

Exhibit C
Town of Windham
Gateway North Municipal Infrastructure Tax Increment Finance District
Estimated Tax Increment and Tax Shifts

TIF	Fiscal	Projected Increase in	Total Estimated
Year	Year	Assessed Value	Tax Increment
	End 6/30		
1	2015	\$1,641,510	\$23,719.82
2	2016	\$1,641,510	\$23,719.82
3	2017	\$3,176,010	\$45,893.34
4	2018	\$3,176,010	\$45,893.34
5	2019	\$9,618,871	\$138,992.69
6	2020	\$9,618,871	\$138,992.69
7	2021	\$9,618,871	\$138,992.69
8	2022	\$9,618,871	\$138,992.69
9	2023	\$9,618,871	\$138,992.69
10	2024	\$9,618,871	\$138,992.69
11	2025	\$9,618,871	\$138,992.69
12	2026	\$9,618,871	\$138,992.69
13	2027	\$9,618,871	\$138,992.69
14	2028	\$9,618,871	\$138,992.69
15	2029	\$9,618,871	\$138,992.69
16	2030	\$9,618,871	\$138,992.69
17	2031	\$9,618,871	\$138,992.69
18	2032	\$9,618,871	\$138,992.69
19	2033	\$9,618,871	\$138,992.69
20	2034	\$9,618,871	\$138,992.69
21	2035	\$9,618,871	\$138,992.69
22	2036	\$9,618,871	\$138,992.69
23	2037	\$9,618,871	\$138,992.69
24	2038	\$9,618,871	\$138,992.69
25	2039	\$9,618,871	\$138,992.69
26	2040	\$9,618,871	\$138,992.69
27	2041	\$9,618,871	\$138,992.69
28	2042	\$9,618,871	\$138,992.69
29	2043	\$9,618,871	\$138,992.69
30	2044	\$9,618,871	\$138,992.69
		Total	\$3,753,036.16

TIF ASSUMPTIONS

Mill Rate \$14.45

**Town of Windham Gateway North Municipal Infrastructure Development District
Tax Shift Projections**

TIF Year	Estimated Increased Property Tax	Education Tax Shift	Revenue Sharing Shift	County Tax Shift	Total Tax Shift Cost If No TIF
1	\$23,719.82	\$0	\$0	\$1,062	\$1,062
2	\$23,719.82	\$0	\$0	\$1,093	\$1,093
3	\$45,893.34	\$13,296	\$10,153	\$2,176	\$25,625
4	\$45,893.34	\$13,296	\$10,153	\$2,239	\$25,688
5	\$138,992.69	\$25,726	\$10,153	\$6,978	\$42,856
6	\$138,992.69	\$25,726	\$10,153	\$7,181	\$43,059
7	\$138,992.69	\$77,913	\$10,153	\$7,390	\$95,455
8	\$138,992.69	\$77,913	\$10,153	\$7,604	\$95,670
9	\$138,992.69	\$77,913	\$10,153	\$7,826	\$95,891
10	\$138,992.69	\$77,913	\$10,153	\$8,053	\$96,119
11	\$138,992.69	\$77,913	\$10,153	\$8,287	\$96,353
12	\$138,992.69	\$77,913	\$10,153	\$8,528	\$96,594
13	\$138,992.69	\$77,913	\$10,153	\$8,777	\$96,842
14	\$138,992.69	\$77,913	\$10,153	\$9,032	\$97,097
15	\$138,992.69	\$77,913	\$10,153	\$9,294	\$97,360
16	\$138,992.69	\$77,913	\$10,153	\$9,565	\$97,630
17	\$138,992.69	\$77,913	\$10,153	\$9,843	\$97,908
18	\$138,992.69	\$77,913	\$10,153	\$10,129	\$98,195
19	\$138,992.69	\$77,913	\$10,153	\$10,424	\$98,489
20	\$138,992.69	\$77,913	\$10,153	\$10,727	\$98,792
21	\$138,992.69	\$77,913	\$10,153	\$11,039	\$99,104
22	\$138,992.69	\$77,913	\$10,153	\$11,360	\$99,425
23	\$138,992.69	\$77,913	\$10,153	\$11,690	\$99,756
24	\$138,992.69	\$77,913	\$10,153	\$12,030	\$100,096
25	\$138,992.69	\$77,913	\$10,153	\$12,380	\$100,446
26	\$138,992.69	\$77,913	\$10,153	\$12,740	\$100,806
27	\$138,992.69	\$77,913	\$10,153	\$13,111	\$101,176
28	\$138,992.69	\$77,913	\$10,153	\$13,492	\$101,558
29	\$138,992.69	\$77,913	\$10,153	\$13,885	\$101,950
30	\$138,992.69	\$77,913	\$10,153	\$14,289	\$102,354
Totals	\$3,753,036	\$1,947,952	\$284,271	\$272,225	\$2,504,448

Tax shifts as a percentage of the tax increment:

\$2,504,448
divided by
\$3,753,036
66.73%

Total Estimated Tax Increment	\$3,753,036
Tax Shift Cost if No TIF	<u>\$2,504,448</u>
Net Taxes to Town if No TIF	\$1,248,588
Total Taxes to Town with TIF	\$3,753,036
Increased Town Share with TIF	\$2,504,448

**Town of Windham Gateway North Municipal Infrastructure Development District
Tax Shift Projections**

Education Tax Shift

TIF Year	CAV (2 year lag)	Amount
1	0	0
2	0	0
3	\$1,641,510	\$13,296
4	\$1,641,510	\$13,296
5	\$3,176,010	\$25,726
6	\$3,176,010	\$25,726
7	\$9,618,871	\$77,913
8	\$9,618,871	\$77,913
9	\$9,618,871	\$77,913
10	\$9,618,871	\$77,913
11	\$9,618,871	\$77,913
12	\$9,618,871	\$77,913
13	\$9,618,871	\$77,913
14	\$9,618,871	\$77,913
15	\$9,618,871	\$77,913
16	\$9,618,871	\$77,913
17	\$9,618,871	\$77,913
18	\$9,618,871	\$77,913
19	\$9,618,871	\$77,913
20	\$9,618,871	\$77,913
21	\$9,618,871	\$77,913
22	\$9,618,871	\$77,913
23	\$9,618,871	\$77,913
24	\$9,618,871	\$77,913
25	\$9,618,871	\$77,913
26	\$9,618,871	\$77,913
27	\$9,618,871	\$77,913
28	\$9,618,871	\$77,913
29	\$9,618,871	\$77,913
30	\$9,618,871	\$77,913
	\$9,618,871	\$77,913
	\$9,618,871	\$77,913

Education Rate \$8.10
Rate per Dept. of Education Preliminary Projected Subsidy Amounts for FY 2014-15
Enacted 2011-12 General Purpose Aid for Local Schools

Town of Windham Gateway North Municipal Infrastructure Development District

Tax Shift Projections Revenue Sharing Shift

Projected Total MRS Rev I	\$45,382,890
Projected Total Rev II	\$15,345,722
Current Projected MRS Rev I	537,286.93
Current Projected Rev II	149,453.44
Distribution Percentage	0.011838976
Total Rev I Computed (all)	\$45,382,890
Municipal Population (2010)	17,001
2012 Property Tax Levied	\$ 24,305,454.00
2014 State Valuation	\$ 1,721,650.00

Year Base	CAV (Div. 1000)	Rev I Computed #	Rev I Percentage	Rev I Amount	Tax Shift
1	\$1,641,510	\$537,286.93	0.011342868	\$276,643.00	\$260,643.93
2	\$1,641,510	\$537,286.93	\$ 0.011838976	\$276,643.00	\$260,643.93
3	\$3,176,010	\$537,286.93	\$ 0.011838976	\$193,483.00	\$343,803.93
4	\$3,176,010	\$537,286.93	\$ 0.011838976	\$193,483.00	\$343,803.93
5	\$9,618,871	\$537,286.93	\$ 0.011838976	\$82,980.00	\$454,306.93
6	\$9,618,871	\$537,286.93	\$ 0.011838976	\$82,980.00	\$454,306.93
7	\$9,618,871	\$537,286.93	\$ 0.011838976	\$82,980.00	\$454,306.93
8	\$9,618,871	\$537,286.93	\$ 0.011838976	\$82,980.00	\$454,306.93
9	\$9,618,871	\$537,286.93	\$ 0.011838976	\$82,980.00	\$454,306.93
10	\$9,618,871	\$537,286.93	\$ 0.011838976	\$82,980.00	\$454,306.93
11	\$ 9,618,871	\$537,286.93	\$ 0.011838976	\$82,980.00	\$454,306.93
12	9618871	\$537,286.93	\$ 0.011838976	\$82,980.00	\$454,306.93
13	9618871	\$537,286.93	\$ 0.011838976	\$82,980.00	\$454,306.93
14	9618871	\$537,286.93	\$ 0.011838976	\$82,980.00	\$454,306.93
15	9618871	\$537,286.93	\$ 0.011838976	\$82,980.00	\$454,306.93
16	9618871	\$537,286.93	\$ 0.011838976	\$82,980.00	\$454,306.93
17	9618871	\$537,286.93	\$ 0.011838976	\$82,980.00	\$454,306.93
18	9618871	\$537,286.93	\$ 0.011838976	\$82,980.00	\$454,306.93
19	9618871	\$537,286.93	\$ 0.011838976	\$82,980.00	\$454,306.93
20	9618871	\$537,286.93	\$ 0.011838976	\$82,980.00	\$454,306.93
21	9618871	\$537,286.93	\$ 0.011838976	\$82,980.00	\$454,306.93
22	9618871	\$537,286.93	\$ 0.011838976	\$82,980.00	\$454,306.93
23	9618871	\$537,286.93	\$ 0.011838976	\$82,980.00	\$454,306.93
24	9618871	\$537,286.93	\$ 0.011838976	\$82,980.00	\$454,306.93
25	9618871	\$537,286.93	\$ 0.011838976	\$82,980.00	\$454,306.93
26	9618871	\$537,286.93	\$ 0.011838976	\$82,980.00	\$454,306.93
27	9618871	\$537,286.93	\$ 0.011838976	\$82,980.00	\$454,306.93
28	9618871	\$537,286.93	\$ 0.011838976	\$82,980.00	\$454,306.93
29	9618871	\$537,286.93	\$ 0.011838976	\$82,980.00	\$454,306.93
30	9618871	\$537,286.93	\$ 0.011838976	\$82,980.00	\$454,306.93

