Grace University 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 site is currently not producing any revenue for the City due to the not-for-profit structure of Grace University. This project will allow the City to begin to collect revenue from the property in the base year which was not being collected previously.

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

   There will not be any public infrastructure required for this project.

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

   There will be no negative impact on employers or employees in the area. This will create new housing for employees in the area and bring new residents to the neighborhood for employers and businesses.

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

   This will not impact the employers or employees of the surrounding area.

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

   The project will create many construction jobs and at least 5 new full-time property management jobs.