



May 30, 2019

Stamford Board of Representatives
c/o Valerie Rosenson
Government Center
888 Washington Blvd.
Stamford, CT 06901

Dear Ms. Rosenson:

In accordance with Special Act No. 07-6 of the Connecticut General Assembly, please be advised that two public hearings will be held at the offices of the Harbor Point Infrastructure Improvement District (the "District") at 1 Elmcroft Road, Suite 500, Stamford, Connecticut 06902, on Friday, June 14, 2019 at 2:00 p.m. and on Tuesday, June 25, 2019 at 2:00 p.m. regarding the District's proposed 2019-20 annual operating budget, including all taxes, fees, rents, benefit assessments and any other charges of the District.

In addition, enclosed is a copy of the District's proposed Annual Budget for fiscal year 2019-20.

Please do not hesitate to contact me if you have any questions.

Sincerely,

Paul Kuehner, President
Harbor Point Infrastructure Improvement District

Enc.



RECEIVED

RECEIVED

RECEIVED

RECEIVED

RECEIVED

RECEIVED

RECEIVED

RECEIVED
MAY 30 2018
BOARD OF REPRESENTATIVES

**HARBOR POINT
INFRASTRUCTURE IMPROVEMENT DISTRICT
CITY OF STAMFORD, CONNECTICUT**

**ANNUAL ASSESSMENT REPORT AND
AMENDMENT OF THE ASSESSMENT ROLL
FOR THE COLLECTION OF ASSESSMENTS**

2019-2020 ASSESSMENT YEAR

May 30, 2019

PREPARED BY:

MUNICAP, INC.
— PUBLIC FINANCE —

**HARBOR POINT
INFRASTRUCTURE IMPROVEMENT DISTRICT
CITY OF STAMFORD, CONNECTICUT**

**ANNUAL ASSESSMENT REPORT AND
AMENDMENT OF THE ASSESSMENT ROLL
2019-2020 ASSESSMENT YEAR**

INTRODUCTION

The \$145,805,000.00 Special Obligation Revenue Refunding Bonds (Harbor Point Project), Series 2017 (the “Series 2017 Bonds”), issued on December 22, 2017, are special obligations of the Harbor Point Infrastructure Improvement District (the “District”) located in the City of Stamford, Connecticut (the “City”). The Series 2017 Bonds were issued to provide funds for (i) refunding the District’s Special Obligation Revenue Bonds (Harbor Point Project) consisting of two separate series: (a) Special Obligation Revenue Bonds, Series 2010A (Tax-Exempt) (the “Series 2010A Bonds”) and (b) Special Obligation Revenue Bonds, Series 2010B (Federally Taxable - Issuer Subsidy - Recovery Zone Economic Development Bonds) (the “Series 2010B Bonds”) and together with the Series 2010A Bonds, the “Series 2010 Bonds”); (ii) funding a reserve fund; and (iii) financing costs related to the issuance, sale and delivery of the Series 2017 Bonds. Under the terms of the Indenture, additional bonds may be issued for the purpose of any authorized District purpose permitted under the Special Act and as permitted by the Interlocal Agreement. As of the date of this report, additional bonds in the amount of \$45,000,000.00 are authorized to be issued (the “Series 1 Bonds”), however, the additional \$45,000,000.00 in Series 1 Bonds have not been issued.

The Assessment Part 1 and Assessment Part 2 (collectively, the “Assessments”), as shown in Appendix A-1 and Appendix A-2, respectively, have been imposed on the property for the purpose of securing the Series 1 and Series 2 Bonds. The Assessments have been imposed upon the real property within the District through the application of the procedures set forth in the Method of Imposing and Collecting the Assessments. The Assessments are equal to the interest and principal on the bonds and estimated administrative expenses related to the bonds. The Assessments are to be collected annually in two parts, the portion of the annually revised scheduled budget of administrative expenses and debt service due on the Series 1 Bonds in relation to the Assessment Part 1 (the “Annual Assessment Part 1”) to be collected each assessment year (the “Annual Payment Part 1”) and the portion of the annually revised scheduled budget of administrative expenses and debt service due on the Series 2 Bonds in relation to the Assessment Part 2 (the “Annual Assessment Part 2”). The Annual Payment Part 1 is pledged to pay debt service and administrative expenses related to the Series 1 Bonds, which have not been issued. The Annual Payment Part 2 is pledged to pay debt service and administrative expenses related to the Series 2 Bonds to the extent tax increment revenues and U.S. subsidy payments are not sufficient to pay debt service on these bonds.

Pursuant to the Method of Imposing and Collecting the Assessments, the Assessment Roll is to be updated each assessment year to reflect the following:

(i) the current parcels in the District, (ii) the Assessment for each parcel, including any adjustments to the Assessments, (iii) the Principal Portion of the Assessment for each parcel, (iv) the Annual Assessment and the Annual Parcel Assessment for each parcel, (v) the Annual Payment to be collected from each parcel for the current assessment year, (vi) any changes in the Assessments (without increasing the total of the Assessments), (vii) prepayments of the Assessment, (ix) termination of the Assessment, and (x) any other information helpful to the administration of the Assessments.

This report has been prepared to explain the calculation of the Annual Payment Part 1 and Annual Payment Part 2 (the “Annual Payment”) and updates to the Assessment Roll for the 2019-2020 Assessment Year. As outlined herein, no Series 1 Bonds have been issued as of the date of this report. As a result, the Annual Payment Part 1 for the 2019-2020 Assessment Year is zero. Further, the crossover escrow receipts, incremental tax revenues, investment income earned on the reserve funds and the U.S. subsidy payments are sufficient to cover debt service and administrative expenses on the Series 2 Bonds (i.e., the Series 2010B Bonds and the Series 2017 Bonds). As a result, there is no Annual Payment Part 2 required to be collected in the 2019-2020 Assessment Year from the taxable parcels in the District.

OUTSTANDING BONDS

As of the date of this report, the additional \$45,000,000.00 Series 1 Bonds have not been issued.

The Series 2 Bonds are comprised of the Series 2010B Bonds and the Series 2017 Bonds. As mentioned above, the Series 2017 Bonds were issued, in part, to advance refund and defease \$123,650,000.00 of outstanding Series 2010A Bonds. In addition, a portion of the proceeds of the Series 2017 Bonds are being used to fund the crossover refunding requirements for the Series 2010B Bonds. Pursuant to the Escrow Deposit Agreement dated December 22, 2017, the Series 2010B crossover refunding requirements consist of (i) a portion of the interest due and payable on and prior to April 1, 2020 (the “Series 2010B Crossover Date”) and (ii) the principal portion of the refunded Series 2010B Bonds due on the Series 2010B Crossover Date. Following the occurrence of the Series 2010B Crossover Date, no Series 2010 Bonds will remain outstanding.

The first optional call date on the Series 2017 Bonds is April 1, 2027. Under federal tax law, tax exempt bonds may be refunded no sooner than ninety days prior to the call date. MuniCap, Inc. (the “Administrator”) will begin evaluating the opportunity to refund the Series 2017 Bonds two years prior to the call date. This will provide time to plan ahead if there is an opportunity to refund the Series 2017 Bonds.

ANNUAL PAYMENT

Pursuant to the Method of Imposing and Collecting the Assessments, an Annual Payment Part 1 and Annual Payment Part 2 are to be collected from each parcel of assessed property within the District (except those parcels for which the Principal Portion of the Special Assessment has been prepaid) each year in an amount equal to the Annual Revenue Requirement Part 1 and Annual Revenue Requirement Part 2, respectively. As mentioned previously, as of the date of this report, no Series 1 Bonds have been issued. As a result, the Annual Revenue Requirement Part 1 and Annual Payment Part 1 are zero. Pursuant to the Method of Imposing and Collecting the Assessments, the Annual Revenue Requirement Part 2, for any assessment year, is an amount equal to the lesser of (i) the sum of the following: (1) debt service expenses part 2 and (2) administrative expenses; less (a) tax increment revenues, (b) U.S. subsidy payments and (c) other available funds, as described in the bond documents and (ii) zero.

As shown in Table A on the following page, estimated available funds are expected to exceed total expenses for the 2019-2020 Assessment Year by \$2,495,863.52. As a result, the Annual Revenue Requirement Part 2 is equal to zero for the 2019-2020 Assessment Year. Accordingly, the 2019-2020 Annual Payment Part 2 is zero.

Table A
Annual Revenue Requirement Part 2

Expenses:	
Debt service:	
Series 2017 Bonds:	
Interest payment due on October 1, 2019	\$3,607,250
Interest payment due on April 1, 2020	\$3,607,250
Principal payment due on April 1, 2020	\$2,605,000
<i>Subtotal Series 2017 Bonds debt service due</i>	<i>\$9,819,500</i>
Series 2010B Bonds:	
Interest payment due on October 1, 2019	\$1,000,000
Interest payment due on April 1, 2020	\$1,000,000
Principal payment due on April 1, 2020	\$16,000,000
<i>Subtotal Series 2010B Bonds debt service due</i>	<i>\$18,000,000</i>
Estimated administrative expense budget	\$135,000
Total expenses	\$27,954,500
Available Funds:	
Tax Increment Revenues ¹	(\$10,614,325)
Crossover escrow receipts for the 2019-2020 Assessment Year	(\$16,870,000)
U.S. subsidy payments	(\$844,200)
Estimated annual Series 2017 Debt Service Reserve Fund investment income	(\$302,709)
Estimated annual Series 2010B Debt Service Reserve Fund investment income	(\$39,360)
Series 2010B Debt Service Reserve Fund release	(\$1,600,000)
Surplus from prior year	(\$179,769)
Total available funds	(\$30,450,364)
Excess revenues over expenditures	\$2,495,864
Annual Revenue Requirement Part 2	\$0

¹Amount shown represents the total Tax Increment Revenues produced by the parcels comprising the District for the 2019-2020 Assessment Year. The amount to be remitted to the trust estate and made available for the payment of District expenses is equal to the lesser of the Debt Service Requirements and the Tax Increment Revenues. As a result, as further outlined in Tables C and D, the amount remitted as the Tax Increment Payments may be less than the full amount of the Tax Increment Revenues for the 2019-2020 Assessment Year.

Debt Service

Debt service payable for the 2019-2020 Assessment Year includes debt service due on the Series 2017 Bonds and Series 2010B Bonds on October 1, 2019 and April 1, 2020. The semi-annual interest payments due for the Series 2017 Bonds are equal to six months of interest on the outstanding principal amount of \$144,290,000.00.

Series 2017 Bonds:

Term 2022 Bonds of \$8,890,000 at 5.00%	\$222,250
Term 2030 Bonds of \$45,095,000 at 5.00%	\$1,127,375
Term 2039 Bonds of \$90,305,000 at 5.00%	\$2,257,625
Total	\$3,607,250

In addition, there is a principal payment in the amount of \$2,605,000.00 due on the Series 2017 Bonds on April 1, 2020. As a result, total debt service due on the Series 2017 Bonds is equal to \$9,819,500.00 (\$3,607,250.00 + \$3,607,250.00 + \$2,605,000.00 = \$9,819,500.00).

Debt service due on the Series 2010B Bonds for the 2019-2020 Assessment Year includes interest payable on October 1, 2019 and April 1, 2020. The semi-annual interest payments are on the Series 2010B Bonds are equal to six-months of interest on the outstanding principal amount of \$16,000,000.00 at an interest rate of 12.5 percent. Accordingly, each interest payment is equal to \$1,000,000.00. The outstanding Series 2010B Bonds are to be refunded and defeased on April 1, 2020 in accordance with the Escrow Deposit Agreement dated December 22, 2017. Accordingly, a principal payment in the amount of \$16,000,000.00 is anticipated to be made on April 1, 2020. As a result, total debt service due on the Series 2010B Bonds is equal to \$18,000,000.00 (\$1,000,000.00 + \$1,000,000.00 + \$16,000,000.00 = \$18,000,000.00).

Administrative Expenses

Administrative expenses for the 2019-2020 Assessment Year include the fees of the Trustee, the Administrator, legal expenses associated with the District, the expenses of the City related to the Tax Increment Payments, and other administrative expenses for services related to the District. A summary of the estimated expenses for the District in the 2019-2020 Assessment Year is shown in Table B below.

Table B
Estimated Administrative Expenses

Trustee fees	\$6,700
District counsel expenses	\$20,000
Administrator's expenses	\$35,000
Accounting expenses	\$15,000
Audit fees	\$13,000
Tax collection fees	\$5,000
Insurance expenses	\$29,500
Contingency	\$10,800
Total administrative expenses	\$135,000

Tax Increment Payments

Pursuant to the Second Amendment to the Interlocal Agreement dated March 8, 2018, the City has agreed to pay Tax Increment Payments on or before each March 15th and September 15th of each fiscal year based on the Tax Increment Revenues collected for the six-month period ending on the prior February 28th (or 29th) and August 31st, respectively, for such fiscal year. The Tax Increment Payments shall mean, for each six-month period ending February 28th (or 29th) and August 31st, the amount, if any, equal to the lesser of the Debt Service Requirements and fifty percent of the portion of real property tax revenues with respect to the District property which are collected during such six-month period, less non-incremental revenues of \$545,586.50. Accordingly, the Tax Increment Payments to be remitted on September 15, 2019 and March 15, 2020 are based on the real property taxes due on July 1, 2019 and January 1, 2020, respectively.

According to the City, the assessed value of the District property was equal to \$874,258,640.00 for the installment real property taxes due on July 1, 2019. According to the Mayor's Proposed Operating and Special Revenue Funds Budget for fiscal year 2019-2020, released March 8, 2019, the Citywide blended mill rate is anticipated to be \$26.39. However, to be conservative, to fiscal year 2018-2019 mill rate of \$25.53 is used being used to calculate the Tax Increment Revenues due on July 1, 2019. Accordingly, ad valorem tax revenues in the amount of \$11,159,911.54 $[(\$874,258,640.00 \div \$1,000.00) \times \$25.53 \times 50\% = \$11,159,911.54]$ are anticipated to be billed for the installment of real property taxes due on July 1, 2019. As such, incremental tax revenues resulting from the July 1, 2019 tax collection are equal to \$10,614,325.04 $(\$11,159,911.54 - \$545,586.50 = \$10,614,325.04)$. The Tax Increment Revenues are equal to fifty percent of incremental tax revenues, or \$5,307,162.52 $(\$10,614,325.04 \times 50\% = \$5,307,162.52)$.

As mentioned previously, the Tax Increment Payment to be remitted to the District on September 15, 2019 is equal to the lesser of the Tax Increment Revenues associated with the July 1, 2019 installment of the real property taxes and the Debt Service Requirement for the period of March 1, 2019 through August 31, 2019. As shown in Table C on the following page, the Debt Service Requirement for the period ending August 31, 2019 is equal to \$3,646,615.39. As a result, the Tax Increment Payment to be remitted to the District on September 15, 2019 is estimated to be \$3,646,615.39.

Table C on the following page shows the Tax Increment Payment expected to be remitted from the City on September 15, 2019. The Tax Increment Payment received in September 2019 will be used for the payment of debt service on October 1, 2019 and administrative expenses during the 2019-2020 Assessment Year.

Table C
Estimated Tax Increment Payment - September 15, 2019

Estimated Tax Increment Revenues:	
Aggregate assessed value of the District	\$874,258,640
Ad valorem tax rate (per \$1,000 of assessed value)	\$25.53
<i>Installment of ad valorem tax revenues (due 07/01/2019)</i>	<i>\$11,159,912</i>
Less: one-half of base year tax revenues	\$545,587
<i>Estimated incremental tax revenues</i>	<i>\$10,614,325</i>
Pledged amount	50.00%
Available Tax Increment Revenues - September 15, 2019	\$5,307,163
Debt Service Requirement:	
Debt service due	\$4,607,250
Administrative expenses ¹	\$67,500
<i>Total expenses</i>	<i>\$4,674,750</i>
Less: Crossover escrow receipt	(<i>\$435,000</i>)
Less: Series 2010B Bonds subsidy payment ¹	(<i>\$422,100</i>)
Less: Reserve Fund investment income ¹	(<i>\$171,035</i>)
Debt Service Requirement	\$3,646,615
Tax Increment Payment to the District (lesser of)²	\$3,646,615

¹Represents one half of the amount budgeted for the 2019-2020 Assessment Year.

²Represents the lesser of the Available Tax Increment Revenues and the Debt Service Requirement.

The aggregate assessed value of the property within the District of \$874,258,640.00 is used for estimating the Tax Increment Revenues associated with the January 1, 2020 installment of the real property taxes. According to the Mayor's Proposed Operating and Special Revenue Funds Budget for fiscal year 2019-2020 released March 8, 2019, the Citywide blended mill rate is anticipated to be \$26.39. However, to be conservative, to fiscal year 2018-2019 mill rate of \$25.53 is used being used to calculate the Tax Increment Revenues due on January 1, 2020. As a result, estimated ad valorem tax revenues in the amount of \$11,159,911.54 $[(\$874,258,640.00 \div \$1,000.00) \times \$25.53 \times 50\% = \$11,159,911.54]$ are expected to be billed for the installment of the real property taxes due on January 1, 2020. Accordingly, incremental tax revenues resulting from the January 1, 2020 tax collection are equal to \$10,614,325.04 $(\$11,159,911.54 - \$545,586.50 = \$10,614,325.04)$. Estimated Tax Increment Revenues are equal to fifty percent of the incremental tax revenues, or \$5,307,162.52 $(\$10,614,325.04 \times 50\% = \$5,307,162.52)$.

As mentioned previously, the Tax Increment Payment to be remitted to the District on March 15, 2020 is equal to the lesser of the Tax Increment Revenues associated with the January 1, 2020 installment of the real property taxes and the Debt Service Requirement for the period of October 2, 2019 through February 28, 2020. As shown in Table D on the following page, the Debt Service Requirement for the period ending February 28, 2020 is equal to \$4,651,615.39. As a result, the Tax Increment Payment to be remitted to the District on March 15, 2020 is estimated to be \$4,651,615.39.

Table D below shows the Tax Increment Payment expected to be remitted from the City on March 15, 2020. The Tax Increment Payment received in March 2020 will be used for the payment of debt service on April 1, 2020 and administrative expenses during the 2019-2020 Assessment Year.

Table D
Estimated Tax Increment Payment - March 15, 2020

Estimated Tax Increment Revenues:	
Aggregate assessed value of the District	\$874,258,640
Ad valorem tax rate (per \$1,000 of assessed value)	\$25.53
<i>Installment of ad valorem tax revenues (due 07/01/2019)</i>	<i>\$11,159,912</i>
Less: one-half of base year tax revenues	\$545,587
<i>Estimated incremental tax revenues</i>	<i>\$10,614,325</i>
Pledged amount	50.00%
Available Tax Increment Revenues - September 15, 2019	\$5,307,163
Debt Service Requirement:	
Debt service due	\$23,212,250
Administrative expenses ¹	\$67,500
<i>Total expenses</i>	<i>\$23,279,750</i>
Less: crossover escrow receipt	(\$16,435,000)
Less: Series 2010B Bonds subsidy payment ¹	(\$422,100)
Less: Reserve Fund investment income ¹	(\$171,035)
Less: Series 2010B Bonds Reserve Fund release ²	(\$1,600,000)
Debt Service Requirement	\$4,651,615
Tax Increment Payment to the District (lesser of)³	\$4,651,615

¹Represents one half of the amount budgeted for the 2019-2020 Assessment Year.

²In accordance with Section 5.6 of the First Supplemental Indenture, the balance of the Series 2010B Reserve Fund will be transferred (i) to the Series 2017 Reserve Fund in the amount required to restore the Series 2017 Reserve Fund to the Series 2017 Reserve Requirement, then (ii) to the Interest Account of the Series 2010B Debt Service Account an amount which, together with other amounts on deposit therein will equal the amount of interest due on the Series 2010B Bonds on April 1, 2020, then (iii) to the Principal Account of the 2010B Debt Service Account an amount which, together with other amounts, if any, on deposit therein will equal the principal amount due on the Series 2010B Bonds on April 1, 2020, and (iv) to the Series 2017 Interest Subaccount.

³Represents the lesser of the Available Tax Increment Revenues and the Debt Service Requirement.

Exhibit A, attached hereto, provides a per parcel breakdown of the Tax Increment Revenues produced by each parcel and the attributable portion of the Tax Increment Payments produced by each parcel.

Debt Service Reserve Funds

Pursuant to the First Supplemental Indenture, the Series 2017 Reserve Requirement means an amount, determined as of the date of the Series 2017 Bonds, equal to the least of (i) the maximum principal and interest due on the Series 2017 Bonds in the current or any future fiscal year, (ii) ten percent of the original stated principal amount of the Series 2017 Bonds (or ten percent of the issue price of such Series 2017 Bonds if required by the Code) less any withdrawals from

the Series 2017 Reserve Fund in accordance with Section 6.4(c) of the Indenture, as amended by Section 5.5 of the First Supplemental Indenture, or (ii) 125 percent of the average annual principal and interest due on the Series 2017 Bonds in the current or any future fiscal year. Accordingly, the Series 2017 Reserve Requirement is equal to \$13,697,250.00, or the maximum principal and interest due on the Series 2017 Bonds.

As of March 31, 2019, the balance in the Series 2017 Reserve Fund was \$13,894,193.76, which is equal to the Series 2017 Reserve Requirement of \$13,697,250.00 and \$196,943.76 in investment income in excess of the Series 2017 Reserve Requirement. Funds on deposit in the Series 2017 Reserve Fund are invested in a Federated Treasury Obligations money market fund, which was earning a rate of return of 2.21 percent per annum as of March 31, 2019. At this rate of return, the yield on the Series 2017 Reserve Requirement of \$13,697,250.00 will result in estimated annual investment income of \$302,709.23. The investment income expected to be earned between April 2, 2019 and April 1, 2020 will be made available to pay debt service for the 2019-2020 Assessment Year.

Pursuant to the Indenture, the Series 2010B Reserve Requirement is an amount, determined as of the date of issuance of the Series 2010B Bonds, equal to the least of (i) the maximum principal and interest due on the Series 2010B Bonds in the current or any future fiscal year net of any subsidy payments for such fiscal year, (ii) ten percent of the original stated principal amount of the Series 2010B Bonds (or ten percent of the issue price of such Series 2010B Bonds if required by the Code) less any withdrawals from the Series 2010B Reserve Fund in accordance with Section 6.4(c) of the Indenture, or (iii) 125 percent of the average annual principal and interest due on the Series 2010B Bonds in the current or any future fiscal year net of any subsidy payments for such fiscal year. Accordingly, the Series 2010B Reserve Requirement is equal to \$1,600,000.00, or ten percent of the original stated principal amount of the Series 2010B Bonds.

As of March 31, 2019, the balance of the Series 2010B Reserve Fund was \$1,626,083.52, which is equal to the Series 2010B Reserve Requirement of \$1,600,000.00 and \$26,083.52 in investment income in excess of the Series 2010B Reserve Requirement. Funds on deposit in the Series 2010B Reserve Fund are invested in the Connecticut Short Term Investment Fund, which was earning a rate of return of 2.46 percent per annum as of March 31, 2019. At this rate of return, the yield on the Series 2010B Reserve Requirement of \$1,600,000.00 will result in estimated annual investment income of \$39,360.00. The investment income expected to be earned between April 2, 2019 and April 1, 2020 will be made available to pay expenses for the 2019-2020 Assessment Year.

The Series 2010B Bonds are to be refunded and defeased on April 1, 2020. Following the defeasance of the Series 2010B Bonds, the Trustee shall transfer the funds held the Series 2010B Reserve Fund (i) to the Series 2017 Reserve Fund in the amount required to restore the Series 2017 Reserve Fund to the Series 2017 Reserve Requirement, then (ii) to the Interest Account of the Series 2010B Debt Service Account an amount which, together with other amounts on deposit therein will equal the amount of interest due on the Series 2010B Bonds on April 1, 2020, then (iii) to the Principal Account of the Series 2010B Debt Service Account an amount which, together with other amounts, if any, on deposit therein will equal the principal amount due on April 1, 2020, and (iv) to the Series 2017 Interest Subaccount. Accordingly, it is anticipated that the balance of

the Series 2010B Reserve Requirement of \$1,600,000.00 will be made available to pay a portion of the debt service due on April 1, 2020.

Interest Subsidy Payment

According to the Limited Offering Memorandum, the District has elected to treat the 2010B Bonds as “Recovery Zone Economic Development Bonds” for purposes of the Recovery Act and to receive a cash subsidy from the United States Treasury therewith. Pursuant to the Recovery Act, the District expects to receive the Series 2010B subsidy payment, a cash subsidy from the United States Treasury equal to forty-five percent of the interest payable on the Series 2010B Bonds. Table E below shows the calculation of the interest due on the Series 2010B Bonds in the 2019-2020 Assessment Year and the Series 2010B subsidy payment.

Table E
Series 2010B Subsidy Payment

Series 2010B Bonds Interest Payable:	
Interest payment due on October 1, 2019	\$1,000,000
Interest payment due on April 1, 2020	\$1,000,000
<i>Total Series 2010B Bonds interest payable</i>	<i>\$2,000,000</i>
Series 2010B subsidy payment percentage	45%
Series 2010B subsidy payment due¹	\$844,200
Series 2010B subsidy payment estimated to be available²	\$422,100

¹The Series 2010B subsidy payment due represents the amount due after the 6.2 percent sequester reduction is taken into consideration.

²The Series 2010B subsidy payment estimated to be available represents the semi-annual amount.

Interest payable on the Series 2010B Bonds includes interest due on October 1, 2019 and April 1, 2020. The \$1,000,000.00 semi-annual interest payments due on October 1, 2019 and April 1, 2020 are equal to six months of interest at 12.5 percent on the outstanding principal balance of \$16,000,000.00. As a result, total interest to be paid on the Series 2010B Bonds in the 2019-2020 Assessment Year is \$2,000,000.00. Accordingly, the RZED Bonds Interest Subsidy Payment would be equal to \$900,000.00 ($\$2,000,000.00 \times 45\% = \$900,000.00$). However, the Internal Revenue Service Tax-Exempt Bond office has issued guidance on the effect of the sequester on direct pay bonds. Payments made to issuers on or after October 1, 2019, will be reduced by a 6.2 percent sequestration, unless Congressional action changes the reduction percentage. As a result, the District has conservatively estimated that 93.8 percent (i.e., \$844,200.00) of the Series 2010B subsidy payment due of \$900,000.00 will actually be made available for the 2019-2020 Assessment Year.

Surplus from Prior Year

The estimated surplus from the prior year that may be applied to pay debt service and administrative expenses for the 2019-2020 Assessment Year is outlined in Table F. As shown in Table F, the estimated surplus from the 2018-2019 Assessment Year is equal to \$179,769.26.

Remaining expenses for the 2018-2019 Assessment Year include debt service due on the Series 2017 Bonds and Series 2010B Bonds on April 1, 2019 and remaining administrative expenses. Debt service due on April 1, 2019 includes a semi-annual interest payment on the Series 2017 Bonds in the amount of \$3,613,625.00. In addition, there is a principal payment in the amount of \$255,000.00 due on April 1, 2019 for the Series 2017 Bonds. Accordingly, total debt service due on the Series 2017 Bonds on April 1, 2019 is equal to \$3,868,625.00 ($\$3,613,625.00 + \$255,000.00 = \$3,868,625.00$).

There is a semi-annual interest payment due on the Series 2010B Bonds in the amount of \$1,000,000.00 on April 1, 2019. There is no principal payment due on the Series 2010B Bonds. Accordingly, total debt service due on the Series 2010B Bonds on April 1, 2019 is equal to \$1,000,000.00.

As of March 31, 2019, administrative expenses in the amount of \$86,114.70 had been paid during the 2018-2019 Assessment Year. Administrative expenses for the 2018-2019 Assessment Year were estimated to be \$134,936.60. Accordingly, administrative expenses estimated to be incurred for the balance of the 2018-2019 Assessment Year are equal to \$48,821.90 ($\$134,936.60 - \$86,114.70 = \$48,821.90$). As of March 31, 2019, the balance of the Administrative Expense Fund was equal to \$9,466.18. This amount will be used to pay a portion of the remaining administrative expenses for the 2018-2019 Assessment Year.

As of March 31, 2019, the balances in the Tax Increment Revenue Fund and Series 2010B Subsidy Payment Account were equal to \$4,004,803.46 and \$424,765.49, respectively. As of the same date, the balance of the Series 2017 Interest Account, Series 2017 Principal Account and Series 2010B Interest Account were equal to \$150.80, \$0.03, and \$2.92, respectively.

As mentioned above, as of March 31, 2019, the balance in the Series 2017 Reserve Fund was \$13,894,193.76, which is equal to the Series 2017 Reserve Requirement of \$13,697,250.00 and \$196,943.76 in investment income in excess of the Series 2017 Reserve Requirement. As of March 31, 2019, the balance of the Series 2010B Reserve Fund was \$1,626,083.52, which is equal to the Series 2010B Reserve Requirement of \$1,600,000.00 and \$26,083.52 in investment income in excess of the Series 2010B Reserve Requirement. Accordingly, the investment income currently on deposit in the reserve funds will be made available for the payment of District expenses.

Table F
Surplus from Prior Year

Expenses:	
Debt service:	
Series 2017 Bonds:	
Interest payment due on April 1, 2019	\$3,613,625
Principal payment due on April 1, 2019	\$255,000
<i>Subtotal Series 2017 Bonds debt service due</i>	<i>\$3,868,625</i>
Series 2010B Bonds:	
Interest payment due on April 1, 2019	\$1,000,000
Principal payment due on April 1, 2019	\$0
<i>Subtotal Series 2010B Bonds debt service due</i>	<i>\$1,000,000</i>
Remaining administrative expenses	\$48,822
Total expenses	\$4,917,447
Available Funds	
Crossover escrow receipt for the April 1, 2019 debt service payment	(\$435,000)
Balance of the Tax Increment Revenue Account as of March 31, 2019	(\$4,004,803)
Balance of the Series 2010B Subsidy Payment Account as of March 31, 2019	(\$424,765)
Balance of the Series 2017 Interest Account as of March 31, 2019	(\$151)
Balance of the Series 2017 Principal Account as of March 31, 2019	(\$0)
Balance of the Series 2010B Interest Account as of March 31, 2019	(\$3)
Available balance of the Series 2017 Reserve Fund as of March 31, 2019	(\$196,944)
Available balance of the Series 2010B Reserve Fund as of March 31, 2019	(\$26,084)
Balance of the Administrative Expense Fund as of March 31, 2019	(\$9,466)
Total available funds	(\$5,097,216)
Surplus from prior year	(\$179,769)

As shown in Table F above, the available funds from the prior year are expected to exceed the remaining expenses for the 2018-2019 Assessment Year, resulting in an aggregate surplus of \$179,769.26 that may be made available to pay debt service and administrative expenses for the 2019-2020 Assessment Year.

UPDATING THE ASSESSMENT ROLL

According to the Method of Imposing and Collecting the Assessments, the District shall update the Assessment Roll each assessment year to reflect the following:

(i) the current parcels in the District, (ii) the Assessment for each parcel, including any adjustments to the Assessments as provided herein, (iii) the Principal Portion of the Assessment for each parcel; (iv) the Annual Assessment and the Annual Parcel Assessment for each parcel, (v) the Annual Payment to be collected from each parcel from the current assessment year, (vi) any changes in the Assessments (without increasing the total of the Assessments), (vii) prepayments of the Assessment as provided for herein, (ix) termination of the Assessment as provided for herein, and (x) any other information helpful to the administration of the Assessments. All information shall be updated for the Assessment Part 1 and the Assessment Part 2.

The amount of the Annual Payment to be collected from each parcel was explained in the previous section. This section explains other updates to be made to the Assessment Roll.

Reallocation of the Assessment upon the Subdivision of a Parcel

According to the Method of Imposing and Collecting the Assessments, upon the subdivision of a parcel, the Assessment for the parcel prior to the subdivision shall be allocated to each new parcel in proportion to the Equivalent Units of each parcel and the Assessment shall be made pursuant to the following formula, with the Assessment Part 1 and the Assessment Part 2 calculated separately:

$$A = B \times (C \div D)$$

Where the terms have the following meanings:

- A = the Assessment of the new parcel;
- B = the Assessment of the undivided parcel prior to the subdivision;
- C = the Equivalent Units of the new parcel; and
- D = the sum of the Equivalent Units for all of the new parcels that result from the subdivision.

In all cases, the sum of the Assessment Part 1 and the Assessment Part 2 after the subdivision of a parcel shall equal the total of the Assessment Part 1 and the Assessment Part 2, respectively, before the subdivision of the parcel.

The Assessments shall not be reallocated to parcels of Non-Benefited Property that result from the subdivision of a parcel.

According to the Method of Imposing and Collecting the Assessments, Equivalent Units means the respective 1,000 Building Square Feet (BSF) or parking spaces for each property classification identified below, built or that may be built on a parcel, multiplied by the equivalent unit factors for each property class shown on the following page.

Rental Residential (market rate)	0.37 per 1,000 BSF
Rental Residential (below market rate)	0.22 per 1,000 BSF
For Sale Residential Type A (waterfront)	1.00 per 1,000 BSF
For Sale Residential Type B (interior)	0.83 per 1,000 BSF
For Sale Residential Type C (interior)	0.74 per 1,000 BSF
For Sale Residential Type D (below market rate)	0.38 per 1,000 BSF
Office/Retail Property	0.73 per 1,000 BSF
Anchor Retail	0.45 per 1,000 BSF
Hotel Property	0.44 per 1,000 BSF
Parking Property	0.00 per parking space

According to the Method of Imposing and Collecting the Assessments, property shall be classified according to the description that best describes the property being classified. The actual, or for property not yet developed, the estimated potential units, building square footage, rooms or spaces shall be determined by the building permit, architectural plans or other available documents, as estimated by the Administrator and confirmed by the Board. If adequate information is not otherwise available, the units, building square footage, rooms or spaces shall be estimated by net usable land area and the estimated or allowable density or floor to area ratio for the property. The computation of the Equivalent Units shall be calculated by the Administrator and confirmed by the Board and the estimate as confirmed shall be conclusive as long as there is a reasonable basis for such determination.

There have been no parcel subdivisions or consolidations since the Assessment Roll was updated for the 2018-2019 Assessment Year.

Annual Assessment

The Annual Assessment Part 1 is the scheduled portion of the Assessment Part 1 as set forth in the Assessment Roll due and payable each assessment year for all parcels in the District. The Annual Assessment Part 1 may be revised to reflect the payments due on the Series 1 Bonds and administrative expenses as long as the total of the Assessment Part 1 is not exceeded. As mentioned above, as of the date of this report, the Series 1 Bonds have not been issued. As a result, there are no debt service payments or administrative expenses due on the Series 1 Bonds in the 2019-2020 Assessment Year. The Annual Assessment Part 1 for the 2019-2020 Assessment Year will be reallocated to the Annual Assessment Part 1 in the final Assessment Year of 2039-2040. Accordingly, the Annual Assessment Part 1 for the 2019-2020 Assessment Year is equal to zero. The Annual Assessment Part 1 is equal to zero as well, which is shown on Appendix A-1, which is attached hereto.

The Annual Assessment Part 2 is the scheduled portion of the Assessment Part 2 as set forth in the Assessment Roll due and payable each assessment year for all parcels in the District. The Annual Assessment Part 2 may be revised to reflect the payments due on the Series 2 Bonds and administrative expenses as long as the total of the Assessment Part 2 is not exceeded. The Annual Assessment Part 2 for the 2019-2020 Assessment Year is zero. The Annual Assessment Part 2 is shown on Appendix A-2, which follows Appendix A-1.

The Annual Parcel Assessment is defined as the Annual Assessment as allocated to each parcel, which shall be allocated to each parcel of Assessed Property in proportion to the Assessment for each parcel as set forth in Section C of the Method of Imposing and Collecting the Assessments. The Annual Parcel Assessment Part 1 is shown on Appendix A-1, which is attached hereto. The Annual Parcel Assessment Part 2 is shown on Appendix A-2, which follows Appendix A-1.

Annual Credit

The Annual Part 2 Credit is, for each parcel for each assessment year, the Tax Increment Payments expected to be available in the calculation of the Annual Revenue Requirement Part 2 for the assessment year for which the calculation is being made allocable to the parcel. The Annual Part 2 Credit for a parcel in any assessment year shall not exceed the Annual Assessment Part 2 for the parcel in such assessment year. As mentioned previously, the estimated Tax Increment Payments for the 2019-2020 Assessment Year are equal to \$3,646,615.39 and \$4,651,615.39, respectively. As a result, the aggregate Annual Part 2 Credit is equal to \$8,298,230.78 ($\$3,646,615.39 + \$4,651,615.39 = \$8,298,230.78$). Table G on the following page shows the Annual Part 2 Credit for each parcel in the District.

Table G
Annual Part 2 Credit

Tax Identification Number	Tax Increment Payment – September 15, 2019	Tax Increment Payment – March 15, 2020	Aggregate Tax Increment Payment - 2019-2020 Assessment Year	Annual Part 2 Credit
004-4826	\$88,137	\$112,428	\$200,565	(\$200,565)
004-4827	\$227,510	\$290,211	\$517,721	(\$517,721)
004-4828	\$206,060	\$262,850	\$468,910	(\$468,910)
004-4829	\$300,115	\$382,826	\$682,940	(\$682,940)
004-4830	\$0	\$0	\$0	\$0
004-4832	\$103,370	\$131,858	\$235,228	(\$235,228)
004-4833	\$45,651	\$58,232	\$103,883	(\$103,883)
004-5323	\$12,124	\$15,465	\$27,589	(\$27,589)
004-5324	\$9,876	\$12,598	\$22,474	(\$22,474)
004-5380	\$26,963	\$34,394	\$61,357	(\$61,357)
004-5875	\$20,320	\$25,920	\$46,240	(\$46,240)
004-4837	\$19,083	\$24,342	\$43,425	(\$43,425)
004-5876	\$133,941	\$170,855	\$304,796	(\$304,796)
004-4840	\$12,827	\$16,362	\$29,189	(\$29,189)
004-4841	\$255,513	\$325,932	\$581,445	(\$581,445)
004-4842	\$143,006	\$182,418	\$325,424	(\$325,424)
004-4843	\$308,211	\$393,154	\$701,365	(\$701,365)
004-4844	\$8,719	\$11,121	\$19,840	(\$19,840)
004-4845	\$12,996	\$16,577	\$29,573	(\$29,573)
004-5851	\$6,658	\$8,492	\$15,150	(\$15,150)
004-4846	\$11,275	\$14,383	\$25,658	(\$25,658)
004-4847	\$12,847	\$16,388	\$29,235	(\$29,235)
004-4848	\$5,678	\$7,243	\$12,921	(\$12,921)
004-4849	\$28,885	\$36,845	\$65,730	(\$65,730)
004-4850	\$448,476	\$572,075	\$1,020,551	(\$1,020,551)
004-4851	\$265,407	\$338,552	\$603,959	(\$603,959)
004-4852	\$366,591	\$467,623	\$834,214	(\$834,214)
004-4853	\$397,429	\$506,959	\$904,388	(\$904,388)
004-5117	\$46,287	\$59,044	\$105,332	(\$105,332)
004-5118	\$13,886	\$17,713	\$31,600	(\$31,600)
004-5119	\$46,982	\$59,930	\$106,911	(\$106,911)
004-5120	\$47,445	\$60,520	\$107,965	(\$107,965)
004-5121	\$14,349	\$18,304	\$32,653	(\$32,653)
Total	\$3,646,615	\$4,651,615	\$8,298,231	(\$8,298,231)

Annual Payment

The Annual Payment is the portion of the Annual Assessment Parts 1 and 2 to be collected each assessment year calculated as provided for in the Method of Imposing and Collecting the Assessments.

Commencing with the Annual Payment to be collected in the 2010-2011 Assessment Year and for each following assessment year through the termination of the collection of the Assessments, the Administrator shall calculate, and the District shall confirm the Annual Payment for each parcel calculated each assessment year.

Annual Payment Part 1

The Annual Payment Part 1 for each parcel for which the Assessment Part 1 has not been prepaid shall be equal to the lesser of (i) the Annual Parcel Assessment Part 1 for such parcel for the assessment year, and (ii) the amount calculated by the following formula:

$$A = B \times (C \div D)$$

Where the terms have the following meaning:

- A = the Annual Payment Part 1 for a parcel;
- B = the Annual Parcel Assessment Part 1 for the parcel;
- C = the Annual Revenue Requirement Part 1 for the assessment year; and
- D = the Annual Parcel Assessment Part 1 for all parcels.

As previously mentioned, as of the date of this report, the additional \$45,000,000.00 Series 1 Bonds have not been issued. As a result, the calculation of the Annual Payment Part 1 has been excluded from this report.

Annual Payment Part 2

The Annual Payment Part 2 for each parcel be equal to the lesser of (but not less than zero) (i) the Annual Parcel Assessment Part 2 for such parcel for the assessment year, and (ii) the amount calculated by the following formula:

$$A = B \times (C \div D)$$

Where the terms have the following meaning:

- A = the Annual Payment Part 2 for a parcel;
- B = the Annual Revenue Requirement Part 2 for the assessment year for which the Annual Payment is being calculated;
- C = the Adjusted Annual Assessment Part 2 for the parcel; and
- D = the Adjusted Annual Assessment Part 2 for all parcels.

The Adjusted Annual Assessment Part 2 for a parcel shall equal the Annual Parcel Assessment Part 2 less the Annual Part 2 Credit. The Annual Payment Part 2 for each parcel is calculated as shown in Table H below. Please note the Adjusted Annual Assessment Part 2 rate, as shown in Table H, is equal to the Adjusted Annual Assessment Part 2 for the parcel divided by the Adjusted Annual Installment for all parcels in the District.

Table H
Annual Payment Part 2

Tax Identification Number	Annual Assessment Part 2 per Parcel	Annual Credit	Adjusted Annual Assessment Part 2	Annual Payment Part 2 per Parcel
004-4826	\$149,297	(\$200,565)	\$0	\$0
004-4827	\$331,788	(\$517,721)	\$0	\$0
004-4828	\$375,662	(\$468,910)	\$0	\$0
004-4829	\$522,756	(\$682,940)	\$0	\$0
004-4830	\$0	\$0	\$0	\$0
004-4832	\$183,382	(\$235,228)	\$0	\$0
004-4833	\$148,741	(\$103,883)	\$44,857	\$0
004-5323	\$10,280	(\$27,589)	\$0	\$0
004-5324	\$0	(\$22,474)	\$0	\$0
004-5380	\$55,772	(\$61,357)	\$0	\$0
004-5875	\$2,097,248	(\$46,240)	\$2,051,007	\$0
004-4837	\$1,560,452	(\$43,425)	\$1,517,027	\$0
004-5876	\$1,703,159	(\$304,796)	\$1,398,363	\$0
004-4840	\$1,310,780	(\$29,189)	\$1,281,591	\$0
004-4841	\$692,652	(\$581,445)	\$111,207	\$0
004-4842	\$372,970	(\$325,424)	\$47,547	\$0
004-4843	\$589,137	(\$701,365)	\$0	\$0
004-4844	\$22,372	(\$19,840)	\$2,532	\$0
004-4845	\$41,962	(\$29,573)	\$12,389	\$0
004-5851	\$64,971	(\$15,150)	\$49,821	\$0
004-4846	\$227,664	(\$25,658)	\$202,006	\$0
004-4847	\$527,495	(\$29,235)	\$498,260	\$0
004-4848	\$0	(\$12,921)	\$0	\$0
004-4849	\$0	(\$65,730)	\$0	\$0
004-4850	\$602,219	(\$1,020,551)	\$0	\$0
004-4851	\$354,041	(\$603,959)	\$0	\$0
004-4852	\$491,133	(\$834,214)	\$0	\$0
004-4853	\$697,276	(\$904,388)	\$0	\$0
004-5117	\$84,741	(\$105,332)	\$0	\$0
004-5118	\$17,533	(\$31,600)	\$0	\$0
004-5119	\$87,663	(\$106,911)	\$0	\$0
004-5120	\$103,735	(\$107,965)	\$0	\$0
004-5121	\$35,065	(\$32,653)	\$2,412	\$0
Total	\$13,461,945	(\$8,298,231)	\$7,219,021	\$0

As previously mentioned, the Annual Revenue Requirement for the 2019-2020 Assessment Year is zero. As a result, no Annual Payment Part 2 is to be collected from the taxable parcels comprising the District for Assessment Year 2019-2020.

SUMMARY

The updated Assessment Roll is attached hereto as Appendices A-1 and A-2. The Assessment Roll has been updated as described in this report. Appendix A-1 shows Assessments, including the principal portion, interest portion and administrative expense portion of the Assessment. Appendix A-2 shows the tax parcel number, the current assessment lien and principal portion, the Annual Assessment and the Annual Payment for each parcel in the District. Exhibit A, attached hereto, provides a breakdown of the Tax Increment Revenues and attributable Tax Increment Payment produced by each parcel.

**Harbor Point Improvement District
City of Stamford, Connecticut**

ASSESSMENT ROLL

Appendix A-1
Assessment Part 1

Assessment Year Beginning	Principal	Interest	Administrative Expense	Annual Assessment Part 1
2009	\$0	\$0	\$0	\$0
2010	\$0	\$0	\$0	\$0
2011	\$0	\$0	\$0	\$0
2012	\$0	\$0	\$0	\$0
2013	\$15,000	\$6,750,000	\$21,224	\$6,786,224
2014	\$65,000	\$6,747,750	\$21,649	\$6,834,399
2015	\$115,000	\$6,738,000	\$22,082	\$6,875,082
2016	\$170,000	\$6,720,750	\$22,523	\$6,913,273
2017	\$230,000	\$6,695,250	\$22,974	\$6,948,224
2018	\$300,000	\$6,660,750	\$23,433	\$6,984,183
2019	\$375,000	\$6,615,750	\$23,902	\$7,014,652
2020	\$460,000	\$6,559,500	\$24,380	\$7,043,880
2021	\$550,000	\$6,490,500	\$24,867	\$7,065,367
2022	\$655,000	\$6,408,000	\$25,365	\$7,088,365
2023	\$765,000	\$6,309,750	\$25,872	\$7,100,622
2024	\$885,000	\$6,195,000	\$26,390	\$7,106,390
2025	\$1,025,000	\$6,062,250	\$26,917	\$7,114,167
2026	\$1,175,000	\$5,908,500	\$27,456	\$7,110,956
2027	\$1,335,000	\$5,732,250	\$28,005	\$7,095,255
2028	\$1,520,000	\$5,532,000	\$28,565	\$7,080,565
2029	\$1,715,000	\$5,304,000	\$29,136	\$7,048,136
2030	\$1,935,000	\$5,046,750	\$29,719	\$7,011,469
2031	\$2,175,000	\$4,756,500	\$30,313	\$6,961,813
2032	\$2,440,000	\$4,430,250	\$30,920	\$6,901,170
2033	\$2,735,000	\$4,064,250	\$31,538	\$6,830,788
2034	\$3,055,000	\$3,654,000	\$32,169	\$6,741,169
2035	\$3,405,000	\$3,195,750	\$32,812	\$6,633,562
2036	\$3,795,000	\$2,685,000	\$33,468	\$6,513,468
2037	\$4,220,000	\$2,115,750	\$34,138	\$6,369,888
2038	\$4,685,000	\$1,482,750	\$34,820	\$6,202,570
2039	\$5,200,000	\$14,992,500	\$96,725	\$20,289,225
Total	\$45,000,000	\$153,853,500	\$811,362	\$199,664,862

**Harbor Point Improvement District
City of Stamford, Connecticut**

ASSESSMENT ROLL

Appendix A-1
Assessment Part 2

Assessment Year Beginning	Principal	Interest	Administrative Expense	Annual Assessment Part 2
2009	\$0	\$0	\$0	\$0
2010	\$0	\$0	\$0	\$0
2011	\$0	\$13,922,428	\$80,000	\$14,002,428
2012	\$460,000	\$12,019,363	\$81,600	\$12,560,963
2013	\$615,000	\$11,987,163	\$83,232	\$12,685,395
2014	\$785,000	\$11,944,113	\$84,897	\$12,814,009
2015	\$965,000	\$11,889,163	\$86,595	\$12,940,757
2016	\$1,160,000	\$11,821,613	\$88,326	\$13,069,939
2017	\$1,365,000	\$11,740,413	\$90,093	\$13,195,505
2018	\$1,595,000	\$11,644,863	\$91,895	\$13,331,757
2019	\$1,835,000	\$11,533,213	\$93,733	\$13,461,945
2020	\$2,095,000	\$11,404,763	\$95,607	\$13,595,370
2021	\$2,375,000	\$11,258,113	\$97,520	\$13,730,632
2022	\$2,680,000	\$11,091,863	\$99,470	\$13,871,332
2023	\$3,000,000	\$10,904,263	\$101,459	\$14,005,722
2024	\$3,370,000	\$10,668,013	\$103,489	\$14,141,501
2025	\$3,770,000	\$10,402,625	\$105,558	\$14,278,183
2026	\$4,205,000	\$10,105,738	\$107,669	\$14,418,407
2027	\$4,670,000	\$9,774,594	\$109,823	\$14,554,417
2028	\$5,175,000	\$9,406,831	\$112,019	\$14,693,851
2029	\$5,725,000	\$8,999,300	\$114,260	\$14,838,560
2030	\$6,315,000	\$8,548,456	\$116,545	\$14,980,001
2031	\$6,950,000	\$8,051,150	\$118,876	\$15,120,026
2032	\$7,635,000	\$7,503,838	\$121,253	\$15,260,091
2033	\$8,380,000	\$6,902,581	\$123,678	\$15,406,260
2034	\$9,180,000	\$6,242,656	\$126,152	\$15,548,808
2035	\$10,045,000	\$5,519,731	\$128,675	\$15,693,406
2036	\$10,980,000	\$4,728,688	\$131,248	\$15,839,936
2037	\$11,985,000	\$3,864,013	\$133,873	\$15,982,886
2038	\$13,075,000	\$2,920,194	\$136,551	\$16,131,745
2039	\$14,610,000	\$1,534,875	\$139,282	\$16,284,157
Total	\$145,000,000	\$268,334,609	\$3,103,379	\$416,437,988

Harbor Point Infrastructure Improvement District
City of Stamford, Connecticut

ASSESSMENT ROLL

Appendix A-2
Assessment Part 1

Tax Map Number	Tax Parcel	Equivalent Units	Total Assessment Part 1	Principal Portion of Assessment Part 1	Annual Parcel Assessments 2019-2020 Assessment Year		
					Annual Assessment Part 1 per Parcel	Annual Credit Part 1	Annual Payment Part 1 per Parcel
004-4826	Y1	35	\$2,225,176	\$501,505	\$0	\$0	\$0
004-4827	Y2	77	\$4,945,078	\$1,114,510	\$0	\$0	\$0
004-4828	Y3	87	\$5,598,987	\$1,261,887	\$0	\$0	\$0
004-4829	Y4/Y5	121	\$6,814,926	\$1,535,932	\$0	\$0	\$0
004-4830	Y6	0	\$0	\$0	\$0	\$0	\$0
004-4832	Y7	42	\$2,733,179	\$615,997	\$0	\$0	\$0
004-4833	Y8	34	\$2,216,879	\$499,635	\$0	\$0	\$0
004-5323	Y9	2	\$153,214	\$34,531	\$0	\$0	\$0
004-5324	Y10	0	\$0	\$0	\$0	\$0	\$0
004-5380	Y11	13	\$831,247	\$187,344	\$0	\$0	\$0
004-5875	P1 & P2	485	\$31,258,068	\$7,044,870	\$0	\$0	\$0
004-4837	P3	361	\$23,257,491	\$5,241,719	\$0	\$0	\$0
004-5876	P4 & P5	394	\$25,384,440	\$5,721,086	\$0	\$0	\$0
004-4840	P6	303	\$19,536,292	\$4,403,044	\$0	\$0	\$0
004-4841	S1	160	\$10,323,519	\$2,326,691	\$0	\$0	\$0
004-4842	S2	86	\$5,558,869	\$1,252,845	\$0	\$0	\$0
004-4843	S3	93	\$8,780,688	\$1,978,971	\$0	\$0	\$0
004-4844	S4	5	\$333,443	\$75,151	\$0	\$0	\$0
004-4845	S5	10	\$625,416	\$140,955	\$0	\$0	\$0
004-5851	S6	10	\$968,354	\$218,245	\$0	\$0	\$0
004-4846	C1	53	\$3,393,177	\$764,746	\$0	\$0	\$0
004-4847	C2	122	\$7,861,958	\$1,771,910	\$0	\$0	\$0
004-4848	C3	0	\$0	\$0	\$0	\$0	\$0
004-4849	C4	0	\$0	\$0	\$0	\$0	\$0
004-4850	C5	139	\$8,975,674	\$2,022,916	\$0	\$0	\$0
004-4851	C6	82	\$5,276,749	\$1,189,261	\$0	\$0	\$0
004-4852	C7	114	\$7,320,003	\$1,649,765	\$0	\$0	\$0
004-4853	C8	161	\$10,392,438	\$2,342,223	\$0	\$0	\$0
004-5117	Y6-1	20	\$1,263,007	\$284,654	\$0	\$0	\$0
004-5118	Y6-2	4	\$261,312	\$58,894	\$0	\$0	\$0
004-5119	Y6-3	20	\$1,306,559	\$294,469	\$0	\$0	\$0
004-5120	Y6-4	24	\$1,546,095	\$348,455	\$0	\$0	\$0
004-5121	Y6-5	8	\$522,624	\$117,788	\$0	\$0	\$0
Total		3,064	\$199,664,862	\$45,000,000	\$0	\$0	\$0

Harbor Point Infrastructure Improvement District
City of Stamford, Connecticut

ASSESSMENT ROLL

Appendix A-2
Assessment Part 2

Tax Map Number	Tax Parcel	Equivalent Units	Total Assessment Part 2	Principal Portion of Assessment Part 2	Annual Parcel Assessments 2019-2020 Assessment Year			
					Annual Assessment Part 2 per Parcel	Annual Credit	Adjusted Annual Assessment Part 2	Annual Payment Part 2 per Parcel
004-4826	Y1	35	\$4,105,725	\$1,548,763	\$149,297	(\$200,565)	\$0	\$0
004-4827	Y2	77	\$9,124,282	\$3,441,865	\$331,788	(\$517,721)	\$0	\$0
004-4828	Y3	87	\$10,330,824	\$3,896,998	\$375,662	(\$468,910)	\$0	\$0
004-4829	Y4/Y5	121	\$14,375,965	\$5,422,907	\$522,756	(\$682,940)	\$0	\$0
004-4830	Y6	0	\$0	\$0	\$0	\$0	\$0	\$0
004-4832	Y7	42	\$5,043,053	\$1,902,342	\$183,382	(\$235,228)	\$0	\$0
004-4833	Y-8	34	\$4,090,416	\$1,542,988	\$148,741	(\$103,883)	\$44,857	\$0
004-5323	Y-9	2	\$282,699	\$106,640	\$10,280	(\$27,589)	\$0	\$0
004-5324	Y10	0	\$0	\$0	\$0	(\$22,474)	\$0	\$0
004-5380	Y11	13	\$1,533,753	\$578,563	\$55,772	(\$61,357)	\$0	\$0
004-5875	P1&P2	485	\$57,675,008	\$21,756,189	\$2,097,248	(\$46,240)	\$2,051,007	\$0
004-4837	P3	361	\$42,912,952	\$16,187,640	\$1,560,452	(\$43,425)	\$1,517,027	\$0
004-5876	P4&P5	394	\$46,837,436	\$17,668,036	\$1,703,159	(\$304,796)	\$1,398,363	\$0
004-4840	P6	303	\$36,046,880	\$13,597,618	\$1,310,780	(\$29,189)	\$1,281,591	\$0
004-4841	S1	160	\$19,048,172	\$7,185,359	\$692,652	(\$581,445)	\$111,207	\$0
004-4842	S2	86	\$10,256,802	\$3,869,075	\$372,970	(\$325,424)	\$47,547	\$0
004-4843	S3	93	\$16,201,458	\$6,111,520	\$589,137	(\$701,365)	\$0	\$0
004-4844	S4	5	\$615,244	\$232,083	\$22,372	(\$19,840)	\$2,532	\$0
004-4845	S5	10	\$1,153,971	\$435,301	\$41,962	(\$29,573)	\$12,389	\$0
004-5851	S6	10	\$1,786,733	\$673,992	\$64,971	(\$15,150)	\$49,821	\$0
004-4846	C1	53	\$6,260,831	\$2,361,713	\$227,664	(\$25,658)	\$202,006	\$0
004-4847	C2	122	\$14,506,286	\$5,472,067	\$527,495	(\$29,235)	\$498,260	\$0
004-4848	C3	0	\$0	\$0	\$0	(\$12,921)	\$0	\$0
004-4849	C4	0	\$0	\$0	\$0	(\$65,730)	\$0	\$0
004-4850	C5	139	\$16,561,230	\$6,247,233	\$602,219	(\$1,020,551)	\$0	\$0
004-4851	C6	82	\$9,736,256	\$3,672,714	\$354,041	(\$603,959)	\$0	\$0
004-4852	C7	114	\$13,506,312	\$5,094,856	\$491,133	(\$834,214)	\$0	\$0
004-4853	C8	161	\$19,175,335	\$7,233,327	\$697,276	(\$904,388)	\$0	\$0
004-5117	Y6-1	20	\$2,330,405	\$879,076	\$84,741	(\$105,332)	\$0	\$0
004-5118	Y6-2	4	\$482,153	\$181,878	\$17,533	(\$31,600)	\$0	\$0
004-5119	Y6-3	20	\$2,410,764	\$909,389	\$87,663	(\$106,911)	\$0	\$0
004-5120	Y6-4	24	\$2,852,737	\$1,076,111	\$103,735	(\$107,965)	\$0	\$0
004-5121	Y6-5	8	\$964,306	\$363,756	\$35,065	(\$32,653)	\$2,412	\$0
Total		3,064	\$370,207,988	\$139,650,000	\$13,461,945	(\$8,298,231)	\$7,219,021	\$0

Harbor Point Infrastructure Improvement District
City of Stamford, Connecticut

Exhibit A
Debt Service Requirement Coverage Ratio

Tax Identification Number	Tax Parcel Number	Debt Service Requirement ¹	Tax Increment Revenues		Debt Service Requirement Coverage	Tax Increment Payment ²		Debt Service Requirement Coverage
			Per Parcel Amount			Per Parcel Amount		
004-4826	Y1	\$92,030		\$256,544	279%	\$200,565		218%
004-4827	Y2	\$204,521		\$662,221	324%	\$517,721		253%
004-4828	Y3	\$231,566		\$599,786	259%	\$468,910		202%
004-4829	Y4/Y5	\$322,238		\$873,554	271%	\$682,940		212%
004-4830	Y6	\$0		\$0	N/A	\$0		N/A
004-4832	Y7	\$113,040		\$300,882	266%	\$235,228		208%
004-4833	Y-8	\$91,687		\$132,878	145%	\$103,883		113%
004-5323	Y-9	\$6,337		\$35,290	557%	\$27,589		435%
004-5324	Y10	\$0		\$28,747	N/A	\$22,474		N/A
004-5380	Y11	\$34,379		\$78,482	228%	\$61,357		178%
004-5875	P1&P2	\$1,292,788		\$59,146	5%	\$46,240		4%
004-4837	P3	\$961,896		\$55,545	6%	\$43,425		5%
004-5876	P4&P5	\$1,049,864		\$389,866	37%	\$304,796		29%
004-4840	P6	\$807,993		\$37,335	5%	\$29,189		4%
004-4841	S1	\$426,966		\$743,730	174%	\$581,445		136%
004-4842	S2	\$229,907		\$416,252	181%	\$325,424		142%
004-4843	S3	\$363,156		\$897,121	247%	\$701,365		193%
004-4844	S4	\$13,791		\$25,377	184%	\$19,840		144%
004-4845	S5	\$25,866		\$37,827	146%	\$29,573		114%
004-5851	S6	\$40,050		\$19,379	48%	\$15,150		38%
004-4846	C1	\$140,337		\$32,819	23%	\$25,658		18%
004-4847	C2	\$325,159		\$37,394	12%	\$29,235		9%
004-4848	C3	\$0		\$16,528	N/A	\$12,921		N/A
004-4849	C4	\$0		\$84,075	N/A	\$65,730		N/A
004-4850	C5	\$371,221		\$1,305,394	352%	\$1,020,551		275%
004-4851	C6	\$218,239		\$772,528	354%	\$603,959		277%
004-4852	C7	\$302,745		\$1,067,049	352%	\$834,214		276%
004-4853	C8	\$429,816		\$1,156,809	269%	\$904,388		210%
004-5117	Y6-1	\$52,236		\$134,730	258%	\$105,332		202%
004-5118	Y6-2	\$10,807		\$40,419	374%	\$31,600		292%
004-5119	Y6-3	\$54,037		\$136,751	253%	\$106,911		198%
004-5120	Y6-4	\$63,944		\$138,099	216%	\$107,965		169%
004-5121	Y6-5	\$21,615		\$41,766	193%	\$32,653		151%
Total		\$8,298,231		\$10,614,325	128%	\$8,298,231		100%

¹ Each parcel's attributable portion of the Debt Service Requirement is allocated based on its portion of the aggregate annual assessment part 2 per parcel.

² Pursuant to the Second Amendment to the Interlocal Agreement, which was executed on March 8, 2018, Tax Increment Payments shall mean, for each six-month period ending February 28 (or 29) and August 31, the amount, if any, equal to the lesser of (a) fifty percent (50%) of Tax Increment Revenues collected during such period and (b) the Debt Service Requirements for the succeeding six-month period.