

**City of Kearney
Community Redevelopment Authority
Annual Estimated Assessed Valuation and Real Estate Tax Capture
PEANUT BUTTER & JELLY, LLC III
Redevelopment Area No 2
Parcel 580092030**

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
			1.195309	0.33681	0.14887	0.091824	0.022196	0.014876	0.017385	0.004975	1.832245
1	117,500	117,500	1,404	396	175	108	26	17	20	6	2,153
2	117,500	117,500	1,404	396	175	108	26	17	20	6	2,153
3	117,500	117,500	1,404	396	175	108	26	17	20	6	2,153
4	117,500	117,500	1,404	396	175	108	26	17	20	6	2,153
5	117,500	117,500	1,404	396	175	108	26	17	20	6	2,153
6	117,500	117,500	1,404	396	175	108	26	17	20	6	2,153
7	117,500	117,500	1,404	396	175	108	26	17	20	6	2,153
8	117,500	117,500	1,404	396	175	108	26	17	20	6	2,153
9	117,500	117,500	1,404	396	175	108	26	17	20	6	2,153
10	117,500	117,500	1,404	396	175	108	26	17	20	6	2,153
11	117,500	117,500	1,404	396	175	108	26	17	20	6	2,153
12	117,500	117,500	1,404	396	175	108	26	17	20	6	2,153
13	117,500	117,500	1,404	396	175	108	26	17	20	6	2,153
14	117,500	117,500	1,404	396	175	108	26	17	20	6	2,153
15	117,500	117,500	1,404	396	175	108	26	17	20	6	2,153
Total property taxes - base value year			21,067	5,936	2,624	1,618	391	262	306	88	32,293

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%	1.195309	0.33681	0.14887	0.091824	0.022196	0.014876	0.017385	0.004975	1.832245
Annual valuation Increase		0.00%									
1	1,074,420	956,920	11,438	3,223	1,425	879	212	142	166	48	17,533
2	1,074,420	956,920	11,438	3,223	1,425	879	212	142	166	48	17,533
3	1,074,420	956,920	11,438	3,223	1,425	879	212	142	166	48	17,533
4	1,074,420	956,920	11,438	3,223	1,425	879	212	142	166	48	17,533
5	1,074,420	956,920	11,438	3,223	1,425	879	212	142	166	48	17,533
6	1,074,420	956,920	11,438	3,223	1,425	879	212	142	166	48	17,533
7	1,074,420	956,920	11,438	3,223	1,425	879	212	142	166	48	17,533
8	1,074,420	956,920	11,438	3,223	1,425	879	212	142	166	48	17,533
9	1,074,420	956,920	11,438	3,223	1,425	879	212	142	166	48	17,533
10	1,074,420	956,920	11,438	3,223	1,425	879	212	142	166	48	17,533
11	1,074,420	956,920	11,438	3,223	1,425	879	212	142	166	48	17,533
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13	1,074,420	956,920	11,438	3,223	1,425	879	212	142	166	48	17,533
14	1,074,420	956,920	11,438	3,223	1,425	879	212	142	166	48	17,533
15	1,074,420	956,920	11,438	3,223	1,425	879	212	142	166	48	17,533
Total property taxes - base & improvements			171,572	48,345	21,369	13,180	3,186	2,135	2,495	714	262,997

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%	1.195309	0.33681	0.14887	0.091824	0.022196	0.014876	0.017385	0.004975	1.832245
Annual valuation Increase		0.00%									
1	1,074,420	861,228	10,294	2,901	1,282	791	191	128	150	43	15,780
2	1,074,420	861,228	10,294	2,901	1,282	791	191	128	150	43	15,780
3	1,074,420	861,228	10,294	2,901	1,282	791	191	128	150	43	15,780
4	1,074,420	861,228	10,294	2,901	1,282	791	191	128	150	43	15,780
5	1,074,420	861,228	10,294	2,901	1,282	791	191	128	150	43	15,780
6	1,074,420	861,228	10,294	2,901	1,282	791	191	128	150	43	15,780
7	1,074,420	861,228	10,294	2,901	1,282	791	191	128	150	43	15,780
8	1,074,420	861,228	10,294	2,901	1,282	791	191	128	150	43	15,780
9	1,074,420	861,228	10,294	2,901	1,282	791	191	128	150	43	15,780
10	1,074,420	861,228	10,294	2,901	1,282	791	191	128	150	43	15,780
11	1,074,420	861,228	10,294	2,901	1,282	791	191	128	150	43	15,780
12	1,074,420	861,228	10,294	2,901	1,282	791	191	128	150	43	15,780
13	1,074,420	861,228	10,294	2,901	1,282	791	191	128	150	43	15,780
14	1,074,420	861,228	10,294	2,901	1,282	791	191	128	150	43	15,780
15	1,074,420	861,228	10,294	2,901	1,282	791	191	128	150	43	15,780
Total property taxes - base & improvements			154,415	43,511	19,232	11,862	2,867	1,922	2,246	643	236,697

City of Kearney
Community Redevelopment Authority
Cost-Benefit Analysis
PEANUT BUTTER & JELLY, LLC III
Redevelopment Area No. 2
(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 \$17,533 per year assuming no annual increase in valuation. This would produce approximately \$262,997 of additional taxes over a fifteen-year period. Ninety percent of the additional taxes, not to exceed the eligible estimated project costs, will be rebated to the Redeveloper (\$236,697) 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 \$15,780 per year assuming no annual increase in valuation or changes in property tax levies. This will produce a total rebate of approximately \$236,697. These taxes will be intercepted for fifteen years from their normal distribution to the affected taxing jurisdictions which includes Kearney School District #7 (\$154,415), Buffalo County (\$43,511), City of Kearney (\$19,232), Central Community College (\$11,862), Central Platte NRD (\$2,867), ESU #10 (\$1,922), Ag Society (\$2,246), and the City of Kearney Community Redevelopment Authority (\$643). Attachment A provides details of the estimated tax shift.

The estimated public investment of \$236,697 in TIF funds will leverage approximately \$2,172,000 in private sector financing, resulting in a private investment of more than \$9.18 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 parcel, 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.

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

The CRA and Redeveloper anticipate that the Project may provide additional property 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, if any, 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.

Will provide employees in this area affordable housing that is close to their employer.

(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.

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

The Project will have minimal impact on the 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.

(G) Cost Benefit Analysis Conclusion:

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