

## Cost/Revenue Estimate Trinity Redevelopment Project

Annual Revenues <sup>(1)</sup>	Project Costs <sup>(2)</sup>
<b>Land Lease Revenue</b>	<b>Replacement Maintenance Facilities (At Airport Basin)</b>
Los Alamos County     \$288,000	Los Alamos County     \$35 million
School District         \$832,000	School District         \$10 million
	<b>Subtotal                 \$45 million</b>
	<b>Contingency/Escalation</b>
	Project Contingency     \$11 million
	Escalation                 \$3 million
	<b>Subtotal                 \$59 million</b>
<b>Gross Receipts Taxes <sup>(3)</sup></b>	<b>Trinity Site Demolition/Remediation</b>
Los Alamos County     \$2.3 million	Los Alamos County     \$5 million
	School District         \$2 million
	<b>Subtotal                 \$7 million</b>
<b>Property Tax Revenue <sup>(4)</sup></b>	<b>Total                         \$66 million</b>
Los Alamos County     \$694,000	
	<b>One-Time Cash Contributions</b>
	Los Alamos County     \$14.5 million
	School District         \$1.5 million
	<b>Subtotal                 &lt;\$16 million&gt;</b>
<b>Annual Revenue - \$4.1 million</b>	<b>Total Debt                 \$50 million</b>
<u>County/Schools Revenue Share</u>	<b>Annual Debt Payment <sup>(5)</sup> \$4.1 million</b>
LA County             \$3.3 million	<u>County/Schools Repayment Share</u>
School District       \$832,000	County                     \$3.3 million
	School District         \$820,000

1. At completion of Trinity Place development
  2. Costs are conceptual-design-level estimates
  3. Boyer estimate of \$2.9 million in GRT revenue was discounted by 20%
  4. Market valuation and property tax revenue based upon estimated \$200 million development expenditure by Boyer for Trinity Place
  5. Financing assumed at 5.25% over 20 years
- \*\*\* New School property tax revenues of \$459,000 will be generated by the Trinity Place project and can only be applied to reduce existing bond indebtedness levy, or issuing additional debt with or without a levy adjustment. A small portion of this revenue could go to pay operational costs.