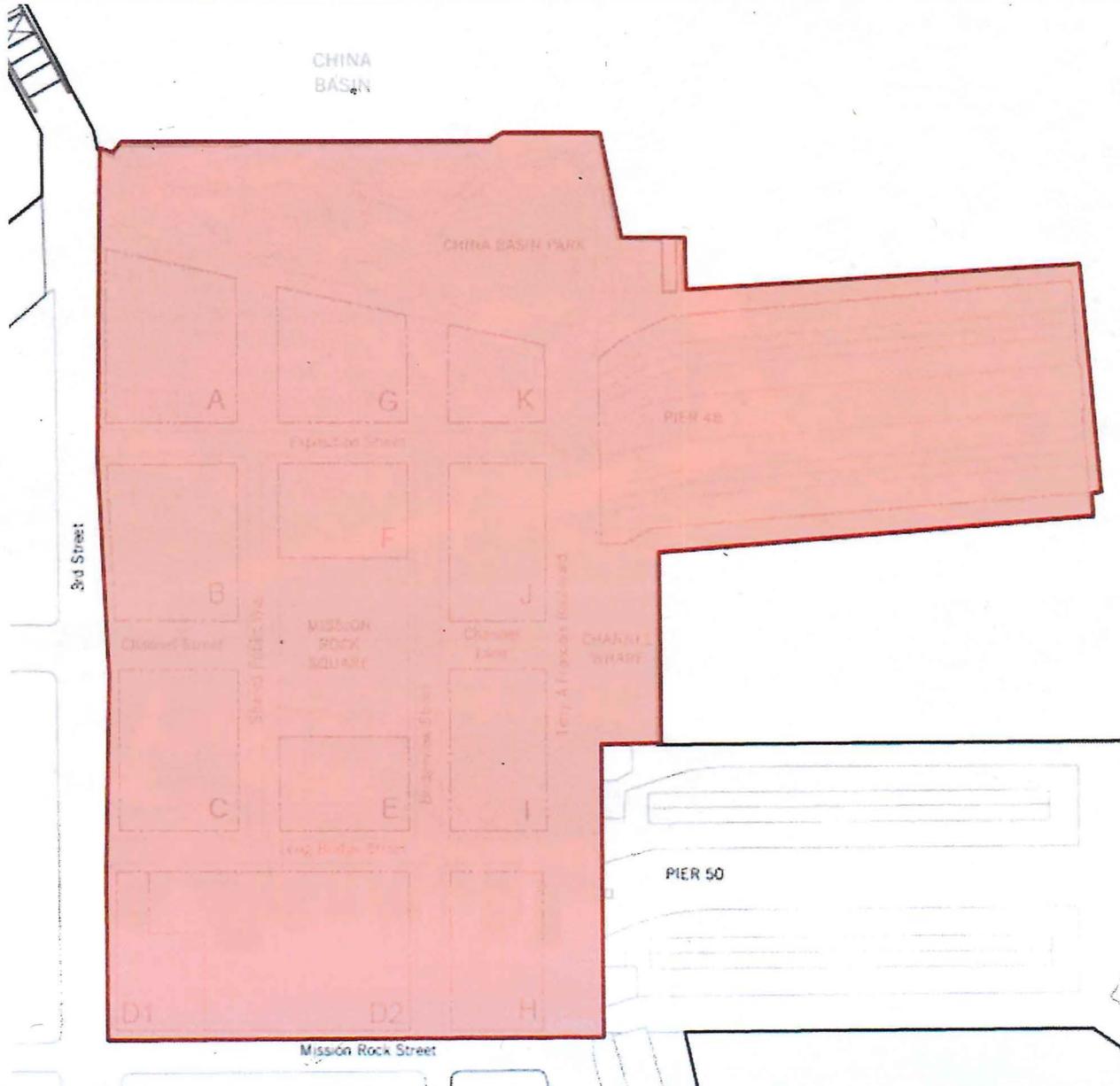




# MISSION ROCK

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# Funding Sources – IFD



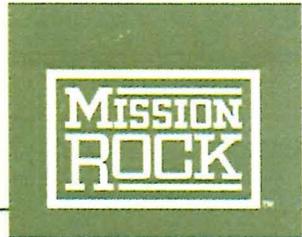
- Encompasses entire Site
- **Captures future tax increment**, growth in Local shares of property taxes
- **65% for public infrastructure**, e.g. streets, utilities, parks, historic rehabilitation and shoreline protection

# Mission Rock IFD Preliminary Est. Costs



IFD Funded Facilities	Target Timing	Estimated Cost (2017 \$)
<b>Total Phases 1-4</b>		
TOTAL Phases 1-4	2018-2029	<b>\$190,990,000</b>
<b>Pier 48</b>		
Sub and Superstructure	2025-2029	<b>\$90,400,000</b>
<b>Resiliency and Sea Level Rise Portwide</b>		
Seawall & Sea Level Rise, Portwide	Throughout IFD Term	*
* Costs and projects TBD to align with Seawall improvements and Sea Level Rise protections.		

# Funding Sources – Overview



## Infrastructure Financing District (IFD)

- Captures growth in property tax revenue
- Funds public improvements and historic rehab

## Community Facilities District (CFD)

- Establishes special taxes that lessees pay
- Funds capital improvements and/or ongoing services

## Developer Capital

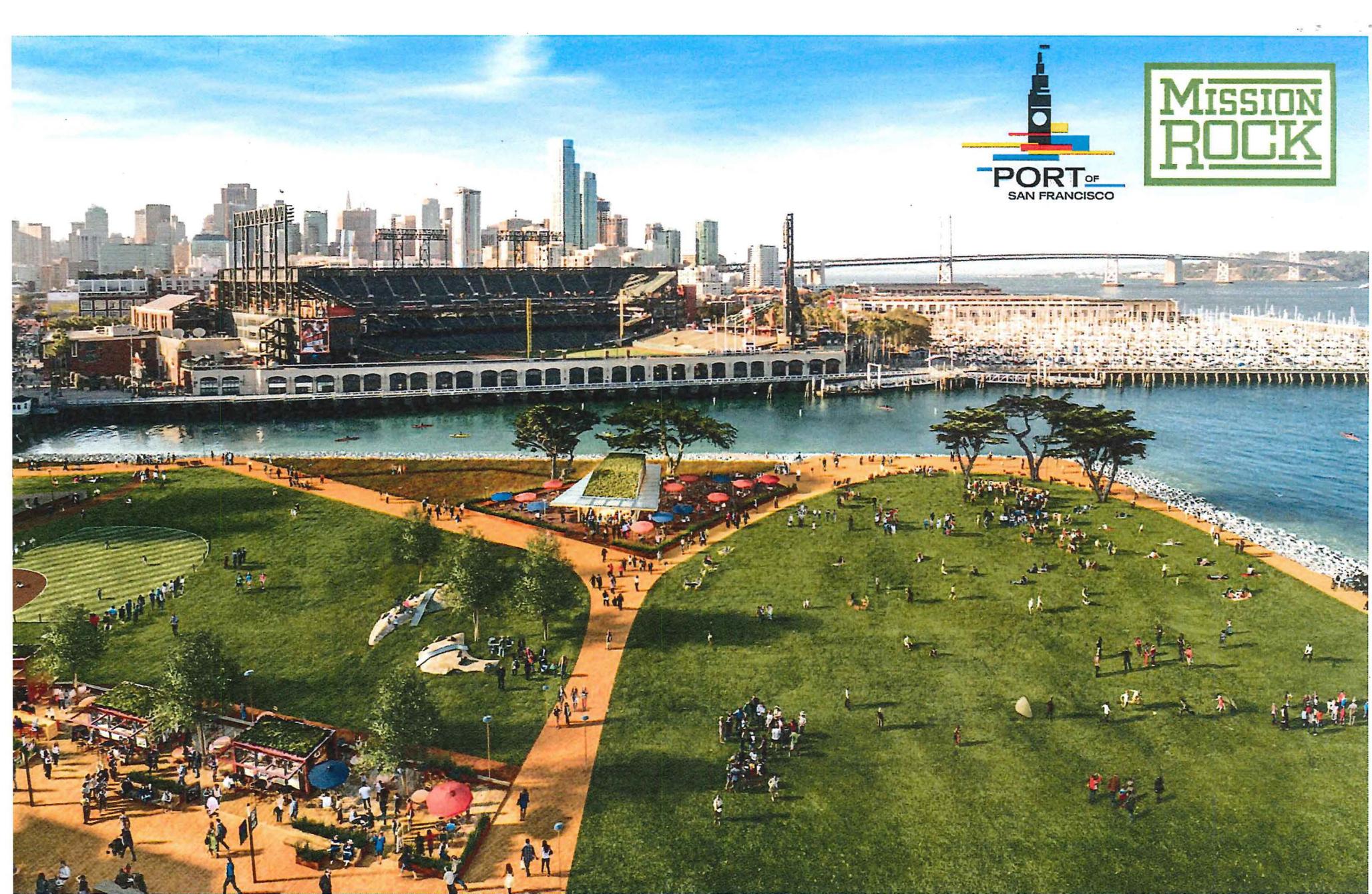
- Developer advanced fund that earn an **18%** return

## Port Capital

- Port advanced Harbor Funds earn a **10%** return

## Land Proceeds

- Revenues generated from the lease of Port land



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