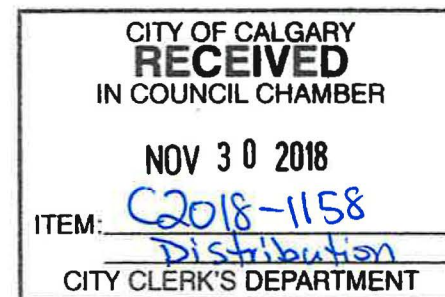




Non-residential shift scenarios

Overall increase of 2.25% and shift \$25 million to Residential from Non-residential



	Residential			Non-residential			Ratio	Shift to Res from NR	Cost to fund PTP at 8%
	Rate	Tax bill (\$)	Tax impact (\$)	Rate	Tax bill (\$)	Tax impact (\$)		Overall @ 2.25%	
Recommendation	3.45%	\$1,938	\$65	3.45%	\$87,305	\$10,688	4.46 : 1		
2019 – Overall @ 2.25% and shift \$25 million	5.20%	\$1,971	\$97	-0.28%	\$84,154	\$7,537	4.23 : 1	\$25 million	\$45 million *
2020 – Overall @ 2.25% and shift \$25 million	5.00%	\$2,069	\$98	-0.33%	\$83,876	-\$278	4.02 : 1	\$25 million	
2021 – Overall @ 2.25% and shift \$25 million	4.78%	\$2,168	\$99	-0.38%	\$83,558	-\$318	3.82 : 1	\$25 million	
2022 – Overall @ 2.25% and shift \$25 million	4.57%	\$2,267	\$99	-0.43%	\$83,198	-\$360	3.64 : 1	\$25 million	

* approximate funding required to limit increases in non-residential municipal property taxes to 8% for the qualified properties.