



December 23, 2010

TO: Columbia Tax Increment Financing Commission
FROM: Patrick Nasi, Development Dynamics, LLC
SUBJECT: Regency Hotel Cost Benefit Analysis

The Regency Hotel Cost Benefit Analysis was prepared and made available for public review. Comments from the Tax Increment Commission were received on December 13, 2010 and resulted in the following revisions:

1. Table 5 was revised to demonstrate a 2% biannual increase in the land value element of the equalized assessed valuation.
2. Table 8 was revised to reflect only room sales for the hotel lodging tax, not total retail sales.
3. Table 10 was revised to correct the Base Real Property Tax column header.

These revisions resulted in changes to the summary totals in Table 9 and Table 18.