

Summary of Douglas County Project Analysis Clarifications/Edits April 1, 2025

Project Analysis Page #	OST LTR. Page #	Topic Heading	Clarification or Edit
6	8 & 13	Introduction Summary	Clarified that the TIA must be retired no more than 25 years after the first year in which tax allocation revenues are collected from the TIA rather than after the adoption of the TIA formation ordinance.
9	4 & 7	Private Development Assumptions	Clarified that the values within each of the development scenarios represent estimates of market values in 2025 dollars
10	15	Private Development Assumptions	Relabeled Aggressive-Baseline table to “Baseline” to avoid confusion and retain constant terminology throughout document.
16	8 & 13	TIA Allocation Revenues	Clarified that TIA revenues will start to be assessed in 2026 but due to the lagging nature of when property taxes are distributed, the first year of the calculated increment will occur in 2027, explaining why TIA allocation revenues are shown to run from tax year 2027 through the end of tax year 2051 – representing 25 years of TIA collections.
29 & 31	3, 10, & 14	Financing Plan, Debt Capacity	Corrected grammar in first sentence (P.29); Clarified the County may issue LTGO bonds of \$25,130,800 rather than \$25 million for consistency throughout the report and revised debt capacity accordingly.
30	N/A	Potential TIA Debt Scenarios	Corrected Figure number.
37	4, 8, & 14	Expected Development Without TIF Improvements	Figure 26 has been corrected to specify the incremental assessed values by year. With respect to the expected development without TIF, it is estimated that the development area would only reach 10% of total development program in the Conservative Scenario.

31, 32, 33, & 37	9	Alternate Development Scenarios Tax Increment Revenues	The OST noted that Increment value projections were not provided for the two alternative scenarios. Increment value projections for all development scenarios were provided in the Project Analysis submitted to OST – see Figure 26 of the increment assessed valuation and see Figures 21, 22, and 23 for estimate of all incremental property tax allocations.
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