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 Tax Increment Finance request only involves the increase in taxes resulting from the improvements to the building. Previous tax revenues totaling $10,718.62 will continue to be paid as they have in the past.

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

   No infrastructure or community public service needs will be generated resulting from the project. The development will provide new retail and office opportunities in an area of high demand.

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

   The development will not significantly impact other businesses in the area. The success of this development will provide more employees in the area and will become a contributing structure to the corner of 14th & Howard area which will be a positive to the surrounding business community. Office employees will patronize nearby establishments and increase sales for such businesses.

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

   The development will not significantly impact other businesses in the area. The success of this development will provide more employees in the area and will become a contributing structure to the corner of 14th & Howard which will be a positive to the surrounding business community. Office employees will patronize area businesses and generate sales and income taxes to state and local governments. New retail and restaurant Tenants will also be added to the neighborhood and generate income taxes to state and local governments.

5. Impacts on student populations and school districts within the project area:

   The development will not significantly impact the student populations of school districts within the city. The majority of office employees for this development will consist of young professionals and empty nesters seeking an urban lifestyle in close proximity to jobs, dining, entertainment and civic opportunities.

6. Any other impacts determined by the authority to be relevant to the consideration of costs and benefits arising from the development project:
The elimination of the substandard and blight conditions to the property will further enhance the area. An increase in office employees to the area will increase the strength of area retail options and other service related businesses.