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 Scott Tent & Awning Company Building Project will create an entirely new tax base with no resulting tax shifts.

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

   The Scott Tent & Awning Company Building Project will provide new public infrastructure, including landscaping, public sidewalks, utilities and on-street parking. It will benefit public service needs by providing housing and employment opportunities in the Downtown and expanding Old Market District that will be accessible to mass transit providers along the Farnam and Harney Street corridors.

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

   Tax Increment Financing incentives will create additional opportunities for the employers and employees involved in The Scott Tent & Awning Company Building Project. Areas of benefit include development, lending, design, construction and management industries. During construction, the project will support the creation of an estimated 60 construction jobs. Upon completion, Tax Increment Financing incentives will support the creation of 7 FTE employment opportunities.

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 Scott Tent & Awning Company Building Project will stimulate economic activity through the creation of jobs, which will have an indirect benefit on Nebraska employers and employees not receiving direct incentives or benefits. For example, construction workers and material suppliers will likely support restaurant, retail and entertainment venues in the vicinity of the project site during the construction period. Following construction, The Scott Tent & Awning Company Building Project residents, employees and participants will have a similar but longer term effect.

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

   The Scott Tent & Awning Company Building Project will help to further develop the expanding Old Market neighborhood and be a catalyst for the development of underutilized areas south of Howard Street between 14th and 16th Streets.

   The Scott Tent & Awning Company Building Project will create a new business venture, Howard Street Landmark, LLC that will provide 16 new market rate residential units and
18 secured parking stalls. In addition, the project will create 7 FTE positions. The total annual payroll and benefits impact is estimated to be $385,000.00.