

Studies prepared for the City of Kannapolis by Municap, Inc.

NCRC Tax Increment Projection Study dated 2-27-07. This document projects estimates of tax revenues resulting from the proposed development within the North Carolina Research Campus TIF District. In summary the study concludes that the development of the NCRC TIF District will result in an estimated \$1.06 billion in incremental assessed value at build out. The estimated date of substantial completion of all project components is 2012. The study estimates projected incremental taxes over time.

NCRC Fiscal Impact Study dated 10-30-06. The purpose of this study is to identify the fiscal impacts resulting from the development of the NCRC site. This report provides an estimate of the additional tax revenues and expenses that both the City and County will receive or incur as a result of this development. Ultimately this study illustrates that the expected revenues generated from the expansion at the NCRC development far exceed the corresponding costs to the City of Kannapolis and Cabarrus County.

NCRC Supplemental Study to the Tax Increment Projection Study dated March 5, 2007. The purpose of the companion study to the 2-27-07 Tax Increment Study is to project estimates of tax revenues resulting from the subsequent development within Cabarrus County as a result of the construction of the NC Research Campus. The study attempts to capture the increases in assessed values that will result from: 1) increases in commercial values occurring from the indirect employment impacts, 2) increases in residential values resulting from the influx of new population. The study focuses only on tax revenues to Cabarrus County and does not address City impacts. The study relies heavily on the information provided in the Market Street Study dated October 16, 2006. In summary the study concludes that the secondary development related to the NCRC will result in an estimated \$1.32 billion in incremental assessed value in Cabarrus County by 2027.

Post Secondary Development Resulting from the NCRC, Fiscal Impact Report dated March 6, 2007. The purpose of this analysis is to identify the fiscal impacts resulting from the estimated secondary development that may result due to the development of the NCRC Campus. The report provides estimates of additional revenues and expenses that Cabarrus County will receive or incur as a result of the development. The report illustrates that the expected revenues generated from the secondary development due to the NCRC campus exceed the corresponding costs to Cabarrus County in every year.