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):**

   Currently, the Units (in the aggregate) are taxed at a value of $264,400.00 for tax income of $5,713.24 annually. After redevelopment, the Property will be valued at approximately $3,672,600.00 with estimated annual taxes of approximately $82,000.00.

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

   The project will provide improved or replaced public infrastructure such as parking, sidewalks, lighting and landscaping immediately adjacent to the site. The project will also benefit public service needs by providing employment opportunities in the neighborhood. Over the long term, it will provide additional local tax revenues through real estate taxes and personal property taxes.

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

   During development and construction, TIF incentives will create opportunities for the employers and employees involved in this project benefitting development, financing, design, construction and property management industries.

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

   The project will stimulate economic activity and jobs which will have an indirect benefit on Nebraska employers and employees not receiving direct incentives or benefits. Owners of each unit will spend wages at area retailers as well as other service related entities. This will benefit the employers, in the form of increased revenue and will increase the demand for employees, which will result in higher wages and/or more positions.

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

   This project will help retain services in this neighborhood and further urban revitalization valued by the City.