Saddle Creek at Davenport TIF Redevelopment Project Plan

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):**

   There are no anticipated tax shifts resulting from this project.

2. **Public infrastructure and community public service needs impacts and local tax impacts arising from projects 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 property and sales tax revenues.

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

   During redevelopment and construction, TIF incentives will create opportunities for the employers and employees involved in this project benefitting redevelopment, financing, design, construction and property management industries. Upon completion, TIF incentives will potentially support the creation of 30 new FTE employment opportunities.

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:**

   This Project will stimulate economic activity and jobs which have an indirect benefit on Nebraska employers or employees nor receiving direct incentives or benefits. Employees of the Property will spend wages at area retailers and restaurants, as well as other services 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. **Impacts on student populations and school districts within the project area:**

   This Project should not have a significant impact on the school districts within the city. It is replacing deteriorated and vacant housing with new single family townhouses but will not materially increase the population 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:**

   This Project will be a catalyst for the redevelopment and underutilized areas along Saddle Creek Road.