1. **Tax Shifts resulting from the approval of the use of funds pursuant to section 18-2147 (of the Community Development Law):**

There are no anticipated tax shifts associated with the Project because, but for TIF, the Project would not occur and, thus, this site would not generate additional tax revenues for taxing entities.

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

The Project will include minimal sidewalk improvements associated with the main-level patio. The Project will benefit public service needs by providing employment opportunities during construction and upon operation of the mixed-use building. The Project will generate additional sales tax and food and beverage tax on food and beverage services. Over the long term, the Project will also provide additional local property tax due to the increased value of the Building. Subsequent to completion of the public and private improvements associated with the Project, Pilar anticipates that the existing public infrastructure will adequately service and support the proposed uses for the Building.

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

The Project will generate approximately 20 construction jobs. Development of the Project will also create local opportunities with respect to financing, design, and legal services. Once operational, Pilar anticipates that approximately 17 employees will work at the bar/restaurant and the event space. See Section B below for analysis of employment opportunities from the Project. Additionally, it can be anticipated that Pilar's patrons will enjoy other services in the Benson area, including entertainment, restaurants, and bars.

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 Project:**

The Project will stimulate economic activity and jobs that will have an indirect benefit on employers and employees not receiving direct incentives or benefits from the Project. Pilar anticipates that its patrons will also take advantage of the various commercial, restaurant, bar, entertainment and retail establishments located in the Benson area. This will benefit 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. **Impacts on Student Populations and School Districts within the Project area:**

The Project will not impact the student populations and school districts in the area.

6. **Any other impacts determined by the authority to be relevant to the consideration of costs and benefits arising from the development Project:**
The current use is not the best and highest use of the Building. The Building is vacant while occupying a prime location in the Benson area. The site is underutilized given its location.