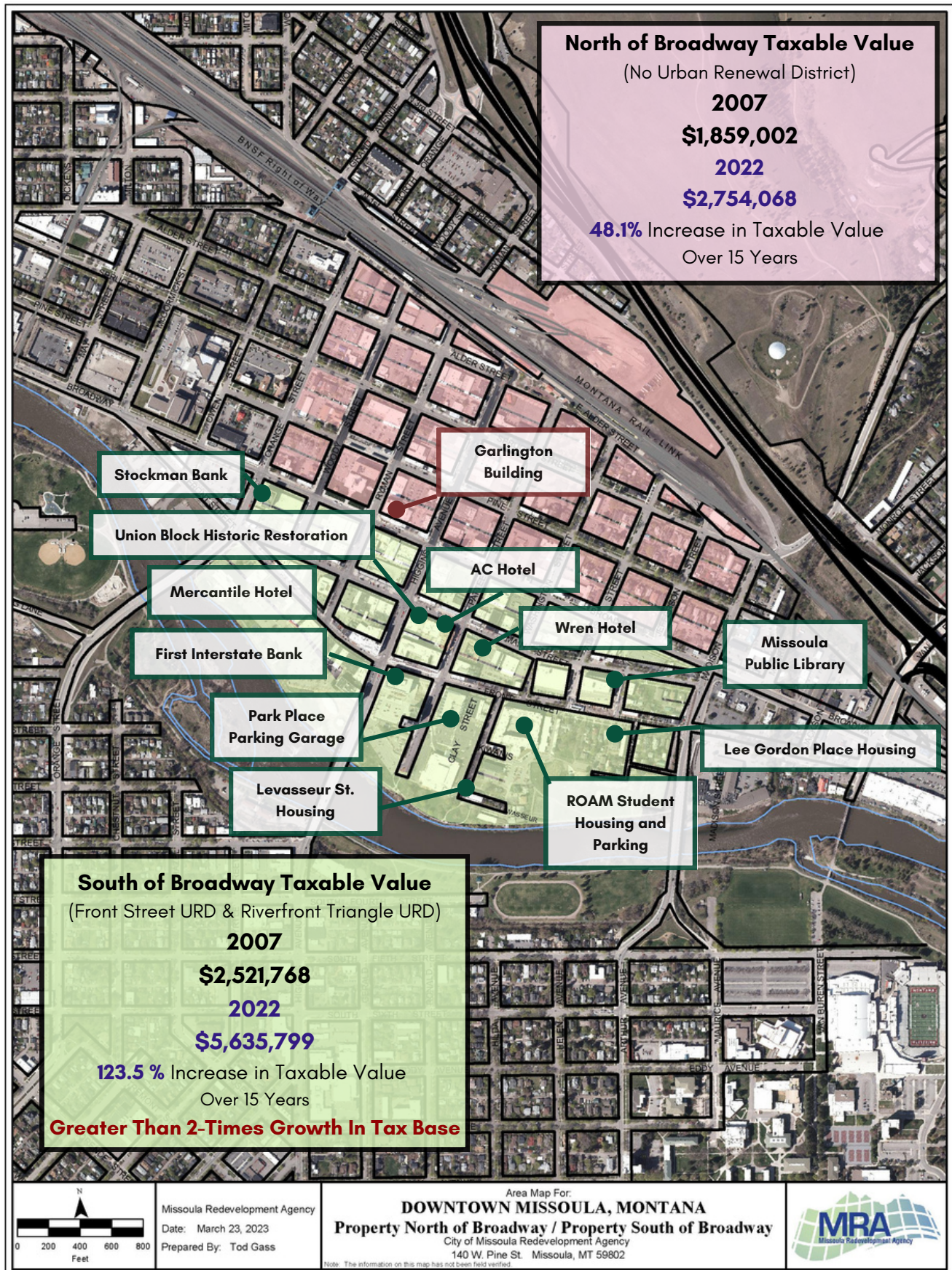


General Comparison of Tax Base Growth For Downtown Missoula, Montana Area *In An Urban Renewal District VS. Not In An Urban Renewal District*

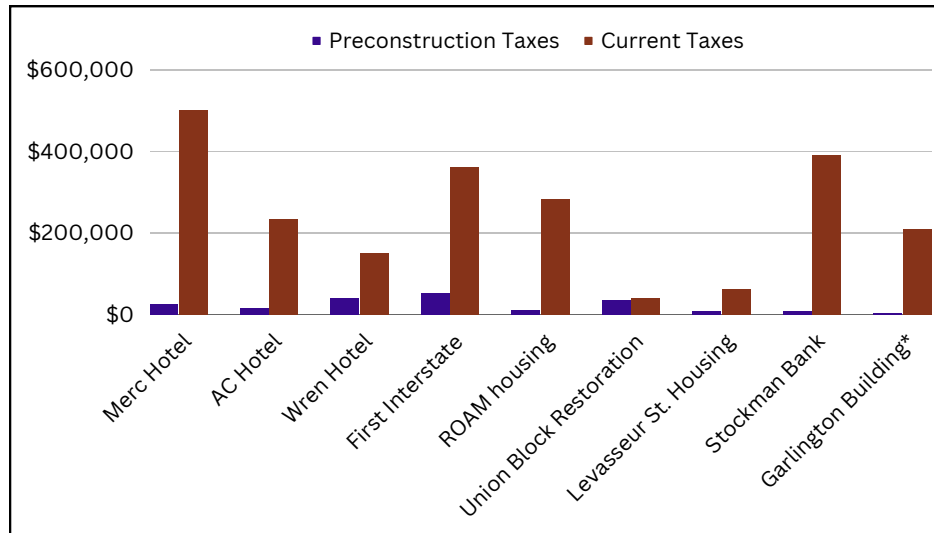


**Downtown Missoula Large Development Projects since 2007:
Within an Urban Renewal District (URD) vs. Outside of an URD**

Project	Construction Cost	TIF Investment	Pre-Construction Taxes*	Current Taxes*
Merc Hotel	\$37,900,000	\$3,597,844	\$23,640	\$501,000
AC Hotel	\$20,660,000	\$1,886,105	\$15,000	\$232,000
Wren Hotel	\$15,600,000	\$587,000	\$39,400	\$150,000
First Interstate	\$38,000,000	\$1,623,380	\$51,500	\$360,000
ROAM housing	\$26,000,000	\$3,200,000	\$9,440	\$280,000
Union Block Historic Restoration	\$4,579,800	\$704,858	\$33,000	\$38,000
Levasseur St. Housing	\$4,800,000	\$211,000	\$8,200	\$61,400
Stockman Bank	\$38,600,600	\$1,512,100	\$7,800	\$388,940
Totals	\$186,140,400	\$13,522,287	\$187,980	\$2,011,340
Tax Exempt Development				
Public Library	\$40,692,800	\$500,000		
Lee Gordon Place Housing	\$2,305,500	\$81,220		
Development Not in an URD				
Garlington Building			\$3,340	\$208,600

*actual property tax revenues

**Downtown Missoula Large Development Projects since 2007:
Comparison of Actual Property Tax Revenue Before and After Construction**



Downtown Missoula Large Development Projects since 2007:
Within an Urban Renewal District (URD) vs. Outside of an URD

