

City of Kearney
Community Redevelopment Authority
Cost-Benefit Analysis
Bendwager, LLC
Redevelopment Area No. 9
(Required by State Statute 18-2113(2))

(A) Tax shifts resulting from the approval of the use of funds pursuant to section 18-2147:

The ad valorem real property taxes (“taxes”) generated by the current value of the Project Site will continue to be allocated between taxing jurisdictions pursuant to standard statutory requirements. Additional, or incremental taxes generated from new real property value created from this Redevelopment Project (“Project”) is estimated at \$11,113 per year assuming no annual increase in valuation. This would produce approximately \$166,695 of taxes over a fifteen year period. Ninety percent of the additional taxes, not to exceed the eligible estimated project costs of \$319,066, will be rebated to the Redeveloper for eligible Project costs. The remaining ten percent of the additional taxes will be returned to the Buffalo County Treasurer for further distribution to affected taxing jurisdictions. An estimated ninety percent rebate to the Redeveloper will be \$10,002 per year assuming no annual increase in valuation or changes in property tax levies. This will produce a total rebate of approximately \$150,026. These taxes will be intercepted for fifteen years from their normal distribution to the affected taxing jurisdictions which includes Kearney School District #7 (\$100,980), Buffalo County (\$24,745), City of Kearney (\$11,369), Central Community College (\$7,942), Central Platte NRD (\$2,132), ESU #10 (\$1,170), Ag Society (\$1,242), and the City of Kearney Community Redevelopment Authority (\$445). Attachment A provides details of the estimated tax shift.

The estimated public investment of \$150,026 in TIF funds will leverage approximately \$1,354,470 in private sector financing, resulting in a private investment of more than \$9.02 for every City TIF dollar spent.

Since the incremental taxes would not exist without the use of TIF to support the Project, the true tax shift of the Project is a positive shift in taxes after fifteen years. Additionally, because of the need for significant additional public infrastructure to develop the vacant lot, it is not anticipated that there will be any valuation increase on the Project Site without approval of a redevelopment project utilizing TIF. Accordingly, any valuation increase is deemed to be a benefit to the City, even considering the fifteen-year period.

(B) Public infrastructure and community public service needs impacts and local tax impacts arising from the approval of the redevelopment project:

a. Public infrastructure improvements and impacts:

There are no anticipated negative public infrastructure impacts from the Project. The Project will not require the extension and relocation of the public utilities to serve the Project Site and the project should not create a burden on public resources.

b. Local Tax impacts (in addition to impacts of Tax Shifts described above):

The CRA and Redeveloper anticipate that the Project will provide additional sales tax revenues to the City. Overall, the Project should have a positive impact on local taxes.

(C) Impacts on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project:

Currently, there are no employers or employees within the Project Site. As such, the CRA expects that the public and private improvements associated with the Project will attract businesses and employees to the area.

Construction of the Project will require a number of construction employees and managers. Redeveloper intends to use as many local construction trades as possible during construction. Those contractors that come from outside the City will use other hotels, apartments, restaurants, gas stations and other services and facilities in the City during the construction time frame.

The Project will bring an estimated total of seven existing jobs to the Project Site. Most of the individuals that will fill these jobs already live in or around the City. In light of the above, Redeveloper and the CRA anticipate that the Project will have a positive impact on employers and employees of firms locating or expanding within the boundaries of the Project Site.

(D) Impacts on other employers and employees within the city and the immediate area that are located outside of the boundaries of the area of the redevelopment project:

The CRA and Redeveloper anticipate that the Project will have a positive impact on the other employers and employees within the City or surrounding area. With respect to employees, the Project is expected to result in the transfer of seven existing jobs and should not cause any job decreases in the surrounding area.

(E) Impacts on student populations of school districts within the City:

The Project will not impact student populations of school districts within the City.

(F) Any other impacts determined by the authority to be relevant to the consideration of costs and benefits arising from the redevelopment project:

Redeveloper and the CRA anticipate the following relevant impacts on the City:

- The Project will occupy and develop land that is vacant, has been determined to be blighted and substandard, and has limited assessed tax value in its current state.
- The Project should help promote the development of future projects around the Project Site and along 1st Street.

(G) Cost Benefit Analysis Conclusion:

Based upon the findings presented in this cost-benefit analysis, the benefits outweigh the costs of the proposed Project.

City of Kearney
Community Redevelopment Authority
Annual Estimated Assessed Valuation and Real Estate Tax Capture
Bendwager, LLC (Heartland Motor Sports)
Redevelopment Area No 9
Parcel 608001030

Assessed value/taxes - base value year (actual)

Year	Assessed Value (Base)	Base Value	Kearney Public School	Buffalo County	City of Kearney	Central Community College	Central Platte NRD	ESU 10	Ag Society	CRA	Base Value Taxes
			1.220002	0.298962	0.13736	0.095956	0.025761	0.014138	0.015001	0.005379	1.812559
1	116,550	116,550	1,422	348	160	112	30	16	17	6	2,113
2	116,550	116,550	1,422	348	160	112	30	16	17	6	2,113
3	116,550	116,550	1,422	348	160	112	30	16	17	6	2,113
4	116,550	116,550	1,422	348	160	112	30	16	17	6	2,113
5	116,550	116,550	1,422	348	160	112	30	16	17	6	2,113
6	116,550	116,550	1,422	348	160	112	30	16	17	6	2,113
7	116,550	116,550	1,422	348	160	112	30	16	17	6	2,113
8	116,550	116,550	1,422	348	160	112	30	16	17	6	2,113
9	116,550	116,550	1,422	348	160	112	30	16	17	6	2,113
10	116,550	116,550	1,422	348	160	112	30	16	17	6	2,113
11	116,550	116,550	1,422	348	160	112	30	16	17	6	2,113
12	116,550	116,550	1,422	348	160	112	30	16	17	6	2,113
13	116,550	116,550	1,422	348	160	112	30	16	17	6	2,113
14	116,550	116,550	1,422	348	160	112	30	16	17	6	2,113
15	116,550	116,550	1,422	348	160	112	30	16	17	6	2,113
Total property taxes - base value year			21,329	5,227	2,401	1,678	450	247	262	94	31,688

Assessed value/taxes - base value year plus increment (estimated)

Year	Assessed Value (with increment)	Increment Value	Kearney Public School	Buffalo County	City of Kearney	Central Community College	Central Platte NRD	ESU 10	Ag Society	CRA	Increment Value Taxes
TIF percent abated		100%	1.220002	0.298962	0.13736	0.095956	0.025761	0.014138	0.015001	0.005379	1.812559
Annual valuation Increase		0.00%									
1	729,665	613,115	7,480	1,833	842	588	158	87	92	33	11,113
2	729,665	613,115	7,480	1,833	842	588	158	87	92	33	11,113
3	729,665	613,115	7,480	1,833	842	588	158	87	92	33	11,113
4	729,665	613,115	7,480	1,833	842	588	158	87	92	33	11,113
5	729,665	613,115	7,480	1,833	842	588	158	87	92	33	11,113
6	729,665	613,115	7,480	1,833	842	588	158	87	92	33	11,113
7	729,665	613,115	7,480	1,833	842	588	158	87	92	33	11,113
8	729,665	613,115	7,480	1,833	842	588	158	87	92	33	11,113
9	729,665	613,115	7,480	1,833	842	588	158	87	92	33	11,113
10	729,665	613,115	7,480	1,833	842	588	158	87	92	33	11,113
11	729,665	613,115	7,480	1,833	842	588	158	87	92	33	11,113
12	729,665	613,115	7,480	1,833	842	588	158	87	92	33	11,113
13	729,665	613,115	7,480	1,833	842	588	158	87	92	33	11,113
14	729,665	613,115	7,480	1,833	842	588	158	87	92	33	11,113
15	729,665	613,115	7,480	1,833	842	588	158	87	92	33	11,113
Total property taxes - base & improvements			112,200	27,495	12,633	8,825	2,369	1,300	1,380	495	166,696

Assessed value/taxes - base value year plus increment (estimated)

Year	Assessed Value (with increment)	Increment Value	Kearney Public School	Buffalo County	City of Kearney	Central Community College	Central Platte NRD	ESU 10	Ag Society	CRA	Increment Value Taxes
TIF percent abated		90.00%	1.220002	0.298962	0.13736	0.095956	0.025761	0.014138	0.015001	0.005379	1.812559
Annual valuation Increase		0.00%									
1	729,665	551,804	6,732	1,650	758	529	142	78	83	30	10,002
2	729,665	551,804	6,732	1,650	758	529	142	78	83	30	10,002
3	729,665	551,804	6,732	1,650	758	529	142	78	83	30	10,002
4	729,665	551,804	6,732	1,650	758	529	142	78	83	30	10,002
5	729,665	551,804	6,732	1,650	758	529	142	78	83	30	10,002
6	729,665	551,804	6,732	1,650	758	529	142	78	83	30	10,002
7	729,665	551,804	6,732	1,650	758	529	142	78	83	30	10,002
8	729,665	551,804	6,732	1,650	758	529	142	78	83	30	10,002
9	729,665	551,804	6,732	1,650	758	529	142	78	83	30	10,002
10	729,665	551,804	6,732	1,650	758	529	142	78	83	30	10,002
11	729,665	551,804	6,732	1,650	758	529	142	78	83	30	10,002
12	729,665	551,804	6,732	1,650	758	529	142	78	83	30	10,002
13	729,665	551,804	6,732	1,650	758	529	142	78	83	30	10,002
14	729,665	551,804	6,732	1,650	758	529	142	78	83	30	10,002
15	729,665	551,804	6,732	1,650	758	529	142	78	83	30	10,002
Total property taxes - base & improvements			100,980	24,745	11,369	7,942	2,132	1,170	1,242	445	150,026