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 should result from approval of this TIF.

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

   The project includes payment for public infrastructure. There are no additional community public service needs anticipated.

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

   The project will support two jobs at completion and 65 jobs during the construction phase. The project will create confidence in the area to spur other development projects in this Community Redevelopment Area.

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

   The applicant believes that this development will bring additional consumers to the area to allow for increased retail development. This increase in retail development will increase employment in the Community Redevelopment Area.

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

   This property has never been developed. The property has had a minimal valuation of $50,500.00 or $0.25 per square acre. This is a significant reduction to other market prices across the City of Omaha. The project will add needed housing option to the north-central area of Omaha.