Centerline TIF Redevelopment Project Plan

COST BENEFIT ANALYSIS – from the TIF application

1. Tax shifts resulting from the approval of the use of funds pursuant to section 18-2147 (of the Community Development Law):

No tax shifts are anticipated as a result of this project.

2. Public infrastructure and community public service needs impacts and local tax impacts arising from projects receiving incentives:

This project will not create any community public service needs and TIF will be used to cover the cost of necessary public improvements.

3. Impacts on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project:

The Centerline will directly create approximately 220 construction jobs and up to 4 permanent property management/maintenance positions.

4. Impacts on employers and employees within the city or village and the immediate area that are located outside of the boundaries of the area of the redevelopment project:

Employers and employees of firms located near the proposed project will benefit from the new housing options provided by The Centerline. There are currently hundreds of new jobs relocating to and being created within this area of Omaha and these employees will soon find a shortage of new housing options located conveniently to their workplaces. Furthermore, the large concentration of retailers and entertainment providers located in the immediate area will benefit from the addition of approximately 225 professionals with higher than average disposable income levels.

5. Any other impacts determined by the authority to be relevant to the consideration of costs and benefits arising from the redevelopment project:

No further significant impacts to the City or immediate area are anticipated.