,924	$73,804	$81,486	$89,967	$99,330	$26,331
% Leakage	2/	35.6%	35.6%	35.6%	35.6%	35.6%	35.6%	35.6%	35.6%	35.6%	35.6%
Total Leakage		$13,029	$23,673	$24,291	$24,925	$25,576	$26,244	$28,975	$31,991	$35,321	$9,363
Total E-Commerce Expenditures		$3,762	$7,131	$7,621	$8,132	$8,664	$9,219	$11,990	$15,239	$19,033	$5,280
Total Retail Expenditures in Windsor		$23,612	$42,901	$44,020	$45,170	$46,349	$47,560	$52,510	$57,975	$64,010	$16,968
% Retail Expenditures in DDA	3/	34.4%	34.4%	34.4%	34.4%	34.4%	34.4%	34.4%	34.4%	34.4%	34.4%
Total Retail Expenditures in DDA		$8,114	$14,742	$15,127	$15,522	$15,927	$16,343	$18,044	$19,922	$21,996	$5,831
Medical Supplies											
Total Expenditures	1/	$6,544	$11,898	$12,217	$12,544	$12,880	$13,225	$14,601	$16,121	$17,799	$4,718
% Leakage	2/	71.1%	71.1%	71.1%	71.1%	71.1%	71.1%	71.1%	71.1%	71.1%	71.1%
Total Leakage		$4,656	$8,465	$8,691	$8,924	$9,163	$9,409	$10,388	$11,469	$12,663	$3,357
Total E-Commerce Expenditures		$672	$1,275	$1,363	$1,455	$1,552	$1,652	$2,149	$2,731	$3,411	$946
Total Retail Expenditures in Windsor		$1,888	$3,433	$3,525	$3,620	$3,717	$3,816	$4,213	$4,652	$5,136	$1,362
% Retail Expenditures in DDA	3/	12.4%	12.4%	12.4%	12.4%	12.4%	12.4%	12.4%	12.4%	12.4%	12.4%
Total Retail Expenditures in DDA		$234	$425	$437	$448	$460	$473	$522	$576	$636	$169
Entertainment Fees and Admissions											
Total Expenditures	1/	$23,480	$43,123	$44,708	$46,356	$48,061	$49,834	$55,021	$60,747	$67,070	$17,779
% Leakage	2/	6.3%	6.3%	6.3%	6.3%	6.3%	6.3%	6.3%	6.3%	6.3%	6.3%
Total Leakage		$1,482	$2,721	$2,821	$2,925	$3,033	$3,145	$3,472	$3,834	$4,233	$1,122
Total E-Commerce Expenditures		$2,411	$4,619	$4,988	$5,378	$5,790	$6,225	$8,096	$10,289	$12,852	$3,565
Total Retail Expenditures in Windsor		$21,069	$38,504	$39,720	$40,978	$42,272	$43,609	$46,925	$50,458	$54,218	$14,215
% Retail Expenditures in DDA	3/	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Total Retail Expenditures in DDA		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

Table 14 continued

Windsor Boardwalk Backlot Development - Town Public Works Parcel

New Household Direct Spending Impacts

Audio and Visual Equipment and Services											
Total Expenditures	1/	$38,569	$69,950	$71,651	$73,396	$75,182	$77,013	$85,028	$93,878	$103,649	$27,476
% Leakage	2/	*80.3%*	*80.3%*	*80.3%*	*80.3%*	*80.3%*	*80.3%*	*80.3%*	*80.3%*	*80.3%*	*80.3%*
Total Leakage		*$30,975*	*$56,178*	*$57,544*	*$58,945*	*$60,379*	*$61,850*	*$68,287*	*$75,395*	*$83,242*	*$22,066*
Total E-Commerce Expenditures		$3,960	$7,493	$7,994	$8,515	$9,057	$9,620	$12,511	$15,901	$19,861	$5,509
Total Retail Expenditures in Windsor		$7,594	$13,772	$14,107	$14,451	$14,802	$15,163	$16,741	$18,483	$20,407	$5,410
% Retail Expenditures in DDA	3/	*20.1%*	*20.1%*	*20.1%*	*20.1%*	*20.1%*	*20.1%*	*20.1%*	*20.1%*	*20.1%*	*20.1%*
Total Retail Expenditures in DDA		$1,529	$2,774	$2,841	$2,910	$2,981	$3,054	$3,372	$3,723	$4,110	$1,090
Pets											
Total Expenditures	1/	$22,688	$41,222	$42,296	$43,401	$44,533	$45,696	$50,452	$55,703	$61,500	$16,303
% Leakage	2/	*35.6%*	*35.6%*	*35.6%*	*35.6%*	*35.6%*	*35.6%*	*35.6%*	*35.6%*	*35.6%*	*35.6%*
Total Leakage		*$8,068*	*$14,658*	*$15,040*	*$15,433*	*$15,835*	*$16,249*	*$17,940*	*$19,807*	*$21,869*	*$5,797*
Total E-Commerce Expenditures		$2,329	$4,416	$4,719	$5,035	$5,364	$5,708	$7,424	$9,435	$11,784	$3,269
Total Retail Expenditures in Windsor		$14,621	$26,564	$27,256	$27,968	$28,697	$29,447	$32,511	$35,895	$39,631	$10,506
% Retail Expenditures in DDA	3/	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*
Total Retail Expenditures in DDA		$5,024	$9,128	$9,366	$9,611	$9,861	$10,119	$11,172	$12,335	$13,619	$3,610
Toys, Hobbies, and Playground Equipment											
Total Expenditures	1/	$6,725	$12,231	$12,561	$12,901	$13,250	$13,608	$15,025	$16,589	$18,315	$4,855
% Leakage	2/	*6.3%*	*6.3%*	*6.3%*	*6.3%*	*6.3%*	*6.3%*	*6.3%*	*6.3%*	*6.3%*	*6.3%*
Total Leakage		*$424*	*$772*	*$793*	*$814*	*$836*	*$859*	*$948*	*$1,047*	*$1,156*	*$306*
Total E-Commerce Expenditures		$691	$1,310	$1,401	$1,497	$1,596	$1,700	$2,211	$2,810	$3,509	$973
Total Retail Expenditures in Windsor		$6,035	$10,921	$11,160	$11,404	$11,654	$11,909	$12,814	$13,779	$14,806	$3,882
% Retail Expenditures in DDA	3/	*10.3%*	*10.3%*	*10.3%*	*10.3%*	*10.3%*	*10.3%*	*10.3%*	*10.3%*	*10.3%*	*10.3%*
Total Retail Expenditures in DDA		$619	$1,120	$1,144	$1,170	$1,195	$1,221	$1,314	$1,413	$1,518	$398
Other Entertainment Supplies and Equipment											
Total Expenditures	1/	$11,403	$21,080	$21,990	$22,938	$23,921	$24,946	$27,543	$30,409	$33,574	$8,900
% Leakage	2/	*80.3%*	*80.3%*	*80.3%*	*80.3%*	*80.3%*	*80.3%*	*80.3%*	*80.3%*	*80.3%*	*80.3%*
Total Leakage		*$9,158*	*$16,930*	*$17,660*	*$18,422*	*$19,212*	*$20,035*	*$22,120*	*$24,422*	*$26,964*	*$7,148*
Total E-Commerce Expenditures		$1,171	$2,258	$2,453	$2,661	$2,882	$3,116	$4,053	$5,151	$6,433	$1,785
Total Retail Expenditures in Windsor		$2,245	$4,150	$4,329	$4,516	$4,710	$4,912	$5,423	$5,987	$6,610	$1,752
% Retail Expenditures in DDA	3/	*20.1%*	*20.1%*	*20.1%*	*20.1%*	*20.1%*	*20.1%*	*20.1%*	*20.1%*	*20.1%*	*20.1%*
Total Retail Expenditures in DDA		$452	$836	$872	$910	$949	$989	$1,092	$1,206	$1,331	$353
Personal Care Products											
Total Expenditures	1/	$29,166	$52,919	$54,228	$55,571	$56,947	$58,358	$64,432	$71,138	$78,542	$20,821
% Leakage	2/	*71.1%*	*71.1%*	*71.1%*	*71.1%*	*71.1%*	*71.1%*	*71.1%*	*71.1%*	*71.1%*	*71.1%*
Total Leakage		*$20,749*	*$37,648*	*$38,580*	*$39,536*	*$40,514*	*$41,518*	*$45,839*	*$50,610*	*$55,878*	*$14,813*
Total E-Commerce Expenditures		$2,995	$5,669	$6,050	$6,447	$6,860	$7,289	$9,481	$12,049	$15,050	$4,175
Total Retail Expenditures in Windsor		$8,416	$15,270	$15,648	$16,036	$16,433	$16,840	$18,593	$20,528	$22,664	$6,008
% Retail Expenditures in DDA	3/	*12.4%*	*12.4%*	*12.4%*	*12.4%*	*12.4%*	*12.4%*	*12.4%*	*12.4%*	*12.4%*	*12.4%*
Total Retail Expenditures in DDA		$1,042	$1,891	$1,938	$1,986	$2,035	$2,086	$2,303	$2,542	$2,807	$744
Reading											
Total Expenditures	1/	$4,978	$3,290	$3,419	$3,552	$3,691	$3,836	$4,235	$4,675	$5,162	$1,368
% Leakage	2/	*6.3%*	*6.3%*	*6.3%*	*6.3%*	*6.3%*	*6.3%*	*6.3%*	*6.3%*	*6.3%*	*6.3%*
Total Leakage		*$314*	*$208*	*$216*	*$224*	*$233*	*$242*	*$267*	*$295*	*$326*	*$86*
Total E-Commerce Expenditures		$511	$963	$1,023	$1,086	$1,150	$1,217	$1,583	$2,011	$2,512	$697
Total Retail Expenditures in Windsor		$4,467	$2,327	$2,395	$2,466	$2,541	$2,619	$2,652	$2,664	$2,650	$672
% Retail Expenditures in DDA	3/	*10.3%*	*10.3%*	*10.3%*	*10.3%*	*10.3%*	*10.3%*	*10.3%*	*10.3%*	*10.3%*	*10.3%*
Total Retail Expenditures in DDA		$458	$239	$246	$253	$261	$269	$272	$273	$272	$69
Miscellaneous											
Total Expenditures	1/	$45,696	$83,086	$85,312	$87,600	$89,948	$92,362	$101,975	$112,589	$124,308	$32,952
% Leakage	2/	*35.6%*	*35.6%*	*35.6%*	*35.6%*	*35.6%*	*35.6%*	*35.6%*	*35.6%*	*35.6%*	*35.6%*
Total Leakage		*$16,249*	*$29,545*	*$30,336*	*$31,150*	*$31,985*	*$32,843*	*$36,261*	*$40,036*	*$44,203*	*$11,718*
Total E-Commerce Expenditures		$4,692	$8,900	$9,518	$10,163	$10,835	$11,537	$15,005	$19,070	$23,819	$6,607
Total Retail Expenditures in Windsor		$29,447	$53,541	$54,976	$56,450	$57,963	$59,519	$65,714	$72,554	$80,105	$21,235
% Retail Expenditures in DDA	3/	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*
Total Retail Expenditures in DDA		$10,119	$18,399	$18,892	$19,398	$19,918	$20,453	$22,582	$24,932	$27,527	$7,297
Natural Gas											
Total Expenditures	1/	$12,698	$23,021	$23,573	$24,138	$24,716	$25,309	$27,944	$30,852	$34,063	$9,030
% Leakage		*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*
Total Leakage		*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*
Total E-Commerce Expenditures		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total Retail Expenditures in Windsor		$12,698	$23,021	$23,573	$24,138	$24,716	$25,309	$27,944	$30,852	$34,063	$9,030
% Retail Expenditures in DDA		*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*
Total Retail Expenditures in DDA		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Electricity											
Total Expenditures	1/	$49,276	$89,262	$91,328	$93,444	$95,607	$97,823	$108,004	$119,245	$131,657	$34,901
% Leakage		*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*
Total Leakage		*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*
Total E-Commerce Expenditures		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total Retail Expenditures in Windsor		$49,276	$89,262	$91,328	$93,444	$95,607	$97,823	$108,004	$119,245	$131,657	$34,901
% Retail Expenditures in DDA		*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*
Total Retail Expenditures in DDA		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

Total Sales and Use Tax Impacts Revenues for Town of Windsor

Total Taxable Retail Expenditures in Windsor		$464,708	$831,186	$845,390	$859,809	$874,405	$889,217	$942,592	$997,446	$1,053,508	$274,209
Total E-Commerce Expenditures		$59,686	$113,101	$120,831	$128,888	$137,280	$146,025	$189,924	$241,378	$301,486	$83,630
Total Retail Expenditures in DDA		$62,006	$111,993	$114,844	$117,772	$120,772	$123,854	$136,496	$150,428	$165,781	$43,914
% of Windsor Retail Expenditures in DDA		13.34%	13.47%	13.58%	13.70%	13.81%	13.93%	14.48%	15.08%	15.74%	16.01%
Town of Windsor General Sales & Use Tax Revenue @ 3.2%		$16,390	$29,513	$30,199	$30,901	$31,620	$32,356	$35,396	$38,719	$42,350	$11,184
Town of Windsor Rec Center Sales & Use Tax Revenue @ 0.75%		$3,841	$6,917	$7,078	$7,242	$7,411	$7,583	$8,296	$9,075	$9,926	$2,621
Total Sales and Use Tax Revenue for Town of Windsor		**$20,231**	**$36,430**	**$37,276**	**$38,144**	**$39,030**	**$39,939**	**$43,692**	**$47,793**	**$52,275**	**$13,805**
Town Sales and Use Tax Collected in DDA		**$2,699**	**$4,909**	**$5,064**	**$5,225**	**$5,391**	**$5,563**	**$6,327**	**$7,208**	**$8,226**	**$2,211**
Town Sales and Use Tax Revenue from E-Commerce		**$2,303**	**$4,363**	**$4,662**	**$4,972**	**$5,296**	**$5,634**	**$7,327**	**$9,312**	**$11,631**	**$3,226**

1/ Econometric model based on data from Bureau of Labor Statistics, Consumer Expenditure Survey, 2015-2016, Western Region.

2/ Percent leakage from Ricker Cunningham, Town of Windsor Retail Market Analysis Summary (8 August 2016).

3/ Estimate based on actual sales and business inventory from Windsor DDA; Urban Land Institute, Dollars & Cents of Shopping Centers.

4/ Assumes 11% sales taxable, Colorado Department of Revenue, state cigarette and tobacco products excice tax revenues

ANDERSON ANALYTICS has compiled this information based upon key assumptions provided by others. We have not independently examined or evaluated those assumptions, and consequently disclaim any form of assurance or opinion on them. Actual results may differ materially from projected results.

Table 15
Windsor Boardwalk Backlot Development - Town Public Works Parcel
Annually Recurring Economic Impact/Contribution in Weld County from Household Spending (2021)

	Direct Empl 1/	Direct Labor Income	Indirect & Induced Empl 2/	Indirect & Induced Labor Income	Total Empl /3	Total Labor Income	Total Value Added	Total Output
Utilities	0.4	$21,182	0.3	$15,855	0.7	$37,037	$111,854	$195,321
Automobile Dealers	0.2	$12,446	0.0	$2,589	0.2	$15,035	$19,749	$28,167
Furniture Stores	0.4	$20,537	0.2	$5,594	0.6	$26,130	$36,352	$60,013
Electronics Stores	0.1	$3,148	0.0	$704	0.1	$3,852	$6,480	$8,957
Home Centers	0.0	$1,901	0.0	$467	0.0	$2,367	$3,504	$5,298
Supermarkets and Other Grocery (except Convenience) Stores	1.2	$43,085	0.3	$9,681	1.5	$6,166	$73,707	$108,203
Beer, Wine, and Liquor Stores	0.1	$2,730	0.0	$614	0.1	$3,344	$4,671	$6,856
Pharmacies and Drug Stores	0.1	$3,193	0.0	$841	0.1	$4,034	$5,787	$9,264
All Other Health and Personal Care Stores	0.0	$816	0.0	$214	0.0	$1,030	$1,478	$2,366
Gasoline Stations	0.2	$6,776	0.0	$1,535	0.2	$8,312	$12,139	$17,607
Clothing Stores	0.2	$3,630	0.0	$1,430	0.2	$5,060	$9,290	$16,713
Sporting Goods Stores	0.1	$1,327	0.0	$380	0.1	$1,707	$2,332	$3,999
Hobby, Toy, and Game Stores	0.1	$1,974	0.0	$565	0.1	$2,539	$3,469	$5,950
Book Stores and News Dealers	0.0	$421	0.0	$120	0.0	$541	$739	$1,268
Warehouse Clubs and Supercenters	0.1	$4,333	0.0	$968	0.1	$5,302	$8,283	$11,694
Pet and Pet Supplies Stores	0.3	$6,013	0.0	$1,414	0.3	$7,427	$12,646	$17,845
Tobacco Stores	0.2	$3,645	0.0	$857	0.2	$4,502	$7,665	$10,817
Postal Service	0.1	$8,410	0.0	$1,347	0.1	$9,758	$10,867	$14,178
Motion Picture Theaters (Except Drive-Ins)	0.1	$1,751	0.0	$1,277	0.1	$3,028	$8,454	$22,073
Wired Telecommunications Carriers	0.0	$3,206	0.0	$1,513	0.0	$4,719	$17,162	$26,650
Wireless Telecommunications Carriers (except Satellite)	0.0	$3,206	0.0	$1,513	0.0	$4,719	$17,162	$26,650
Direct Life Insurance Carriers	0.0	$2,658	0.0	$1,218	0.0	$3,877	$7,730	$16,607
Direct Health and Medical Insurance Carriers /4	0.4	$31,368	0.6	$38,730	1.0	$70,098	$120,291	$230,572
Other Direct Insurance (except Life, Health, and Medical) Carriers	0.1	$10,023	0.1	$4,593	0.2	$14,617	$29,147	$62,618
Passenger Car Rental	0.1	$4,284	0.0	$2,092	0.1	$6,376	$13,757	$24,683
Offices of Lawyers	0.2	$6,621	0.0	$8,104	0.2	$9,177	$19,830	$35,870
Educational Services	2.3	$27,304	0.2	$9,067	2.5	$36,370	$22,605	$74,370
Ambulatory Healthcare Services	0.1	$6,425	0.0	$1,942	0.1	$8,368	$11,238	$20,670
Hospitals	0.1	$7,643	0.0	$1,707	0.1	$9,350	$11,384	$20,229
Individual and Family Services	0.3	$7,505	0.0	$2,013	0.3	$9,517	$9,770	$19,506
Promoters of Performing Arts, Sports, and Similar Events with Facilities	0.3	$3,448	0.0	$2,003	0.3	$5,451	$9,143	$24,234
Drinking Places (Alcoholic Beverages)	0.3	$5,915	0.0	$1,640	0.3	$7,554	$11,539	$22,330
Full-Service Restaurants	1.4	$33,934	0.2	$9,406	1.6	$43,340	$66,201	$128,112
Limited-Service Restaurants	1.4	$33,934	0.2	$9,406	1.6	$43,340	$66,201	$128,112
Automotive Repair and Maintenance	0.7	$29,056	0.2	$6,630	0.9	$35,686	$40,909	$76,147
Death Care Services	0.4	$18,420	0.1	$4,164	0.5	$22,584	$21,108	$42,221
Total Annually Recurring Impact/Contribution 5/	**12.8**	**$382,267**	**3.3**	**$146,647**	**16.1**	**$528,914**	**$834,642**	**$1,526,170**

1/ Adjusted to full-time-equivalent (FTE) jobs.
2/ Includes all job positions, including full-time and part-time.
3/ Sum of direct FTE jobs and all indirect and induced job positions, including full-time and part-time.
4/ Statewide impact.
5/ Direct employment total includes all job positions.

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Table 16
Windsor Boardwalk Backlot Development - Town Public Works Parcel
Estimated On-Site Employment

		2018	2019	2020	2021	2022	2023	2024	2025	2027	2030	2035	2040	Apr 4, 2042
American Legion														
Estimated Employment:	1/	4.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Brewpub														
Estimated Employment:	3/	0	0	7.5	15.0	15.0	15.0	15.0	15.0	7.5	15.0	15.0	15.0	3.8
QSR														
Estimated Employment:	2/ 3/	0	0	3.7	7.3	7.3	7.3	7.3	3.7	7.3	7.3	7.3	7.3	1.9
Apartment														
Estimated Employment:	3/	0	0	3.3	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	1.0
Total Estimated On-Site Employment:		**4.0**	**0.0**	**14.5**	**26.3**	**26.3**	**26.3**	**26.3**	**22.7**	**18.8**	**26.3**	**26.3**	**26.3**	**6.7**

1/ Reference USA.

2/ Assumes 1 manager; 12 hours of operation, 7 days per week; 3 employees per shift.

3/ One employee equals 12 months of work/operations.

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Table 17
Windsor Boardwalk Backlot Development - Town Public Works Parcel
Projection of Ongoing Employment Income

Assumed Inflation in Employee Income after 2021: *2.00%*

Uses		2020	2021	2022	2023	2024	2025	2027	2030	2035	2040	Apr 4, 2042
Brewpub												
FTE Employees		7.5	15.0	15.0	15.0	15.0	15.0	7.5	15.0	15.0	15.0	3.8
Average Income per Job		$21,281	$21,281	$21,707	$22,141	$22,584	$23,036	$23,966	$25,433	$28,080	$31,003	$32,255
Total Annual Labor Income	1/	$159,609	$319,219	$325,603	$332,115	$338,758	$345,533	$179,746	$381,496	$421,203	$465,042	$123,277
QSR												
FTE Employees		3.7	7.3	7.3	7.3	7.3	3.7	7.3	7.3	7.3	7.3	1.9
Average Income per Job		$21,573	$21,281	$21,707	$22,141	$22,584	$23,035	$23,966	$25,433	$28,080	$31,003	$32,255
Total Annual Labor Income	1/	$78,741	$155,353	$158,460	$161,629	$164,862	$84,080	$174,953	$185,661	$204,985	$226,320	$59,995
Apartment												
FTE Employees		3.3	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	1.0
Average Income per Job		$22,802	$23,032	$23,492	$23,962	$24,441	$24,930	$25,937	$27,525	$30,390	$33,553	$34,908
Total Annual Labor Income	1/	$76,005	$92,127	$93,970	$95,849	$97,766	$99,721	$103,750	$110,100	$121,560	$134,212	$35,578
Total Ongoing Employment												
Total FTE Employees		14.5	26.3	26.3	26.3	26.3	22.7	18.8	26.3	26.3	26.3	6.7
Windsor Resident Employees	2/	1.9	3.5	3.5	3.5	3.5	3.0	2.5	3.5	3.5	3.5	0.9
Non-resident Employees	2/	12.6	22.8	22.8	22.8	22.8	19.6	16.3	22.8	22.8	22.8	5.8
Average Income per Job		$21,705	$21,547	$21,978	$22,418	$22,866	$23,370	$24,386	$25,751	$28,431	$31,391	$32,659
Total Annual Labor Income		$314,355	$566,699	$578,033	$589,594	$601,386	$529,334	$458,449	$677,258	$747,747	$825,573	$218,850

1/ Labor income from IMPLAN, Weld County trade area.

2/ U.S.Census Bureau, Center for Economic Studies, 2015 Town of Windsor Inflow/Outflow Job Counts.

Table 18
Windsor Boardwalk Backlot Development - Town Public Works Parcel
New Project Employee Direct Spending Impacts

		2020	2021	2022	2023	2024	2025	2030	2035	2040	Apr 4, 2042
Windsor Resident Employees											
Food at Home											
Total Expenditures	1/	$6,919	$12,751	$13,006	$13,266	$13,532	$11,891	$15,239	$16,825	$18,576	$4,924
% Leakage	2/	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*
Total Leakage		*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*
Total E-Commerce Expenditures		$710	$1,366	$1,451	$1,539	$1,630	$1,485	$2,242	$2,850	$3,559	$987
Total Retail Expenditures in Windsor		$6,209	$11,385	$11,555	$11,727	$11,902	$10,406	$12,996	$13,975	$15,017	$3,937
% Retail Expenditures in DDA	3/	*2.2%*	*2.2%*	*2.2%*	*2.2%*	*2.2%*	*2.2%*	*2.2%*	*2.2%*	*2.2%*	*2.2%*
Total Retail Expenditures in DDA		$136	$249	$253	$257	$261	$228	$285	$306	$329	$86
Food away from Home											
Total Expenditures	1/	$4,606	$8,482	$8,652	$8,825	$9,002	$7,911	$10,137	$11,192	$12,357	$3,276
% Leakage	2/	*8.2%*	*8.2%*	*8.2%*	*8.2%*	*8.2%*	*8.2%*	*8.2%*	*8.2%*	*8.2%*	*8.2%*
Total Leakage		*$376*	*$692*	*$706*	*$720*	*$735*	*$646*	*$827*	*$914*	*$1,009*	*$267*
Total E-Commerce Expenditures		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total Retail Expenditures in Windsor		$4,230	$7,790	$7,946	$8,105	$8,267	$7,265	$9,310	$10,279	$11,349	$3,008
% Retail Expenditures in DDA	3/	*9.9%*	*9.9%*	*9.9%*	*9.9%*	*9.9%*	*9.9%*	*9.9%*	*9.9%*	*9.9%*	*9.9%*
Total Retail Expenditures in DDA		$419	$771	$786	$802	$818	$719	$921	$1,017	$1,123	$298
Alcoholic Beverages											
Total Expenditures	1/	$679	$1,245	$1,270	$1,295	$1,321	$1,161	$1,488	$1,643	$1,814	$481
% Leakage	2/	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*
Total Leakage		*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*
Total E-Commerce Expenditures		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total Retail Expenditures in Windsor		$679	$1,245	$1,270	$1,295	$1,321	$1,161	$1,488	$1,643	$1,814	$481
% Retail Expenditures in DDA	3/	*2.2%*	*2.2%*	*2.2%*	*2.2%*	*2.2%*	*2.2%*	*2.2%*	*2.2%*	*2.2%*	*2.2%*
Total Retail Expenditures in DDA		$15	$27	$28	$28	$29	$25	$33	$36	$40	$11
Tobacco and Smoking Products											
Total Expenditures	1/	$448	$828	$845	$862	$879	$772	$990	$1,093	$1,207	$320
% Leakage	2/	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*
Total Leakage		*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*
Total E-Commerce Expenditures		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total Retail Expenditures in Windsor		$448	$828	$845	$862	$879	$772	$990	$1,093	$1,207	$320
% Retail Expenditures in DDA	3/	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*
Total Retail Expenditures in DDA		$154	$285	$290	$296	$302	$265	$340	$376	$415	$110
Laundry and Cleaning Supplies											
Total Expenditures	1/	$279	$515	$526	$536	$547	$481	$616	$680	$751	$199
% Leakage	2/	*97.3%*	*97.3%*	*97.3%*	*97.3%*	*97.3%*	*97.3%*	*97.3%*	*97.3%*	*97.3%*	*97.3%*
Total Leakage		*$272*	*$502*	*$512*	*$522*	*$532*	*$468*	*$600*	*$662*	*$731*	*$194*
Total E-Commerce Expenditures		$29	$55	$59	$62	$66	$60	$91	$115	$144	$40
Total Retail Expenditures in Windsor		$7	$14	$14	$14	$15	$13	$16	$18	$20	$5
% Retail Expenditures in DDA	3/	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*
Total Retail Expenditures in DDA		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Other Household Supplies											
Total Expenditures	1/	$644	$1,184	$1,208	$1,232	$1,257	$1,105	$1,415	$1,563	$1,725	$457
% Leakage	2/	*97.3%*	*97.3%*	*97.3%*	*97.3%*	*97.3%*	*97.3%*	*97.3%*	*97.3%*	*97.3%*	*97.3%*
Total Leakage		*$627*	*$1,153*	*$1,176*	*$1,199*	*$1,223*	*$1,075*	*$1,378*	*$1,521*	*$1,679*	*$445*
Total E-Commerce Expenditures		$66	$127	$135	$143	$151	$138	$208	$265	$331	$92
Total Retail Expenditures in Windsor		$17	$31	$32	$33	$33	$29	$38	$42	$46	$12
% Retail Expenditures in DDA	3/	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*
Total Retail Expenditures in DDA		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Postage and Stationary											
Total Expenditures	1/	$244	$451	$460	$469	$479	$420	$539	$595	$657	$174
% Leakage	2/	*35.6%*	*35.6%*	*35.6%*	*35.6%*	*35.6%*	*35.6%*	*35.6%*	*35.6%*	*35.6%*	*35.6%*
Total Leakage		*$87*	*$160*	*$164*	*$167*	*$170*	*$150*	*$192*	*$212*	*$234*	*$62*
Total E-Commerce Expenditures		$25	$48	$51	$54	$58	$53	$79	$101	$126	$35
Total Retail Expenditures in Windsor		$157	$291	$296	$302	$308	$271	$347	$383	$423	$112
% Retail Expenditures in DDA	3/	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*
Total Retail Expenditures in DDA		$54	$100	$102	$104	$106	$93	$119	$132	$145	$39
Household Furnishings and Equipment											
Total Expenditures	1/	$2,440	$4,474	$4,563	$4,654	$4,747	$4,173	$5,346	$5,903	$6,517	$1,728
% Leakage	2/	*38.8%*	*38.8%*	*38.8%*	*38.8%*	*38.8%*	*38.8%*	*38.8%*	*38.8%*	*38.8%*	*38.8%*
Total Leakage		*$945*	*$1,734*	*$1,768*	*$1,804*	*$1,840*	*$1,617*	*$2,072*	*$2,287*	*$2,525*	*$669*
Total E-Commerce Expenditures		$250	$479	$509	$540	$572	$521	$787	$1,000	$1,249	$346
Total Retail Expenditures in Windsor		$1,494	$2,740	$2,795	$2,851	$2,908	$2,556	$3,275	$3,615	$3,992	$1,058
% Retail Expenditures in DDA	3/	*34.8%*	*34.8%*	*34.8%*	*34.8%*	*34.8%*	*34.8%*	*34.8%*	*34.8%*	*34.8%*	*34.8%*
Total Retail Expenditures in DDA		$519	$952	$971	$991	$1,011	$888	$1,138	$1,256	$1,387	$368
Apparel and Apparel Services											
Total Expenditures	1/	$2,699	$4,961	$5,060	$5,162	$5,265	$4,627	$5,929	$6,546	$7,228	$1,916
% Leakage	2/	*96.8%*	*96.8%*	*96.8%*	*96.8%*	*96.8%*	*96.8%*	*96.8%*	*96.8%*	*96.8%*	*96.8%*
Total Leakage		*$2,613*	*$4,802*	*$4,898*	*$4,996*	*$5,096*	*$4,479*	*$5,739*	*$6,336*	*$6,996*	*$1,854*
Total E-Commerce Expenditures		$277	$531	$565	$599	$634	$578	$872	$1,109	$1,385	$384
Total Retail Expenditures in Windsor		$87	$159	$162	$166	$169	$149	$190	$210	$232	$62
% Retail Expenditures in DDA	3/	*100.0%*	*100.0%*	*100.0%*	*100.0%*	*100.0%*	*100.0%*	*100.0%*	*100.0%*	*100.0%*	*100.0%*
Total Retail Expenditures in DDA		$87	$159	$162	$166	$169	$149	$190	$210	$232	$62
Vehicle Maintenance and Repairs											
Total Expenditures	1/	$1,278	$2,345	$2,392	$2,440	$2,489	$2,188	$2,803	$3,094	$3,416	$906
% Leakage	2/	*35.6%*	*35.6%*	*35.6%*	*35.6%*	*35.6%*	*35.6%*	*35.6%*	*35.6%*	*35.6%*	*35.6%*
Total Leakage		*$454*	*$834*	*$851*	*$868*	*$885*	*$778*	*$997*	*$1,100*	*$1,215*	*$322*
Total E-Commerce Expenditures		$131	$251	$267	$283	$300	$273	$412	$524	$655	$182
Total Retail Expenditures in Windsor		$823	$1,511	$1,541	$1,572	$1,604	$1,410	$1,806	$1,994	$2,202	$584
% Retail Expenditures in DDA	3/	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*
Total Retail Expenditures in DDA		$283	$519	$530	$540	$551	$484	$621	$685	$757	$201
Medical Supplies											
Total Expenditures	1/	$222	$407	$415	$424	$432	$380	$487	$537	$593	$157
% Leakage	2/	*71.1%*	*71.1%*	*71.1%*	*71.1%*	*71.1%*	*71.1%*	*71.1%*	*71.1%*	*71.1%*	*71.1%*
Total Leakage		*$158*	*$290*	*$296*	*$301*	*$307*	*$270*	*$346*	*$382*	*$422*	*$112*
Total E-Commerce Expenditures		$23	$44	$46	$49	$52	$47	$72	$91	$114	$32
Total Retail Expenditures in Windsor		$64	$118	$120	$122	$125	$110	$140	$155	$171	$45
% Retail Expenditures in DDA	3/	*12.4%*	*12.4%*	*12.4%*	*12.4%*	*12.4%*	*12.4%*	*12.4%*	*12.4%*	*12.4%*	*12.4%*
Total Retail Expenditures in DDA		$8	$15	$15	$15	$15	$14	$17	$19	$21	$6
Entertainment Fees and Admissions											
Total Expenditures	1/	$528	$955	$974	$993	$1,013	$892	$1,141	$1,260	$1,391	$369
% Leakage	2/	*6.3%*	*6.3%*	*6.3%*	*6.3%*	*6.3%*	*6.3%*	*6.3%*	*6.3%*	*6.3%*	*6.3%*
Total Leakage		*$33*	*$60*	*$61*	*$63*	*$64*	*$56*	*$72*	*$79*	*$88*	*$23*
Total E-Commerce Expenditures		$54	$102	$109	$115	$122	$111	$168	$213	$266	$74
Total Retail Expenditures in Windsor		$474	$852	$865	$878	$891	$780	$973	$1,046	$1,124	$295
% Retail Expenditures in DDA	3/	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*
Total Retail Expenditures in DDA		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

Table 18 continued
Windsor Boardwalk Backlot Development - Town Public Works Parcel
New Project Employee Direct Spending Impacts

Audio and Visual Equipment and Services											
Total Expenditures	1/	$1,445	$2,660	$2,713	$2,768	$2,823	$2,481	$3,179	$3,510	$3,875	$1,027
% Leakage	2/	*80.3%*	*80.3%*	*80.3%*	*80.3%*	*80.3%*	*80.3%*	*80.3%*	*80.3%*	*80.3%*	*80.3%*
Total Leakage		*$1,161*	*$2,136*	*$2,179*	*$2,223*	*$2,267*	*$1,992*	*$2,553*	*$2,819*	*$3,112*	*$825*
Total E-Commerce Expenditures		$148	$285	$303	$321	$340	$310	$468	$595	$743	$206
Total Retail Expenditures in Windsor		$285	$524	$534	$545	$556	$488	$626	$691	$763	$202
% Retail Expenditures in DDA	3/	*20.1%*	*20.1%*	*20.1%*	*20.1%*	*20.1%*	*20.1%*	*20.1%*	*20.1%*	*20.1%*	*20.1%*
Total Retail Expenditures in DDA		$57	$105	$108	$110	$112	$98	$126	$139	$154	$41
Pets											
Total Expenditures	1/	$792	$1,453	$1,482	$1,512	$1,542	$1,356	$1,737	$1,918	$2,117	$561
% Leakage	2/	*35.6%*	*35.6%*	*35.6%*	*35.6%*	*35.6%*	*35.6%*	*35.6%*	*35.6%*	*35.6%*	*35.6%*
Total Leakage		*$282*	*$517*	*$527*	*$538*	*$548*	*$482*	*$618*	*$682*	*$753*	*$200*
Total E-Commerce Expenditures		$81	$156	$165	$175	$186	$169	$256	$325	$406	$113
Total Retail Expenditures in Windsor		$510	$936	$955	$974	$994	$874	$1,119	$1,236	$1,364	$362
% Retail Expenditures in DDA	3/	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*
Total Retail Expenditures in DDA		$175	$322	$328	$335	$342	$300	$385	$425	$469	$124
Toys, Hobbies, and Playground Equipment											
Total Expenditures	1/	$226	$414	$422	$431	$439	$386	$495	$546	$603	$160
% Leakage	2/	*6.3%*	*6.3%*	*6.3%*	*6.3%*	*6.3%*	*6.3%*	*6.3%*	*6.3%*	*6.3%*	*6.3%*
Total Leakage		*$14*	*$26*	*$27*	*$27*	*$28*	*$24*	*$31*	*$34*	*$38*	*$10*
Total E-Commerce Expenditures		$23	$44	$47	$50	$53	$48	$73	$93	$116	$32
Total Retail Expenditures in Windsor		$203	$370	$375	$381	$386	$338	$422	$454	$488	$128
% Retail Expenditures in DDA	3/	*10.3%*	*10.3%*	*10.3%*	*10.3%*	*10.3%*	*10.3%*	*10.3%*	*10.3%*	*10.3%*	*10.3%*
Total Retail Expenditures in DDA		$21	$38	$38	$39	$40	$35	$43	$47	$50	$13
Other Entertainment Supplies and Equipment											
Total Expenditures	1/	$185	$330	$337	$344	$351	$309	$395	$436	$481	$128
% Leakage	2/	*80.3%*	*80.3%*	*80.3%*	*80.3%*	*80.3%*	*80.3%*	*80.3%*	*80.3%*	*80.3%*	*80.3%*
Total Leakage		*$149*	*$265*	*$271*	*$276*	*$282*	*$248*	*$317*	*$350*	*$387*	*$102*
Total E-Commerce Expenditures		$19	$35	$38	$40	$42	$39	$58	$74	$92	$26
Total Retail Expenditures in Windsor		$36	$65	$66	$68	$69	$61	$78	$86	$95	$25
% Retail Expenditures in DDA	3/	*20.1%*	*20.1%*	*20.1%*	*20.1%*	*20.1%*	*20.1%*	*20.1%*	*20.1%*	*20.1%*	*20.1%*
Total Retail Expenditures in DDA		$7	$13	$13	$14	$14	$12	$16	$17	$19	$5
Personal Care Products											
Total Expenditures	1/	$1,074	$1,976	$2,015	$2,056	$2,097	$1,843	$2,361	$2,607	$2,879	$763
% Leakage	2/	*71.1%*	*71.1%*	*71.1%*	*71.1%*	*71.1%*	*71.1%*	*71.1%*	*71.1%*	*71.1%*	*71.1%*
Total Leakage		*$764*	*$1,406*	*$1,434*	*$1,463*	*$1,492*	*$1,311*	*$1,680*	*$1,855*	*$2,048*	*$543*
Total E-Commerce Expenditures		$110	$212	$225	$238	$253	$230	$347	$442	$552	$153
Total Retail Expenditures in Windsor		$310	$570	$582	$593	$605	$532	$681	$752	$831	$220
% Retail Expenditures in DDA	3/	*12.4%*	*12.4%*	*12.4%*	*12.4%*	*12.4%*	*12.4%*	*12.4%*	*12.4%*	*12.4%*	*12.4%*
Total Retail Expenditures in DDA		$38	$71	$72	$73	$75	$66	$84	$93	$103	$27
Reading											
Total Expenditures	1/	$220	$408	$416	$424	$433	$380	$487	$538	$594	$157
% Leakage	2/	*6.3%*	*6.3%*	*6.3%*	*6.3%*	*6.3%*	*6.3%*	*6.3%*	*6.3%*	*6.3%*	*6.3%*
Total Leakage		*$14*	*$26*	*$26*	*$27*	*$27*	*$24*	*$31*	*$34*	*$37*	*$10*
Total E-Commerce Expenditures		$23	$44	$46	$49	$52	$47	$72	$91	$114	$32
Total Retail Expenditures in Windsor		$198	$364	$369	$375	$381	$333	$416	$447	$480	$126
% Retail Expenditures in DDA	3/	*10.3%*	*10.3%*	*10.3%*	*10.3%*	*10.3%*	*10.3%*	*10.3%*	*10.3%*	*10.3%*	*10.3%*
Total Retail Expenditures in DDA		$20	$37	$38	$38	$39	$34	$43	$46	$49	$13
Miscellaneous											
Total Expenditures	1/	$1,548	$2,839	$2,896	$2,954	$3,013	$2,649	$3,393	$3,746	$4,136	$1,096
% Leakage	2/	*35.6%*	*35.6%*	*35.6%*	*35.6%*	*35.6%*	*35.6%*	*35.6%*	*35.6%*	*35.6%*	*35.6%*
Total Leakage		*$551*	*$1,010*	*$1,030*	*$1,050*	*$1,071*	*$942*	*$1,207*	*$1,332*	*$1,471*	*$390*
Total E-Commerce Expenditures		$159	$304	$323	$343	$363	$331	$499	$635	$793	$220
Total Retail Expenditures in Windsor		$998	$1,830	$1,866	$1,904	$1,942	$1,707	$2,187	$2,414	$2,665	$707
% Retail Expenditures in DDA	3/	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*
Total Retail Expenditures in DDA		$343	$629	$641	$654	$667	$587	$751	$830	$916	$243
Non-Resident Employees											
Transportation @ 50%											
Weekly Expenditures per FTE Employee	5/	$16.56	$16.89	$17.23	$17.58	$17.93	$18.29	$20.19	$22.29	$24.61	$25.61
Total Retail Expenditures in Windsor	4/	$10,405	$19,273	$19,658	$20,051	$20,452	$17,966	$23,032	$25,430	$28,076	$7,443
% Retail Expenditures in DDA	3/	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*
Total Retail Expenditures in DDA		$3,576	$6,623	$6,755	$6,890	$7,028	$6,174	$7,915	$8,739	$9,648	$2,558
Online Purchases Made at Work											
Weekly Expenditures per FTE Employee	5/	$17.54	$17.89	$18.25	$18.61	$18.99	$19.37	$21.38	$23.61	$26.07	$27.12
Total Retail Expenditures in Windsor	4/	$11,020	$20,410	$20,819	$21,235	$21,660	$19,027	$24,392	$26,931	$29,734	$7,882
% Retail Expenditures in DDA	3/	*100.0%*	*100.0%*	*100.0%*	*100.0%*	*100.0%*	*100.0%*	*100.0%*	*100.0%*	*100.0%*	*100.0%*
Total Retail Expenditures in DDA		$11,020	$20,410	$20,819	$21,235	$21,660	$19,027	$24,392	$26,931	$29,734	$7,882
Restaurants											
Weekly Expenditures per FTE Employee	5/	$15.26	$15.57	$15.88	$16.20	$16.52	$16.85	$18.61	$20.54	$22.68	$23.60
Total Retail Expenditures in Windsor	4/	$9,588	$17,759	$18,114	$18,477	$18,846	$16,555	$21,224	$23,433	$25,872	$6,858
% Retail Expenditures in DDA	3/	*9.9%*	*9.9%*	*9.9%*	*9.9%*	*9.9%*	*9.9%*	*9.9%*	*9.9%*	*9.9%*	*9.9%*
Total Retail Expenditures in DDA		$949	$1,757	$1,792	$1,828	$1,864	$1,638	$2,100	$2,318	$2,559	$678
Department Stores											
Weekly Expenditures per FTE Employee	5/	$4.81	$4.90	$5.00	$5.10	$5.20	$5.31	$5.86	$6.47	$7.14	$7.43
Total Retail Expenditures in Windsor	4/	$3,020	$5,593	$5,705	$5,819	$5,935	$5,214	$6,684	$7,380	$8,148	$2,160
% Retail Expenditures in DDA	3/	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*
Total Retail Expenditures in DDA		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Discount Stores											
Weekly Expenditures per FTE Employee	5/	$14.79	$15.09	$15.39	$15.70	$16.01	$16.33	$18.03	$19.91	$21.98	$22.87
Total Retail Expenditures in Windsor	4/	$9,294	$17,215	$17,559	$17,910	$18,268	$16,048	$20,573	$22,714	$25,078	$6,648
% Retail Expenditures in DDA	3/	*2.2%*	*2.2%*	*2.2%*	*2.2%*	*2.2%*	*2.2%*	*2.2%*	*2.2%*	*2.2%*	*2.2%*
Total Retail Expenditures in DDA		$204	$377	$384	$392	$400	$351	$450	$497	$549	$146
Drug Stores											
Weekly Expenditures per FTE Employee	5/	$6.59	$6.72	$6.85	$6.99	$7.13	$7.27	$8.03	$8.86	$9.79	$10.18
Total Retail Expenditures in Windsor	4/	$4,137	$7,663	$7,816	$7,973	$8,132	$7,144	$9,158	$10,111	$11,164	$2,959
% Retail Expenditures in DDA	3/	*12.4%*	*12.4%*	*12.4%*	*12.4%*	*12.4%*	*12.4%*	*12.4%*	*12.4%*	*12.4%*	*12.4%*
Total Retail Expenditures in DDA		$512	$949	$968	$987	$1,007	$885	$1,134	$1,252	$1,383	$366
Grocery Stores											
Weekly Expenditures per FTE Employee	5/	$19.07	$19.45	$19.84	$20.24	$20.64	$21.06	$23.25	$25.67	$28.34	$29.48
Total Retail Expenditures in Windsor	4/	$11,980	$22,190	$22,634	$23,087	$23,548	$20,686	$26,519	$29,279	$32,327	$8,569
% Retail Expenditures in DDA	3/	*2.2%*	*2.2%*	*2.2%*	*2.2%*	*2.2%*	*2.2%*	*2.2%*	*2.2%*	*2.2%*	*2.2%*
Total Retail Expenditures in DDA		$262	$486	$496	$506	$516	$453	$581	$641	$708	$188
Clothing Stores											
Weekly Expenditures per FTE Employee	5/	$2.65	$2.71	$2.76	$2.82	$2.87	$2.93	$3.23	$3.57	$3.94	$4.10
Total Retail Expenditures in Windsor	4/	$1,667	$3,087	$3,149	$3,212	$3,276	$2,878	$3,689	$4,073	$4,497	$1,192
% Retail Expenditures in DDA	3/	*100.0%*	*100.0%*	*100.0%*	*100.0%*	*100.0%*	*100.0%*	*100.0%*	*100.0%*	*100.0%*	*100.0%*
Total Retail Expenditures in DDA		$1,667	$3,087	$3,149	$3,212	$3,276	$2,878	$3,689	$4,073	$4,497	$1,192

Table 18 continued
Windsor Boardwalk Backlot Development - Town Public Works Parcel
New Project Employee Direct Spending Impacts

Shoe Stores											
Weekly Expenditures per FTE Employee	5/	$2.09	$2.13	$2.18	$2.22	$2.26	$2.31	$2.55	$2.81	$3.11	$3.23
Total Retail Expenditures in Windsor	4/	$1,314	$2,433	$2,482	$2,532	$2,582	$2,268	$2,908	$3,211	$3,545	$940
% Retail Expenditures in DDA	3/	*100.0%*	*100.0%*	*100.0%*	*100.0%*	*100.0%*	*100.0%*	*100.0%*	*100.0%*	*100.0%*	*100.0%*
Total Retail Expenditures in DDA		$1,314	$2,433	$2,482	$2,532	$2,582	$2,268	$2,908	$3,211	$3,545	$940
Sporting Goods											
Weekly Expenditures per FTE Employee	5/	$1.82	$1.86	$1.89	$1.93	$1.97	$2.01	$2.22	$2.45	$2.71	$2.81
Total Retail Expenditures in Windsor	4/	$1,144	$2,119	$2,161	$2,204	$2,248	$1,975	$2,532	$2,795	$3,086	$818
% Retail Expenditures in DDA	3/	*10.3%*	*10.3%*	*10.3%*	*10.3%*	*10.3%*	*10.3%*	*10.3%*	*10.3%*	*10.3%*	*10.3%*
Total Retail Expenditures in DDA		$117	$217	$222	$226	$231	$203	$260	$287	$317	$84
Electronics/Phone/Computers											
Weekly Expenditures per FTE Employee	5/	$5.50	$5.61	$5.73	$5.84	$5.96	$6.08	$6.71	$7.41	$8.18	$8.51
Total Retail Expenditures in Windsor	4/	$3,458	$6,404	$6,532	$6,663	$6,796	$5,970	$7,653	$8,450	$9,329	$2,473
% Retail Expenditures in DDA	3/	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*
Total Retail Expenditures in DDA		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Jewelry											
Weekly Expenditures per FTE Employee	5/	$2.01	$2.05	$2.09	$2.13	$2.17	$2.22	$2.45	$2.70	$2.98	$3.10
Total Retail Expenditures in Windsor	4/	$1,261	$2,336	$2,383	$2,431	$2,479	$2,178	$2,792	$3,083	$3,404	$902
% Retail Expenditures in DDA	3/	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*
Total Retail Expenditures in DDA		$433	$803	$819	$835	$852	$748	$960	$1,059	$1,170	$310
Office Suppliers/Stationery/Novelty Gifts and Cards											
Weekly Expenditures per FTE Employee	5/	$20.38	$20.79	$21.20	$21.63	$22.06	$22.50	$24.84	$27.43	$30.29	$31.51
Total Retail Expenditures in Windsor	4/	$12,804	$23,715	$24,190	$24,673	$25,167	$22,108	$28,342	$31,292	$34,549	$9,158
% Retail Expenditures in DDA	3/	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*
Total Retail Expenditures in DDA		$4,400	$8,149	$8,312	$8,479	$8,648	$7,597	$9,739	$10,753	$11,872	$3,147
Warehouse Clubs											
Weekly Expenditures per FTE Employee	5/	$3.29	$3.35	$3.42	$3.49	$3.56	$3.63	$4.01	$4.42	$4.89	$5.08
Total Retail Expenditures in Windsor	4/	$2,065	$3,825	$3,902	$3,980	$4,060	$3,566	$4,572	$5,048	$5,573	$1,477
% Retail Expenditures in DDA	3/	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*
Total Retail Expenditures in DDA		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Other Goods (florists, non-food vendors)											
Weekly Expenditures per FTE Employee	5/	$0.68	$0.69	$0.70	$0.72	$0.73	$0.75	$0.82	$0.91	$1.00	$1.05
Total Retail Expenditures in Windsor	4/	$425	$787	$803	$819	$835	$734	$940	$1,038	$1,146	$304
% Retail Expenditures in DDA	3/	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*
Total Retail Expenditures in DDA		$146	$270	$276	$281	$287	$252	$323	$357	$394	$104
Personal Care											
Weekly Expenditures per FTE Employee	5/	$2.90	$2.96	$3.02	$3.08	$3.14	$3.20	$3.54	$3.91	$4.31	$4.49
Total Retail Expenditures in Windsor	4/	$1,824	$3,378	$3,445	$3,514	$3,584	$3,149	$4,036	$4,457	$4,920	$1,304
% Retail Expenditures in DDA	3/	*12.4%*	*12.4%*	*12.4%*	*12.4%*	*12.4%*	*12.4%*	*12.4%*	*12.4%*	*12.4%*	*12.4%*
Total Retail Expenditures in DDA		$226	$418	$427	$435	$444	$390	$500	$552	$609	$162
Entertainment											
Weekly Expenditures per FTE Employee	5/	$3.37	$3.44	$3.51	$3.58	$3.65	$3.72	$4.11	$4.54	$5.01	$5.21
Total Retail Expenditures in Windsor	4/	$2,118	$3,922	$4,001	$4,081	$4,162	$3,656	$4,688	$5,175	$5,714	$1,515
% Retail Expenditures in DDA	3/	*10.3%*	*10.3%*	*10.3%*	*10.3%*	*10.3%*	*10.3%*	*10.3%*	*10.3%*	*10.3%*	*10.3%*
Total Retail Expenditures in DDA		$217	$402	$410	$418	$427	$375	$481	$531	$586	$155

Total Sales and Use Tax Impacts Revenues for Town of Windsor

Total Taxable Retail Expenditures in Windsor		$93,733	$173,322	$176,723	$180,190	$183,726	$161,347	$206,442	$227,502	$250,710	$66,410
Total E-Commerce Expenditures		$13,150	$24,494	$25,157	$25,837	$26,533	$23,469	$31,097	$35,452	$40,377	$10,834
Total Retail Expenditures in DDA		$27,378	$50,675	$51,687	$52,719	$53,771	$47,236	$60,544	$66,835	$73,779	$19,557
% of Windsor Retail Expenditures in DDA		29.2%	29.2%	29.2%	29.3%	29.3%	29.3%	29.3%	29.4%	29.4%	29.4%
Town of Windsor General Sales & Use Tax Revenue @ 3.2%		$3,341	$6,183	$6,310	$6,439	$6,572	$5,776	$7,424	$8,218	$9,098	$2,414
Town of Windsor Rec Center Sales & Use Tax Revenue @ 0.75%		$783	$1,449	$1,479	$1,509	$1,540	$1,354	$1,740	$1,926	$2,132	$566
Total Sales and Use Tax Revenue for Town of Windsor		**$4,123**	**$7,632**	**$7,788**	**$7,948**	**$8,112**	**$7,130**	**$9,164**	**$10,145**	**$11,230**	**$2,980**
Town Sales and Use Tax Collected in DDA		**$1,204**	**$2,231**	**$2,278**	**$2,325**	**$2,374**	**$2,087**	**$2,688**	**$2,980**	**$3,305**	**$878**
Town Sales and Use Tax Revenue from E-Commerce		**$507**	**$945**	**$971**	**$997**	**$1,024**	**$905**	**$1,200**	**$1,368**	**$1,558**	**$418**

1/ Econometric model based on data from Bureau of Labor Statistics, Consumer Expenditure Survey, 2015-2016, Western Region;
2/ Percent leakage from Ricker Cunningham, Town of Windsor Retail Market Analysis Summary (8 August 2016).
3/ Estimate based on actual sales and business inventory from Windsor DDA; Urban Land Institute, Dollars & Cents of Shopping
4/ Assumes 50 weeks worked per year.
5/ ICSC, Office Worker Retail Spending in a Digital Age (2012), national spending by income, $15,000 to $25,000 income bracket;
6/ Assumption.

ANDERSON ANALYTICS has compiled this information based upon key assumptions provided by others. We have not independently examined or evaluated those assumptions, and consequently disclaim any form of assurance or opinion on them. Actual results may differ materially from projected results.

Table 19
Windsor Boardwalk Backlot Development - Town Public Works Parcel
Projection of Ongoing Indirect and Induced Employment Income

Assumed Inflation in Employee Income after 2021: ***2.00%***

Uses		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2035	2040	Apr 4, 2042
Indirect															
Jobs	1/	1.1	2.0	2.0	2.0	2.0	1.0	2.0	1.0	2.0	2.0	2.0	2.0	2.0	0.5
Average Income per Job		$44,964	$41,853	$42,690	$43,544	$44,415	$45,303	$46,209	$47,133	$48,076	$49,037	$50,018	$55,224	$60,972	$63,435
Total Annual Labor Income	1/	$49,460	$83,706	$85,380	$87,088	$88,829	$45,303	$92,418	$47,133	$96,152	$98,075	$100,036	$110,448	$121,944	$32,326
Induced															
Jobs	1/	1.2	2.2	2.2	2.2	2.2	1.1	2.2	1.1	2.2	2.2	2.2	2.2	2.2	0.6
Average Income per Job		$40,120	$39,121	$39,903	$40,701	$41,515	$42,346	$43,193	$44,056	$44,938	$45,836	$46,753	$51,619	$56,992	$59,294
Total Annual Labor Income	1/	$48,144	$86,066	$87,787	$89,543	$91,334	$46,580	$95,024	$48,462	$98,863	$100,840	$102,857	$113,562	$125,382	$33,237
Total Ongoing Employment															
Total Jobs		2.3	4.2	4.2	4.2	4.2	2.1	4.2	2.1	4.2	4.2	4.2	4.2	4.2	1.1
Windsor Resident Jobs	2/	0.3	0.6	0.6	0.6	0.6	0.3	0.6	0.3	0.6	0.6	0.6	0.6	0.6	0.1
Non-resident Jobs	2/	2.0	3.6	3.6	3.6	3.6	1.8	3.6	1.8	3.6	3.6	3.6	3.6	3.6	0.9
Average Income per Job		$42,437	$40,422	$41,230	$42,055	$42,896	$43,754	$44,629	$45,522	$46,432	$47,361	$48,308	$53,336	$58,887	$61,266
Total Annual Labor Income		$97,604	$169,772	$173,167	$176,631	$180,163	$91,883	$187,442	$95,595	$195,015	$198,915	$202,893	$224,011	$247,326	$65,563

1/ Labor income and jobs from IMPLAN, Weld County trade area.
2/ U.S.Census Bureau, Center for Economic Studies, 2015 Town of Windsor Inflow/Outflow Job Counts.

ANDERSON ANALYTICS has compiled this information based upon key assumptions provided by others. We have not independently examined or evaluated those assumptions, and consequently disclaim any form of assurance or opinion on them. Actual results may differ materially from projected results.

Table 20
Windsor Boardwalk Backlot Development - Town Public Works Parcel
New Project Employee Indirect and Induced Spending Impacts

		2020	2021	2022	2023	2024	2025	2030	2035	2040	Apr 4, 2042
Windsor Resident Employees											
Food at Home											
Total Expenditures	1/	$307	$565	$576	$588	$599	$306	$675	$745	$823	$218
% Leakage	2/	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*
Total Leakage		*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*
Total E-Commerce Expenditures		$32	$60	$64	$68	$72	$38	$99	$126	$158	$44
Total Retail Expenditures in Windsor		$275	$504	$512	$519	$527	$267	$576	$619	$665	$174
% Retail Expenditures in DDA	3/	*2.2%*	*2.2%*	*2.2%*	*2.2%*	*2.2%*	*2.2%*	*2.2%*	*2.2%*	*2.2%*	*2.2%*
Total Retail Expenditures in DDA		$6	$11	$11	$11	$12	$6	$13	$14	$15	$4
Food away from Home											
Total Expenditures	1/	$208	$383	$390	$398	$406	$207	$457	$505	$557	$148
% Leakage	2/	*8.2%*	*8.2%*	*8.2%*	*8.2%*	*8.2%*	*8.2%*	*8.2%*	*8.2%*	*8.2%*	*8.2%*
Total Leakage		*$17*	*$31*	*$32*	*$32*	*$33*	*$17*	*$37*	*$41*	*$45*	*$12*
Total E-Commerce Expenditures		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total Retail Expenditures in Windsor		$191	$351	$358	$366	$373	$190	$420	$464	$512	$136
% Retail Expenditures in DDA	3/	*2.2%*	*2.2%*	*2.2%*	*2.2%*	*2.2%*	*2.2%*	*2.2%*	*2.2%*	*2.2%*	*2.2%*
Total Retail Expenditures in DDA		$4	$8	$8	$8	$8	$4	$9	$10	$11	$3
Alcoholic Beverages											
Total Expenditures	1/	$34	$62	$63	$64	$66	$34	$74	$82	$90	$24
% Leakage	2/	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*
Total Leakage		*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*
Total E-Commerce Expenditures		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total Retail Expenditures in Windsor		$34	$62	$63	$64	$66	$34	$74	$82	$90	$24
% Retail Expenditures in DDA	3/	*2.2%*	*2.2%*	*2.2%*	*2.2%*	*2.2%*	*2.2%*	*2.2%*	*2.2%*	*2.2%*	*2.2%*
Total Retail Expenditures in DDA		$1	$1	$1	$1	$1	$1	$2	$2	$2	$1
Tobacco and Smoking Products											
Total Expenditures	1/	$18	$34	$35	$35	$36	$18	$41	$45	$50	$13
% Leakage	2/	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*
Total Leakage		*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*
Total E-Commerce Expenditures		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total Retail Expenditures in Windsor		$18	$34	$35	$35	$36	$18	$41	$45	$50	$13
% Retail Expenditures in DDA	3/	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*
Total Retail Expenditures in DDA		$6	$12	$12	$12	$12	$6	$14	$15	$17	$5
Laundry and Cleaning Supplies											
Total Expenditures	1/	$12	$22	$22	$23	$23	$12	$26	$29	$32	$8
% Leakage	2/	*97.3%*	*97.3%*	*97.3%*	*97.3%*	*97.3%*	*97.3%*	*97.3%*	*97.3%*	*97.3%*	*97.3%*
Total Leakage		*$12*	*$21*	*$22*	*$22*	*$23*	*$12*	*$25*	*$28*	*$31*	*$8*
Total E-Commerce Expenditures		$1	$2	$2	$3	$3	$1	$4	$5	$6	$2
Total Retail Expenditures in Windsor		$0	$1	$1	$1	$1	$0	$1	$1	$1	$0
% Retail Expenditures in DDA	3/	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*
Total Retail Expenditures in DDA		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Other Household Supplies											
Total Expenditures	1/	$31	$56	$57	$58	$59	$30	$67	$74	$81	$22
% Leakage	2/	*97.3%*	*97.3%*	*97.3%*	*97.3%*	*97.3%*	*97.3%*	*97.3%*	*97.3%*	*97.3%*	*97.3%*
Total Leakage		*$30*	*$54*	*$55*	*$57*	*$58*	*$29*	*$65*	*$72*	*$79*	*$21*
Total E-Commerce Expenditures		$3	$6	$6	$7	$7	$4	$10	$12	$16	$4
Total Retail Expenditures in Windsor		$1	$1	$2	$2	$2	$1	$2	$2	$2	$1
% Retail Expenditures in DDA	3/	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*
Total Retail Expenditures in DDA		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Postage and Stationary											
Total Expenditures	1/	$10	$19	$20	$20	$21	$10	$23	$26	$28	$7
% Leakage	2/	*35.6%*	*35.6%*	*35.6%*	*35.6%*	*35.6%*	*35.6%*	*35.6%*	*35.6%*	*35.6%*	*35.6%*
Total Leakage		*$4*	*$7*	*$7*	*$7*	*$7*	*$4*	*$8*	*$9*	*$10*	*$3*
Total E-Commerce Expenditures		$1	$2	$2	$2	$2	$1	$3	$4	$5	$1
Total Retail Expenditures in Windsor		$7	$12	$13	$13	$13	$7	$15	$16	$18	$5
% Retail Expenditures in DDA	3/	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*
Total Retail Expenditures in DDA		$2	$4	$4	$4	$5	$2	$5	$6	$6	$2
Household Furnishings and Equipment											
Total Expenditures	1/	$123	$223	$227	$232	$236	$121	$266	$294	$324	$86
% Leakage	2/	*38.8%*	*38.8%*	*38.8%*	*38.8%*	*38.8%*	*38.8%*	*38.8%*	*38.8%*	*38.8%*	*38.8%*
Total Leakage		*$48*	*$86*	*$88*	*$90*	*$92*	*$47*	*$103*	*$114*	*$126*	*$33*
Total E-Commerce Expenditures		$13	$24	$25	$27	$28	$15	$39	$50	$62	$17
Total Retail Expenditures in Windsor		$75	$136	$139	$142	$145	$74	$163	$180	$199	$53
% Retail Expenditures in DDA	3/	*34.8%*	*34.8%*	*34.8%*	*34.8%*	*34.8%*	*34.8%*	*34.8%*	*34.8%*	*34.8%*	*34.8%*
Total Retail Expenditures in DDA		$26	$47	$48	$49	$50	$26	$57	$63	$69	$18
Apparel and Apparel Services											
Total Expenditures	1/	$128	$234	$239	$243	$248	$127	$280	$309	$341	$90
% Leakage	2/	*96.8%*	*96.8%*	*96.8%*	*96.8%*	*96.8%*	*96.8%*	*96.8%*	*96.8%*	*96.8%*	*96.8%*
Total Leakage		*$124*	*$226*	*$231*	*$236*	*$240*	*$123*	*$271*	*$299*	*$330*	*$87*
Total E-Commerce Expenditures		$13	$25	$27	$28	$30	$16	$41	$52	$65	$18
Total Retail Expenditures in Windsor		$4	$8	$8	$8	$8	$4	$9	$10	$11	$3
% Retail Expenditures in DDA	3/	*100.0%*	*100.0%*	*100.0%*	*100.0%*	*100.0%*	*100.0%*	*100.0%*	*100.0%*	*100.0%*	*100.0%*
Total Retail Expenditures in DDA		$4	$8	$8	$8	$8	$4	$9	$10	$11	$3
Vehicle Maintenance and Repairs											
Total Expenditures	1/	$63	$114	$116	$118	$121	$62	$136	$150	$166	$44
% Leakage	2/	*35.6%*	*35.6%*	*35.6%*	*35.6%*	*35.6%*	*35.6%*	*35.6%*	*35.6%*	*35.6%*	*35.6%*
Total Leakage		*$22*	*$40*	*$41*	*$42*	*$43*	*$22*	*$48*	*$53*	*$59*	*$16*
Total E-Commerce Expenditures		$6	$12	$13	$14	$15	$8	$20	$25	$32	$9
Total Retail Expenditures in Windsor		$40	$73	$75	$76	$78	$40	$88	$97	$107	$28
% Retail Expenditures in DDA	3/	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*
Total Retail Expenditures in DDA		$14	$25	$26	$26	$27	$14	$30	$33	$37	$10
Medical Supplies											
Total Expenditures	1/	$11	$20	$21	$21	$21	$11	$24	$27	$29	$8
% Leakage	2/	*71.1%*	*71.1%*	*71.1%*	*71.1%*	*71.1%*	*71.1%*	*71.1%*	*71.1%*	*71.1%*	*71.1%*
Total Leakage		*$8*	*$14*	*$15*	*$15*	*$15*	*$8*	*$17*	*$19*	*$21*	*$6*
Total E-Commerce Expenditures		$0	$0	$0	$0	$0	$0	$0	$1	$1	$0
Total Retail Expenditures in Windsor		$3	$6	$6	$6	$6	$3	$7	$8	$9	$2
% Retail Expenditures in DDA	3/	*12.4%*	*12.4%*	*12.4%*	*12.4%*	*12.4%*	*12.4%*	*12.4%*	*12.4%*	*12.4%*	*12.4%*
Total Retail Expenditures in DDA		$0	$1	$1	$1	$1	$0	$1	$1	$1	$0
Entertainment Fees and Admissions											
Total Expenditures	1/	$38	$67	$68	$69	$71	$36	$80	$88	$97	$26
% Leakage	2/	*6.3%*	*6.3%*	*6.3%*	*6.3%*	*6.3%*	*6.3%*	*6.3%*	*6.3%*	*6.3%*	*6.3%*
Total Leakage		*$2*	*$4*	*$4*	*$4*	*$4*	*$2*	*$5*	*$6*	*$6*	*$2*
Total E-Commerce Expenditures		$4	$7	$8	$8	$9	$4	$12	$15	$19	$5
Total Retail Expenditures in Windsor		$34	$59	$60	$61	$62	$32	$68	$73	$78	$21
% Retail Expenditures in DDA	3/	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*
Total Retail Expenditures in DDA		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

Table 20 continued

Windsor Boardwalk Backlot Development - Town Public Works Parcel

New Project Employee Indirect and Induced Spending Impacts

Audio and Visual Equipment and Services											
Total Expenditures	1/	$66	$122	$124	$126	$129	$66	$145	$160	$177	$47
% Leakage	2/	*80.3%*	*80.3%*	*80.3%*	*80.3%*	*80.3%*	*80.3%*	*80.3%*	*80.3%*	*80.3%*	*80.3%*
Total Leakage		*$53*	*$98*	*$100*	*$102*	*$104*	*$53*	*$117*	*$129*	*$142*	*$38*
Total E-Commerce Expenditures		$7	$13	$14	$15	$16	$8	$21	$27	$34	$9
Total Retail Expenditures in Windsor		$13	$24	$24	$25	$25	$13	$29	$32	$35	$9
% Retail Expenditures in DDA	3/	*20.1%*	*20.1%*	*20.1%*	*20.1%*	*20.1%*	*20.1%*	*20.1%*	*20.1%*	*20.1%*	*20.1%*
Total Retail Expenditures in DDA		$3	$5	$5	$5	$5	$3	$6	$6	$7	$2
Pets											
Total Expenditures	1/	$39	$71	$72	$73	$75	$38	$84	$93	$103	$27
% Leakage	2/	*35.6%*	*35.6%*	*35.6%*	*35.6%*	*35.6%*	*35.6%*	*35.6%*	*35.6%*	*35.6%*	*35.6%*
Total Leakage		*$14*	*$25*	*$26*	*$26*	*$27*	*$14*	*$30*	*$33*	*$37*	*$10*
Total E-Commerce Expenditures		$4	$8	$8	$9	$9	$5	$12	$16	$20	$5
Total Retail Expenditures in Windsor		$25	$45	$46	$47	$48	$25	$54	$60	$66	$18
% Retail Expenditures in DDA	3/	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*
Total Retail Expenditures in DDA		$9	$16	$16	$16	$17	$8	$19	$21	$23	$6
Toys, Hobbies, and Playground Equipment											
Total Expenditures	1/	$11	$21	$21	$22	$22	$11	$25	$27	$30	$8
% Leakage	2/	*6.3%*	*6.3%*	*6.3%*	*6.3%*	*6.3%*	*6.3%*	*6.3%*	*6.3%*	*6.3%*	*6.3%*
Total Leakage		*$1*	*$1*	*$1*	*$1*	*$1*	*$1*	*$2*	*$2*	*$2*	*$1*
Total E-Commerce Expenditures		$1	$2	$2	$3	$3	$1	$4	$5	$6	$2
Total Retail Expenditures in Windsor		$10	$19	$19	$19	$19	$10	$21	$23	$24	$6
% Retail Expenditures in DDA	3/	*10.3%*	*10.3%*	*10.3%*	*10.3%*	*10.3%*	*10.3%*	*10.3%*	*10.3%*	*10.3%*	*10.3%*
Total Retail Expenditures in DDA		$1	$2	$2	$2	$2	$1	$2	$2	$3	$1
Other Entertainment Supplies and Equipment											
Total Expenditures	1/	$18	$30	$31	$32	$32	$16	$36	$40	$44	$12
% Leakage	2/	*80.3%*	*80.3%*	*80.3%*	*80.3%*	*80.3%*	*80.3%*	*80.3%*	*80.3%*	*80.3%*	*80.3%*
Total Leakage		*$14*	*$24*	*$25*	*$25*	*$26*	*$13*	*$29*	*$32*	*$35*	*$9*
Total E-Commerce Expenditures		$2	$3	$3	$4	$4	$2	$5	$7	$8	$2
Total Retail Expenditures in Windsor		$4	$6	$6	$6	$6	$3	$7	$8	$9	$2
% Retail Expenditures in DDA	3/	*20.1%*	*20.1%*	*20.1%*	*20.1%*	*20.1%*	*20.1%*	*20.1%*	*20.1%*	*20.1%*	*20.1%*
Total Retail Expenditures in DDA		$1	$1	$1	$1	$1	$1	$1	$2	$2	$0
Personal Care Products											
Total Expenditures	1/	$50	$92	$93	$95	$97	$50	$109	$121	$133	$35
% Leakage	2/	*71.1%*	*71.1%*	*71.1%*	*71.1%*	*71.1%*	*71.1%*	*71.1%*	*71.1%*	*71.1%*	*71.1%*
Total Leakage		*$36*	*$65*	*$66*	*$68*	*$69*	*$35*	*$78*	*$86*	*$95*	*$25*
Total E-Commerce Expenditures		$5	$10	$10	$11	$12	$6	$16	$20	$26	$7
Total Retail Expenditures in Windsor		$14	$26	$27	$28	$28	$14	$32	$35	$39	$10
% Retail Expenditures in DDA	3/	*12.4%*	*12.4%*	*12.4%*	*12.4%*	*12.4%*	*12.4%*	*12.4%*	*12.4%*	*12.4%*	*12.4%*
Total Retail Expenditures in DDA		$2	$3	$3	$3	$3	$2	$4	$4	$5	$1
Reading											
Total Expenditures	1/	$9	$16	$17	$17	$17	$9	$19	$21	$24	$6
% Leakage	2/	*6.3%*	*6.3%*	*6.3%*	*6.3%*	*6.3%*	*6.3%*	*6.3%*	*6.3%*	*6.3%*	*6.3%*
Total Leakage		*$1*	*$1*	*$1*	*$1*	*$1*	*$1*	*$1*	*$1*	*$1*	*$0*
Total E-Commerce Expenditures		$1	$2	$2	$2	$2	$1	$3	$4	$5	$1
Total Retail Expenditures in Windsor		$8	$14	$15	$15	$15	$8	$17	$18	$19	$5
% Retail Expenditures in DDA	3/	*10.3%*	*10.3%*	*10.3%*	*10.3%*	*10.3%*	*10.3%*	*10.3%*	*10.3%*	*10.3%*	*10.3%*
Total Retail Expenditures in DDA		$1	$1	$2	$2	$2	$1	$2	$2	$2	$1
Miscellaneous											
Total Expenditures	1/	$78	$141	$144	$147	$150	$76	$169	$186	$206	$55
% Leakage	2/	*35.6%*	*35.6%*	*35.6%*	*35.6%*	*35.6%*	*35.6%*	*35.6%*	*35.6%*	*35.6%*	*35.6%*
Total Leakage		*$28*	*$50*	*$51*	*$52*	*$53*	*$27*	*$60*	*$66*	*$73*	*$19*
Total E-Commerce Expenditures		$8	$15	$16	$17	$18	$10	$25	$32	$39	$11
Total Retail Expenditures in Windsor		$50	$91	$93	$95	$97	$49	$109	$120	$133	$35
% Retail Expenditures in DDA	3/	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*	*34.4%*
Total Retail Expenditures in DDA		$17	$31	$32	$33	$33	$17	$37	$41	$46	$12

Total Sales and Use Tax Impacts Revenues for Town of Windsor

Total Taxable Retail Expenditures in Windsor		$808	$1,474	$1,501	$1,528	$1,555	$791	$1,730	$1,890	$2,065	$545
Total E-Commerce Expenditures		$101	$192	$204	$216	$229	$121	$315	$401	$501	$139
Total Retail Expenditures in DDA		$97	$176	$180	$183	$187	$95	$210	$232	$255	$68
% of Windsor Retail Expenditures in DDA		12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.1%	12.2%	12.3%	12.4%
Town of Windsor General Sales & Use Tax Revenue @ 3.2%		$28	$52	$53	$55	$56	$29	$64	$72	$80	$21
Town of Windsor Rec Center Sales & Use Tax Revenue @ 0.75%		$7	$12	$12	$13	$13	$7	$15	$17	$19	$5
Total Sales and Use Tax Revenue for Town of Windsor		**$35**	**$64**	**$66**	**$67**	**$69**	**$35**	**$79**	**$88**	**$99**	**$26**
Town Sales and Use Tax Collected in DDA		**$4**	**$8**	**$8**	**$8**	**$8**	**$4**	**$10**	**$11**	**$12**	**$3**
Town Sales and Use Tax Revenue from E-Commerce		**$4**	**$7**	**$8**	**$8**	**$9**	**$5**	**$12**	**$15**	**$19**	**$5**

1/ Econometric model based on data from Bureau of Labor Statistics, Consumer Expenditure Survey, 2015-2016, Western Region; U.S.Census Bureau, Center for Economic Studies, 2015 Town of Windsor Inflow/Outflow Job Counts.

2/ Percent leakage from Ricker Cunningham, Town of Windsor Retail Market Analysis Summary (8 August 2016).

3/ Estimate based on actual sales and business inventory from Windsor DDA; Urban Land Institute, Dollars & Cents of Shopping Centers.

ANDERSON ANALYTICS has compiled this information based upon key assumptions provided by others. We have not independently examined or evaluated those assumptions, and consequently disclaim any form of assurance or opinion on them. Actual results may differ materially from projected results.

Table 21
Windsor Boardwalk Backlot Development - Town Public Works Parcel
Construction Employee Direct Spending Impacts

		2019	2020
Windsor Resident Employees			
Food at Home			
Total Expenditures	1/	$9,120	$1,520
% Leakage	2/	*0.0%*	*0.0%*
Total Leakage		*$0*	*$0*
Total E-Commerce Expenditures		$936	$156
Total Retail Expenditures in Windsor		$8,183	$1,364
% Retail Expenditures in DDA	3/	*2.2%*	*2.2%*
Total Retail Expenditures in DDA		$179	$30
Food away from Home			
Total Expenditures	1/	$6,306	$1,051
% Leakage	2/	*8.2%*	*8.2%*
Total Leakage		*$515*	*$86*
Total E-Commerce Expenditures		$0	$0
Total Retail Expenditures in Windsor		$5,792	$965
% Retail Expenditures in DDA	3/	*2.2%*	*2.2%*
Total Retail Expenditures in DDA		$127	$21
Alcoholic Beverages			
Total Expenditures	1/	$1,140	$190
% Leakage	2/	*0.0%*	*0.0%*
Total Leakage		*$0*	*$0*
Total E-Commerce Expenditures		$0	$0
Total Retail Expenditures in Windsor		$1,140	$190
% Retail Expenditures in DDA	3/	*2.2%*	*2.2%*
Total Retail Expenditures in DDA		$25	$4
Tobacco and Smoking Products			
Total Expenditures	1/	$504	$84
% Leakage	2/	*0.0%*	*0.0%*
Total Leakage		*$0*	*$0*
Total E-Commerce Expenditures		$0	$0
Total Retail Expenditures in Windsor		$504	$84
% Retail Expenditures in DDA	3/	*34.4%*	*34.4%*
Total Retail Expenditures in DDA		$173	$29
Laundry and Cleaning Supplies			
Total Expenditures	1/	$336	$56
% Leakage	2/	*97.3%*	*97.3%*
Total Leakage		*$327*	*$54*
Total E-Commerce Expenditures		$34	$6
Total Retail Expenditures in Windsor		$9	$1
% Retail Expenditures in DDA	3/	*0.0%*	*0.0%*
Total Retail Expenditures in DDA		$0	$0
Other Household Supplies			
Total Expenditures	1/	$967	$161
% Leakage	2/	*97.3%*	*97.3%*
Total Leakage		*$941*	*$157*
Total E-Commerce Expenditures		$99	$17
Total Retail Expenditures in Windsor		$26	$4
% Retail Expenditures in DDA	3/	*0.0%*	*0.0%*
Total Retail Expenditures in DDA		$0	$0
Postage and Stationary			
Total Expenditures	1/	$301	$50
% Leakage	2/	*35.6%*	*35.6%*
Total Leakage		*$107*	*$18*
Total E-Commerce Expenditures		$31	$5
Total Retail Expenditures in Windsor		$194	$32
% Retail Expenditures in DDA	3/	*34.4%*	*34.4%*
Total Retail Expenditures in DDA		$67	$11
Household Furnishings and Equipment			
Total Expenditures	1/	$4,102	$684
% Leakage	2/	*38.8%*	*38.8%*
Total Leakage		*$1,589*	*$265*
Total E-Commerce Expenditures		$421	$70
Total Retail Expenditures in Windsor		$2,512	$419
% Retail Expenditures in DDA	3/	*34.8%*	*34.8%*
Total Retail Expenditures in DDA		$873	$146
Apparel and Apparel Services			
Total Expenditures	1/	$4,055	$676
% Leakage	2/	*96.8%*	*96.8%*
Total Leakage		*$3,925*	*$654*
Total E-Commerce Expenditures		$416	$69
Total Retail Expenditures in Windsor		$130	$22
% Retail Expenditures in DDA	3/	*100.0%*	*100.0%*
Total Retail Expenditures in DDA		$130	$22
Vehicle Maintenance and Repairs			
Total Expenditures	1/	$2,038	$340
% Leakage	2/	*35.6%*	*35.6%*
Total Leakage		*$725*	*$121*
Total E-Commerce Expenditures		$209	$35
Total Retail Expenditures in Windsor		$1,314	$219
% Retail Expenditures in DDA	3/	*34.4%*	*34.4%*
Total Retail Expenditures in DDA		$451	$75
Medical Supplies			
Total Expenditures	1/	$371	$62
% Leakage	2/	*71.1%*	*71.1%*
Total Leakage		*$264*	*$44*
Total E-Commerce Expenditures		$38	$6
Total Retail Expenditures in Windsor		$107	$18
% Retail Expenditures in DDA	3/	*12.4%*	*12.4%*
Total Retail Expenditures in DDA		$13	$2
Entertainment Fees and Admissions			
Total Expenditures	1/	$1,788	$298
% Leakage	2/	*6.3%*	*6.3%*
Total Leakage		*$113*	*$19*
Total E-Commerce Expenditures		$184	$31
Total Retail Expenditures in Windsor		$1,605	$267
% Retail Expenditures in DDA	3/	*0.0%*	*0.0%*
Total Retail Expenditures in DDA		$0	$0

Table 21 continued

Windsor Boardwalk Backlot Development - Town Public Works Parcel

Construction Employee Direct Spending Impacts

Audio and Visual Equipment and Services			
Total Expenditures	1/	$2,034	$339
% Leakage	2/	*80.3%*	*80.3%*
Total Leakage		*$1,633*	*$272*
Total E-Commerce Expenditures		$209	$35
Total Retail Expenditures in Windsor		$400	$67
% Retail Expenditures in DDA	3/	*20.1%*	*20.1%*
Total Retail Expenditures in DDA		$81	$13
Pets			
Total Expenditures	1/	$1,261	$210
% Leakage	2/	*35.6%*	*35.6%*
Total Leakage		*$449*	*$75*
Total E-Commerce Expenditures		$130	$22
Total Retail Expenditures in Windsor		$813	$135
% Retail Expenditures in DDA	3/	*34.4%*	*34.4%*
Total Retail Expenditures in DDA		$279	$47
Toys, Hobbies, and Playground Equipment			
Total Expenditures	1/	$385	$64
% Leakage	2/	*6.3%*	*6.3%*
Total Leakage		*$24*	*$4*
Total E-Commerce Expenditures		$39	$7
Total Retail Expenditures in Windsor		$345	$58
% Retail Expenditures in DDA	3/	*10.3%*	*10.3%*
Total Retail Expenditures in DDA		$35	$6
Other Entertainment Supplies and Equipment			
Total Expenditures	1/	$974	$162
% Leakage	2/	*80.3%*	*80.3%*
Total Leakage		*$782*	*$130*
Total E-Commerce Expenditures		$100	$17
Total Retail Expenditures in Windsor		$192	$32
% Retail Expenditures in DDA	3/	*20.1%*	*20.1%*
Total Retail Expenditures in DDA		$39	$6
Personal Care Products			
Total Expenditures	1/	$1,558	$260
% Leakage	2/	*71.1%*	*71.1%*
Total Leakage		*$1,108*	*$185*
Total E-Commerce Expenditures		$160	$27
Total Retail Expenditures in Windsor		$450	$75
% Retail Expenditures in DDA	3/	*12.4%*	*12.4%*
Total Retail Expenditures in DDA		$56	$9
Reading			
Total Expenditures	1/	$232	$39
% Leakage	2/	*6.3%*	*6.3%*
Total Leakage		*$15*	*$2*
Total E-Commerce Expenditures		$24	$4
Total Retail Expenditures in Windsor		$208	$35
% Retail Expenditures in DDA	3/	*10.3%*	*10.3%*
Total Retail Expenditures in DDA		$21	$4
Miscellaneous			
Total Expenditures	1/	$2,596	$433
% Leakage	2/	*35.6%*	*35.6%*
Total Leakage		*$923*	*$154*
Total E-Commerce Expenditures		$267	$44
Total Retail Expenditures in Windsor		$1,673	$279
% Retail Expenditures in DDA	3/	*34.4%*	*34.4%*
Total Retail Expenditures in DDA		$575	$96
Non-Resident Employees			
Transportation @ 50%			
Weekly Expenditures per FTE Employee	5/	$19.99	$20.39
Total Retail Expenditures in Windsor	4/	$58,657	$9,972
% Retail Expenditures in DDA	3/	*34.4%*	*34.4%*
Total Retail Expenditures in DDA		$20,157	$3,427
Online Purchases Made at Work			
Weekly Expenditures per FTE Employee	3/	$27.15	$27.70
Total Retail Expenditures in Windsor	4/	$79,666	$13,543
% Retail Expenditures in DDA	6/	*0.0%*	*0.0%*
Total Retail Expenditures in DDA		$0	$0
Restaurants			
Weekly Expenditures per FTE Employee	3/	$28.63	$29.20
Total Retail Expenditures in Windsor	4/	$84,006	$14,281
% Retail Expenditures in DDA	3/	*9.9%*	*9.9%*
Total Retail Expenditures in DDA		$8,310	$1,413
Department Stores			
Weekly Expenditures per FTE Employee	3/	$7.71	$7.87
Total Retail Expenditures in Windsor	4/	$22,625	$3,846
% Retail Expenditures in DDA	3/	*0.0%*	*0.0%*
Total Retail Expenditures in DDA		$0	$0
Discount Stores			
Weekly Expenditures per FTE Employee	3/	$11.50	$11.73
Total Retail Expenditures in Windsor	4/	$33,728	$5,734
% Retail Expenditures in DDA	3/	*2.2%*	*2.2%*
Total Retail Expenditures in DDA		$739	$126
Drug Stores			
Weekly Expenditures per FTE Employee	3/	$7.51	$7.66
Total Retail Expenditures in Windsor	4/	$22,026	$3,744
% Retail Expenditures in DDA	3/	*12.4%*	*12.4%*
Total Retail Expenditures in DDA		$2,728	$464
Grocery Stores			
Weekly Expenditures per FTE Employee	3/	$21.53	$21.96
Total Retail Expenditures in Windsor	4/	$63,176	$10,740
% Retail Expenditures in DDA	3/	*2.2%*	*2.2%*
Total Retail Expenditures in DDA		$1,383	$235
Clothing Stores			
Weekly Expenditures per FTE Employee	3/	$2.88	$2.93
Total Retail Expenditures in Windsor	4/	$8,439	$1,435
% Retail Expenditures in DDA	3/	*100.0%*	*100.0%*
Total Retail Expenditures in DDA		$8,439	$1,435

Table 21 continued

Windsor Boardwalk Backlot Development - Town Public Works Parcel

Construction Employee Direct Spending Impacts

Shoe Stores			
Weekly Expenditures per FTE Employee	3/	$2.91	$2.97
Total Retail Expenditures in Windsor	4/	$8,529	$1,450
% Retail Expenditures in DDA	3/	*100.0%*	*100.0%*
Total Retail Expenditures in DDA		$8,529	$1,450
Sporting Goods			
Weekly Expenditures per FTE Employee	3/	$3.85	$3.92
Total Retail Expenditures in Windsor	4/	$11,283	$1,918
% Retail Expenditures in DDA	3/	*10.3%*	*10.3%*
Total Retail Expenditures in DDA		$1,157	$197
Electronics/Phone/Computers			
Weekly Expenditures per FTE Employee	3/	$2.58	$2.63
Total Retail Expenditures in Windsor	4/	$7,572	$1,287
% Retail Expenditures in DDA	3/	*0.0%*	*0.0%*
Total Retail Expenditures in DDA		$0	$0
Jewelry			
Weekly Expenditures per FTE Employee	3/	$1.75	$1.75
Total Retail Expenditures in Windsor	4/	$5,135	$856
% Retail Expenditures in DDA	3/	*34.4%*	*34.4%*
Total Retail Expenditures in DDA		$1,764	$294
Office Suppliers/Stationery/Novelty Gifts and Cards			
Weekly Expenditures per FTE Employee	3/	$6.65	$6.78
Total Retail Expenditures in Windsor	4/	$19,513	$3,317
% Retail Expenditures in DDA	3/	*34.4%*	*34.4%*
Total Retail Expenditures in DDA		$6,705	$1,140
Warehouse Clubs			
Weekly Expenditures per FTE Employee	3/	$12.28	$12.53
Total Retail Expenditures in Windsor	4/	$36,032	$6,125
% Retail Expenditures in DDA	3/	*0.0%*	*0.0%*
Total Retail Expenditures in DDA		$0	$0
Other Goods (florists, non-food vendors)			
Weekly Expenditures per FTE Employee	3/	$2.76	$2.82
Total Retail Expenditures in Windsor	4/	$8,110	$1,379
% Retail Expenditures in DDA	3/	*34.4%*	*34.4%*
Total Retail Expenditures in DDA		$2,787	$474
Personal Care			
Weekly Expenditures per FTE Employee	3/	$5.54	$5.65
Total Retail Expenditures in Windsor	4/	$16,250	$2,763
% Retail Expenditures in DDA	3/	*12.4%*	*12.4%*
Total Retail Expenditures in DDA		$2,013	$342
Entertainment			
Weekly Expenditures per FTE Employee	3/	$5.50	$5.61
Total Retail Expenditures in Windsor	4/	$16,131	$2,742
% Retail Expenditures in DDA	3/	*10.3%*	*10.3%*
Total Retail Expenditures in DDA		$1,654	$281

Total Sales and Use Tax Impacts Revenues for Town of Windsor

Total Taxable Retail Expenditures in Windsor		$446,808	$75,855
Total Taxable E-Commerce Expenditures		$82,964	$14,093
Total Retail Expenditures in DDA		$69,491	$11,797
% of Windsor Retail Expenditures in DDA		15.6%	15.6%
Town of Windsor General Sales & Use Tax Revenue @ 3.2%		$16,558	$2,811
Town of Windsor Rec Center Sales & Use Tax Revenue @ 0.75%		$3,881	$659
Total Sales and Use Tax Revenue for Town of Windsor		**$20,438**	**$3,470**
Town Sales and Use Tax Collected in DDA		**$3,179**	**$540**
Town Sales and Use Tax Revenue from E-Commerce		**$3,201**	**$544**

1/ Econometric model based on data from Bureau of Labor Statistics, Consumer Expenditure Survey, 2015-2016, Western Region; U.S.Census Bureau, Center for Economic Studies, 2015 Town of Windsor Inflow/Outflow Job Counts.

2/ Percent leakage from Ricker Cunningham, Town of Windsor Retail Market Analysis Summary

3/ Estimate based on actual sales and business inventory from Windsor DDA; Urban Land

4/ Assumes 50 weeks worked per year.

5/ ICSC, Office Worker Retail Spending in a Digital Age (2012), national spending by income,

6/ Assumption.

ANDERSON ANALYTICS has compiled this information based upon key assumptions provided by others. We have not independently examined or evaluated those assumptions, and consequently disclaim any form of assurance or opinion on them. Actual results may differ materially from projected results.

Table 22
Windsor Boardwalk Backlot Development - Town Public Works Parcel
Construction Employee Indirect and Induced Spending Impacts

		2019	2020
Windsor Resident Employees			
Food at Home			
Total Expenditures	1/	$5,350	$892
% Leakage	2/	*0.0%*	*0.0%*
Total Leakage		*$0*	*$0*
Total E-Commerce Expenditures		$549	$92
Total Retail Expenditures in Windsor		$4,801	$800
% Retail Expenditures in DDA	3/	*2.2%*	*2.2%*
Total Retail Expenditures in DDA		$105	$18
Food away from Home			
Total Expenditures	1/	$3,626	$604
% Leakage	2/	*8.2%*	*8.2%*
Total Leakage		*$296*	*$49*
Total E-Commerce Expenditures		$0	$0
Total Retail Expenditures in Windsor		$3,330	$555
% Retail Expenditures in DDA	3/	*2.2%*	*2.2%*
Total Retail Expenditures in DDA		$73	$12
Alcoholic Beverages			
Total Expenditures	1/	$589	$98
% Leakage	2/	*0.0%*	*0.0%*
Total Leakage		*$0*	*$0*
Total E-Commerce Expenditures		$0	$0
Total Retail Expenditures in Windsor		$589	$98
% Retail Expenditures in DDA	3/	*2.2%*	*2.2%*
Total Retail Expenditures in DDA		$13	$2
Tobacco and Smoking Products			
Total Expenditures	1/	$321	$54
% Leakage	2/	*0.0%*	*0.0%*
Total Leakage		*$0*	*$0*
Total E-Commerce Expenditures		$0	$0
Total Retail Expenditures in Windsor		$321	$54
% Retail Expenditures in DDA	3/	*34.4%*	*34.4%*
Total Retail Expenditures in DDA		$110	$18
Laundry and Cleaning Supplies			
Total Expenditures	1/	$207	$34
% Leakage	2/	*97.3%*	*97.3%*
Total Leakage		*$201*	*$34*
Total E-Commerce Expenditures		$21	$4
Total Retail Expenditures in Windsor		$5	$1
% Retail Expenditures in DDA	3/	*0.0%*	*0.0%*
Total Retail Expenditures in DDA		$0	$0
Other Household Supplies			
Total Expenditures	1/	$530	$88
% Leakage	2/	*97.3%*	*97.3%*
Total Leakage		*$516*	*$86*
Total E-Commerce Expenditures		$54	$9
Total Retail Expenditures in Windsor		$14	$2
% Retail Expenditures in DDA	3/	*0.0%*	*0.0%*
Total Retail Expenditures in DDA		$0	$0
Postage and Stationary			
Total Expenditures	1/	$183	$31
% Leakage	2/	*35.6%*	*35.6%*
Total Leakage		*$65*	*$11*
Total E-Commerce Expenditures		$19	$3
Total Retail Expenditures in Windsor		$118	$20
% Retail Expenditures in DDA	3/	*34.4%*	*34.4%*
Total Retail Expenditures in DDA		$41	$7
Household Furnishings and Equipment			
Total Expenditures	1/	$2,117	$353
% Leakage	2/	*38.8%*	*38.8%*
Total Leakage		*$820*	*$137*
Total E-Commerce Expenditures		$36	$9
Total Retail Expenditures in Windsor		$1,297	$216
% Retail Expenditures in DDA	3/	*34.8%*	*34.8%*
Total Retail Expenditures in DDA		$451	$75
Apparel and Apparel Services			
Total Expenditures	1/	$2,221	$370
% Leakage	2/	*96.8%*	*96.8%*
Total Leakage		*$2,149*	*$358*
Total E-Commerce Expenditures		$416	$69
Total Retail Expenditures in Windsor		$71	$12
% Retail Expenditures in DDA	3/	*100.0%*	*100.0%*
Total Retail Expenditures in DDA		$71	$12
Vehicle Maintenance and Repairs			
Total Expenditures	1/	$1,081	$180
% Leakage	2/	*35.6%*	*35.6%*
Total Leakage		*$385*	*$64*
Total E-Commerce Expenditures		$111	$19
Total Retail Expenditures in Windsor		$697	$116
% Retail Expenditures in DDA	3/	*34.4%*	*34.4%*
Total Retail Expenditures in DDA		$239	$40
Medical Supplies			
Total Expenditures	1/	$192	$32
% Leakage	2/	*71.1%*	*71.1%*
Total Leakage		*$137*	*$23*
Total E-Commerce Expenditures		$20	$3
Total Retail Expenditures in Windsor		$55	$9
% Retail Expenditures in DDA	3/	*12.4%*	*12.4%*
Total Retail Expenditures in DDA		$7	$1
Entertainment Fees and Admissions			
Total Expenditures	1/	$638	$106
% Leakage	2/	*6.3%*	*6.3%*
Total Leakage		*$40*	*$7*
Total E-Commerce Expenditures		$66	$11
Total Retail Expenditures in Windsor		$573	$95
% Retail Expenditures in DDA	3/	*0.0%*	*0.0%*
Total Retail Expenditures in DDA		$0	$0

Table 22 continued

Windsor Boardwalk Backlot Development - Town Public Works Parcel

Construction Employee Indirect and Induced Spending Impacts

Audio and Visual Equipment and Services			
Total Expenditures	1/	$1,153	$192
% Leakage	2/	*80.3%*	*80.3%*
Total Leakage		*$926*	*$154*
Total E-Commerce Expenditures		$118	$20
Total Retail Expenditures in Windsor		$227	$38
% Retail Expenditures in DDA	3/	*20.1%*	*20.1%*
Total Retail Expenditures in DDA		$46	$8
Pets			
Total Expenditures	1/	$670	$112
% Leakage	2/	*35.6%*	*35.6%*
Total Leakage		*$238*	*$40*
Total E-Commerce Expenditures		$69	$11
Total Retail Expenditures in Windsor		$432	$72
% Retail Expenditures in DDA	3/	*34.4%*	*34.4%*
Total Retail Expenditures in DDA		$148	$25
Toys, Hobbies, and Playground Equipment			
Total Expenditures	1/	$197	$33
% Leakage	2/	*6.3%*	*6.3%*
Total Leakage		*$12*	*$2*
Total E-Commerce Expenditures		$20	$3
Total Retail Expenditures in Windsor		$177	$29
% Retail Expenditures in DDA	3/	*10.3%*	*10.3%*
Total Retail Expenditures in DDA		$18	$3
Other Entertainment Supplies and Equipment			
Total Expenditures	1/	$293	$49
% Leakage	2/	*80.3%*	*80.3%*
Total Leakage		*$235*	*$39*
Total E-Commerce Expenditures		$30	$5
Total Retail Expenditures in Windsor		$58	$10
% Retail Expenditures in DDA	3/	*20.1%*	*20.1%*
Total Retail Expenditures in DDA		$12	$2
Personal Care Products			
Total Expenditures	1/	$869	$145
% Leakage	2/	*71.1%*	*71.1%*
Total Leakage		*$618*	*$103*
Total E-Commerce Expenditures		$20	$3
Total Retail Expenditures in Windsor		$251	$42
% Retail Expenditures in DDA	3/	*12.4%*	*12.4%*
Total Retail Expenditures in DDA		$31	$5
Reading			
Total Expenditures	1/	$153	$26
% Leakage	2/	*6.3%*	*6.3%*
Total Leakage		*$10*	*$2*
Total E-Commerce Expenditures		$16	$3
Total Retail Expenditures in Windsor		$137	$23
% Retail Expenditures in DDA	3/	*10.3%*	*10.3%*
Total Retail Expenditures in DDA		$14	$2
Miscellaneous			
Total Expenditures	1/	$1,342	$224
% Leakage	2/	*35.6%*	*35.6%*
Total Leakage		*$477*	*$80*
Total E-Commerce Expenditures		$138	$23
Total Retail Expenditures in Windsor		$865	$144
% Retail Expenditures in DDA	3/	*34.4%*	*34.4%*
Total Retail Expenditures in DDA		$297	$50

Total Sales and Use Tax Impacts Revenues for Town of Windsor

Total Taxable Retail Expenditures in Windsor		$14,018	$2,336
Total Taxable E-Commerce Expenditures		$1,704	$287
Total Retail Expenditures in DDA		$1,676	$279
% of Windsor Retail Expenditures in DDA		12.0%	12.0%
Town of Windsor General Sales & Use Tax Revenue @ 3.2%		$491	$82
Town of Windsor Rec Center Sales & Use Tax Revenue @ 0.75%		$115	$19
Total Sales and Use Tax Revenue for Town of Windsor		**$607**	**$101**
Town Sales and Use Tax Collected in DDA		**$73**	**$12**
Town Sales and Use Tax Revenue from E-Commerce		**$66**	**$11**

1/ Econometric model based on data from Bureau of Labor Statistics, Consumer Expenditure Survey, 2015-2016, Western Region; U.S.Census Bureau, Center for Economic Studies, 2015 Town of Windsor Inflow/Outflow Job Counts.

2/ Percent leakage from Ricker Cunningham, Town of Windsor Retail Market Analysis Summary

3/ Estimate based on actual sales and business inventory from Windsor DDA; Urban Land

ANDERSON ANALYTICS has compiled this information based upon key assumptions provided by others. We have not independently examined or evaluated those assumptions, and consequently disclaim any form of assurance or opinion on them. Actual results may differ materially from projected results.

Table 23

Windsor Boardwalk Backlot Development - Town Public Works Parcel One-Time Construction Economic Impacts		Direct FTE Empl 2/	Direct Labor Income	Average Income / Job	Indirect & Induced Empl 3/	Indirect & Induced Labor Income	Average Income / Job	Total Empl 4/	Total Labor Income	Average Income / Job	Total Value Added	Total Output
Construction	1/	70.8	$5,683,328	$80,302	47.2	$1,902,707	$40,312	118.0	$7,586,035	$64,302	$8,891,569	$19,122,663
Total One-Time Const Impacts		**70.8**	**$5,683,328**	**$80,302**	**47.2**	**$1,902,707**	**$40,312**	**118.0**	**$7,586,035**	**$64,302**	**$8,891,569**	**$19,122,663**

1/ Construction impacts occurring over a period of 14 months due to the lags between direct effects and resultant indirect and induced effects. Employment impacts, however, are for a total of one year.
2/ Adjusted to full-time-equivalent (FTE) jobs.
3/ Includes all job positions, including full-time and part-time.
4/ Sum of direct FTE jobs and all indirect and induced job positions, including full-time and part-time.

Source: Anderson Analytics, and IMPLAN

ANDERSON ANALYTICS has compiled this information based upon key assumptions provided by others. We have not independently examined or evaluated those assumptions, and consequently disclaim any form of assurance or opinion on them. Actual results may differ materially from projected results.

40

Table 24

Windsor Boardwalk Backlot Development - Town Public Works Parcel
Annually Recurring Economic Effects/Impacts at Stabilization (2021)

	Direct FTE Empl 1/	Direct Labor Income	Average Income / Job	Indirect & Induced Empl 2/	Indirect & Induced Labor Income	Average Income / Job	Total Empl 3/	Total Labor Income	Average Income / Job	Total Value Added	Total Output
Brewpub	15.0	$319,219	$21,281	2.2	$88,485	$40,220	17.2	$407,704	$23,704	$622,759	$1,205,166
QSR	7.3	$155,353	$21,281	1.1	$43,062	$39,147	8.4	$198,415	$23,621	$303,076	$586,514
Residential Property Managers	4.0	$92,127	$23,032	0.9	$38,225	$42,472	4.9	$130,352	$26,602	$616,622	$826,371
Total Annually Recurring Impacts	**26.3**	**$566,699**	**$21,547**	**4.2**	**$169,772**	**$40,422**	**30.5**	**$736,471**	**$24,147**	**$1,542,457**	**$2,618,051**

1/ Adjusted to full-time-equivalent (FTE) jobs.
2/ Includes all job positions, including full-time and part-time.
3/ Sum of direct FTE jobs and all indirect and induced job positions, including full-time and part-time.

Source: Anderson Analytics, and IMPLAN

ANDERSON ANALYTICS has compiled this information based upon key assumptions provided by others. We have not independently examined or evaluated those assumptions, and consequently disclaim any form of assurance or opinion on them. Actual results may differ materially from projected results.

russell+ mills

BRINKMAN

02.06.2019

Windsor Downtown DDA Backlots and Alley

Concept Plan

AXON **VIEW**

ASH STREET APARTMENTS *WINDSOR, CO*
118308.00 • BRINKMAN • SITE PLANS • 02.08.2019

01

AXON **VIEW**

ASH STREET APARTMENTS *WINDSOR, CO*
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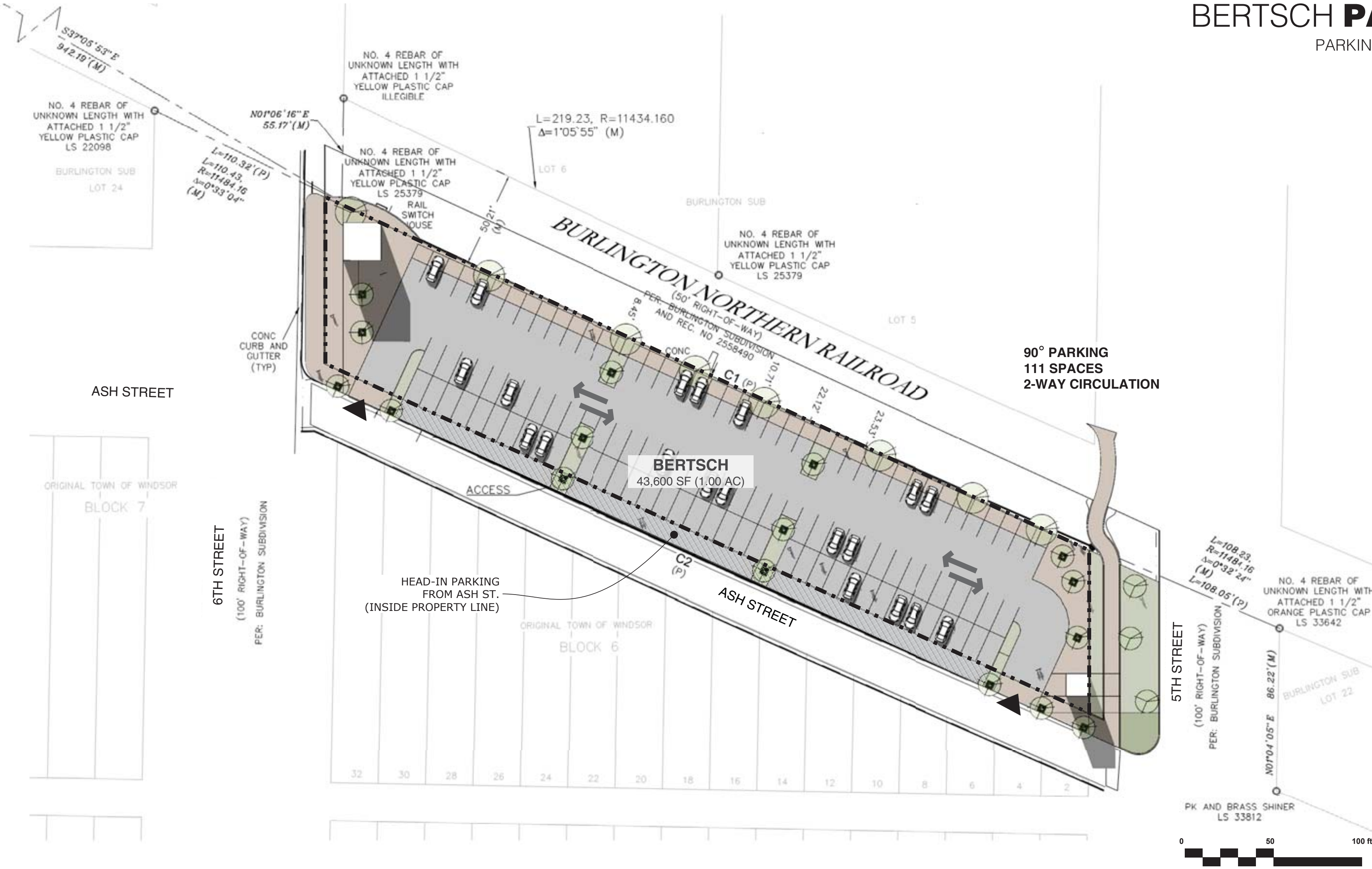
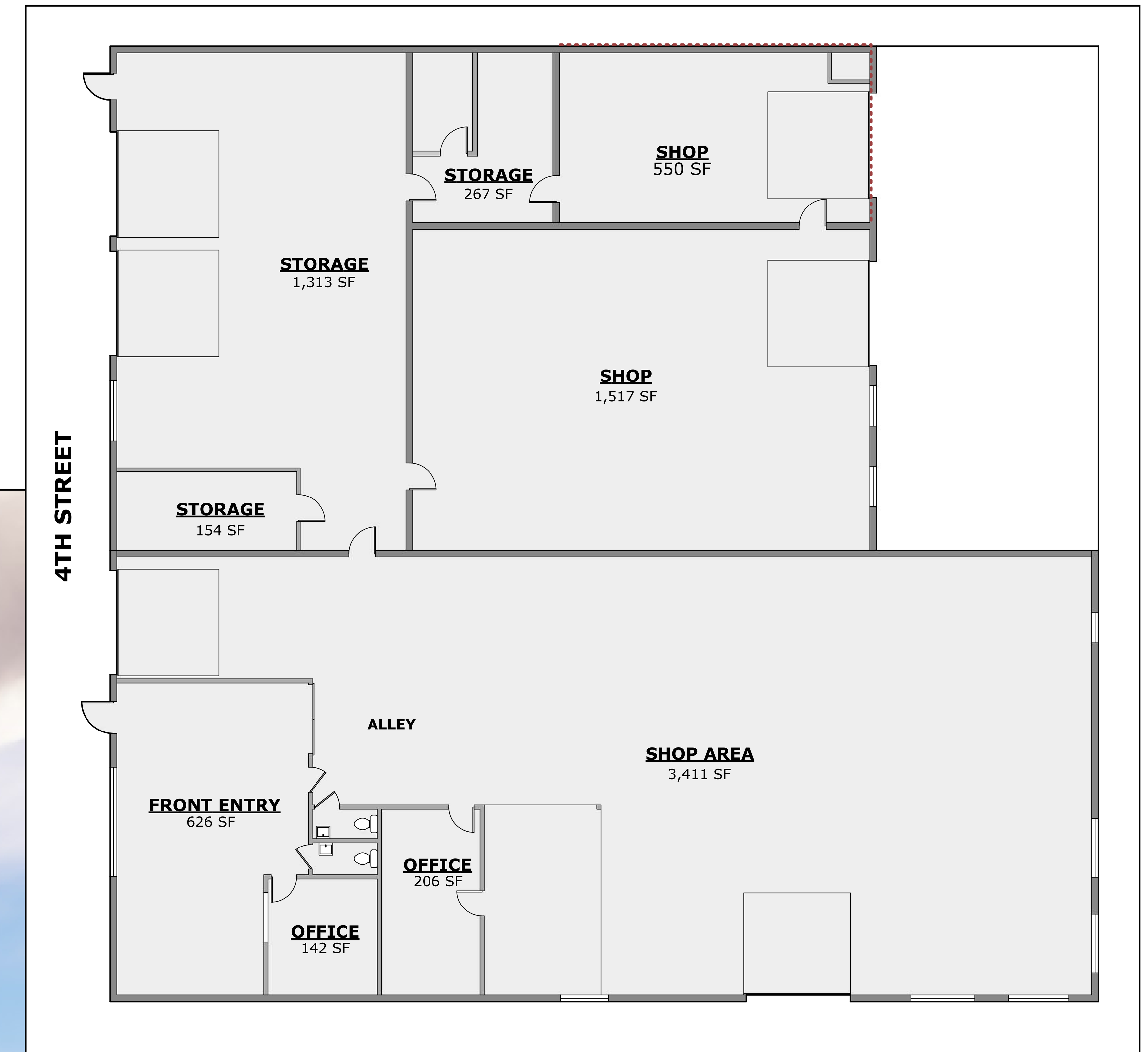
02

BERTSCH **PARCEL**

PARKING **OPTION 02**





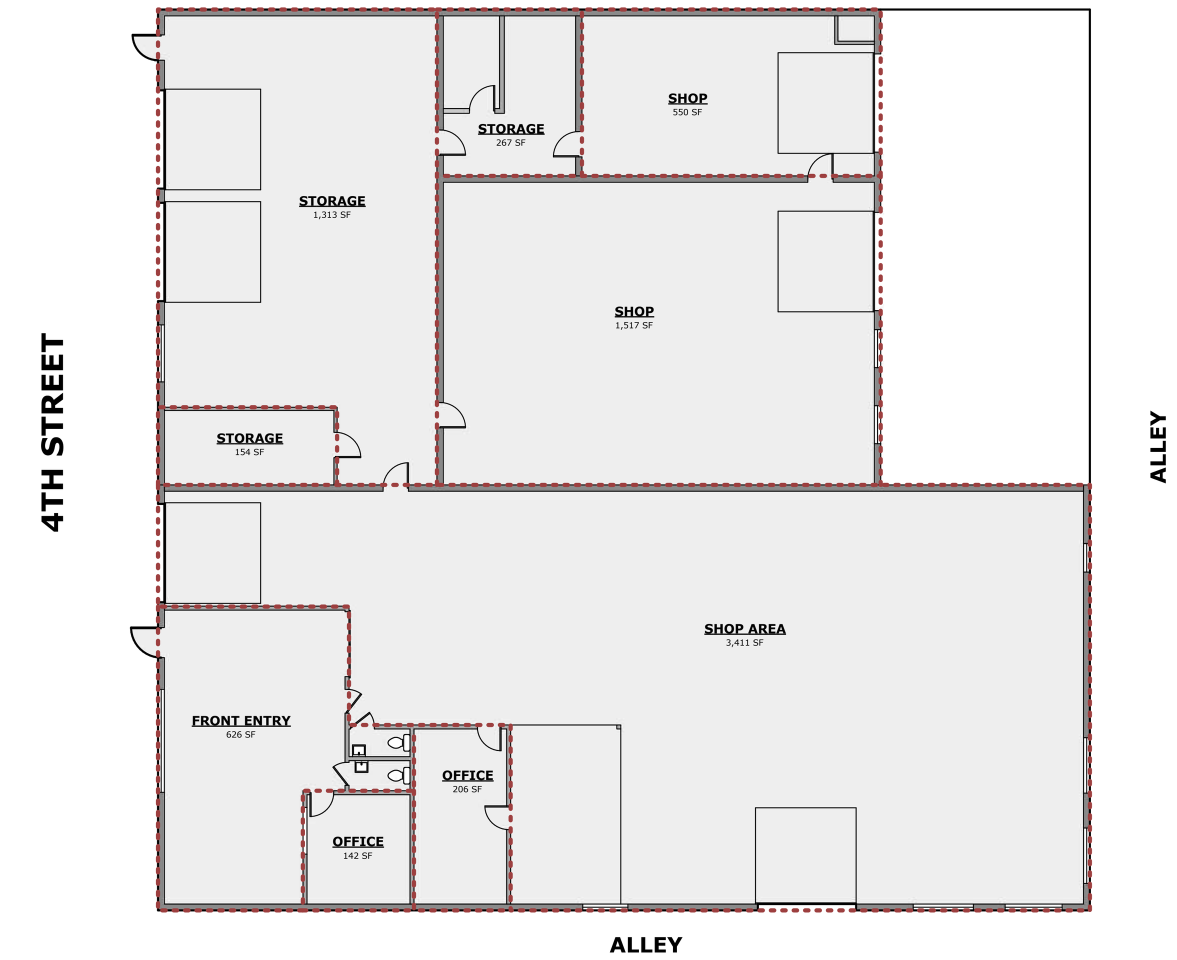
EXISTING PLAN
SCALE: 1/16"=1'-0"

BRINKMAN
infusion
ARCHITECTS

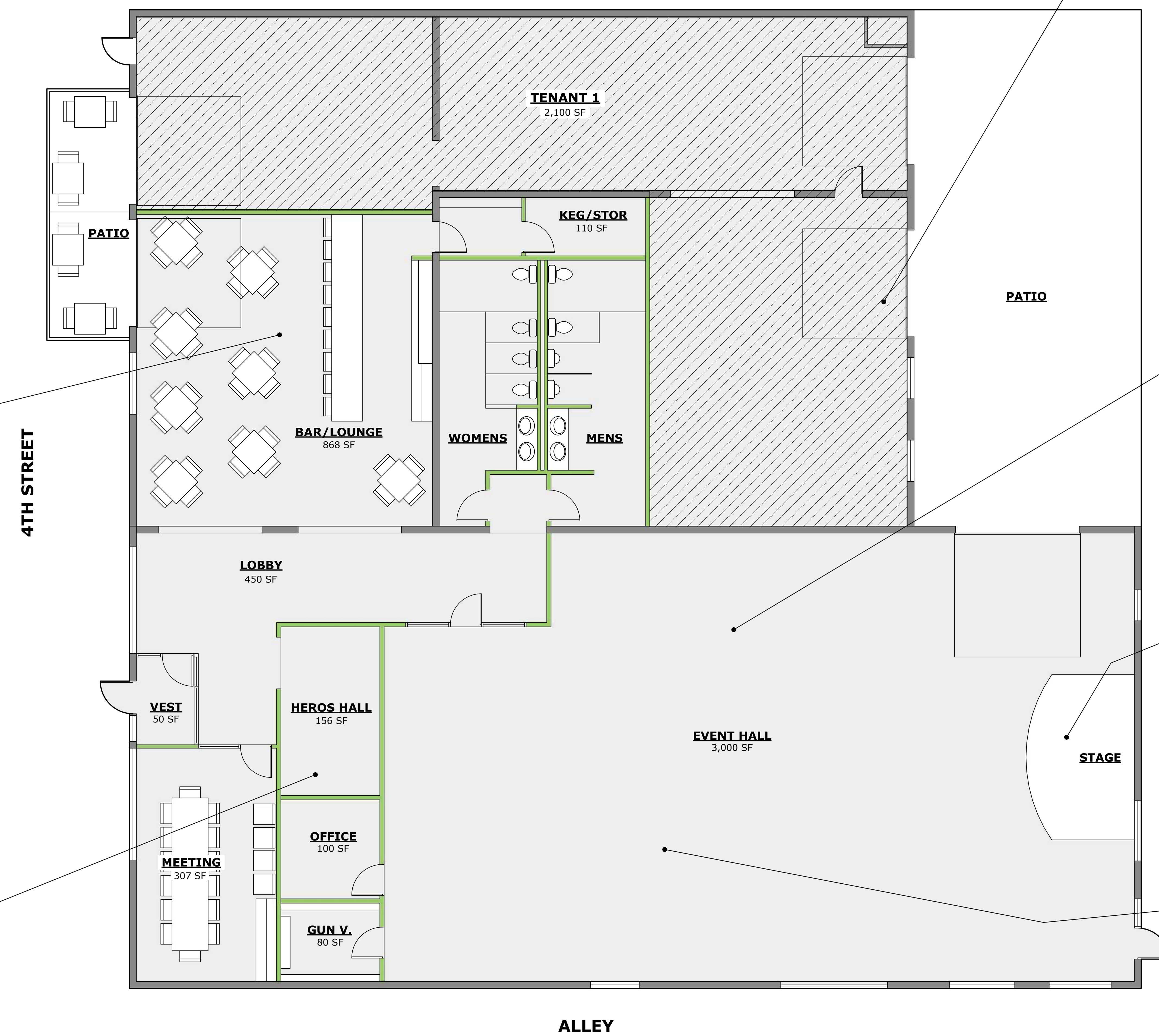
WINDSOR AMERICAN LEGION - POST 109

215 4TH STREET, WINDSOR, COLORADO

CONCEPT PLANS



EXISTING PLAN
SCALE: 1/16"=1'-0"



FLOOR PLAN A
SCALE: 1/8"=1'-0"

BRINKMAN

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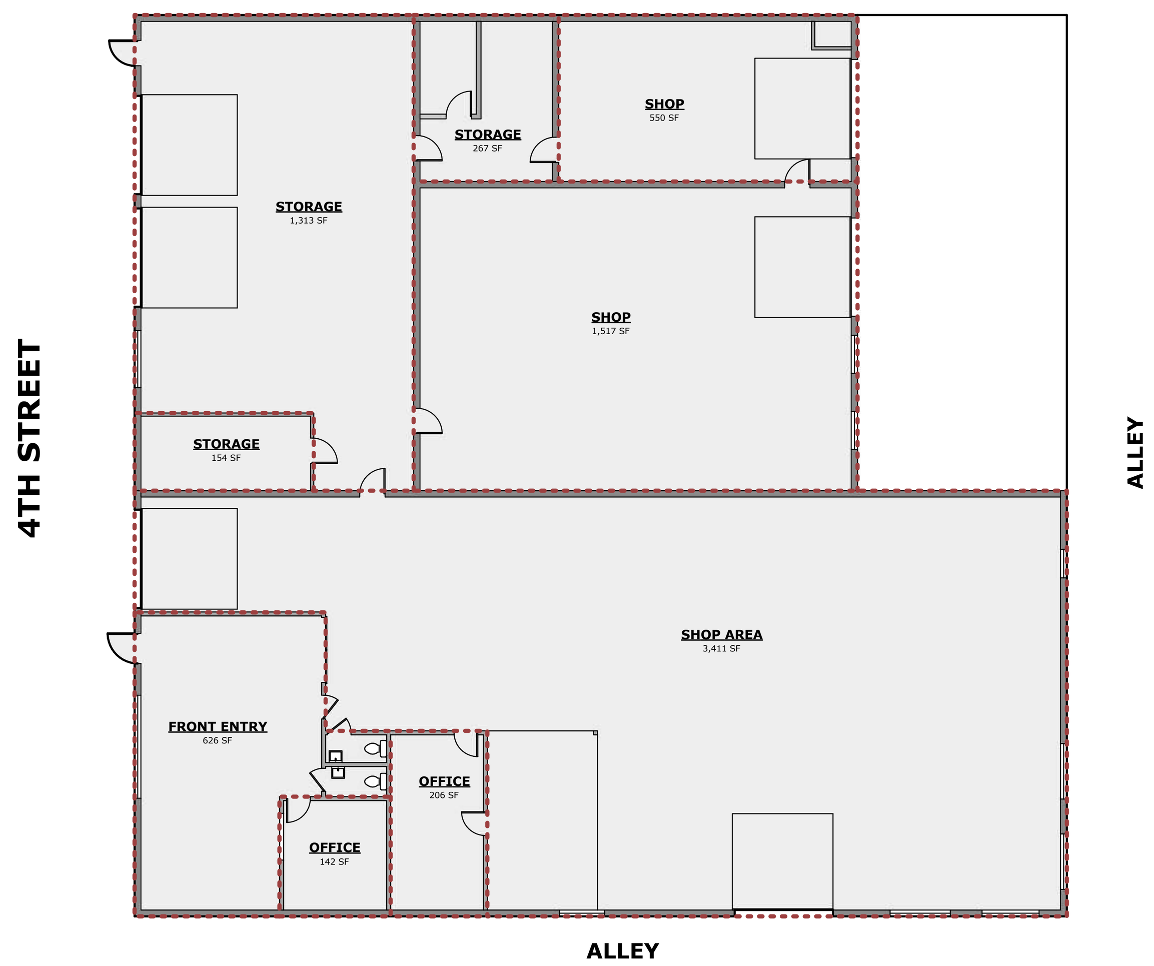
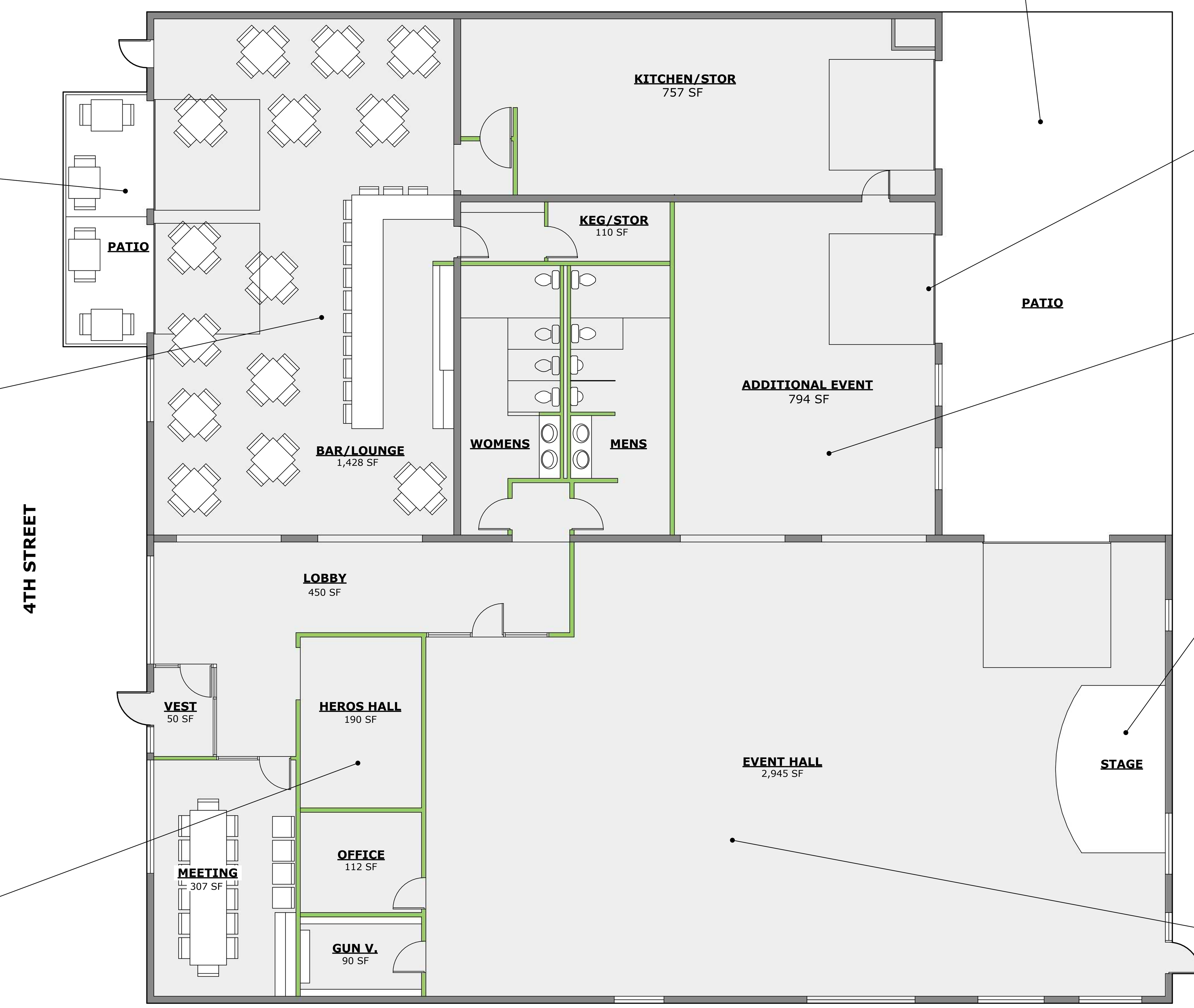
WINDSOR AMERICAN LEGION - POST 109

215 4TH STREET, WINDSOR, COLORADO

CONCEPT PLANS



EXISTING PLAN
SCALE: 1/16"=1'-0"



FLOOR PLAN B
SCALE: 1/8"=1'-0"

BRINKMAN

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ARCHITECTS

WINDSOR AMERICAN LEGION - POST 109

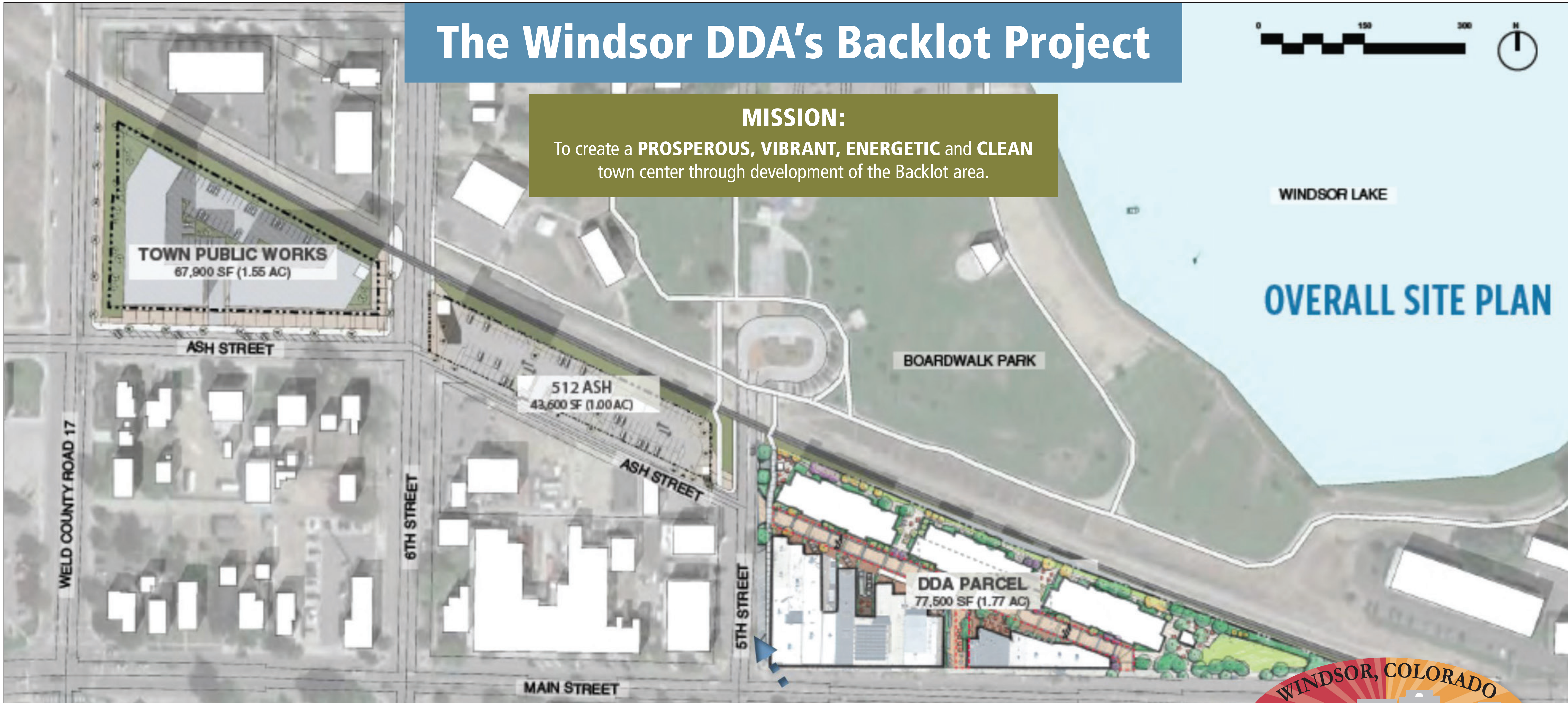
215 4TH STREET, WINDSOR, COLORADO

CONCEPT PLANS

The Windsor DDA's Backlot Project

MISSION:

To create a **PROSPEROUS, VIBRANT, ENERGETIC** and **CLEAN** town center through development of the Backlot area.



WHERE:

The 3-block stretch of land adjacent to the railroad (from 7th St. on the west to 4th St. on the east, just south of Boardwalk Park)

WHAT:

- **Public Works Block:** The American Legion will be moving. Redevelopment of this block will include a mixed-use building with ground-floor retail and loft apartments above. Parking will be provided on site to avoid impacting the neighborhood.
- **512 Ash Block:** The current buildings will be demolished to make way for 80-100 parking spots. The parking from the DDA Block will be moved to this location. A parking structure for this area is being considered (years from now).
- **DDA Block:** The area between the alley and railroad could accommodate 30 to 40 units of condos or townhomes with commercial or retail units at the ends. The alley will be designed to create a safe and attractive walking environment while retaining its utilitarian function. The east end of the block will support patio spaces for retail. The DDA is pursuing undergrounding the utilities, consolidating trash dumpster, creating retail storefronts along the alley, and upgrading utility panels.

WINDSOR, COLORADO DOWNTOWN DEVELOPMENT AUTHORITY

OTHER PARKING POSSIBILITIES:

1. Wayfinding signage will be installed
2. A "Park Late" program is being considered

For a more detailed explanation, visit windsordda.com

BACKLOT - LEGION/PUBLIC WORKS BLOCK ANALYSIS

Project Element	Description/Notes	DDA	Town
Legion Purchase	Legion Purchase (Cash)	$ 225,000	$ 275,000
Public Works Land	Value (Non-Cash)		$180,000???
4th Street Building Purchase	Brinkman $740,000		
4th Street Fundraising	Legion $250,000		
4th Street Building Renovation	Brinkman/Legion $800,000		
4th Street Sales Tax Incentive (50%)	Proportion to Legion: $511,133	`	
4th Street Façade Grant	Max Allowable is $60,000	$ 60,000	
Legion Abatement/Demolition	Need to confirm responsible party - $135,000	$ 67,500	$67,500
512 Ash Demolition	Confirm Cost Estimate	$ 25,000	$25,000
512 Ash Parking Lot	No Spaces Wrapped in Brinkman Agreement (Est. $100,000)		
512 Ash Proportional Land Value	No Spaces Wrapped in Brinkman Agreement (No Cost Allocated) $275K DDA, $250K Town		
Property Tax Increment - PW	Table 6 - $2.3M of Property Tax generated from non-Town districts, $355K from TOW 12 Mills	$ 1,337,005	
Sales Tax Increment - PW	50% of 3% Local Sales Tax	$ 782,590	
New Legion Retail Sales Tax	50% of New Increment	$ 511,133	
Fee Waivers	See table - $1,750,000		??
Water Tap Value			?
Total Costs			
Non-Cash Value			$ 180,000
Cash Up Front		$ 377,500	$ 367,500
Total Cost		**$ 377,500**	**$ 547,500**
Public Revenues			
Sales and Property Increment	DDA = 50% of 3.0% Town = .75% Rec	$ 2,630,728	$391,295
DDA Mill Levy		$ 147,110	
Retail Sales Tax (Not Captured by TIF)	Table 8 - Sales Tax (Outside DDA) Spending		$2,876,996
Jobs Created	30		
Total Revenues		**$ 2,777,838**	**$3,268,291**
Revenue Less Costs		**$ 2,400,338**	**$2,720,791**
Yearly Revenue (22 Years)		$109,106.27	$123,672.32
Cost/Value recovery (Years)		3.46	4.43

** Reflects Data as Available 2-11-19*

Building Permit Fee Estimate for Commercial or Industrial buildings

NOTICE
The Plan Review Fee Fire District Fee and Administrative Fee shown on this estimate shall be collected at the time the bulding permit application is submitted

Town of Windsor
Planning Department
301 Walnut Street
Windsor, CO 80550
970 674-2436
fx 970 674-2456

Date:	2/1/2019
Name of requestor:	Danielle Thoke
Ph/Fx # or e-mail add:	danielle.thoke@brinkmancolorado.com
Subdivision Name:	
Address:	624 Ash Street
Lot size in SF:	79,000 sf (1.814 acres)
Use:	(1) 80 unit apt. bldg, (3) commercial, and (4) live work units
Building Size in SF:	19000 sf

Line #			
1	Valuation		$13,740,834
2	Electrical Valuation		$1,374,084
3	Building Fee	Based on valuation - see schedule	$45,742.90
4	Electrical Fee	Based on valuation - see schedule	$18,697.50
5	Construction Meter	Always $57.50	$57.50
6	Plan Review Fee	65% of line 3	$29,732.89
7	Administrative Fee	25% of lines 3, 4, and 5	$16,124.48
8	Raw Water	See Notes Below	$855,000.00
9	Water Plant Investment	Based on tap (1) 2' and (7) 3/4"	$124,926.00
10	Sewer Plant Investment	Based on tap (1) 2' and (7) 3/4"	$47,608.00
11	Drainage Fee	See Notes Below	$661.80
12	Water Meter and Yoke	Based on tap (1) 2' and (7) 3/4"	$5,302.17
13	Irrigation Meter	contact engineer	$0.00
14	Fire District Fee	Fire district fee schedule	$69,005.00
15	Windsor Use Tax	3.95% of 1/2 of Valuation - Line 1	$271,381.47
16	Larimer County Use Tax	0.65% of 1/2 of Valuation - Line 1	NA - Weld
17	Road Impact Fee	Per Ordinance 2017-1541 - see schedule	$266,068.00
18	CAC Development Fee		N/A
18		TOTAL	$1,750,307.70

ESTIMATE ONLY: ALL FEES ARE SUBJECT TO CHANGE WITHOUT NOTICE. ESTIMATED FEES ARE REFLECTIVE OF THE CURRENT AMOUNTS IN EFFECT AT THE TIME OF THIS ESTIMATE REQUEST. PLEASE CONTACT THE PLANNING DEPARTMENT FOR ANY FEE CHANGES AS YOU ARE GETTING CLOSER TO SUBMITTAL OF A BUILDING PERMIT APPLICATION. **SEE PAGES 2-3 FOR FEE EXPLANATION.**

Building Permit Fee Estimate for Commercial or Industrial buildings

1	Valuation is based upon materials and labor for entire building/project, not inclusive of the land, infrastructure, landscaping, etc.
2	Electrical valuation is based upon materials and labor for electrical portion of building/project, not inclusive of the land, infrastructure, landscaping, etc.
3	Building Permit Fee: $5,608.75 for the first $1,000,000 plus $3.15 for each additional $1,000.00 or fraction thereof.
	Formula for this permit: $12,741,000 / 1,000 X $3.15 + $5,608.75= $45,742.90
4	Electical Permit Fee: $135.00 plus $13.50 per thousand of job valuation (always round up the next $1,000)
	Formula for this permit: $1,375,000,/ 1000 x $13.50 + $135.00 = $18,697.50
5	Construction Meter: Always $57.50
6	Plan Review Fee: 65% of line #3 for new commercial bldgs & new 8+ unit multi-family, 30% of line #3 for all other residential and some finishes. $45,742.90 x .65 = $29,732.89
7	Administrative Fee: 25% of lines 3, 4, and 5 $45,742.90 +18,697.50 + 57.50 x .25 = $16,124.48
8	Raw Water Fee: Site specific and dependent upon water district, type of project, and location - please contact Town Engineer at 970 686-7476. . 80 Aprtments, 3 commercial taps, and 4 live-work units. Lot size 79,000 sq ft. Landscaping 16,500 s.ft. The four live work units were grouped with the 80 aprtment units. Landscaping was assumed to be at the full irrigatio requirement of 3 af/acre. Aparmtnes/Live Work Units = 84 units x .15 af/unit = 12.6AF, Landscaping - 16,500 sq ft./43,560 x 3 = 1.14 AF and Commercial demand ws provided by applicant = 535,829gal or 1.64 af. (12.6 + 1.14 + 1.64) * 1.17 = 18 AF 18 AF Due cash-in-lieu = $47,500. 18 Acre-foot x $47,500 = $855,000.00 per John Thornhill
9	Water Plant Investment - Based upon (1) 2' water tap = $59,126.00 + (7) 3/4" = $65,800 Total Water Tap Fees = $124,926
10	Sewer Plant Investment - Based upon (1) 2" sewer tap = $16,808 + (7) 3/4" sewer tap = $30,800.00 Total Sewer tap fees are $47,608.00

Building Permit Fee Estimate for Commercial or Industrial buildings

11	Drainage fee: Based upon lot square footage - Formula: Impervious Rate Factor dependent upon use and land coverage x $0.2206 x Area in Square feet - Please see Ordinance 2017-1543 for detailed information - This fee is dependent upon amount of land covered by parking and buildings. (Drainage fees $0.2206/square foot as of January 1, 2018)
	Formula for this permit: This case is unique since it is a retrofit of an exiswting site. We will only bill for the net increase of impervious area. Per estimate form, it appears that they are adding 3,000 sf of impervious surface. Fee estimate is $661.80 which is based on adding 3,000 sf of hard surface at $22.06 per square foot. Doug Roth
12	Water Meter Yoke & Pit - Based upon (1) 2" = $2,047.17 + (7) 3/4" = $3,255.00. Total fee for yoke and pits = $5,302.17 pit water tap size - $5,302.17
13	Irrigation Meter - ?
14	Fire District Fee - Based on Valuation - $5,300.00 for the first $1,000,000 plus $125 for each additional $25,000 or fraction thereof. $12,741,000 /$25,000 x $125 + $5,300 = $69,005.00
15	Windsor Use Tax: 3.95% of 1/2 of the Valuation
	Formula for this permit: $13,740,834 x 0.5 x .0395 = $271,381.47
16	Larimer County Use Tax: 0.55% of 1/2 of the Valuation
	Formula for this permit: NA - Weld
17	Road Impact Fee: Based upon proposed use in this building - Please see Ordinance 2017-1541 for detailed information. If a detailed estimate is required, a minimum of $50.00 is charged and additional consultant fees may be due to determine this cost. The road impact fees are due at issuance of the building permit and should be included in the estimated permit costs. (Road Impact Fees will be increasing January 1, 2018)
	Formula for this permit: 80 residential units x $2,683 = $214,640 + 3 - 2,000 sf retail units (6,000/1,000 x $5,590 = $33,530) + 4 - 800 sf live/work units (3,200/1000 x $5,590 = $17,888.00)
18	This total is an estimate based upon today's fees. These fees may change in the future.

MULTI-FAMILY BUILDING PERMIT FEE ESTIMATE
REQUIRED INFORMATION

Due to all of the variables involved in building permit fees, the following information is necessary for the Town to provide an accurate estimate.

Please note that this sheet must be completed for each individual building.

Name: Danielle Thoke

Email: danielle.thoke@brinkmancolorado.com

Phone: 970-645-3150

Street Address and Legal Description (subdivision, lot, block) of property:
624 Ash Street Windsor, CO

Select One:

☐ Site Plan Approved ☐ Site Plan Under Review ☒ No Site Plan

Select the Project Type:

☐ Town Homes ☐ Condominiums ☒ Apartments

Valuation of materials + labor + profit *(this does not include land cost)*:

Construction: 13,740,834 **Electrical:** 1,374,084

Number of Residential Units: 80 apartments, 3 commercial, and 4 live work units

Square footage of:

Lot: 79,000 **Building:** 68,000 **Landscaping:** 16,500 **% of Lot to be Landscaped:** 21 %

***Water Tap Size:** 1 2", 7 3/4" (for the commercial and live work units)

***Raw Water Use**

How many gallons or acre-feet of water will be used per year? 1.1 Million Gallons for Residential 535,829 Gallons for Retail

Actual water usage data from a similar project (if available): 1.2 Million Gallons for Residential, 507,876 Gallons for Retail

(For information or questions about this requirement, please contact the Town Engineer (970) 674-2400)

* If this project is located within the Fort Collins/Loveland Water and South Fort Collins Sanitation Districts, please contact them at 970-226-3104 to request their fees for the raw water, water tap and sewer tap.

1/29/2019

Date Submitted to Town *(completed by applicant)*

Date Received by Town *(completed by Town)*

Send completed forms to the Town's Permit Technician, Robin Volner at rvolner@windsorgov.com. For questions: (970) 674-2436.

Robin Volner

From: John Thornhill
Sent: Wednesday, January 30, 2019 4:20 PM
To: Robin Volner; Desa Blair; Doug Roth; Dennis Wagner; Scott Ballstadt
Subject: RE: Fee Estimator for Town Public Works Lot

624 Ash Street, Danielle Thoke (Brinkman)

80 Apartments, 3 commercial taps, and 4 live-work units. Lot size 79,000 sq.ft. Landscaping 16,500 sq.ft. The four live work units were grouped with the 80 apartment units. Landscaping was assumed to be at the full irrigation requirement of 3 af/acre.

Apartments/Live Work Units = 84 units x .15 af/unit = 12.6 AF

Landscaping - 16,500 sq.ft./43,560 x 3' = 1.14 AF

Commercial demand was provided by applicant = 535,829 gal or 1.64 AF

(12.6+1.14+1.64)*1.17 = 18 AF

18 AF due. $855,000

From: Robin Volner <rvolner@windsorgov.com>
Sent: Wednesday, January 30, 2019 11:08 AM
To: Desa Blair <dblair@windsorgov.com>; Doug Roth <droth@windsorgov.com>; Dennis Wagner <dwagner@windsorgov.com>; John Thornhill <jthornhill@windsorgov.com>; Scott Ballstadt <sballstadt@windsorgov.com>
Subject: FW: Fee Estimator for Town Public Works Lot

Hi Dennis, Doug, Desa, John and Scott

I have received an estimate for 624 Ash multi-family unit.

DENNIS/JOHN – Can I please get the raw water calculatin for the above project?

DOUG/DESA – Can I please get an IRF for the above project?

SCOTT – I will figure road impact fee but would like you to look at it too

Thank You
Robin L Volner

From: Danielle Thoke <danielle.thoke@brinkmancolorado.com>
Sent: Tuesday, January 29, 2019 5:03 PM

From: Scott Ballstadt
Sent: Thursday, January 31, 2019 10:07 AM
To: John Thornhill; Robin Volner; Desa Blair; Doug Roth; Dennis Wagner
Subject: RE: Fee Estimate for Town Public Works Lot

Road Impact Fees:

80 residential units x $2,683 = $214,640
3 - 2,000 SF retail units (6,000/1,000 x $5,590) = $33,540
4 – 800 SF live/work units (3,200/1,000 x $5,590) = $17,888
Total = $266,068

Scott Ballstadt, AICP
Director
Town of Windsor | Planning
Dir: 970-674-2411

From: John Thornhill
Sent: Wednesday, January 30, 2019 4:20 PM
To: Robin Volner; Desa Blair; Doug Roth; Dennis Wagner; Scott Ballstadt
Subject: RE: Fee Estimator for Town Public Works Lot

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Subject: FW: Fee Estimator for Town Public Works Lot

Hi Dennis, Doug, Desa, John and Scott

To: Robin Volner <rvolner@windsorgov.com>
Cc: Bill Wells <bill.wells@brinkmancolorado.com>
Subject: Fee Estimator for Town Public Works Lot

Hi Robin,

Attached is the multifamily form for the Town Public Works lot (624 Ash Street and surrounding lots).

This building will be comprised of mostly multi family, but will have a mixed use component with retail on the first floor (6000 sq ft).
We broke out both of those estimates on this form. Please let me know if you would like it done differently.

If you could please confirm you received and give an update as to when we could see an estimate back on this one and the 4th street property, that would be great.

Thank you,

Danielle Thoke, Real Estate Development Coordinator

PLEASE NOTE MY NEW EMAIL ADDRESS & WEBSITE BELOW
danielle.thoke@brinkmancolorado.com
3528 Precision Drive | Suite 100
Fort Collins, CO 80528
D 970.645.3150 **O** 970.267.0954 www.brinkmancolorado.com

BRINKMAN

MEMORANDUM

Date: February 13, 2019
To: Mayor and Town Board
Via: Shane Hale, Town Manager
From:
Re:
Item #: B.1.