

Exhibit 3

Projected Tax Increment Schedule for Taxes Payable in 2011

		C.I.U. (a) Property	Non C.I.U. (a) Property	Total
Pay 2009 Total Net Tax Capacity (NTC) of Pre-79 Districts		\$24,047,648	\$15,772,951	\$39,820,599
Pay 2010 Total NTC With Annual Growth @	1.50%	\$24,408,363	\$16,009,545	\$40,417,908
Pay 2011 Total NTC With Annual Growth @	1.50%	\$24,774,488	\$16,249,688	\$41,024,176
Original Net Tax Capacity (ONTC)(b)		(2,328,663)	(403,191)	(2,731,854)
Gross Captured NTC		\$22,445,825	\$15,846,497	\$38,292,322
Fiscal Disparity Contribution @	30.0%	(6,733,748)	n/a	(6,733,748)
Captured NTC		\$15,712,077	\$15,846,497	\$31,558,574
% Retained		100%	100%	100%
Retained Captured NTC		\$15,712,077	\$15,846,497	\$31,558,574

	% of Total Tax Rate (c)	Projected Tax Rate	Amount
Projected Gross Tax Increment			
City Portion	44.5%	53.4%	\$16,852,279
County Portion	31.0%	37.2%	11,739,790
School Portion	19.2%	23.0%	7,258,472
Other Jurisdictions Portion	5.3%	6.4%	2,019,748
Total	100.0%	120.0%	\$37,870,289
OSA Fee (.36%)(d)			(94,070)
Tax Increment Distributed to City			\$37,776,219
TIF Reimbursement to County (e)			(11,739,790)
County TIF Administrative Fee (f)			(60,000)
Tax Increment Before City Administrative Fee			\$25,976,429
City TIF Administrative Fee			(100,000)
Net Tax Increment			\$25,876,429

(a) C.I.U. = commercial, industrial & utility

(b) The total ONTC (\$2,731,854) is specified in the special TIF legislation authorizing the establishment of the TIF district. This total has been prorated between C.I.U. and non C.I.U. property based on the pay 2009 ONTC of the pre-79 TIF district: (85% C.I.U. and 15% non C.I.U.).

(c) Percentages based on pay 2009 tax rates

(d) Equal to (gross tax increment less TIF reimbursement to County) times .36%.

(e) Will be calculated based on actual collections (both current and delinquent)

(f) Based on gross tax increment less TIF reimbursement to County.