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 use of Tax Increment Financing for this project will not result in the loss of tax revenue for Omaha. The current level of taxes will continue to flow to the current taxing entities and only the increased value of tax revenues resulting from the improvements will be applied to the eligible cost.

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

No community/public service needs will be generated as a result of this project. The proposed TIF will be used to offset site acquisition, site development, and public improvement costs, which are all TIF eligible expenses.

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

This development will impact other businesses in the area as it will increase traffic to neighboring commercial enterprises. Additionally, the development will result in new employment opportunities for individuals in the service industry.

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

This project will be a great addition to burgeoning Downtown Elkhorn.