Center Aloft and Baxter Arena 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):**

   There are no anticipated tax shifts resulting from this project.

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

   The Project will provide new public infrastructure such as parking, sidewalks, lighting and landscaping immediately adjacent to the site. The Project will also benefit public service needs by providing employment opportunities in the Aksarben Village neighborhood. Over the long term, it will provide additional local property and sales tax revenues.

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

   During development and construction, TIF incentives will create opportunities for the employers and employees involved in this Project benefitting development, financing, design, construction and property management industries. Upon completion, TIF incentives will potentially support the creation of 35 new FTE employment opportunities.

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. Employees of this property will spend wages at area retailers as well as other service related entities. This will benefit the employers, in the form of increased revenue and will increase the demand for employees, which will result in higher wages and/or more positions.

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

   This Project will be a catalyst for the development of underutilized areas south of Center and, particularly, east of the Property.