Atlas (Allas) 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):**

   The current level of taxes will continue to flow to taxing entities and only added value revenues resulting from the improvements will be applied to the cost of improvements.

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

   No public infrastructure of community public service needs will arise from this project. The site is adequately served with streets and other utilities and the area is served with public transportation.

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

   This tax incentive will be held to make this redevelopment project financially feasible for the owner and restore the southwest corner of 16th and Binney, considering the limited economic viability of the site and the costs of substantial rehabilitation.

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

   This Project will stimulate economic activity and jobs which have an indirect benefit on Nebraska employers and employees not receiving direct incentives or benefits.

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

   The rehabilitation is in an area that has new home infill within a half-mile. Shannon Heights development is located on 17th and Locust, and newly constructed homes have been constructed around Shannon Heights between 16th and 19th streets. 16th Street is part of the City’s Master Plan and developing the area at an around 16th and Locust streets would encourage developers to consider investing in this area.