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 will not result in tax shifts. The current level of taxes will continue to flow to the current taxing entities and only the increased value of revenues resulting from the improvements will be applied to the cost of the improvement.

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 the Project. The proposed TIF will be used to help offset public infrastructure improvement cost.

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

   The development will positively impact the neighborhood by providing hospitality services and will help spur future developments and improvements within the Old Market area.

4. **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:**

   The development will positively impact other businesses in the immediate area outside of the boundaries of the Old Market because the addition of quality hospitality services will be an asset for the surrounding businesses in the immediate area inside and outside of the boundaries of the redevelopment area.

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

   The revitalization will provide long-term benefits resulting from the elimination of the substandard and blight condition and the increase in tax base resulting from the development are other valid justifications to aid the project. Based on our studies, we project a nine-figure economic impact over the next twenty years to Douglas County.

   There will be a total of 24 jobs created; 12 permanent full-time jobs and 12 part-time. Estimated construction jobs created because of this project: 50-60.