



# Arena Uses/Sources

2015>ision  
West Haymarket Action Team

*3<sup>rd</sup> of April 2007*

<b>Arena</b>									
<b>Uses of Funds</b>									
(amounts in thousands)									
<b>Public Investment:</b>									
Arena & Garage					160,000				
Retail Space					5,000				
Road Network					23,000				
Land Acquisition & Site Work					30,000				
Surface Parking					6,000				
Soft Costs & Contingency					20,000				
		<b>Total Public</b>					<b>244,000</b>		
<b>Note: This is a preliminary estimate. Actual amounts could be a +/- \$50 million.</b>									
<b>Private Investment:</b>									
Hotel					75,000				
Convention Center					20,000				
		<b>Total Private</b>					<b>95,000</b>		
<b>Note: This amount will vary depending on the size of the private investments.</b>									

<b>Arena</b>		
<b>Financing Matrix - Level of Difficulty</b>		
<b>Annual Revenues</b>		
(amounts in thousands)		
<u>No.</u>	<u>Description</u>	
1	<b>Arena Parking</b>	
2	<b>Cell Phone Tower</b>	
3	<b>City Occupancy Tax Hotels - 4%</b>	
4	<b>City Occupancy Tax on Car Rentals - 4%</b>	
5	<b>Club Premiums</b>	
6	<b>County Lodging Tax – 1%</b>	
7	<b>G.O. Bond Proceeds \$.01 Levy</b>	
8	<b>LB500 – Sales Tax TIF</b>	
9	<b>Local Option Sales Tax - \$.0025</b>	
10	<b>Naming Rights – Exterior</b>	
11	<b>Naming Rights – Interior</b>	
12	<b>Occupation Tax – Restaurant Sales - \$.01</b>	
13	<b>Retail Space Lease</b>	
14	<b>Suite Premiums</b>	
15	<b>Ticket Fee</b>	
16	<b>TIF – Property Tax</b>	
17	<b>Wheel Tax - \$5</b>	

<b>Arena</b>					
<b>Financing Matrix - Level of Difficulty</b>					
<b>Annual Revenues</b>					
(amounts in thousands)					
<u>No.</u>	<u>Description</u>	<u>Total</u>			
1	Arena Parking	540			
2	Cell Phone Tower	50			
3	City Occupancy Tax Hotels - 4%	1,800			
4	City Occupancy Tax on Car Rentals - 4%	200			
5	Club Premiums	500			
6	County Lodging Tax – 1%	450			
7	G.O. Bond Proceeds \$.01 Levy	1,500			
8	LB500 – Sales Tax TIF	1,200			
9	Local Option Sales Tax - \$.0025	10,000			
10	Naming Rights – Exterior	350			
11	Naming Rights – Interior	125			
12	Occupation Tax – Restaurant Sales - \$.01	3,000			
13	Retail Space Lease	100			
14	Suite Premiums	720			
15	Ticket Fee	1,000			
16	TIF – Property Tax	750			
17	Wheel Tax - \$5	1,000			
	Annual Revenues	23,285			

<b>Arena</b>			
<b>Financing Matrix - Level of Difficulty</b>			
<b>Annual Revenues</b>			
(amounts in thousands)			
<u>No.</u>	<u>Description</u>	<u>Certainty of estimate</u> (1 to 10)	<u>Total</u>
1	<b>Arena Parking</b>	7	540
2	<b>Cell Phone Tower</b>	6	50
3	<b>City Occupancy Tax Hotels - 4%</b>	9	1,800
4	<b>City Occupancy Tax on Car Rentals - 4%</b>	5	200
5	<b>Club Premiums</b>	5	500
6	<b>County Lodging Tax – 1%</b>	9	450
7	<b>G.O. Bond Proceeds \$.01 Levy</b>	9	1,500
8	<b>LB500 – Sales Tax TIF</b>	6	1,200
9	<b>Local Option Sales Tax - \$.0025</b>	9	10,000
10	<b>Naming Rights – Exterior</b>	5	350
11	<b>Naming Rights – Interior</b>	5	125
12	<b>Occupation Tax – Restaurant Sales - \$.01</b>	8	3,000
13	<b>Retail Space Lease</b>	5	100
14	<b>Suite Premiums</b>	6	720
15	<b>Ticket Fee</b>	7	1,000
16	<b>TIF – Property Tax</b>	8	750
17	<b>Wheel Tax - \$5</b>	9	1,000
	<b>Annual Revenues</b>		<b>23,285</b>

# Arena

## Financing Matrix - Level of Difficulty

### Annual Revenues

(amounts in thousands)

No.	Description	Certainty of estimate (1 to 10)	Level of Difficulty				Total
			Easy	Moderate	Difficult	Most Difficult	
1	Arena Parking	7	540				540
2	Cell Phone Tower	6	50				50
3	City Occupancy Tax Hotels - 4%	9		1,800			1,800
4	City Occupancy Tax on Car Rentals - 4%	5		200			200
5	Club Premiums	5	500				500
6	County Lodging Tax – 1%	9		450			450
7	G.O. Bond Proceeds \$.01 Levy	9			1,500		1,500
8	LB500 – Sales Tax TIF	6			1,200		1,200
9	Local Option Sales Tax - \$.0025	9				10,000	10,000
10	Naming Rights – Exterior	5	350				350
11	Naming Rights – Interior	5	125				125
12	Occupation Tax – Restaurant Sales - \$.01	8			3,000		3,000
13	Retail Space Lease	5	100				100
14	Suite Premiums	6	720				720
15	Ticket Fee	7	1,000				1,000
16	TIF – Property Tax	8	750				750
17	Wheel Tax - \$5	9			1,000		1,000
	<b>Annual Revenues</b>		<b>4,135</b>	<b>2,450</b>	<b>6,700</b>	<b>10,000</b>	<b>23,285</b>

<b>Arena</b>								
<b>Financing Matrix - Level of Difficulty</b>			<b>Present Value Assumptions:</b>					
<b>Annual Revenues</b>					Rate G.O. AAA	5.50%		
(amounts in thousands)					Period	25		
					Bond Insurance	0.50%		
		Certainty	Level of Difficulty					
No.	Description	of estimate (1to 10)	Easy	Moderate	Difficult	Most Difficult	Total	
1	Arena Parking	7	540				540	
2	Cell Phone Tower	6	50				50	
3	City Occupancy Tax Hotels - 4%	9		1,800			1,800	
4	City Occupancy Tax on Car Rentals - 4%	5		200			200	
5	Club Premiums	5	500				500	
6	County Lodging Tax – 1%	9		450			450	
7	G.O. Bond Proceeds \$.01 Levy	9			1,500		1,500	
8	LB500 – Sales Tax TIF	6			1,200		1,200	
9	Local Option Sales Tax - \$.0025	9				10,000	10,000	
10	Naming Rights – Exterior	5	350				350	
11	Naming Rights – Interior	5	125				125	
12	Occupation Tax – Restaurant Sales - \$.01	8			3,000		3,000	
13	Retail Space Lease	5	100				100	
14	Suite Premiums	6	720				720	
15	Ticket Fee	7	1,000				1,000	
16	TIF – Property Tax	8	750				750	
17	Wheel Tax - \$5	9			1,000		1,000	
Annual Revenues			4,135	2,450	6,700	10,000	23,285	
Coverage - G.O. Financing			125%	3,308	1,960	5,360	8,000	18,628
Coverage - Non G.O. Financing			150%	2,757	1,633	4,467	6,667	15,523
Present Value No Coverage			55,467	32,864	89,873	134,139	312,343	
Present Value 125% G.O.			44,373	26,291	71,899	107,311	<b>249,875</b>	
Cumulative 125%			44,373	70,665	142,563	249,875		

<b>Arena</b>						
<b>Financing Matrix - Range</b>			<b>Present Value Assumptions:</b>			
<b>Annual Revenues</b>				Rate G.O. AAA	5.50%	
(amounts in thousands)				Period	25	
				Bond Insurance	0.50%	
			Certainty	Range of Estimate		
<u>No.</u>	<u>Description</u>	<u>of estimate</u>	<u>Low Estimate</u>	<u>Average</u>	<u>High Estimate</u>	
		(1 to 10)				
1	<b>Arena Parking</b>	7	378	540	702	
2	<b>Cell Phone Tower</b>	6	30	50	70	
3	<b>City Occupancy Tax Hotels - 4%</b>	9	1,620	1,800	1,980	
4	<b>City Occupancy Tax on Car Rentals - 4%</b>	5	100	200	300	
5	<b>Club Premiums</b>	5	250	500	750	
6	<b>County Lodging Tax – 1%</b>	9	405	450	495	
7	<b>G.O. Bond Proceeds \$.01 Levy</b>	9	1,350	1,500	1,650	
8	<b>LB500 – Sales Tax TIF</b>	6	720	1,200	1,680	
9	<b>Local Option Sales Tax - \$.0025</b>	8	8,000	10,000	12,000	
10	<b>Naming Rights – Exterior</b>	5	175	350	525	
11	<b>Naming Rights – Interior</b>	5	63	125	188	
12	<b>Occupation Tax – Restaurant Sales - \$.01</b>	8	2,400	3,000	3,600	
13	<b>Retail Space Lease</b>	5	50	100	150	
14	<b>Suite Premiums</b>	6	432	720	1,008	
15	<b>Ticket Fee</b>	7	700	1,000	1,300	
16	<b>TIF – Property Tax</b>	8	600	750	900	
17	<b>Wheel Tax - \$5</b>	9	900	1,000	1,100	
	Annual Revenues		18,173	23,285	28,398	





<b>Arena</b>									
<b>Uses/Sources</b>									
<b>Summary</b>									
<b>Uses:</b>									
	Arena and Related Site Costs				244,000				
	Cost of Issuance - 1.5%				4,000				
		Total Uses				<u>248,000</u>			
<b>Sources:</b>									
	Annual Revenues			Annual	Bonded				
	Arena related			3,385	36,325				
	Occupation Tax			5,450	58,485				
	Sales and Property Tax Increment			2,200	23,609				
	Wheel Tax			750	8,048				
	Property Tax			1,500	16,097				
	Sales Tax			10,000	107,311				
				<u>23,285</u>		249,875			
	One-Time Sources					43,750			
		Total Sources				<u>293,625</u>			
		Excess (Shortfall)				<u>45,625</u>			