

**RESOLUTION NO. 33 - 2004**

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**RESOLUTION CREATING THE WEST CHESTER INCENTIVE DISTRICTS,  
DECLARING IMPROVEMENTS TO CERTAIN REAL PROPERTY WITHIN THOSE  
INCENTIVE DISTRICTS TO BE A PUBLIC PURPOSE AND EXEMPT FROM  
TAXATION AND ESTABLISHING A TAX INCREMENT EQUIVALENT FUND AND  
DECLARING AN EMERGENCY AND DISPENSING WITH THE SECOND READING**

**WHEREAS**, over the last twenty (20) years, West Chester Township has anticipated and addressed the rapid growth and development within West Chester and has adopted and implemented sound growth management practices and programs according to Township wide comprehensive plans and has utilized statutorily required Butler County plans, including but not limited to the West Chester Township Land Use Plan, the West Chester Township 2012 Vision Plan and subsequently adopted strategy plans, the Township Utility Plan, the Township culvert and storm water retention and detention inventory, and the Butler County Thoroughfare Plan all of which serve as the written economic development plan for West Chester Township (the "*Development Plan*") all of which have been adopted by the Board of Trustees and which enhance community identity and development visions, land use, and public infrastructure improvements and which set forth the basis for the need for coordinated growth within the Township; and,

**WHEREAS**, West Chester Township anticipates certain parcels of real property within the Township will continually be subject to extreme development pressure due to West Chester's premier location in the Greater Cincinnati-Dayton metropolis, adjacency to commercial resources and employment opportunities, minimal availability of large tracts of land for development, and demand for a varied housing stock; and,

**WHEREAS**, Section 5709.73 et seq. of the Ohio Revised Code permits Townships to participate in a financing technique commonly known as tax increment financing and provides that the West Chester Township Board of Trustees may create incentive districts for parcels of real property located in the Township and declare improvements to these parcels of real property located in the incentive districts to be a public purpose and exempting those improvements from real property taxation; and,

**WHEREAS**, in connection with certain improvements in the Township in order to meet the needs of the area, the Board of Trustees wishes to use the authority granted pursuant to such Sections to identify certain parcels of real property to be included within the incentive districts, a general description of which is attached hereto as Exhibit A and which is specifically identified by the Butler County Auditor's Tax Plat Maps and Parcel Identification numbers set forth on Exhibit A (the "Property"); to designate the public infrastructure improvements that benefit or serve those parcels; to specify the life of the incentive districts; to provide for payments in lieu of taxes by the Owners of the parcels; and to establish a tax increment equivalent fund; and,

**WHEREAS**, as part of the anticipated growth of West Chester Township, the Township anticipates that the Owners, or their successors or assigns, have or will develop certain residential

and commercial projects within the incentive districts (collectively, the "*Project*") and that the Township will desire that certain public infrastructure improvements (the "Public Improvements"), as defined in Ohio Revised Code Section 5709.73 (A) and further outlined in Section 1 of this Resolution will be required to be constructed and installed, and this Board will require that the Owners agree that the public infrastructure improvements will benefit the Property; and,

**WHEREAS**, this Board finds that the Public Improvements as further outlined in this Resolution will directly benefit the Property; and,

**WHEREAS**, the West Chester Township Board of Trustees requested on May 12, 2004 and again on May 17, 2004, the Engineer certify to this Board that the existing public infrastructure serving the Property and Districts is inadequate to meet the development needs of the Project as evidenced by the Development Plan and that (i) the specific parcels of real property described and depicted on Exhibit A attached to this Resolution are located in the Township, (ii) each District as depicted on Exhibit A is less than 300 acres in size, (iii) the Property is enclosed by a continuous boundary; and,

**WHEREAS**, the Board of Trustees is desirous of encouraging cohesive developments designed to improve the quality of life of the residents of the West Chester Township, and,

**WHEREAS**, pursuant to Section 5709.73 (C) of the Ohio Revised Code and the Development Plan, this Board has determined to create incentive districts collectively known as the "West Chester Incentive Districts" the boundary of which shall be coterminous with the boundary of the Property; and,

**WHEREAS**, the Board of Trustees caused notice to be given to the Lakota Local School District Board of Education of this Board's intention to consider this Resolution for adoption and requested the Board of Education waive the forty-five (45) days notification period and said Board of Education waived the required notification period and approved the exemption at a special meeting of the Board on May 15, 2004 with a Resolution attached hereto.

**NOW, THEREFORE, BE IT RESOLVED** that the West Chester Township Board of Trustees does hereby agree to create the West Chester Township Incentive Districts and further agrees:

**SECTION 1.** That this Board hereby finds and declares that certain public improvements in the Township, as used in this Resolution includes, but is not limited to, public roads and highways; water and sewer lines; environmental remediation; land acquisition, including acquisition in aid of industry, commerce, distribution, or research; demolition, including demolition on private property when determined to be necessary for economic development purposes; storm water and flood remediation projects, including such projects on private property when determined to be necessary for public health, safety, and welfare: the provision of gas, electric, and communications service facilities; and the enhancement of public waterways through improvements that allow for greater public access; and,

To wit, the planning, design and construction of public street improvements including pavements, walkways, traffic control devices and alterations to existing streets; the planning, design and construction of utilities including but not limited to water, sanitary sewers, gas mains, electric facilities, communication facilities, storm water sewers and detention facilities; the preparation

of plans for land use in the area; the creation or enhancement of buffer areas including beautification and landscaping, recreation facilities and open areas necessary for ensuring the compatibility of adjacent land uses; the creation and / or enhancement of public service facilities and operations; and, the purchase of property rights of way and easements or other rights in property necessary for the completion of the Public Improvements listed above are a public purpose and that those Public Improvements are necessary for the further development of the parcels of land described and illustrated in Exhibit "A" attached to this Resolution, such parcels collectively compose the West Chester Incentive Districts, which parcels are located in an unincorporated area of the township, and for the creation of economic development, increasing property values and the provision of adequate public services in West Chester Township as documented in the Development Plan.

**SECTION 2.** That pursuant to Section 5709.73 of the Ohio Revised Code, further improvements (the "Improvements" as defined in such Section) to the parcels in the West Chester Township Incentive Districts, as specifically identified in Exhibit A, occurring after the date of this Resolution are a public purpose and are exempt from real property taxation commencing on the effective date of this Resolution and ending on the earlier of (1) December 31, 2034 or (2) the date on which the specific public improvements as outlined in Section 1 and that will benefit the Incentive Districts are paid in full from the Tax Increment Equivalent Fund, as defined in Section 4 hereof. It is hereby determined that (i) a portion of the Improvements shall be exempt from real property taxation, (ii) such portion shall be 100% of the assessed value of the Improvements, and (iii) the Public Improvements directly benefit or serve, or once made will directly benefit or serve, parcels in the district.

**SECTION 3.** That this Board has determined that it is necessary, appropriate, and in the best interest of the Township to exempt from taxation Improvements to the Property located within the Districts and pursuant to Section 5709.74 of Ohio Revised Code, the owner or owners of the Improvements shall be required to make annual service payments in lieu of taxes (the "Service Payments") to the Butler County Treasurer on or before the final dates for payment of real property taxes. This Board hereby expresses its intention to enter into such agreements as may be necessary and appropriate to assure the payment of such Service Payments.

**SECTION 4.** That pursuant to Section 5709.75 of the Ohio Revised Code, there is hereby established the West Chester Township Public Improvement Tax Increment Equivalent Fund (the "West Chester Incentive Districts Tax Increment Equivalent Fund"), into which the Service Payments shall be deposited. Money in the Tax Increment Equivalent Fund shall be used to finance the Public Improvements or to make payments to the Lakota Local School District.

**SECTION 5.** That the West Chester Township Board of Trustees shall pledge whole compensation to the Lakota Local School District, and at a minimum, annual reimbursement shall be granted to the School District in an amount equal to one hundred percent (100%) of the traditional real property tax collections from the exempted Improvements.

West Chester Township shall pledge to make every effort, permissible by law, to expend, any amount remaining from service payments in lieu of taxes collected, after payments to Lakota Local School District, on projects that will directly benefit the school district and the public infrastructure, consistent with a collectively approved Infrastructure Capital Improvement Plan within West Chester Township with the Butler County Engineer.

**SECTION 6.** That the West Chester Township Board of Trustees shall further pledge to not expend any residual money on any project that burdens the School District by providing services to and for an increase in residential development.

**SECTION 7.** Once the compensation obligations of Section 5 have been satisfied and if any amount remaining from service payments in lieu of taxes collected, after payments to Lakota Local School District, is available, that the West Chester Township Board of Trustees intends to annually designate one hundred percent (100%) of the expected aggregate service payments to public improvements, including but not limited to the Liberty Interchange, State Route 747, Tylersville Road, or the intersection of State Route 747 and Tylersville Road, Hamilton Mason Road, Lesourdsville West Chester Road, Tylersville Road or the intersection of said roads, or to public improvements that improve the overall storm water management of the area or other public improvements as recommended in the Infrastructure Capital Improvement Plan within West Chester Township.

**SECTION 8.** Pursuant to Ohio Revised Code Section 5709.73, the Township Administrator or his designee is hereby directed to deliver a copy of this Resolution to the Director of the Department of Development of the State of Ohio immediately after its passage.

**SECTION 9.** That this Board further authorizes and directs the Township Administrator or his designee to prepare and sign all agreements and instruments and to take any other actions as may be necessary and appropriate to implement this Resolution.

**SECTION 10.** That the Clerk is hereby directed to forward a copy of this Resolution to the County Auditor of Butler County.

**SECTION 11.** That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of this Board and of any of its committees that resulted in such formal action were taken in meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

**SECTION 12.** That in case any section or provision of this Resolution, or any application thereof, is held to be illegal or invalid for any reason, or is inoperable at any time, that illegality, invalidity or inoperability shall not affect the remainder thereof or any other section or provision of this Resolution or any other covenant, agreement, stipulation, obligation, act or action, or part thereof, made, assumed, entered into or taken under this Resolution, all of which shall be construed and enforced at the time as if the illegal, invalid or inoperable portion were not contained therein.

All illegality, invalidity or inoperability shall not affect any legal, valid and operable section, provision, covenant, agreement, stipulation, obligation, act, action, part or application, all of which shall be deemed to be effective, operative, made, assumed, entered into or taken in the manner and to the full extent permitted by law from time to time.

**This resolution shall be adopted as an emergency necessary for the immediate preservation of the public peace, health, safety, or welfare of the community.**

Adopted this 17th day of May, 2004

Catherine Stoker yes  
Catherine Stoker, President Yes / No

Jose Alvarez Yes  
Jose Alvarez, Vice President Yes / No

George Lang YES  
George Lang, Trustee Yes / No

**ATTEST:**

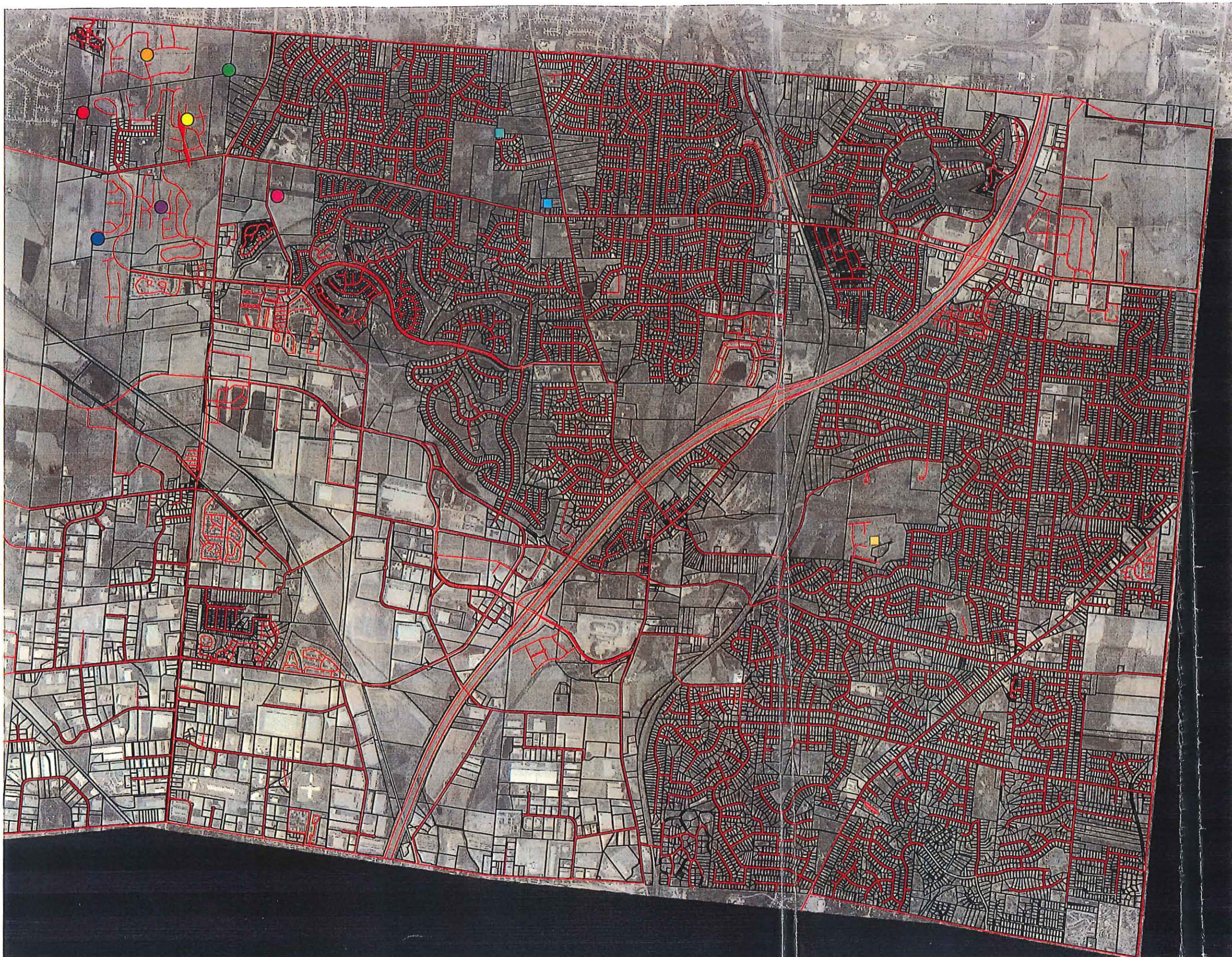
Patricia Williams  
Patricia Williams, Township Clerk

**APPROVED AS TO FORM:**

D. Crain  
Donald L. Crain, Law Director

# Exhibit A

## West Chester Township Incentive Districts



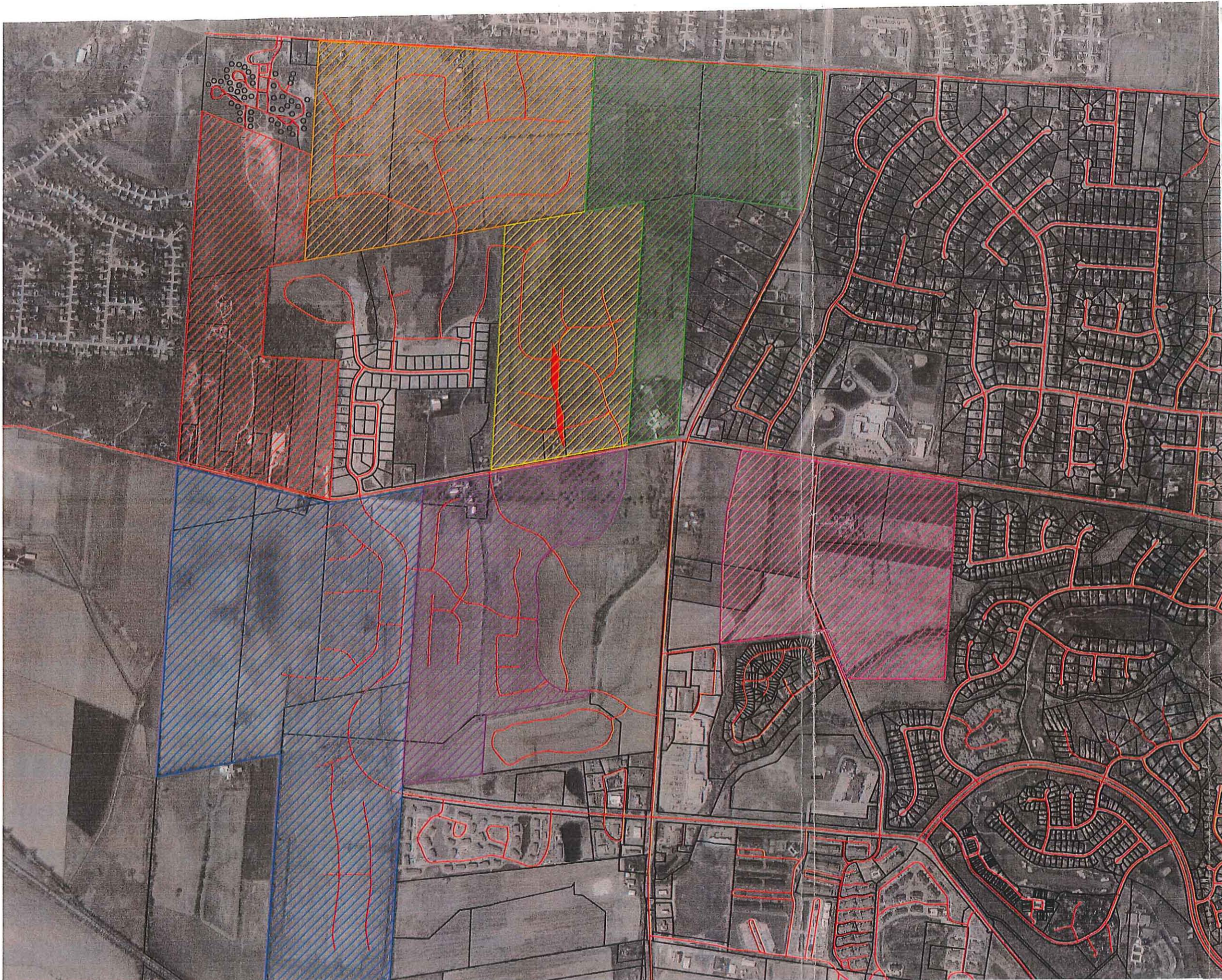
**Center of Districts**

**Districts**

ID, Name	Color
1, TREILLAGE SOUTH	Red circle
2, RESERVES OF PROVIDENCE	Yellow circle
3, FOXBOROUGH	Yellow circle
4, HAMILTON-MASON ROAD	Green circle
5, VILLAGES OF PROVIDENCE	Blue circle
6, WEST CHESTER VILLAGE	Purple circle
7, NORTH BECKETT ROAD	Pink circle
8, KEEHNER MEADOWS	Yellow square
9, TYLERSVILLE ROAD	Teal square
10, LESOURDSVILLE-WEST CHESTER ROAD	Blue square



# West Chester Township Incentive Districts



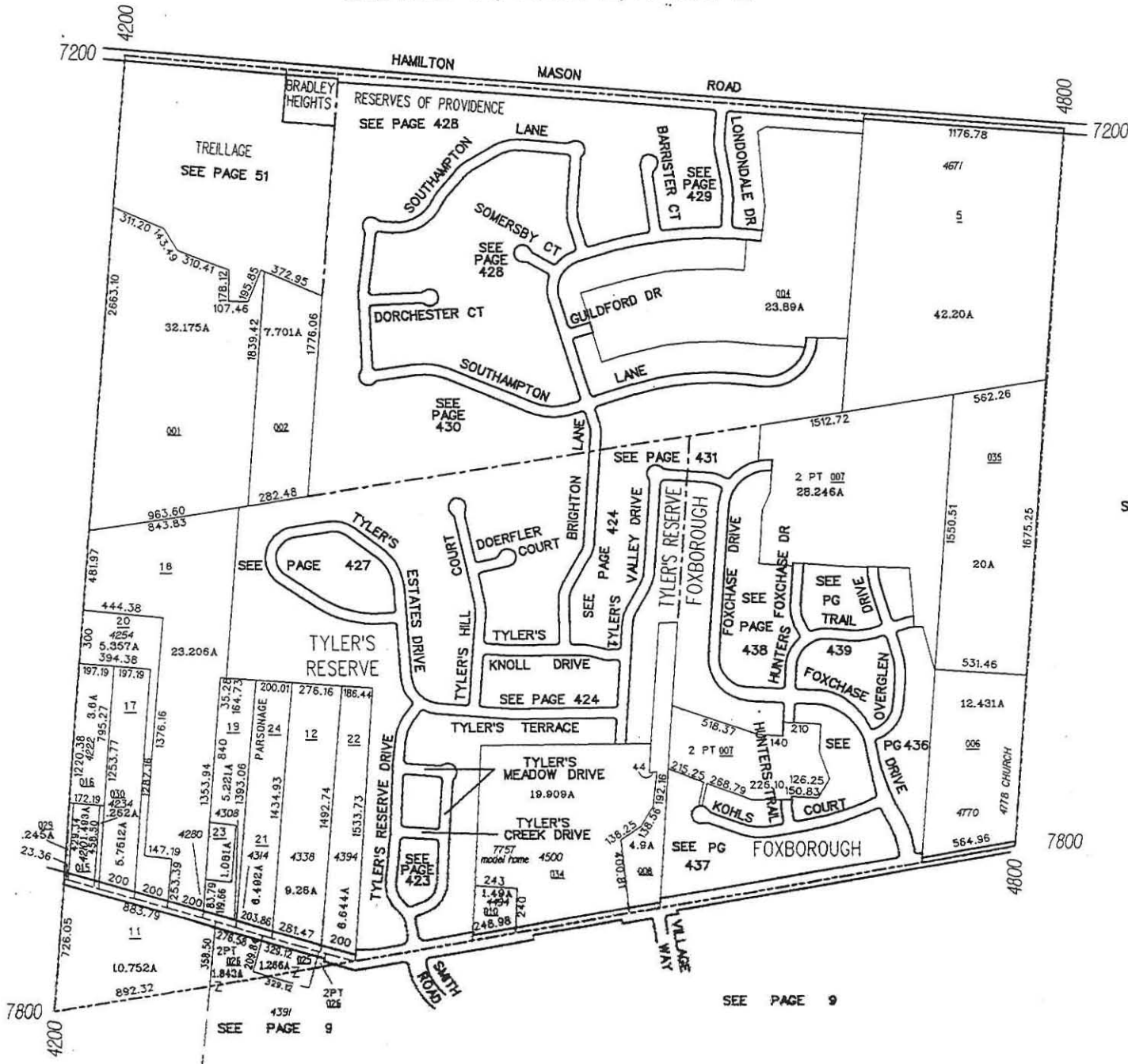
District Boundaries	
ID, Name, Acreage	
1, TREILAGE SOUTH, 109.461800884	
2, RESERVES OF PROVIDENCE, 138.777516137	
3, FOXBOROUGH, 88.7339910617	
4, HAMILTON-MASON ROAD, 115.68601914	
5, VILLAGES OF PROVIDENCE, 256.567224533	
6, WEST CHESTER VILLAGE, 111.55322489	
7, NORTH BECKETT ROAD, 116.490554927	



WEST CHESTER TOWNSHIP  
SECTION 12, TOWN 2, RANGE 2

010.000

HOUSE NUMBERS



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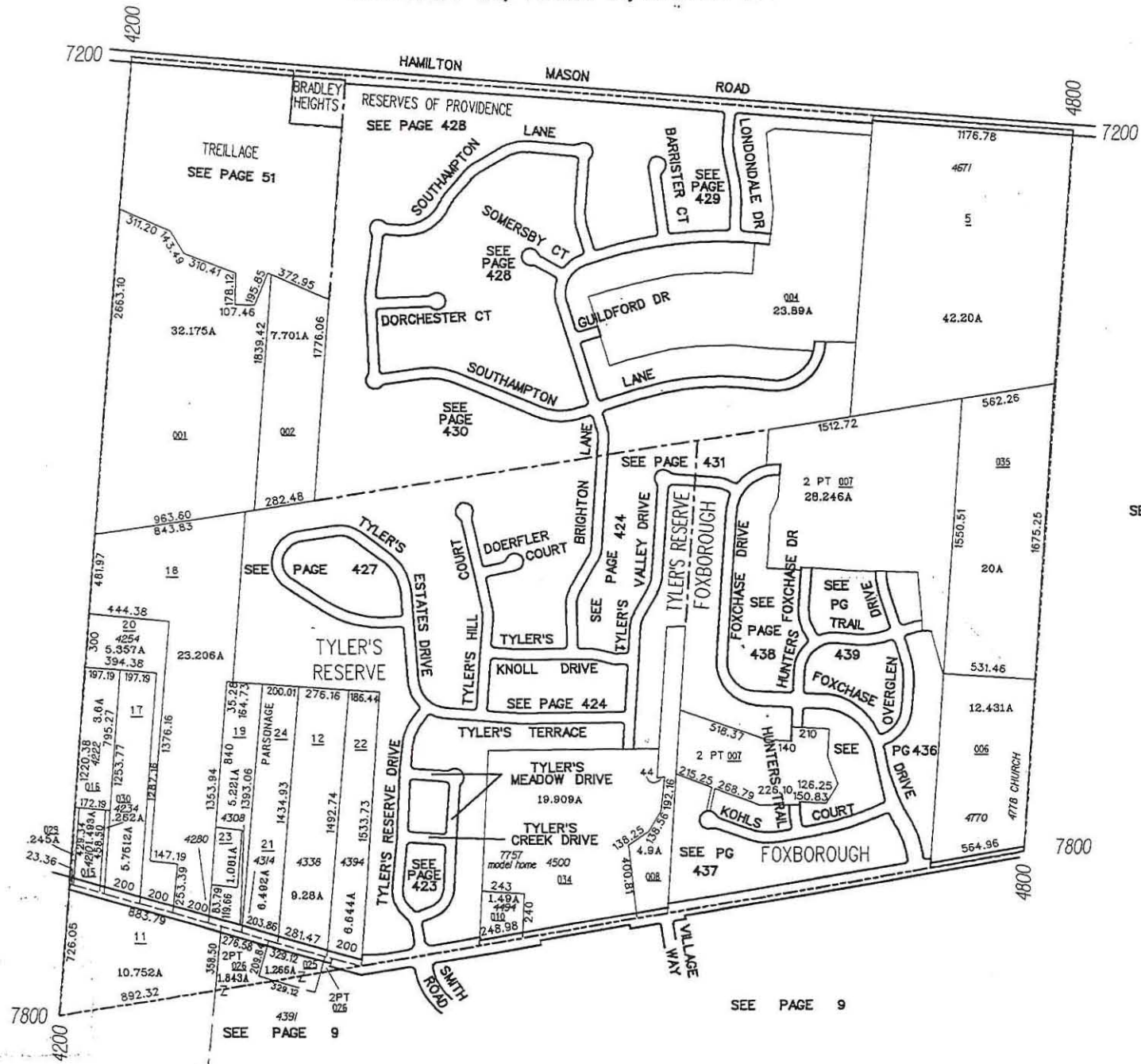
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REVISED 2/23/04  
TAXING DISTRICT: M5610



# WEST CHESTER TOWNSHIP SECTION 12, TOWN 2, RANGE 2

010.000

HOUSE NUMBERS



SCALE: 1"=400'  
REVISED 2/23/04  
TAXING DISTRICT M5610

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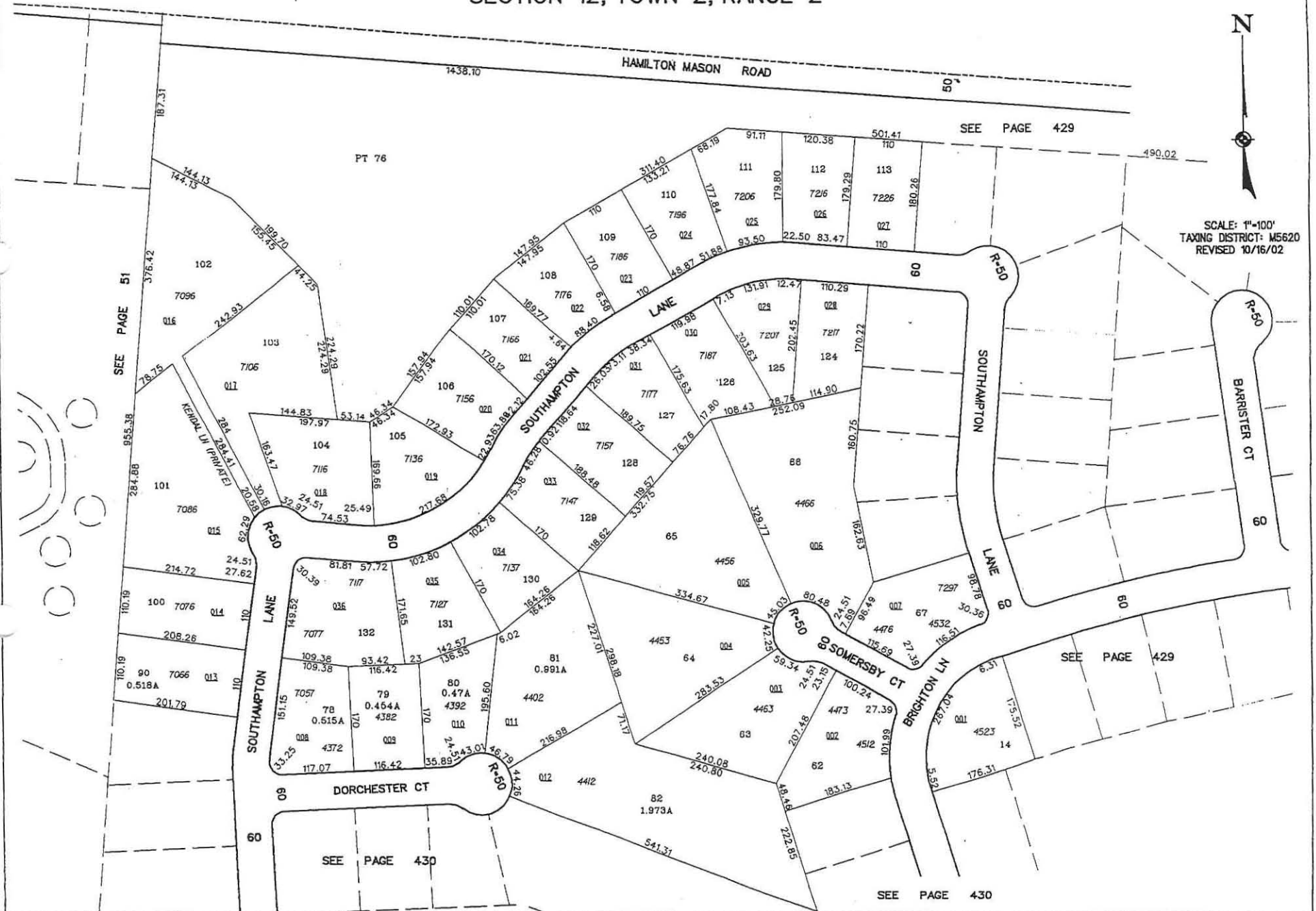
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RESERVES OF PROVIDENCE  
WEST CHESTER TOWNSHIP  
SECTION 12, TOWN 2, RANGE 2

428.000  
HOUSE NUMBERS



SCALE: 1"=100'  
TAXING DISTRICT: M5620  
REVISED 10/16/02

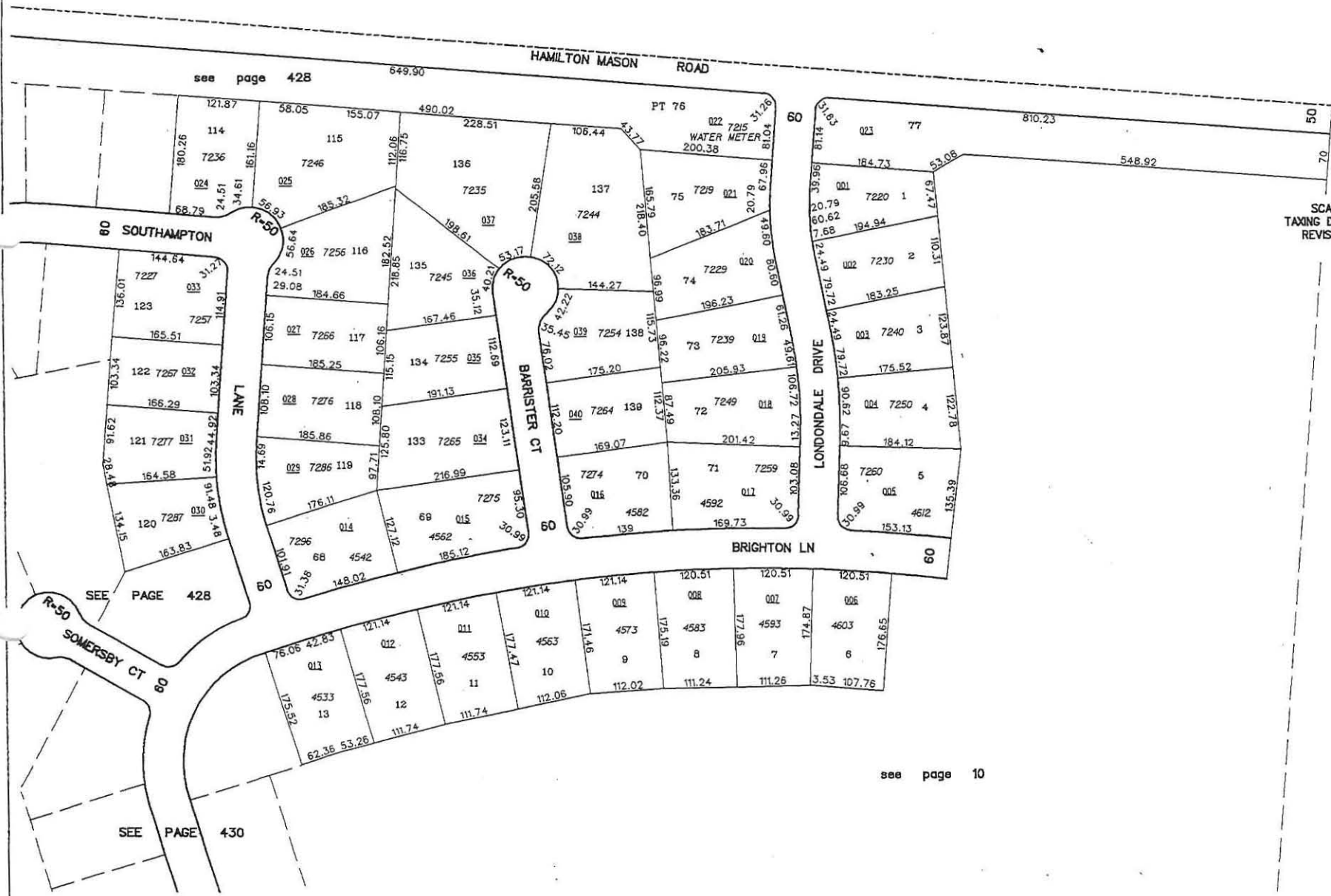


RESERVES OF PROVIDENCE  
WEST CHESTER TOWNSHIP  
SECTION 12, TOWN 2, RANGE 2

429.000  
HOUSE NUMBERS



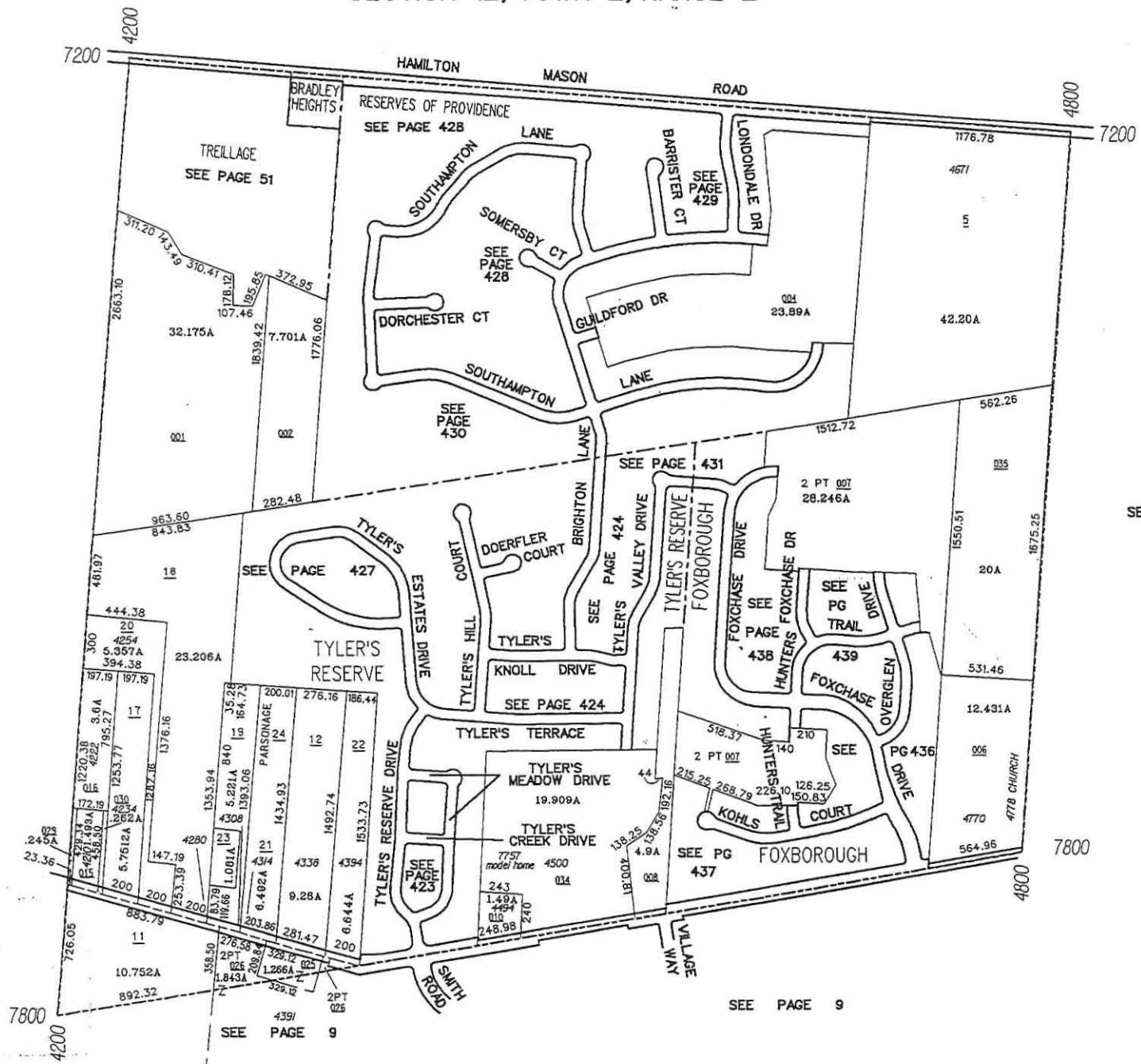
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REVISED 10/16/02



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# WEST CHESTER TOWNSHIP SECTION 12, TOWN 2, RANGE 2

010.000  
HOUSE NUMBERS



SCALE: 1"=400'  
REVISED 2/23/04  
TAXING DISTRICT M5610

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# RESERVES OF PROVIDENCE, TYLER'S RESERVE

430.000

HOUSE NUMBER

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## WEST CHESTER TOWNSHIP SECTION 12, TOWN 2, RANGE 2

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TAXING DISTRICT: M5620  
REVISED 11/26/02

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# RESERVES OF PROVIDENCE, TYLER'S RESERVE , & FOXBOROUGH

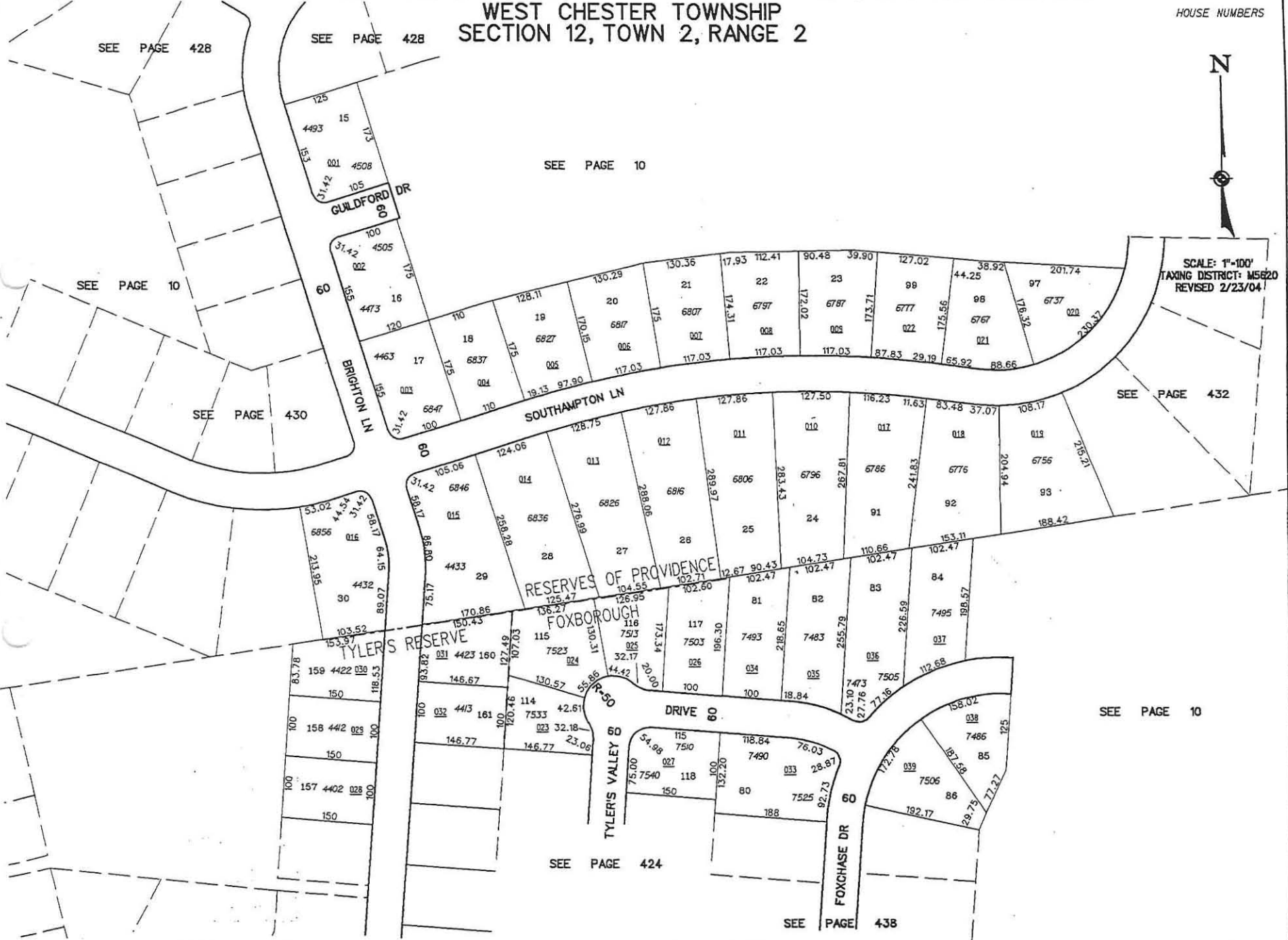
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### SECTION 12, TOWN 2, RANGE 2

431.000  
HOUSE NUMBERS



SCALE: 1"=100'  
TAXING DISTRICT: M5620  
REVISED 2/23/04



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RESERVES OF PROVIDENCE

TYLER'S RESERVE

FOXBOROUGH

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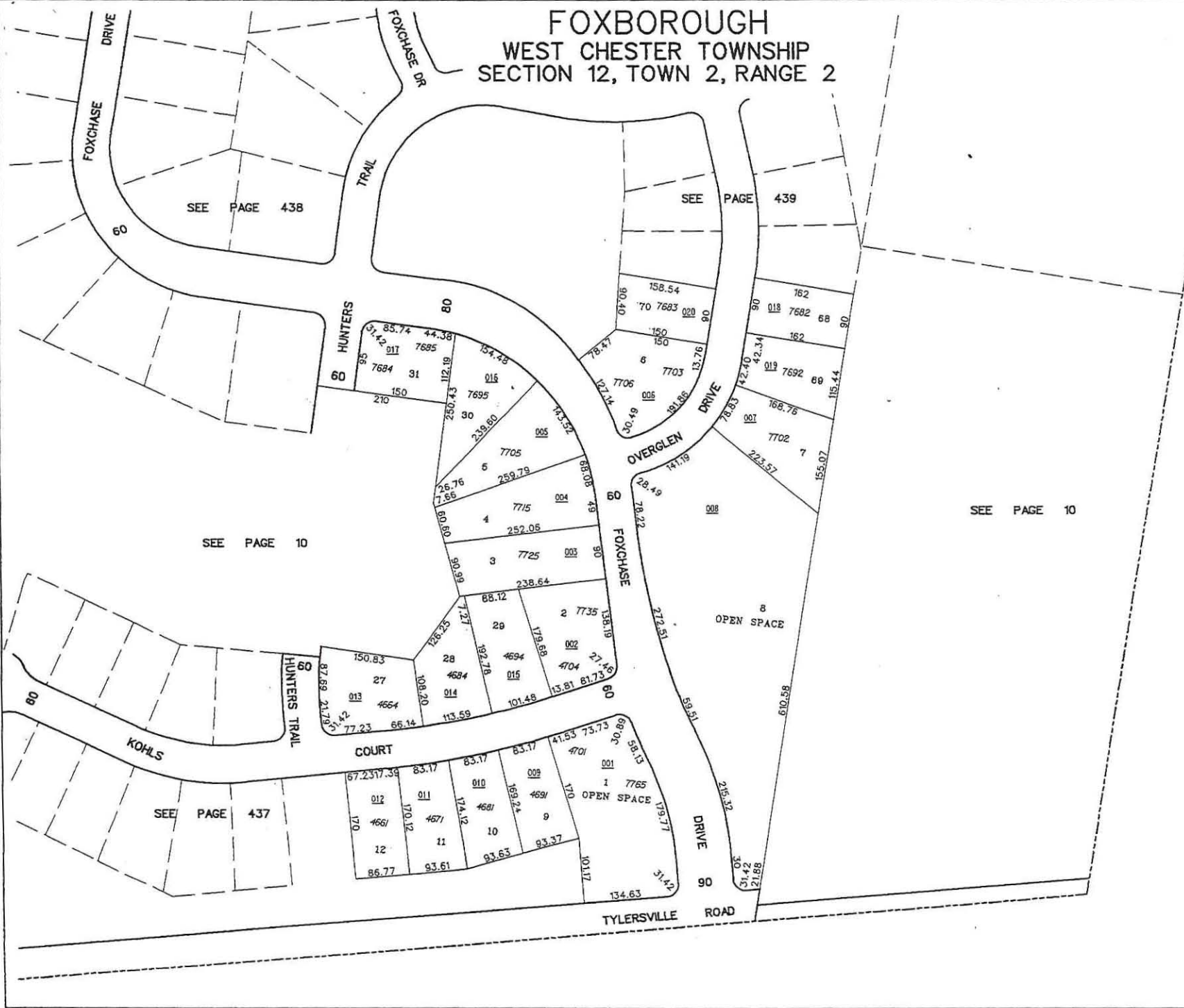
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FOXBOROUGH  
WEST CHESTER TOWNSHIP  
SECTION 12, TOWN 2, RANGE 2

436.000  
HOUSE NUMBERS



SCALE: 1"=100'  
TAXING DISTRICT: M5620  
REVISED 11/26/02



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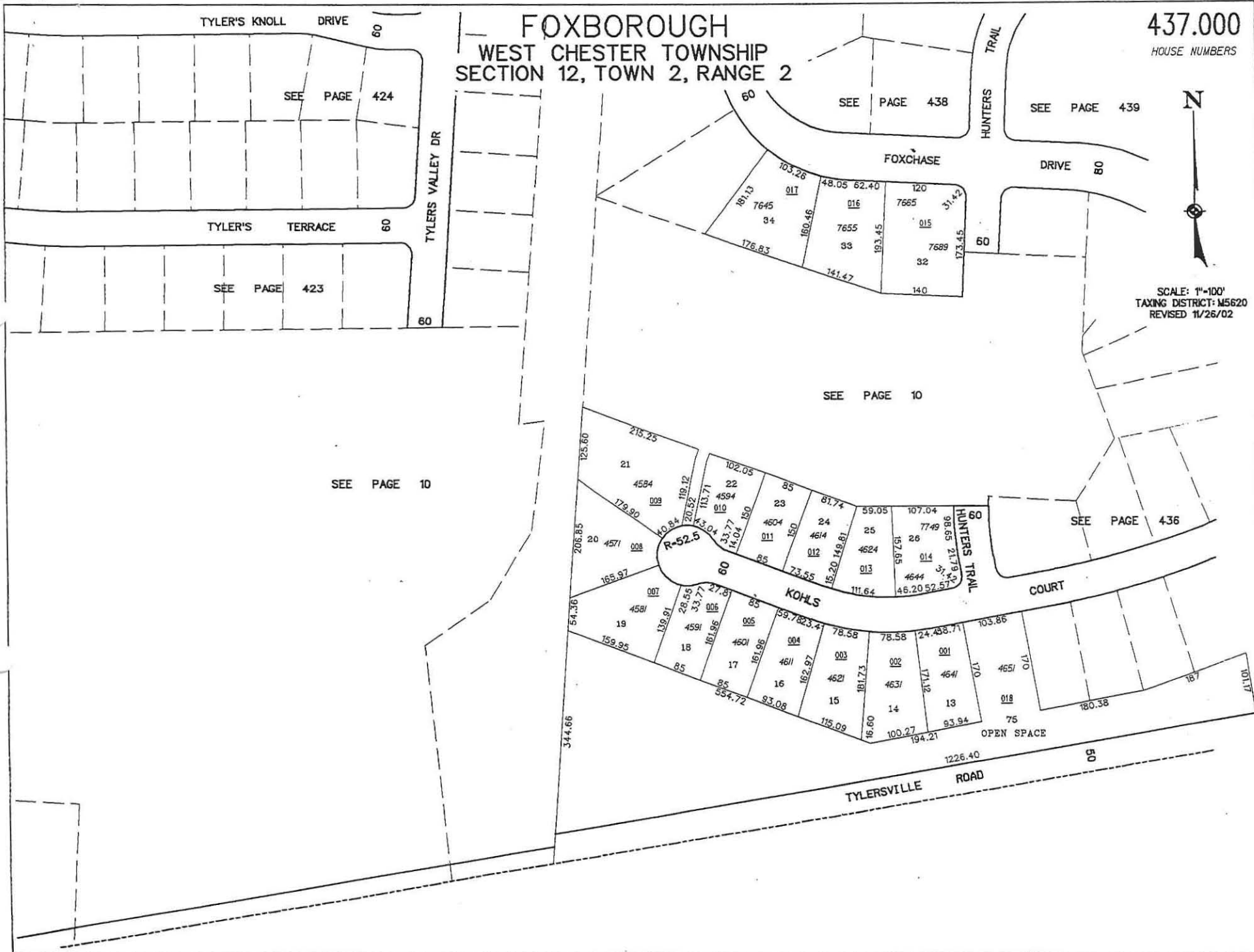
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FOXBOROUGH  
WEST CHESTER TOWNSHIP  
SECTION 12, TOWN 2, RANGE 2

437.000  
HOUSE NUMBERS



SCALE: 1"=100'  
TAXING DISTRICT: M5620  
REVISED 11/26/02





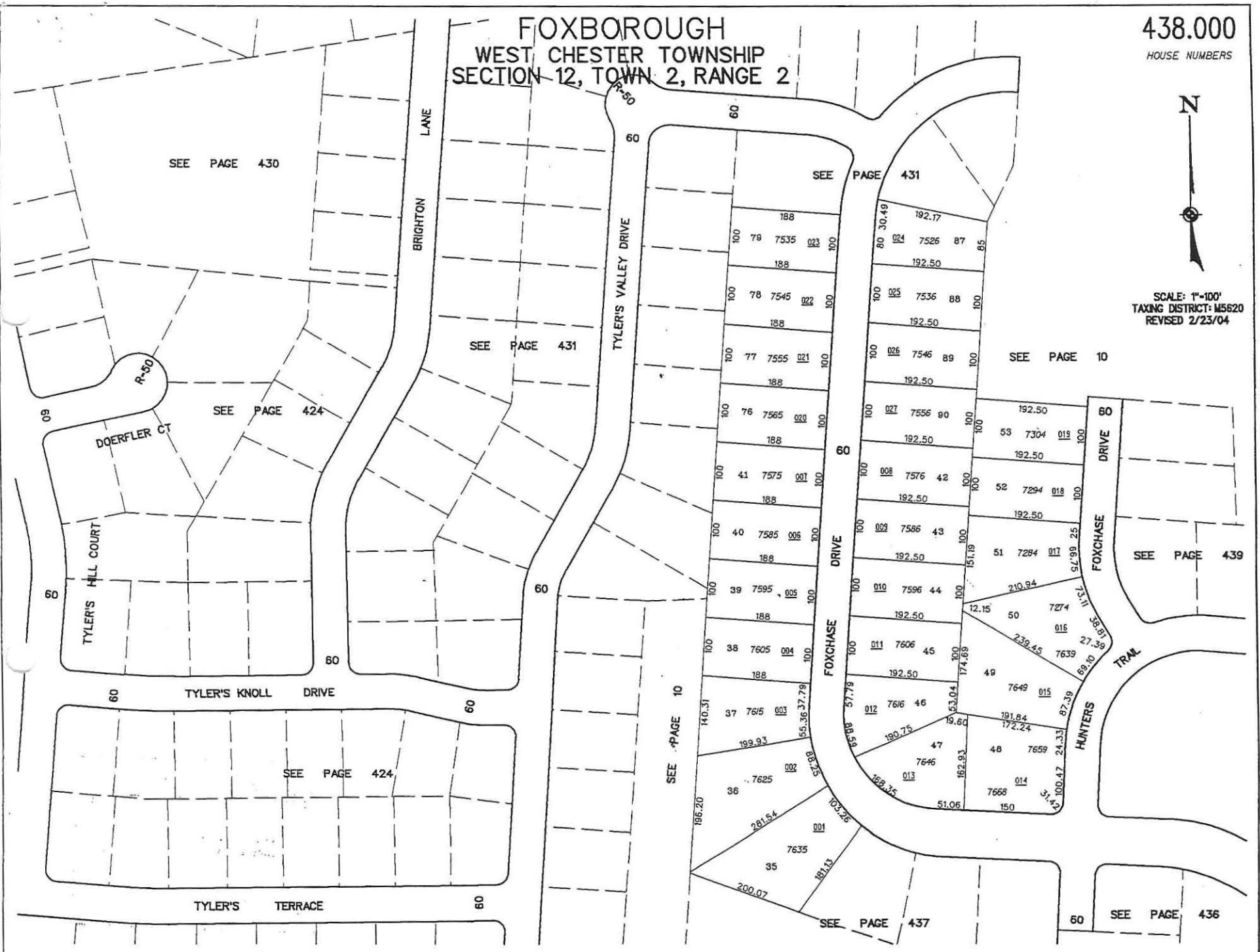
FOXBOROUGH  
WEST CHESTER TOWNSHIP  
SECTION 12, TOWN 2, RANGE 2

438.000

HOUSE NUMBERS



SCALE: 1"=100'  
TAXING DISTRICT: M5620  
REVISED 2/23/04



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# FOXBOROUGH WEST CHESTER TOWNSHIP SECTION 12, TOWN 2, RANGE 2

439.000

HOUSE NUMBERS

N



SCALE: 1"=100'  
TAXING DISTRICT: M5620  
REVISED 11/26/02

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# WEST CHESTER TOWNSHIP

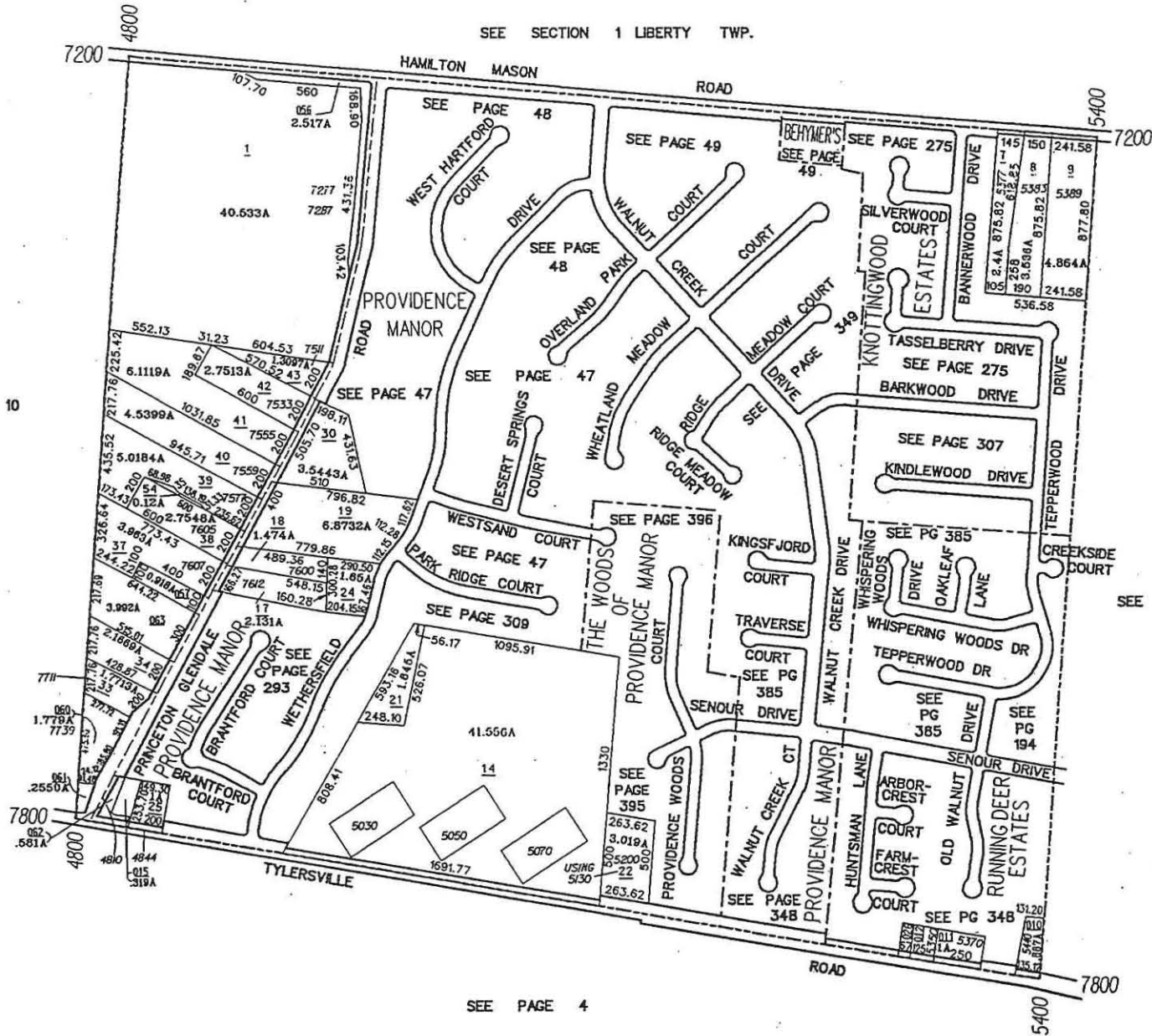
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HOUSE NUMBERS

SEE SECTION 1 LIBERTY TWP.



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TAXING DISTRICT: M5610  
REVISED 6/21/01



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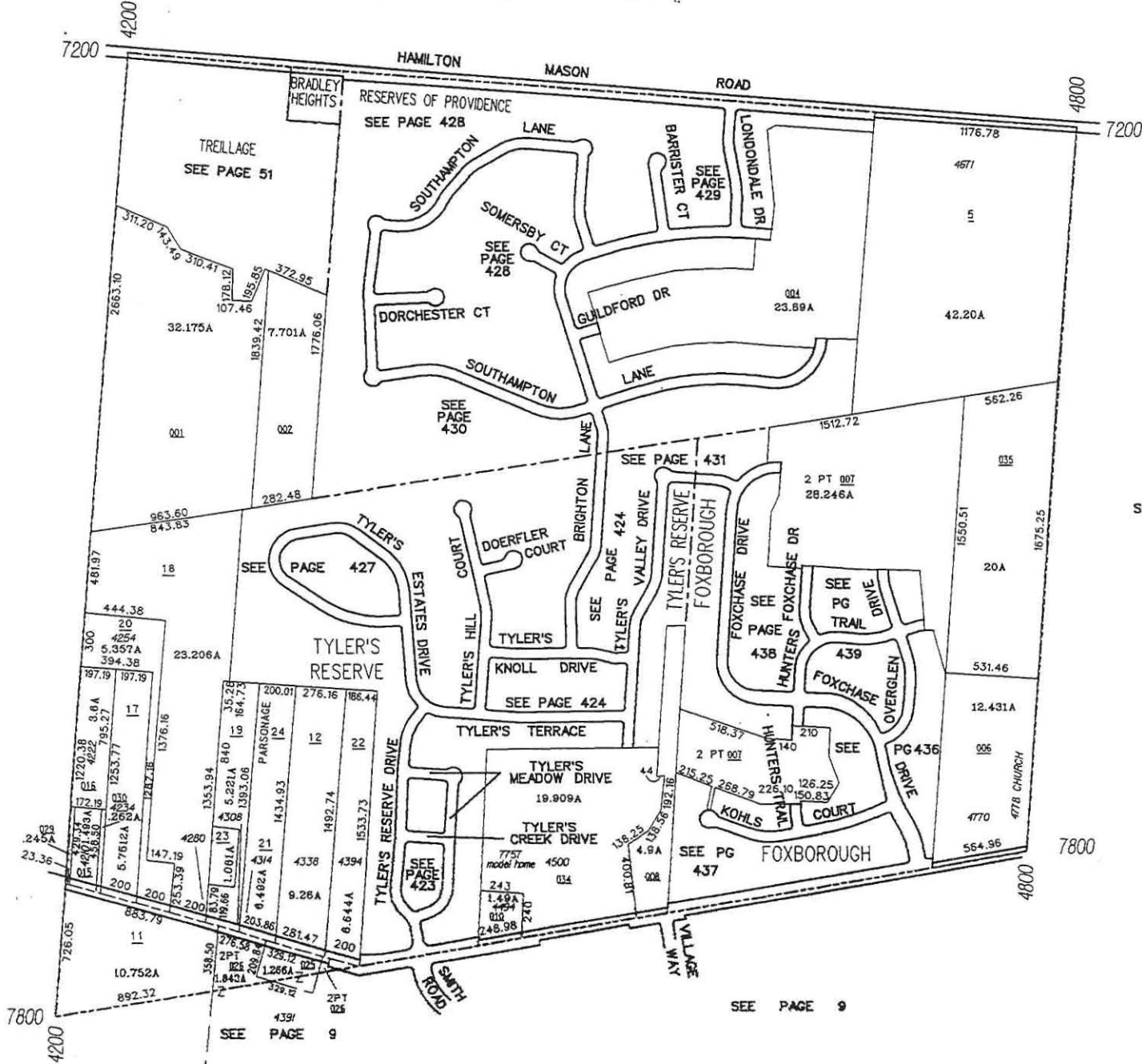
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# WEST CHESTER TOWNSHIP SECTION 12, TOWN 2, RANGE 2

010.000

HOUSE NUMBERS



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SCALE: 1"=400'  
REVISED 2/23/04  
TAXING DISTRICT M5610

# WEST CHESTER TOWNSHIP SECTION 11, TOWN 2, RANGE 2

009.000

HOUSE NUMBERS

SEE PAGE 10  
TYLERSVILLE

ROAD

4800

7800

N



SCALE: 1"=400'  
TAXING DISTRICT: M5610  
REVISED 1/14/04

7800

4200

50.878A

593.24

002

74.33A

NORFOLK & WESTERN  
RAILROAD  
1036.47  
6.229A  
908.49

8400

4200

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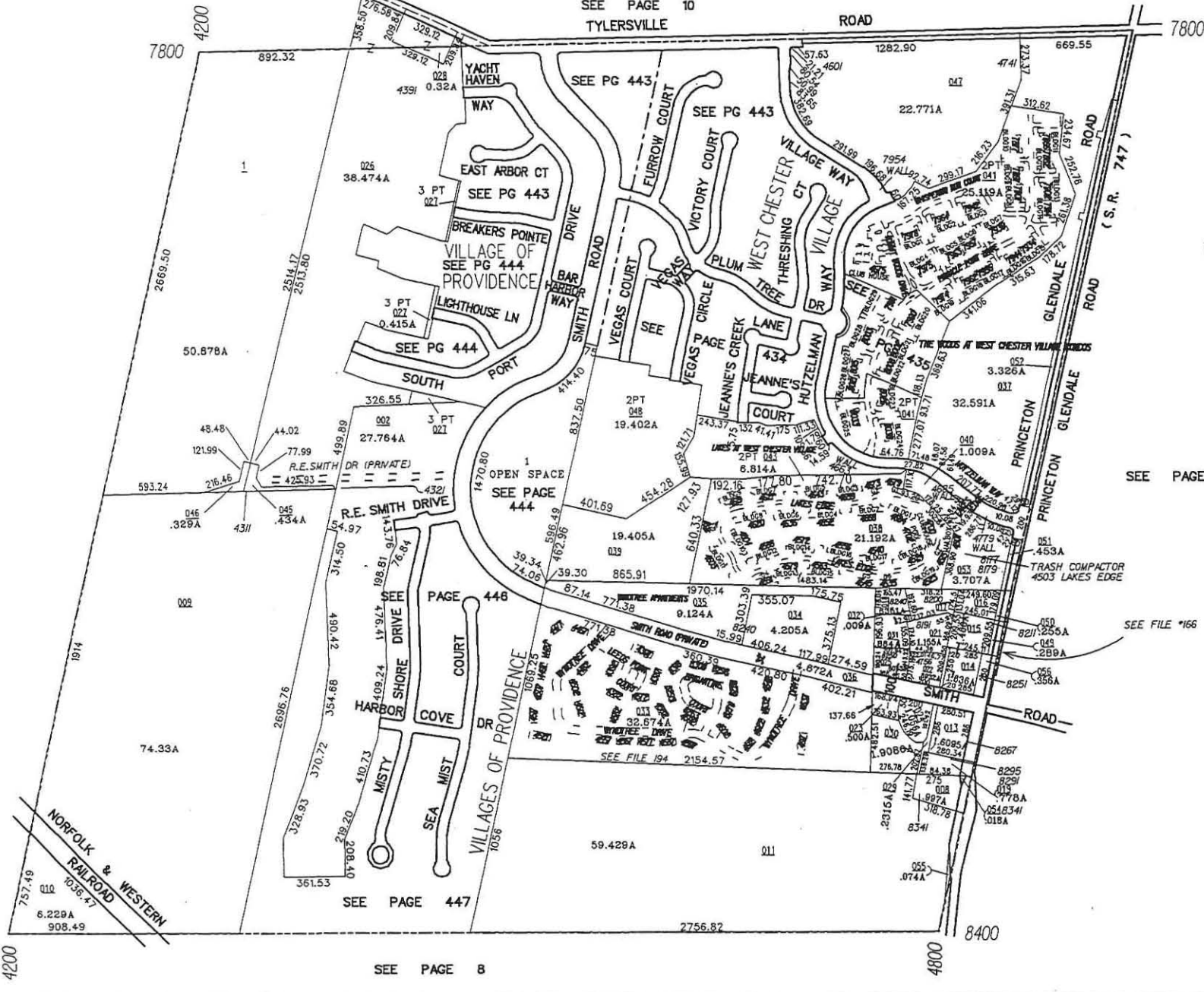
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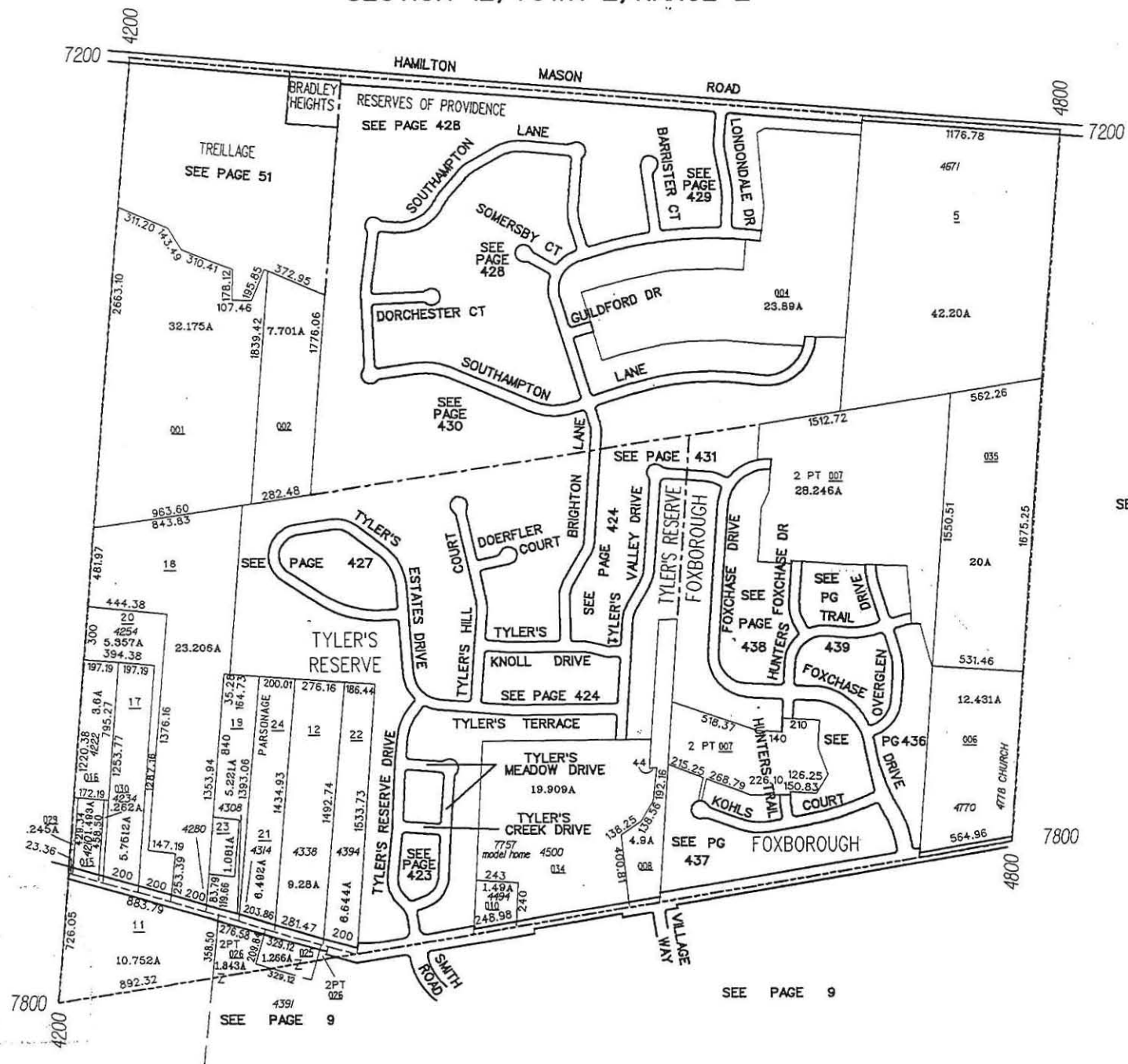
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# WEST CHESTER TOWNSHIP

## SECTION 12, TOWN 2, RANGE 2

010.000  
HOUSE NUMBERS



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REVISED 2/23/04  
TAXING DISTRICT-M5610

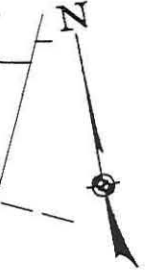
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VILLAGES OF PROVIDENCE  
WEST CHESTER TOWNSHIP  
SECTION 11, TOWN 2, RANGE 2

443.000  
HOUSE NUMBERS

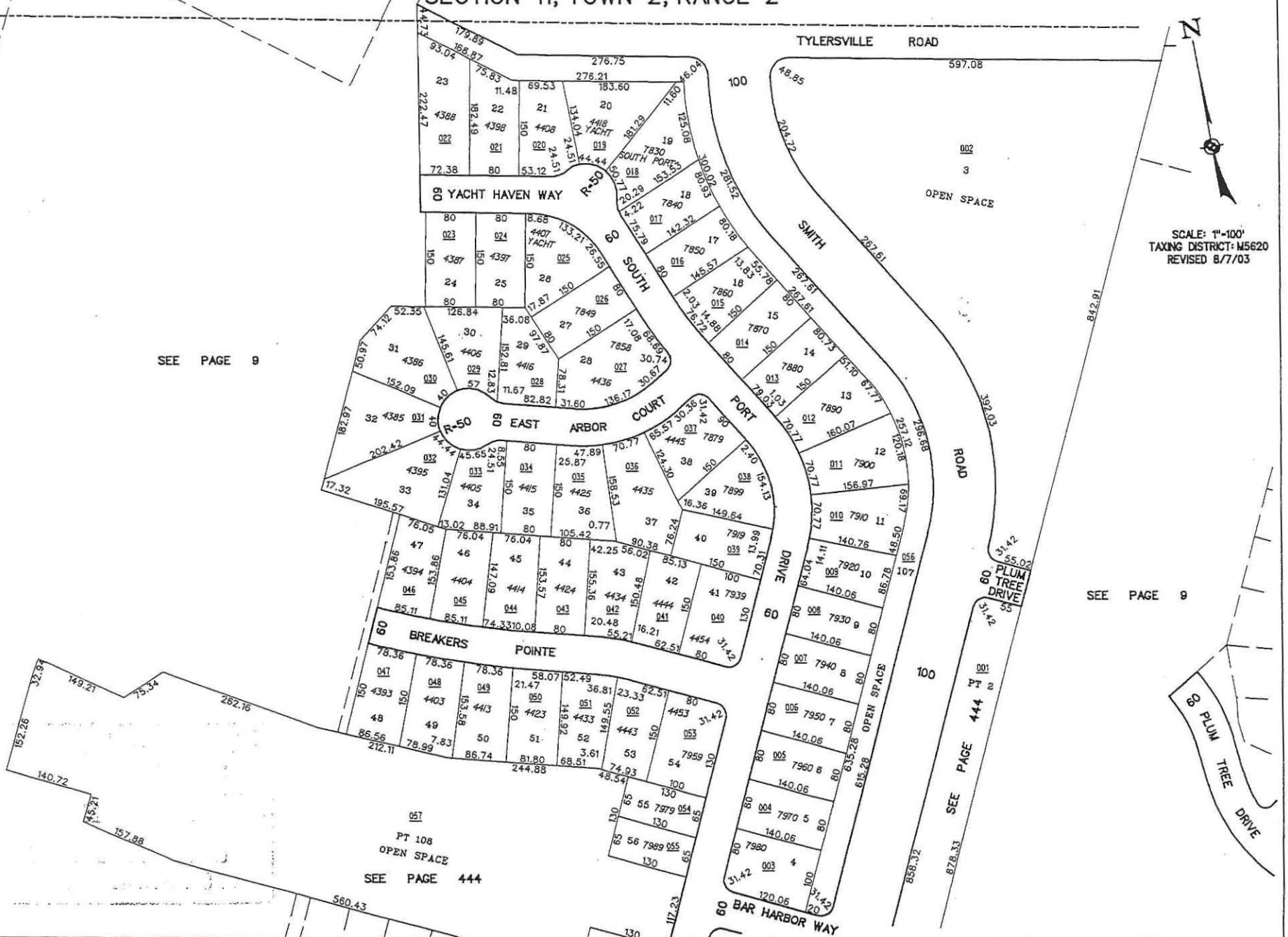


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REVISED 8/7/03

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PT 108  
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SEE PAGE 444



# VILLAGES OF PROVIDENCE WEST CHESTER TOWNSHIP SECTION 11, TOWN 2, RANGE 2

444.000  
HOUSE NUMBERS

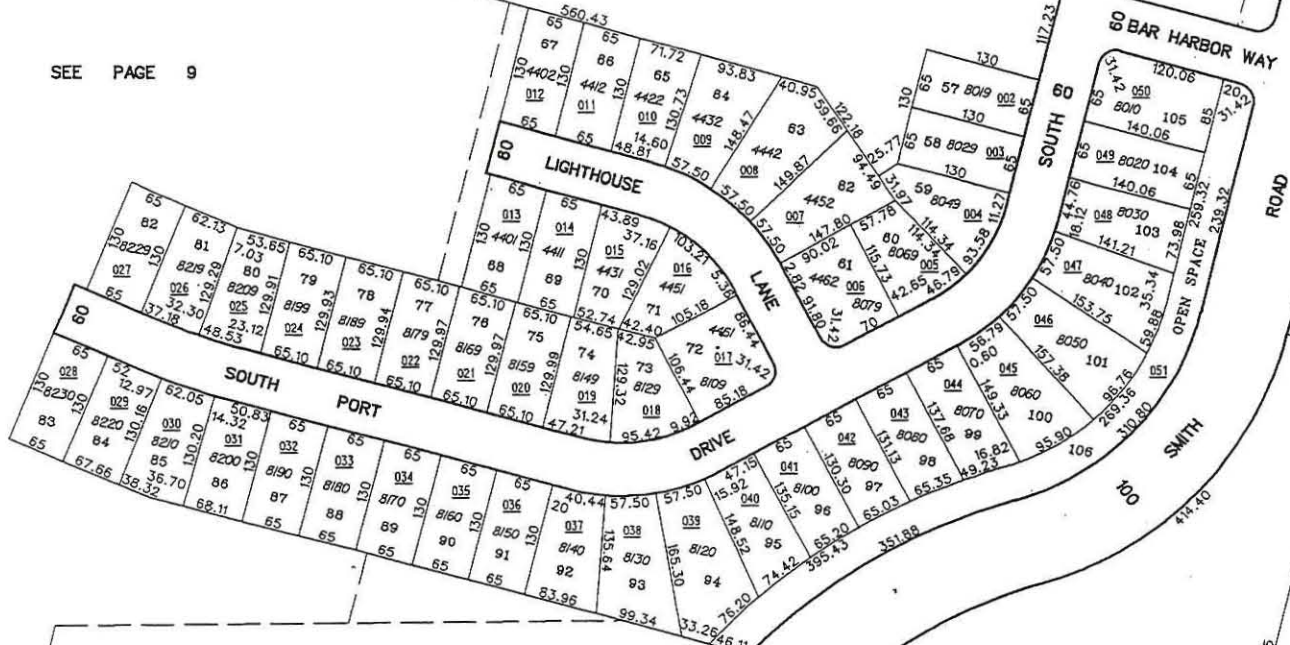


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REVISED 2/11/04

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PT 108  
OPEN SPACE

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PT 1  
OPEN SPACE



VILLAGES OF PROVIDENCE  
WEST CHESTER TOWNSHIP  
SECTION 11, TOWN 2, RANGE 2

446.000  
HOUSE NUMBERS



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TAXING DISTRICT: M5620  
REVISED 10/31/03

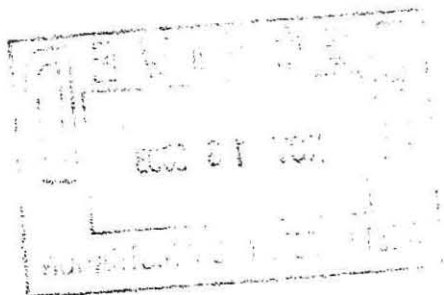
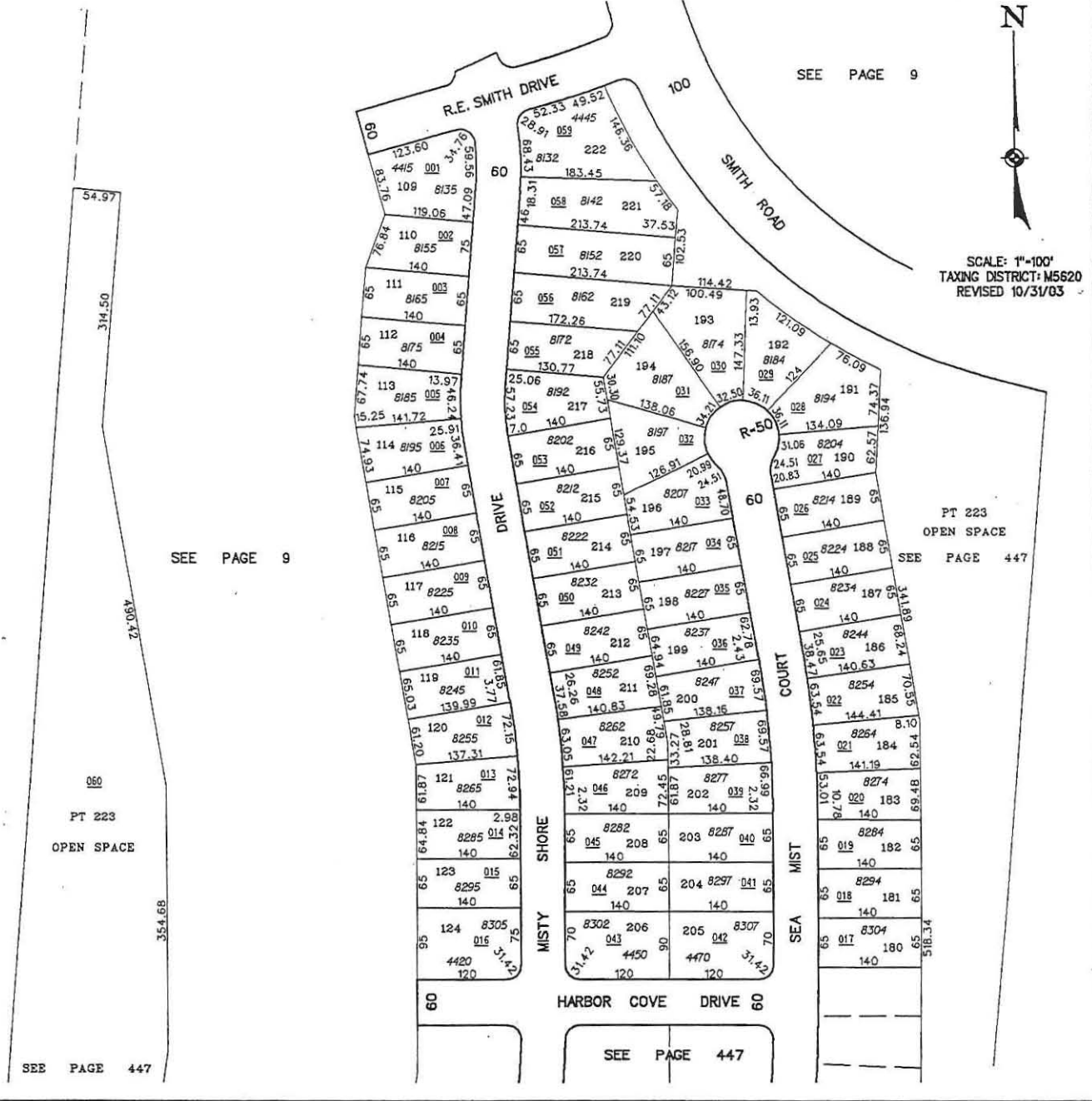
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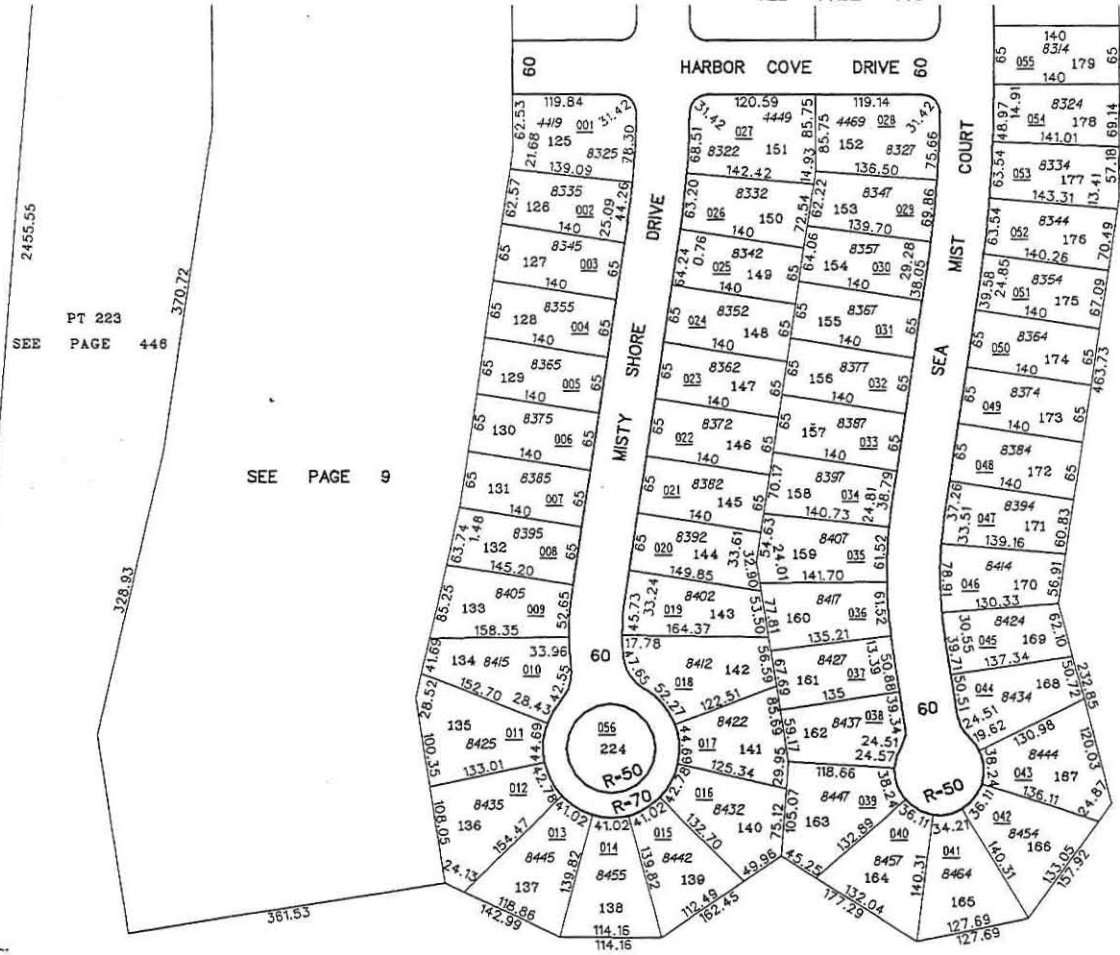
# VILLAGES OF PROVIDENCE

## WEST CHESTER TOWNSHIP

### SECTION 11, TOWN 2, RANGE 2

447.000  
HOUSE NUMBERS

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PT 223  
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PT 223  
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SCALE: 1"=100'  
TAXING DISTRICT: M5620  
REVISED 10/31/03

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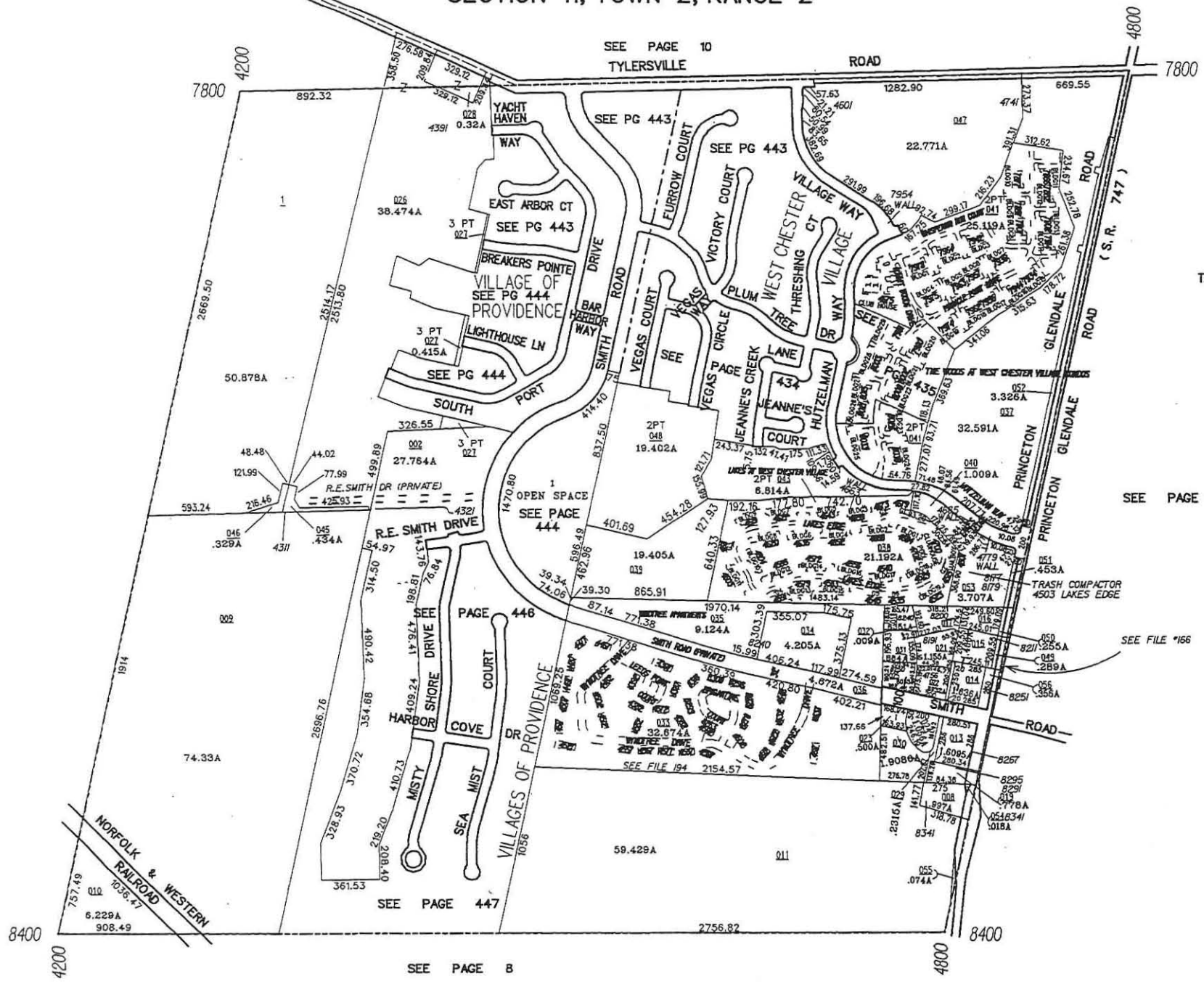
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SEE PAGE 446

# WEST CHESTER TOWNSHIP SECTION 11, TOWN 2, RANGE 2

009.000  
HOUSE NUMBERS



SCALE: 1"=400'  
TAXING DISTRICT: M5610  
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TYLERSVILLE ROAD

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NORFOLK & WESTERN  
RAILROAD  
757.49  
1036.47  
6.229A  
908.49

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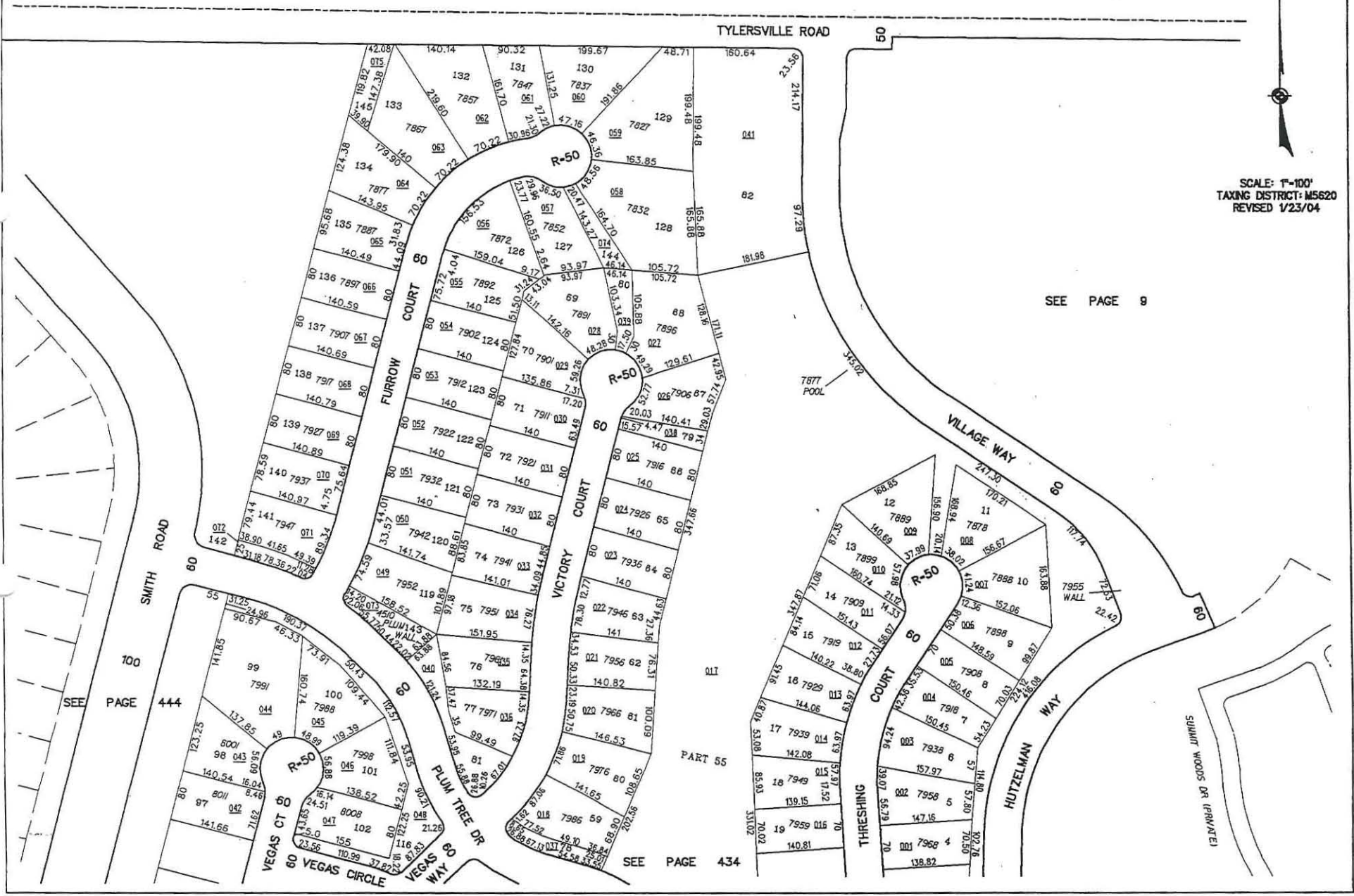
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WEST CHESTER VILLAGE  
WEST CHESTER TOWNSHIP  
SECTION 11, TOWN 2, RANGE 2

433.000  
HOUSE NUMBERS



SCALE: 1"=100'  
TAXING DISTRICT: M5620  
REVISED 1/23/04



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WEST CHESTER VILLAGE  
WEST CHESTER TOWNSHIP  
SECTION 11, TOWN 2, RANGE 2

434.000  
HOUSE NUMBERS



SCALE: 1"=100'  
TAXING DISTRICT: M5620  
REVISED 8/25/03



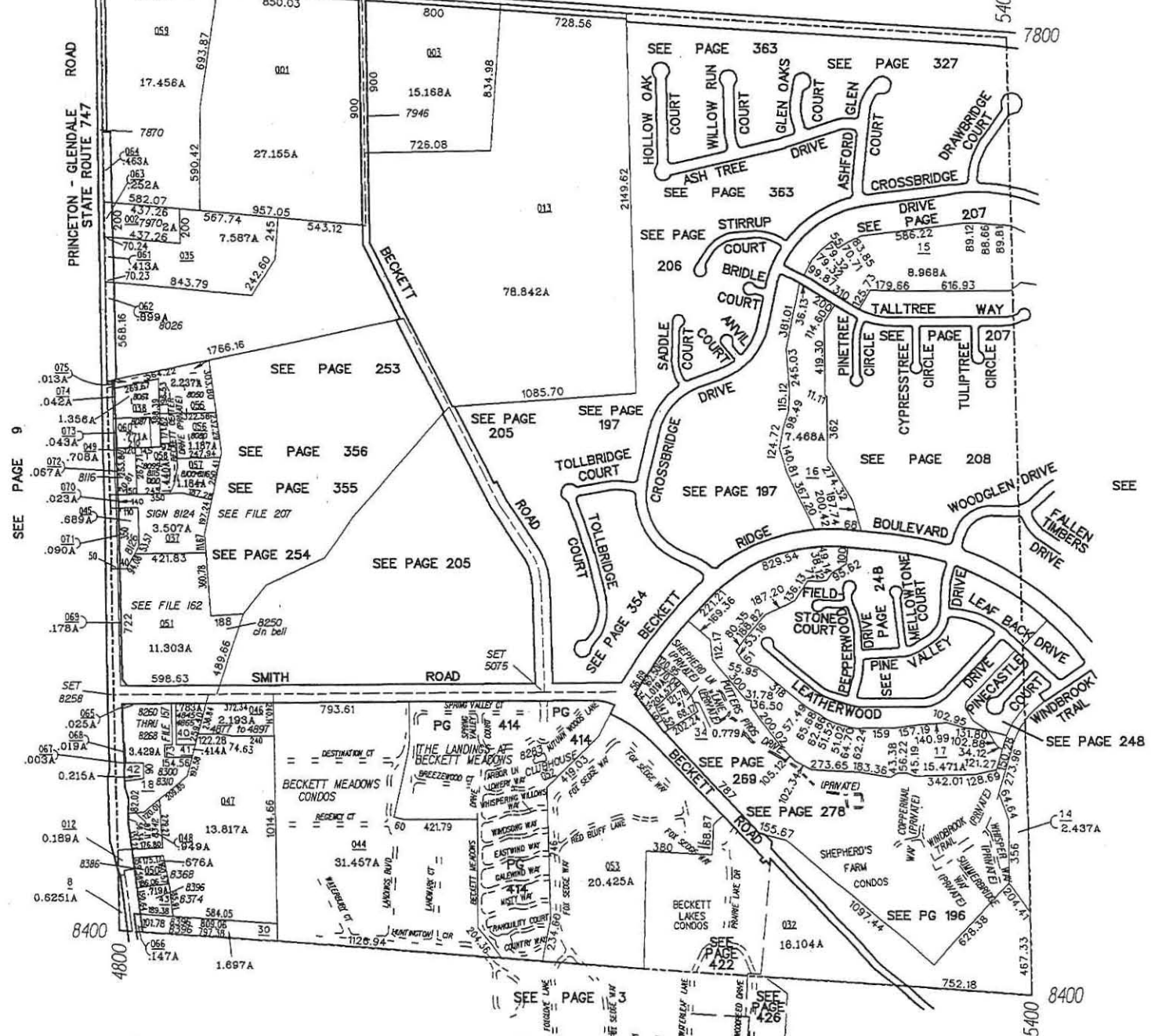
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60

# WEST CHESTER TOWNSHIP SECTION 5, TOWN 2, RANGE 2

004.000  
HOUSE NUMBERS

SEE PAGE 5 TYLERSVILLE ROAD SEE PAGE 5  
800 728.56 7800 5400



SCALE: 1"=400'  
TAXING DISTRICT: M5610  
REVISED 02/23/04

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8400

8400

West Chester Township  
Incentive Districts

District Boundaries	
ID	Name, Acreage
	8, KEEHNER MEADOWS, 67.2437720521







# KEEHNER RIDGE, KEEHNER MEADOWS

## WEST CHESTER TOWNSHIP

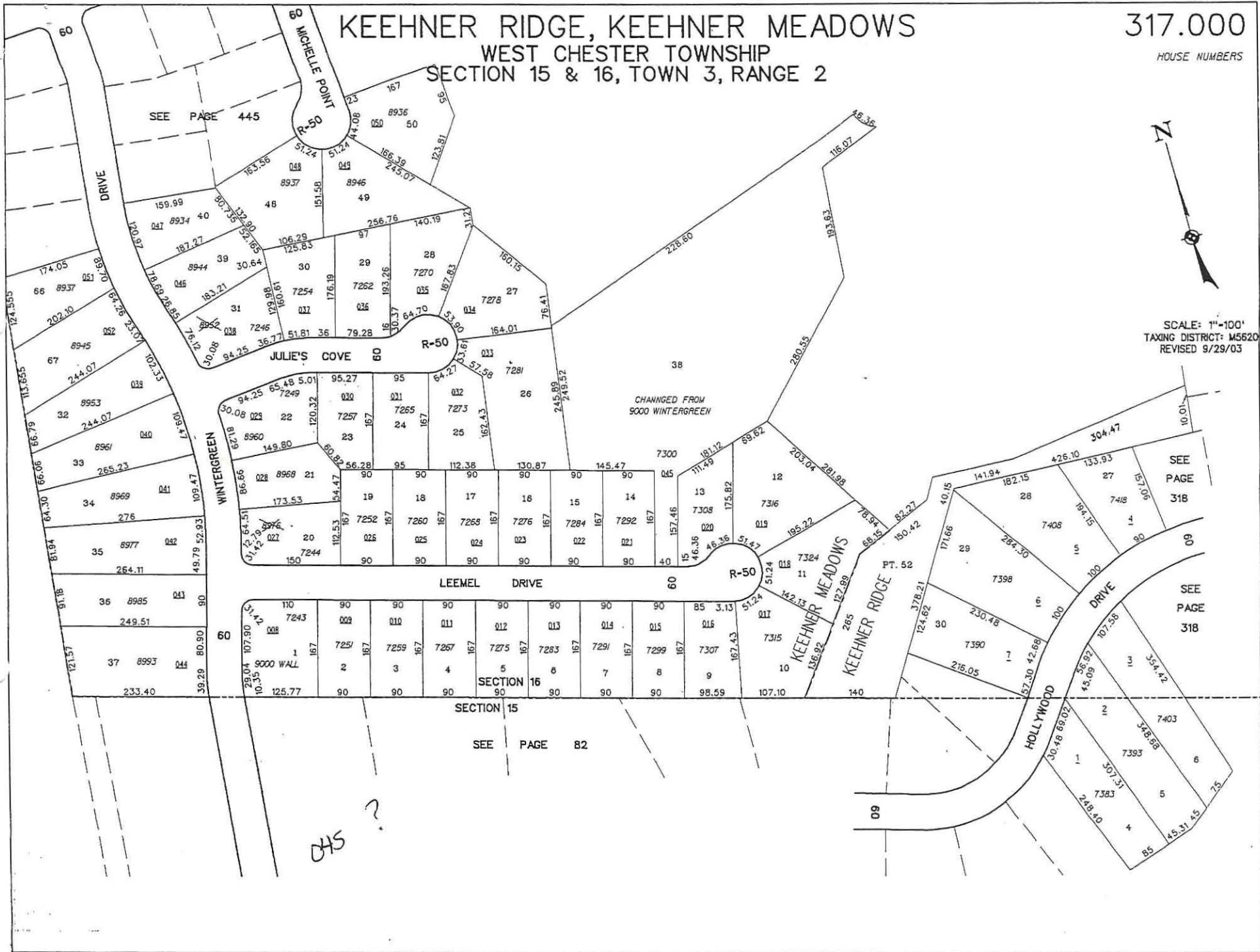
### SECTION 15 & 16, TOWN 3, RANGE 2

317.000

HOUSE NUMBERS



SCALE: 1"=100'  
TAXING DISTRICT: M5620  
REVISED 9/29/03



KEEHNER MEADOWS  
WEST CHESTER TOWNSHIP  
SECTION 16, TOWN 3, RANGE 2

445.000  
HOUSE NUMBERS



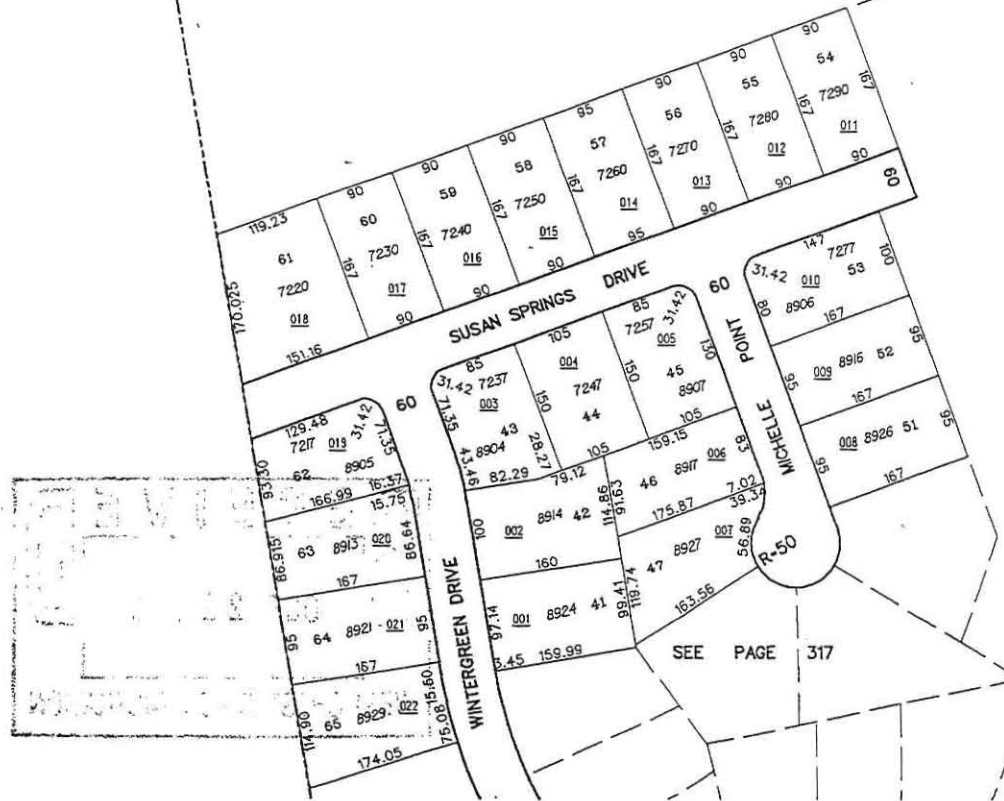
SCALE: 1"=100'  
TAXING DISTRICT: M5620  
REVISED 9/29/03

SEE PAGE 18

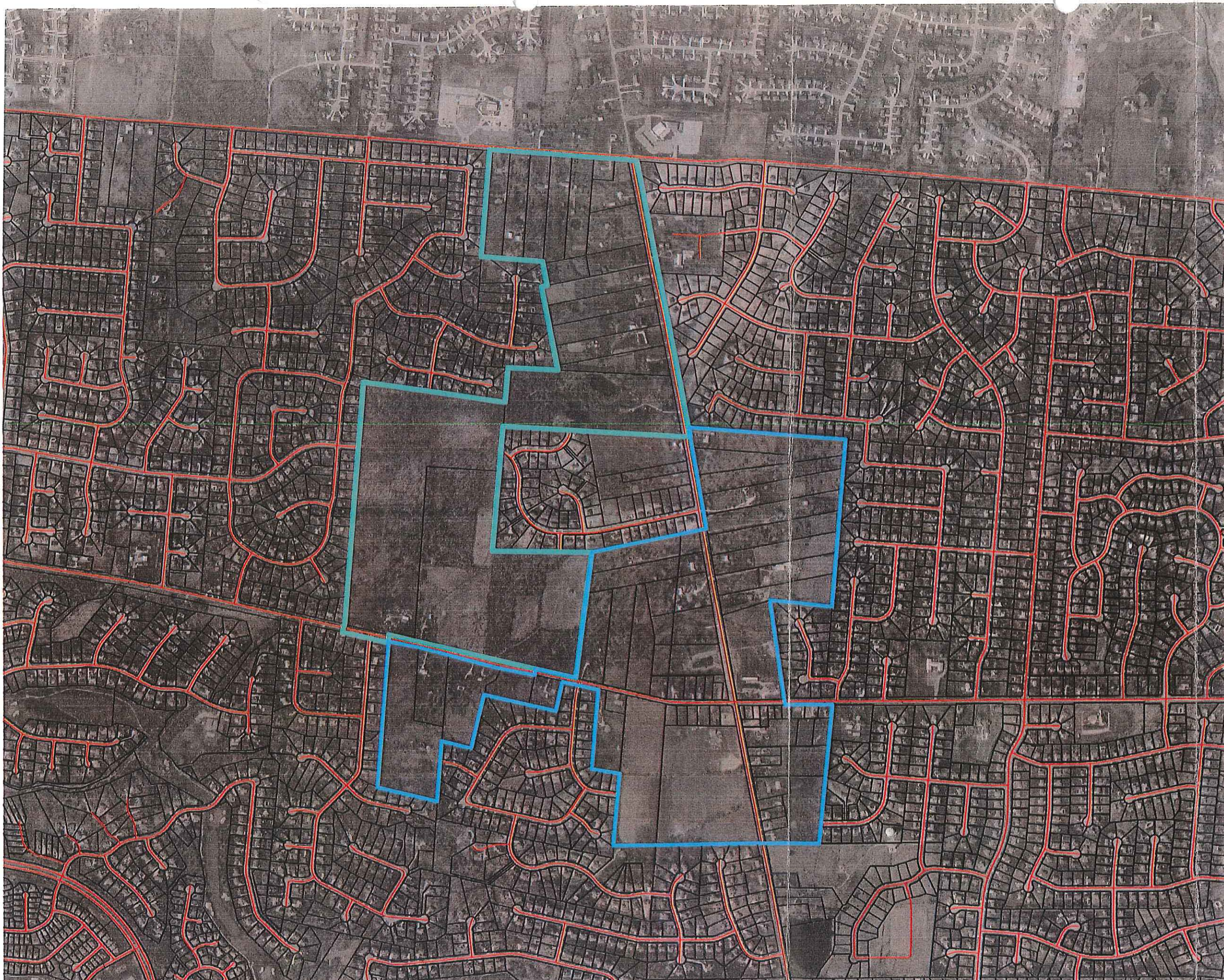
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# West Chester Township Incentive Districts

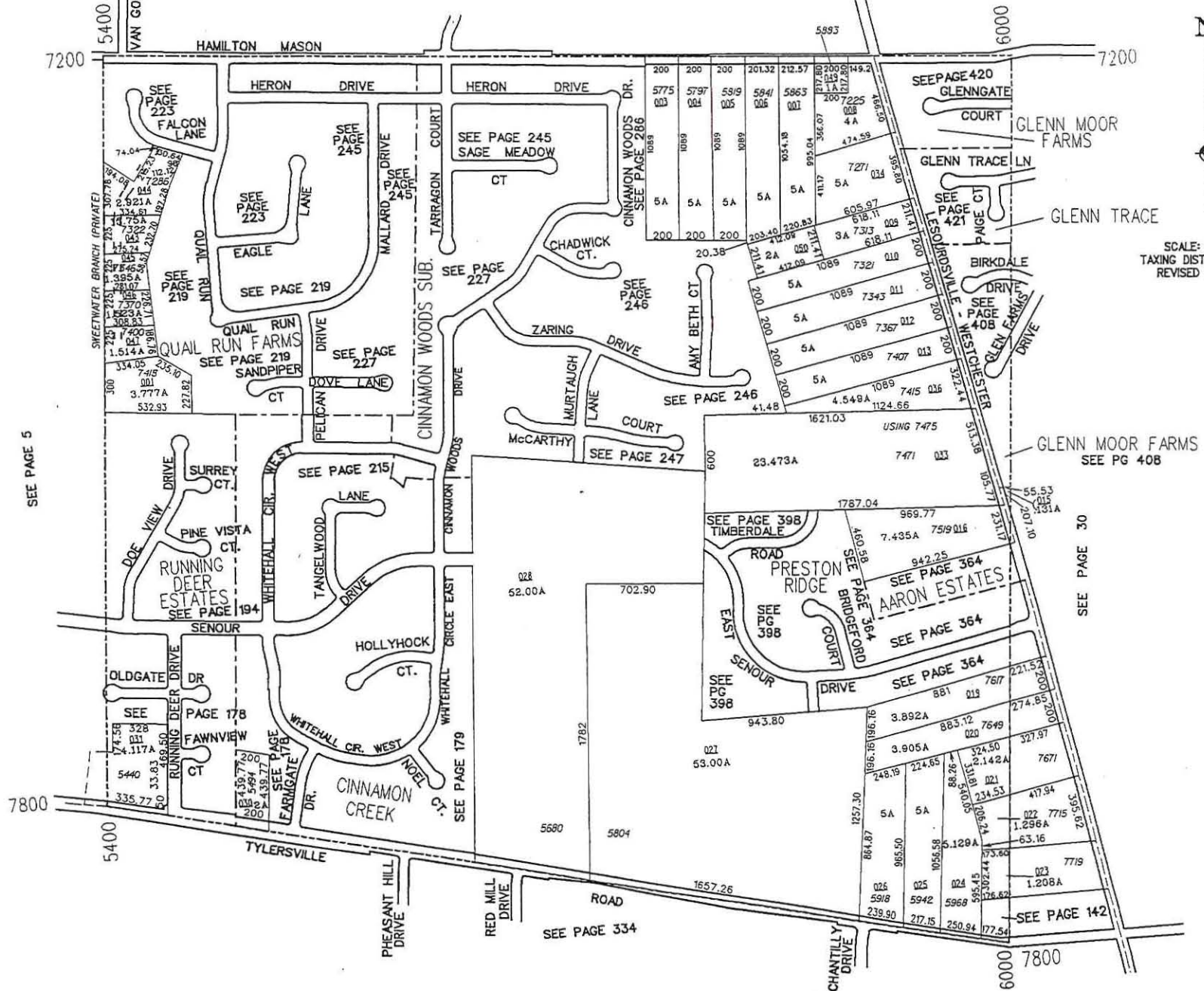


District Boundaries	
ID	Name, Acreage
	9, TYLERSVILLE ROAD, 193.226744286
	10, LESOURDSVILLE-WEST CHESTER ROAD, 211.338143782



# WEST CHESTER TOWNSHIP SECTION 36, TOWN 3, RANGE 2

035.000  
HOUSE NUMBERS



SCALE: 1"=400'  
TAXING DISTRICT: M5610  
REVISED 7/26/00

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SEE PAGE 334

SEE PAGE 142

7200

7800

5400

5400

7200

6000

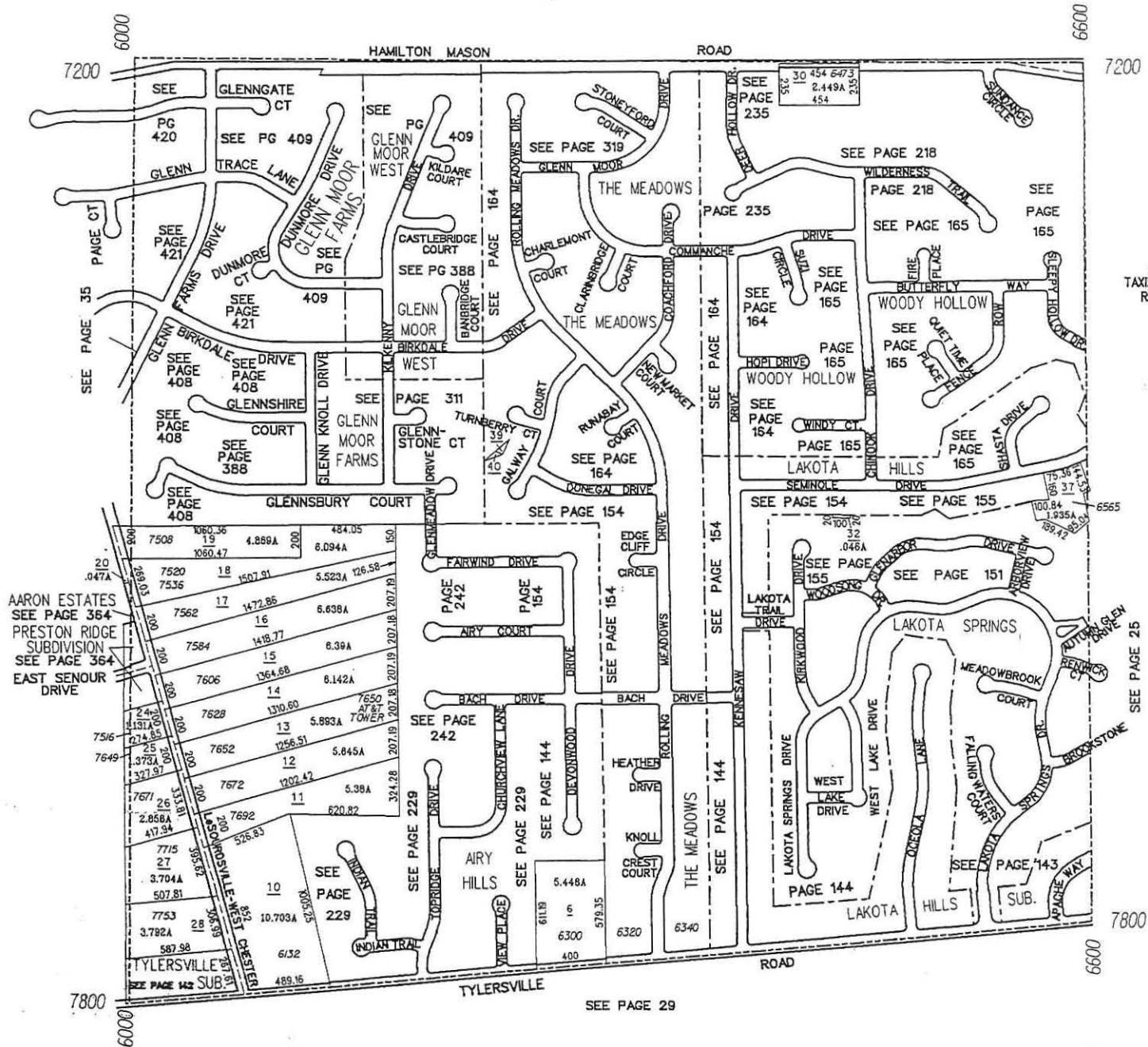
6000

7800



# WEST CHESTER TOWNSHIP SECTION 30, TOWN 3, RANGE 2

030.000  
HOUSE NUMBERS



AARON ESTATES  
SEE PAGE 364  
PRESTON RIDGE  
SUBDIVISION  
SEE PAGE 364  
EAST SENOUR  
DRIVE

7508	19	1800.36	4.889A	200	484.05	150
		1800.47			6.094A	
7520	18	1507.91			5.523A	126.58
7536						
7562	17	1472.86			6.638A	
		16				
7584		1418.77			6.39A	
		15				
7606		1364.68			8.142A	
		14				
7628		1370.60			5.893A	
		13				
7652		1256.51			5.845A	
		12				
7672		1202.42			5.38A	
		11				
7671	26	394.28			620.82	
		207.19				
2.856A	708					
417.94						
7715	27					
		525.83				
3.704A	10					
507.81						
7753	21	10.703A				
3.792A	21					
		6.132				
587.98						
		489.16				

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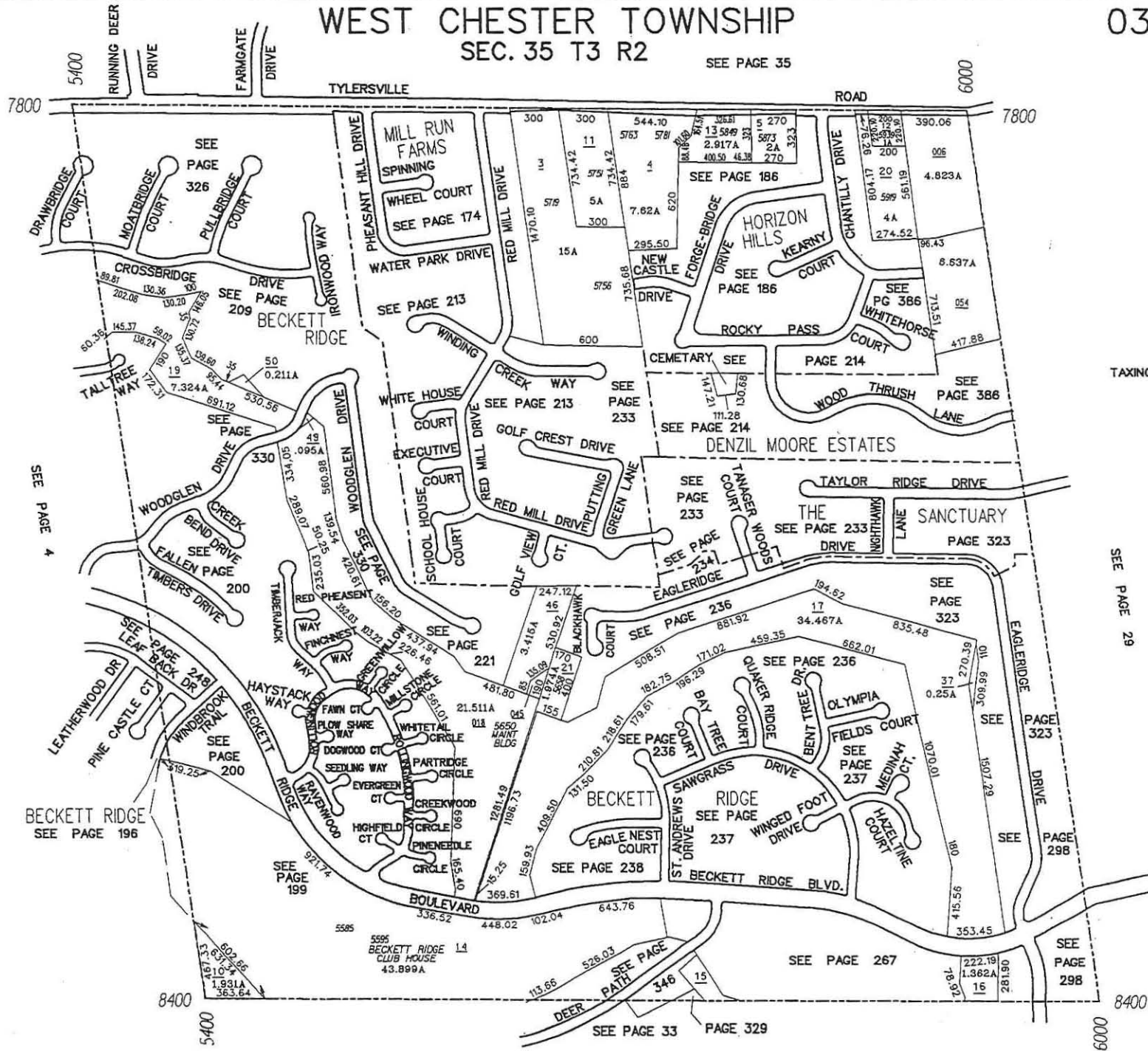
SCALE: 1"=400'  
TAXING DISTRICT: M5610  
REVISED 10/14/03

WEST CHESTER TOWNSHIP  
SEC. 35 T3 R2

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034.000

HOUSE NUMBERS



SCALE: 1"=400'  
TAXING DISTRICT-M5610  
REVISED 03/23/04

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BECKETT RIDGE  
SEE PAGE 196

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PAGE 329

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0009

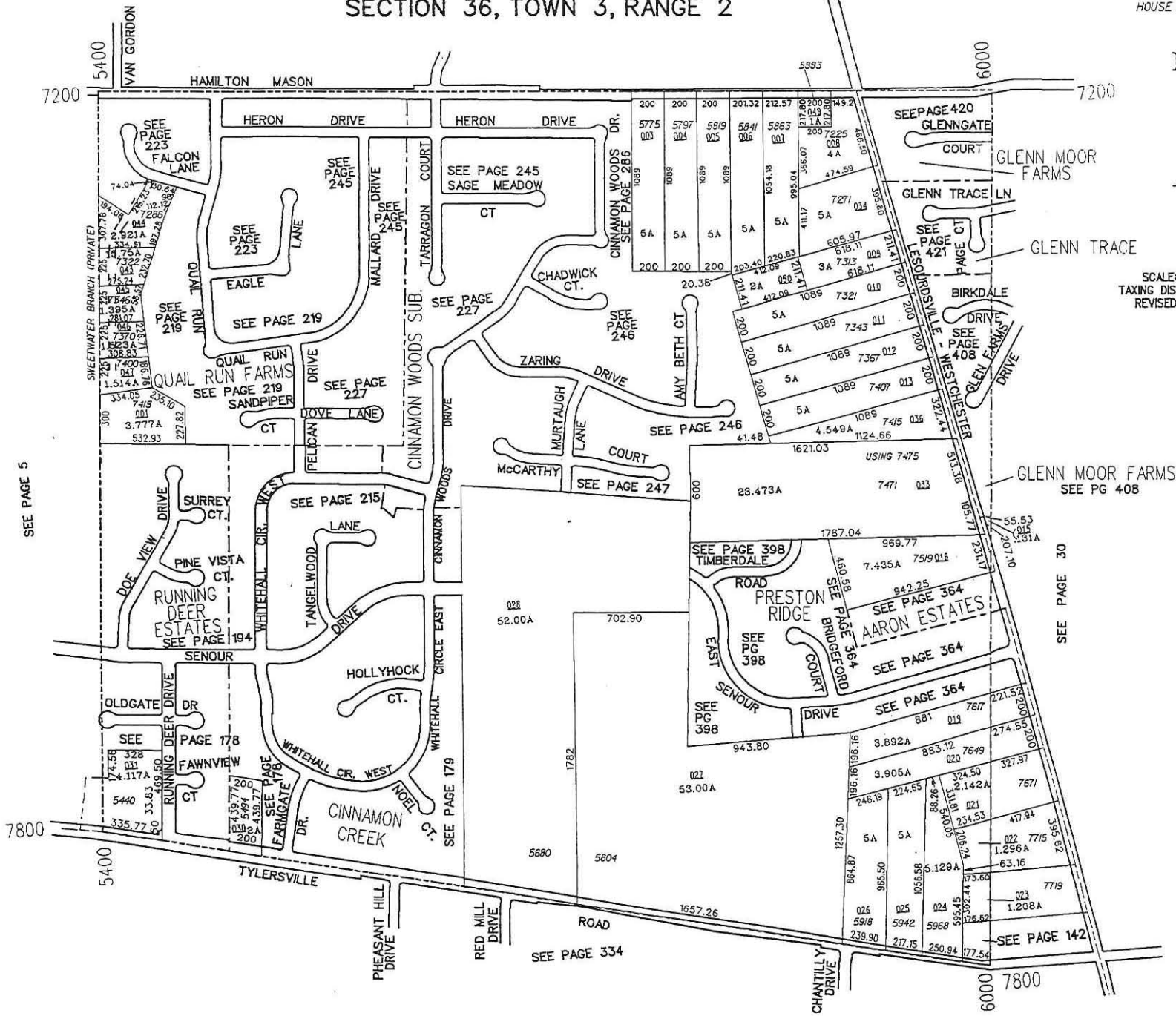
# WEST CHESTER TOWNSHIP SECTION 36, TOWN 3, RANGE 2

035.000

HOUSE NUMBERS



SCALE: 1"=400'  
TAXING DISTRICT: M5610  
REVISED 7/26/00



SEE PAGE 5

SEE PAGE 30



# WILLOW GROVE SUBDIVISION

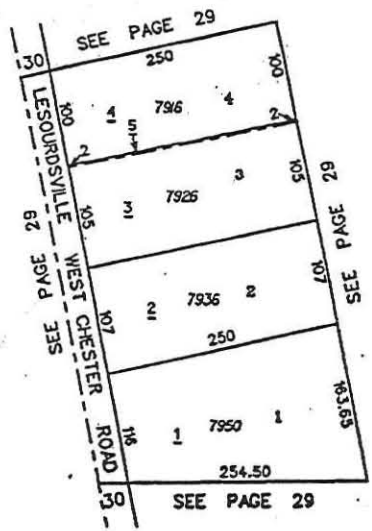
UNION TOWNSHIP  
SECTION 29, TOWN 3, RANGE 2

141

HOUSE NUMBERS



SCALE: 1"=100'



# TYLERSVILLE SUBDIVISION

## WEST CHESTER TOWNSHIP

### SEC. 29,30,36, T. 3, R. 2

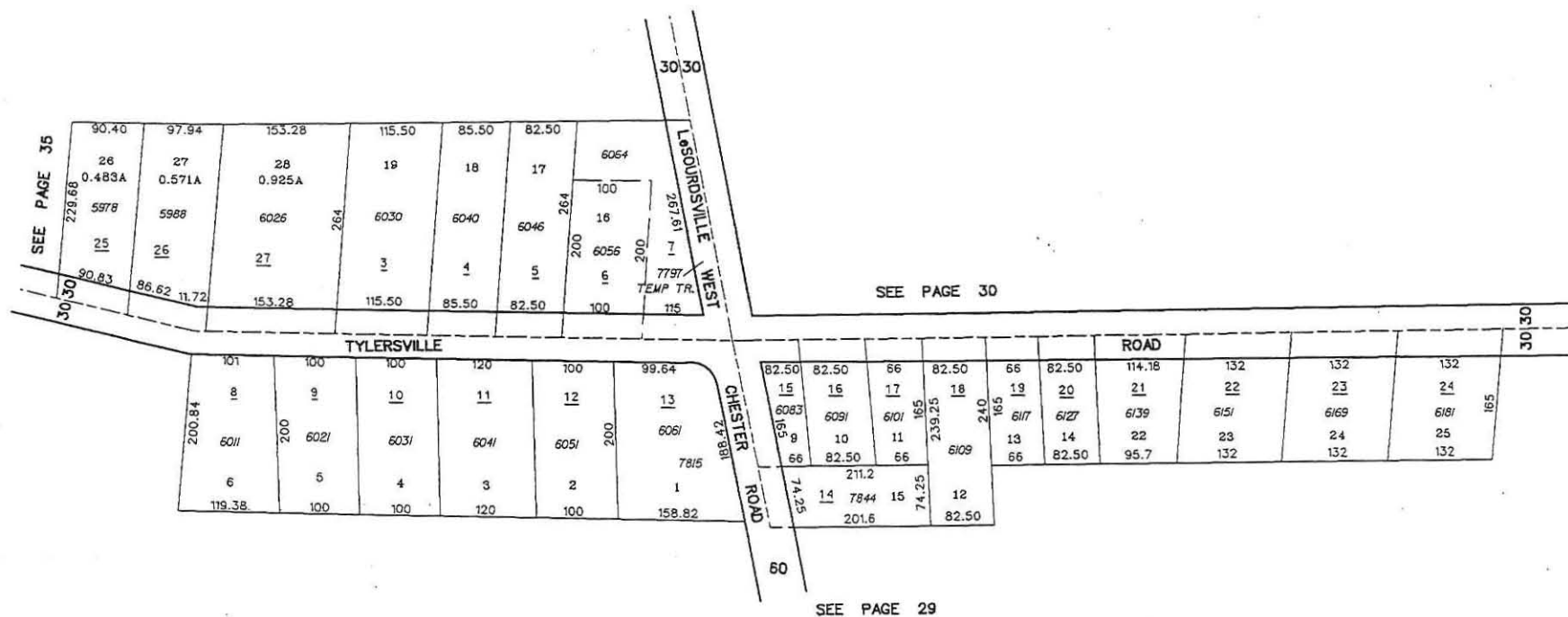
142.000

HOUSE NUMBERS

N



SCALE: 1"=100'  
TAXING DISTRICT: M5660  
REVISED 5/31/96



# EXHIBIT B

## Residential Incentive Zones West Chester Township, Butler County Ohio

Effective Rate of Tax CII	53.834596
School Effective Rate	33.233863
Charge off 23Mills State Formula	0
School Millage to Make Whole	33.233863
% Reimbursement of TIF Payments	61.73%

West Chester Township Development								
TIF Year	TAX Year	Collection Year	DEVELOPMENT TIF FUNDS	TIF DEBT SERVICE PAYMENT	Lakota Local Schools Payment 61.73%	YEARLY EXCESS (DEFICIENCY)	Total Accumulated EXCESS/ (DEFICIENCY)	Township Inside Millage Loss 1.59
1	2004	2005	0	0	0	0	0	0
2	2005	2006	439,481	0	271,306	168,175	168,175	12,980
3	2006	2007	878,962	0	542,612	336,350	504,525	25,960
4	2007	2008	1,344,811	0	830,196	514,615	1,019,140	39,719
5	2008	2009	1,757,924	0	1,085,224	672,700	1,691,840	51,920
6	2009	2010	2,197,404	0	1,356,530	840,875	2,532,714	64,900
7	2010	2011	2,689,623	0	1,660,393	1,029,230	3,561,945	79,438
8	2011	2012	3,076,366	0	1,899,142	1,177,224	4,739,169	90,860
9	2012	2013	3,515,847	0	2,170,448	1,345,399	6,084,568	103,840
10	2013	2014	4,559,214	0	2,814,552	1,744,661	7,829,230	134,656
11	2014	2015	5,444,367	0	3,360,986	2,083,381	9,912,610	160,799
12	2015	2016	6,000,633	0	3,704,388	2,296,245	12,208,855	177,228
13	2016	2017	6,581,821	0	4,063,174	2,518,647	14,727,502	194,394
14	2017	2018	7,106,600	0	4,387,138	2,719,463	17,446,965	209,893
15	2018	2019	7,694,353	0	4,749,977	2,944,376	20,391,342	227,252
16	2019	2020	8,245,813	0	5,090,411	3,155,402	23,546,743	243,539
17	2020	2021	8,770,592	0	5,414,374	3,356,218	26,902,961	259,039
18	2021	2022	9,389,831	0	5,796,651	3,593,180	30,496,141	277,328
19	2022	2023	9,911,597	0	6,118,754	3,792,843	34,288,984	292,738
20	2023	2024	9,911,597	0	6,118,754	3,792,843	38,081,827	292,738
21	2024	2025	10,016,553	0	6,183,547	3,833,006	41,914,833	295,838
22	2025	2026	10,109,829	0	6,241,129	3,868,700	45,783,533	298,593
23	2026	2027	10,109,829	0	6,241,129	3,868,700	49,652,233	298,593
24	2027	2028	10,216,884	0	6,307,218	3,909,666	53,561,899	301,755
25	2028	2029	10,312,026	0	6,365,952	3,946,074	57,507,973	304,565
26	2029	2030	10,312,026	0	6,365,952	3,946,074	61,454,047	304,565
27	2030	2031	10,421,222	0	6,433,362	3,987,860	65,441,906	307,790
28	2031	2032	10,518,266	0	6,493,271	4,024,995	69,466,902	310,656
29	2032	2033	10,518,266	0	6,493,271	4,024,995	73,491,897	310,656
30	2033	2034	10,629,646	0	6,562,030	4,067,617	77,559,514	313,946
<b>TOTAL</b>			<b>202,681,385</b>	<b>0</b>	<b>125,121,871</b>	<b>77,559,514</b>		<b>5,986,177</b>
<b>NPV TOTAL</b>			<b>80,754,980</b>	<b>0</b>	<b>49,852,700</b>	<b>30,902,280</b>		<b>2,385,091</b>

