Hinky Dinky #3 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:

The use of TIF will not result in tax shifts. 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. Impact on employers and employees of firms locating or expanding within the
 boundaries of the area of the redevelopment project:

This tax incentive will help to make this redevelopment project financially feasible for the
owner and restore one of the few historic structures in Benson, considering the limited
economic viability if the structure and the costs of substantial rehabilitation.

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:

The rehabilitation is in an area that has a very dense and diverse urban population. With
the traffic counts of NW Radial Highway, the project should spur development of the older
buildings.

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

The site is not being utilized to its fullest and best economic potential, and the considerable
wear on this aging building needs to be addressed.