

**MKN Center - Economics: Brownfields; Housing; Energy / Brown to Green:**

**The Uptown / Sales & Income Tax Projections:**

Project Temporary Construction Jobs - 1.5 yrs. / Total Project \$20,746,397:

Income Tax / Job Creation / 50% Expense / \$10,373,198 x 35% = \$3,630,619

Sales Tax / Product; Materials / \$10,373,198 x 7% = \$726,124

Total Project Economic Benefits (Just to Build the Building) = **\$4,356,743**

Tax Income Returned to City, State, Federal

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Permanent Jobs - Income Tax Benefits to City, State, and Federal:

36 Skilled \$15 x 2,080 = 31,200 x 36 = \$1,123,200

75 Semi Skilled \$12 x 2,080 = 24,960 x 75 = \$1,872,000

36 Clerical \$35 x 2,080 = \$72,800 x 100 = \$2,620,800

35 Management & Professional \$75 x 2,080 = 156,000 x 35 = \$5,460,000

**182 Total number of Jobs Created** \$11,076,000 per year x 25 yrs = 276,900,000

Jobs 182 = \$276,900,000 Salary Over 25 yrs / Income Tax @ 35% = **\$96,915,000**

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Sales Tax Product for 20,000 sq ft Retail / Average Sales \$30,000 per day = \$10,950,000

\$10,950,000 x 65% Retail Sales = \$7,117,500 x 7% = **\$498,225** Annually Sales Tax

\$10,950,000 x 35% Food & Beverage = \$3,832,500 x 9% = **\$344,925** Annually Sales Tax

Total Sales Tax Benefits = **\$843,150** x 25 yrs = **\$21,078,750**

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**Note: For a \$15 Mil Investment**

**\* Housing Tax Credits with Brown to Green Incentive Package**

**Over 25 yrs. / Government: City, State and Federal would receive benefits of Approx:**

**\$4,356,743 + \$96,915,000 + = \$21,078,750 = \$122,350,493**

**\$4,896,000 Return per year = Tax Credits = Long Term Economic Re Development**

**32.6% ROI per year / for 25 yrs / & continuing to grow and save**

**816 % Return over 25 years +++**

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**Not Including: Regional Redevelopment Ignition / Across the Street = Market Rate Retail / More Community Service Jobs / Regional Residential and Retail Property Value Increases / Residential increases / Tiff able Zones / National Average 1 5yrs 25% = Foreclosure Prevention / Other TOD Development / Other Downtown Development / More Service Jobs / Not Including Savings: Opportunities Jobs = Less Welfare; Health Care; Walk Able Community; Balanced Inner Growth; Less Out Growth = Less Expenses = Making More = Win; Win; Wins ++++++  
=Marketing opportunity for Life Science; Smart Growth Green Industry Attracting better Citizens  
= Better Community / Places People Want To Be**