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City of Lee's Summit, Missouri
(East Village)

TAX INCREMENT FINANCE COST-BENEFIT ANALYSIS

FOR THE

EAST VILLAGE
TAX INCREMENT FINANCING
REDEVELOPMENT PLAN

OCTOBER 1, 2025

PREPARED BY: IRR CORPORATE & PUBLIC FINANCE

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EAST VILLAGE TAX INCREMENT FINANCING REDEVELOPMENT PLAN
COST-BENEFIT ANALYSIS

Purpose of Cost-Benefit Analysis

The Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the "TIF Act"), requires that, in connection with the approval of a redevelopment plan, the governing body of a municipality make the finding that:

> *A cost-benefit analysis showing the economic impact of the plan on each taxing district which is at least partially within the boundaries of the redevelopment area [has been prepared]. The analysis shall show the impact on the economy if the project is not built, and is built pursuant to the redevelopment plan under consideration. The cost benefit analysis shall include a fiscal impact study on every affected political subdivision, and sufficient information from the developer for the commission established in section 99.820 to evaluate whether the project as proposed is financially feasible (Section 99.810.1(5) of the TIF Act).*

The purpose of this Cost-Benefit Analysis is to satisfy the requirement in the TIF Act that a cost-benefit analysis be prepared in connection with the proposed East Village Tax Increment Financing Redevelopment Plan (the "Redevelopment Plan").

Description of Project

This Cost-Benefit Analysis and the Redevelopment Plan pertains to approximately 125 acres of property within the City of Lee's Summit, in Jackson County, Missouri (the "Redevelopment Area"), as further described in the Redevelopment Plan. All undefined capitalized terms used herein shall have the meaning described in the Redevelopment Plan.

Description of Analysis

This Cost-Benefit Analysis evaluates the economic impact on the economy and on the applicable taxing districts if the Redevelopment Project is built and is not built pursuant to the Redevelopment Plan. For each applicable taxing jurisdiction, the following tables contained in this analysis show the projected real property tax and sales tax revenues if the Redevelopment Project is built (the "With Redevelopment") columns and also show the projected real property and sales tax revenues if the Redevelopment Project is not built (the "Without Redevelopment") columns over a 30-year term.

Key Assumptions

Key assumptions utilized in preparation of the cost-benefit analysis including property tax rates, sales tax rates, base assessed value, projected assessed values, and projected taxable sales can be found on the following pages. Information used to create the financial projections contained in this Cost-Benefit Analysis was obtained from the Developer, the County and other related sources. The financial projections are subject to numerous variables and assumptions, and no guarantee can be made regarding the accuracy of the projections. Actual performance of the Redevelopment Project over the time period examined in this Cost-Benefit Analysis may be materially different than the financial projections contained herein.

Initial Equalized Assessed Valuations

			ENTIRE RDA	IN RPA ONLY
Parcel Number	**Owner**	**2025 Assessed Value**	**2025 Taxable**	**2025 Taxable**
61-500-03-80-00-0-00-000	Oldham East Investors LLC	$ 1,839	$ 1,839	$ 1,839
61-500-03-81-00-0-00-000	LS INDUSTRIAL LLC	$ 646,736	$ 646,736	$ 214,857
61-500-03-78-00-0-00-000	PFIZER INC	$ 2,152,444	$ 2,152,444	$ 2,152,444
61-800-02-61-00-0-00-000	LS INDUSTRIAL LLC	$ 1,018,467	$ 1,018,467	$ 232,042
61-800-02-13-00-0-00-000	LS INDUSTRIAL LLC	$ 35,174	$ 35,174	$ -
TOTAL		$ 3,854,660	$ 3,854,660	$ 2,601,181

Source: Jackson County

Estimated Annual Increases in Assessed Value and Resulting
Payments in Lieu of Taxes and Projected Economic Activity Taxes

			Commercial TIF Ad Valorem						TIF Sales Tax (EATs), CID Sales Tax					
CID Year	TIF Year	Year	Appraised Value	Assessed Value	Base Appraised Value	Base Assessed Value	Incremental Assessed Value	Total Ad Valorem	Taxable Sales	Base Taxable Sales	Incremental Taxable Sales	TIF Sales Tax (EATs)	CID Sales Tax (EATs)	TOTAL INCENTIVE REVENUE TO PROJECT
			$ 8,138,272	$ 2,601,181	$ 8,138,272	$ 2,601,181		3.5587				1.8125%	0.50%	
3	1	2027	$ 21,047,907	$ 6,735,329	$ 8,138,272	$ 2,601,181	$ 4,134,148	$ -	$ 224,900,000	$ -	$ 224,900,000	$ 3,913,260	$ 1,090,765	$ 5,004,025
4	2	2028	$ 21,047,907	$ 6,735,329	$ 8,138,272	$ 2,601,181	$ 4,134,148	$ 144,768	$ 242,450,000	$ -	$ 242,450,000	$ 4,218,630	$ 1,175,883	$ 5,539,280
5	3	2029	$ 35,097,979	$ 11,231,352	$ 8,138,272	$ 2,601,181	$ 8,630,171	$ 144,768	$ 277,000,000	$ -	$ 277,000,000	$ 4,819,800	$ 1,343,450	$ 6,308,018
6	4	2030	$ 42,753,589	$ 13,681,148	$ 8,138,272	$ 2,601,181	$ 11,079,967	$ 302,208	$ 299,326,250	$ -	$ 299,326,250	$ 5,208,277	$ 1,451,732	$ 6,962,217
7	5	2031	$ 52,508,028	$ 16,802,569	$ 8,138,272	$ 2,601,181	$ 14,201,388	$ 387,994	$ 318,896,144	$ -	$ 318,896,144	$ 5,548,793	$ 1,546,646	$ 7,483,433
8	6	2032	$ 52,508,028	$ 16,802,569	$ 8,138,272	$ 2,601,181	$ 14,201,388	$ 497,299	$ 325,655,673	$ -	$ 325,655,673	$ 5,666,409	$ 1,579,430	$ 7,743,137
9	7	2033	$ 53,558,189	$ 17,138,620	$ 8,138,272	$ 2,601,181	$ 14,537,439	$ 497,299	$ 330,540,509	$ -	$ 330,540,509	$ 5,751,405	$ 1,603,121	$ 7,851,825
10	8	2034	$ 53,558,189	$ 17,138,620	$ 8,138,272	$ 2,601,181	$ 14,537,439	$ 509,066	$ 335,498,616	$ -	$ 335,498,616	$ 5,837,676	$ 1,627,168	$ 7,973,911
11	9	2035	$ 54,629,353	$ 17,481,393	$ 8,138,272	$ 2,601,181	$ 14,880,212	$ 509,066	$ 340,531,095	$ -	$ 340,531,095	$ 5,925,241	$ 1,651,576	$ 8,085,883
12	10	2036	$ 54,629,353	$ 17,481,393	$ 8,138,272	$ 2,601,181	$ 14,880,212	$ 521,069	$ 345,639,062	$ -	$ 345,639,062	$ 6,014,120	$ 1,676,349	$ 8,211,539
13	11	2037	$ 55,721,940	$ 17,831,021	$ 8,138,272	$ 2,601,181	$ 15,229,840	$ 521,069	$ 350,823,648	$ -	$ 350,823,648	$ 6,104,331	$ 1,701,495	$ 8,326,896
14	12	2038	$ 55,721,940	$ 17,831,021	$ 8,138,272	$ 2,601,181	$ 15,229,840	$ 533,313	$ 356,086,002	$ -	$ 356,086,002	$ 6,195,896	$ 1,727,017	$ 8,456,226
15	13	2039	$ 56,836,379	$ 18,187,641	$ 8,138,272	$ 2,601,181	$ 15,586,460	$ 533,313	$ 361,427,292	$ -	$ 361,427,292	$ 6,288,835	$ 1,752,922	$ 8,575,070
16	14	2040	$ 56,836,379	$ 18,187,641	$ 8,138,272	$ 2,601,181	$ 15,586,460	$ 545,801	$ 366,848,702	$ -	$ 366,848,702	$ 6,383,167	$ 1,779,216	$ 8,708,184
17	15	2041	$ 57,973,106	$ 18,551,394	$ 8,138,272	$ 2,601,181	$ 15,950,213	$ 545,801	$ 372,351,432	$ -	$ 372,351,432	$ 6,478,915	$ 1,805,904	$ 8,830,620
18	16	2042	$ 57,973,106	$ 18,551,394	$ 8,138,272	$ 2,601,181	$ 15,950,213	$ 558,538	$ 377,936,704	$ -	$ 377,936,704	$ 6,576,099	$ 1,832,993	$ 8,967,630
19	17	2043	$ 59,132,568	$ 18,922,422	$ 8,138,272	$ 2,601,181	$ 16,321,241	$ 558,538	$ 383,605,754	$ -	$ 383,605,754	$ 6,674,740	$ 1,860,488	$ 9,093,766
20	18	2044	$ 59,132,568	$ 18,922,422	$ 8,138,272	$ 2,601,181	$ 16,321,241	$ 571,531	$ 389,359,841	$ -	$ 389,359,841	$ 6,774,861	$ 1,888,395	$ 9,234,787
21	19	2045	$ 60,315,220	$ 19,300,870	$ 8,138,272	$ 2,601,181	$ 16,699,689	$ 571,531	$ 395,200,238	$ -	$ 395,200,238	$ 6,876,484	$ 1,916,721	$ 9,364,736
22	20	2046	$ 60,315,220	$ 19,300,870	$ 8,138,272	$ 2,601,181	$ 16,699,689	$ 584,783	$ 401,128,242	$ -	$ 401,128,242	$ 6,979,631	$ 1,945,472	$ 9,509,887
23	21	2047	$ 61,521,524	$ 19,686,888	$ 8,138,272	$ 2,601,181	$ 17,085,707	$ 584,783	$ 407,145,166	$ -	$ 407,145,166	$ 7,084,326	$ 1,974,654	$ 9,643,763
24	22	2048	$ 61,521,524	$ 19,686,888	$ 8,138,272	$ 2,601,181	$ 17,085,707	$ 598,301	$ 413,252,343	$ -	$ 413,252,343	$ 7,190,591	$ 2,004,274	$ 9,793,165
25	23	2049	$ 62,751,955	$ 14,938,045	$ 8,122,947	$ 2,599,342	$ 12,338,703	$ 598,301	$ 419,451,128	$ -	$ 419,451,128	$ 7,298,450	$ 2,034,338	$ 9,931,088
26	24	2050	$ 62,751,955					$ 432,072	$ 425,742,895	$ -	$ 425,742,895	$ 1,223,357	$ 340,993	$ 1,996,422
27		2051	$ 64,006,994						$ 432,129,039					$ -
		2052	$ 64,006,994						$ 438,610,974					$ -
		2053	$ 65,287,133						$ 445,190,139					$ -
		2054	$ 65,287,133						$ 451,867,991					$ -
		2055	$ 66,592,876						$ 458,646,011					$ -
		2056	$ 66,592,876						$ 465,525,701					$ -
TOTAL								**$ 11,251,210**				**$ 141,033,294**	**$ 39,311,004**	**$ 191,595,508**
NPV @ 7.00%								**$ 4,678,020**				**$ 64,490,615**	**$ 17,975,832**	**$ 87,144,468**

Notes & Assumptions:

1. Property Value Growth (biennial)	2.00%
2. Retail Sales Growth (annual):	1.50%
3. Commercial Assessment Ratio:	32.0%
4. Residential Assessment Ratio:	19.0%
5. Net Present Value:	7.00%
6. City Administration Fee	1.00%
7. Retailer Holdback (ST Reimbursement, CID ST)	2.00%
8. Jackson County Collection Fee (PILOTS)	1.60%
9. State Collection Fee (EATS)	1.00%
10. TIF Project Area Activation Date	Late 2026 & 2027
11. Assumed sales tax collection lag of 3 months	
12. Assumes property tax collections per Missouri state law	
13. Base Taxable Sales are assumed to be $0	

Lee's Summit 2024 Mills	Levy	% of Levy Captured	Levy Captured
State Blind Pension	0.0300	0%	0.0000
Jackson County	0.5056	50%	0.2528
City of Lees Summit	1.2877	50%	0.6439
Lees Summit Schools	4.7309	50%	2.3655
Mental Health	0.0974	50%	0.0487
Metro Junior College	0.1806	50%	0.0903
Mid Continent Library	0.3152	50%	0.1576
Board of Disabled Services	0.0732	0%	0.0000
Replacement Tax	1.4370	0%	0.0000
Total	**8.6576**	**41%**	**3.5587**

Lee's Summit Sales Tax Rates	Rate	% Captured	Captured Rate
State of Missouri	4.225%	0%	0.000%
County - General	0.500%	50%	0.250%
County - Capital Improvements	0.375%	0%	0.000%
County - Drug Enforcement	0.250%	50%	0.125%
County - Community Children's Services	0.250%	0%	0.000%
City - General	1.000%	50%	0.500%
City - Parks	0.250%	50%	0.125%
City - Capital Projects	0.500%	50%	0.250%
City - Transportation	0.500%	50%	0.250%
City - Public Safety	0.500%	50%	0.250%
Other - Zoo	0.125%	50%	0.063%
Total	**8.475%**	**21.39%**	**1.8125%**

Evidence of "But For" - Economic Feasibility Analysis

The calculated internal rates of return with and without the subsidy request, based on the project costs and operating revenues of the proposed project are shown in the table below. The internal rate of return with no economic development incentives is 1.06%. The rate of return without incentives does not result in a project that is financially feasible. The internal rate of return with economic development incentives is 6.72%. The rate of return with economic development incentives results in a market rate of return sufficient to warrant investment for the nature and level of risk associated with the Redevelopment Project.

BUDGET SUMMARY	
Acquisition	$ 29,103,682
Building Construction	$ 305,338,210
Tenant Improvements & FFE	$ 4,276,000
Site Construction	$ 59,833,704
Soft Costs - (Professional Services / Financing / Other)	$ 94,179,944
TOTAL DEVELOPMENT COSTS	**$ 492,731,540**
Less: Sales Tax Exemptions	$ 10,015,510
Less: Cost by Others	$ 23,531,202
Less: Sales Tax Exemption - Cost by Others	$ 703,098
TOTAL DEVELOPER COSTS	**$ 458,481,730**

STABILIZED OPERATING PROFORMA	
Gross Revenue	
Potential Commercial Net Rent	$ 3,848,400
Potential Residential Net Rent	$ 14,058,671
Effective Gross Revenue	**$ 17,907,071**
Operating Expenses	
Management Expense	$ 111,988
Miscellaneous Expenses	$ 24,708
Vacancies	$ 115,452
Total Operating Expenses	$ 252,149
Net Operating Income	**$ 17,654,923**

CASHFLOW WITH NO ECONOMIC DEVELOPMENT INCENTIVES		**Year 0**	**Year 1**	**Year 2**	**Year 3**	**Year 4**	**Year 5**	**Year 6**	**Year 7**	**Year 8**	**Year 9**	**Year 10**
CASHFLOW												
Net Operating Income (NOI)	2.5%	$ -	$ -	$ 334,596	$ 5,551,796	$ 6,680,994	$ 12,155,347	$ 14,442,441	$ 17,654,923	$ 18,096,296	$ 18,548,703	$ 19,012,421
SOURCES / USES												
Uses												
Total Development Costs		$ 32,794,807	$ 65,589,614	$ 70,274,586	$ 93,699,448	$ 70,274,586	$ 89,014,476	$ 46,849,724	$ -	$ -	$ -	$ -
Releasing Costs	0%	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Uses		$ 32,794,807	$ 65,589,614	$ 70,274,586	$ 93,699,448	$ 70,274,586	$ 89,014,476	$ 46,849,724	$ -	$ -	$ -	$ -
Sources												
Public Finance Proceeds		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Pad Sale Proceeds		$ 6,753,188	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Private Capital		$ 26,041,619	$ 65,589,614	$ 70,274,586	$ 93,699,448	$ 70,274,586	$ 89,014,476	$ 46,849,724	$ -	$ -	$ -	$ -
Total Sources		$ 32,794,807	$ 65,589,614	$ 70,274,586	$ 93,699,448	$ 70,274,586	$ 89,014,476	$ 46,849,724	$ -	$ -	$ -	$ -
REVERSION												
Net Reversion Proceeds (x% Net Cap Rate)	5.00%											$ 380,248,414
UNLEVERAGED CASH FLOW ANALYSIS (i.e. Before Debt)		**Year 0**	**Year 1**	**Year 2**	**Year 3**	**Year 4**	**Year 5**	**Year 6**	**Year 7**	**Year 8**	**Year 9**	**Year 10**
Cash Flows with No Economic Development Incentives		$ (26,041,619)	$ (65,589,614)	$ (69,939,990)	$ (88,147,652)	$ (63,593,592)	$ (76,859,129)	$ (32,407,283)	$ 17,654,923	$ 18,096,296	$ 18,548,703	$ 399,260,835
Internal Rate of Return (IRR)		1.06%										

CASHFLOW WITH ECONOMIC DEVELOPMENT INCENTIVES		**Year 0**	**Year 1**	**Year 2**	**Year 3**	**Year 4**	**Year 5**	**Year 6**	**Year 7**	**Year 8**	**Year 9**	**Year 10**
CASHFLOW												
Net Operating Income (NOI)	2.5%	$ -	$ -	$ 334,596	$ 5,937,647	$ 7,066,844	$ 13,035,086	$ 15,527,968	$ 19,097,593	$ 19,538,966	$ 20,020,227	$ 20,483,945
SOURCES / USES												
Uses												
Total Development Costs		$ 32,794,807	$ 65,589,614	$ 70,274,586	$ 93,699,448	$ 70,274,586	$ 89,014,476	$ 46,849,724	$ -	$ -	$ -	$ -
Sales Tax Exemptions		$ (701,086)	$ (1,402,171)	$ (1,502,326)	$ (2,003,102)	$ (1,502,326)	$ (1,902,947)	$ (1,001,551)	$ -	$ -	$ -	$ -
Releasing Costs	0%	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Uses		$ 32,093,721	$ 64,187,442	$ 68,772,260	$ 91,696,346	$ 68,772,260	$ 87,111,529	$ 45,848,173	$ -	$ -	$ -	$ -
Sources												
Public Finance Proceeds		$ 21,800,000	$ 43,600,000	$ -	$ -	$ -	$ 21,800,000	$ -	$ -	$ -	$ -	$ -
Pad Sale Proceeds		$ 6,753,188	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Private Capital		$ 3,540,533	$ 20,587,442	$ 68,772,260	$ 91,696,346	$ 68,772,260	$ 65,311,529	$ 45,848,173	$ -	$ -	$ -	$ -
Total Sources		$ 32,093,721	$ 64,187,442	$ 68,772,260	$ 91,696,346	$ 68,772,260	$ 87,111,529	$ 45,848,173	$ -	$ -	$ -	$ -
REVERSION												
Net Reversion Proceeds (x% Net Cap Rate)	5.00%											$ 409,678,891
UNLEVERAGED CASH FLOW ANALYSIS (i.e. Before Debt)		**Year 0**	**Year 1**	**Year 2**	**Year 3**	**Year 4**	**Year 5**	**Year 6**	**Year 7**	**Year 8**	**Year 9**	**Year 10**
Cash Flows with Economic Development Incentives		$ (3,540,533)	$ (20,587,442)	$ (68,437,663)	$ (85,758,699)	$ (61,705,415)	$ (52,276,442)	$ (30,320,205)	$ 19,097,593	$ 19,538,966	$ 20,020,227	$ 430,162,836
Internal Rate of Return (IRR)		6.72%										

Summary of Cost-Benefit Analysis

The cost-benefit analysis shows that, over a thirty (30) year period the Taxing Districts, which levy taxes within the Redevelopment Area will enjoy an increase in tax revenues of approximately $869 million resulting from increases to real property values and sales tax revenues. These additional tax revenues will allow these districts to provide additional services and better serve their constituents. Conservative estimates of the benefit to the Taxing Districts are as follows:

Taxing District	Benefit with Redevelopment	Benefit without Redevelopment	Net Benefit of Project
City of Lee's Summit	$ 200,202,307	$ 1,067,629	$ 199,134,678
Jackson County	125,512,014	512,443	$ 124,999,571
State of Missouri	471,386,037	27,631	$ 471,358,406
Mid-Continent Library	1,288,741	273,060	$ 1,015,681
Jackson County Mental Health	390,456	83,195	$ 307,261
Jackson County Board of Disabled Services	470,270	71,534	$ 398,735
Metropolitan Junior College	894,925	180,263	$ 714,662
Lee's Summit R-7 School District	17,803,081	3,864,177	$ 13,938,904
Kansas City Zoological District	8,875,107	-	$ 8,875,107
291 South Regional Community Improvement District	48,402,449	-	$ 48,402,449
All Taxing Districts	**$ 875,225,387**	**$ 6,079,932**	**$ 869,145,454**

Cost-Benefit Analysis

City of Lee's Summit

		With Redevelopment				Without Redevelopment			
	Year	**Ad Valorem Taxes**	**Sales Tax**	**M&M Replacement Tax**	**Total Benefit**	**Ad Valorem Taxes**	**Sales Tax**	**M&M Replacement Tax**	**Total Benefit**
1	2027	$ 33,495	$ 3,092,375	$ 2,092	$ 3,127,963	$ 33,495	$ -	$ 2,092	$ 35,588
2	2028	$ 60,113	$ 3,333,688	$ 5,417	$ 3,399,218	$ 33,495	$ -	$ 2,092	$ 35,588
3	2029	$ 60,113	$ 3,808,750	$ 5,417	$ 3,874,281	$ 33,495	$ -	$ 2,092	$ 35,588
4	2030	$ 89,061	$ 4,115,736	$ 9,034	$ 4,213,830	$ 33,495	$ -	$ 2,092	$ 35,588
5	2031	$ 104,834	$ 4,384,822	$ 11,004	$ 4,500,660	$ 33,495	$ -	$ 2,092	$ 35,588
6	2032	$ 124,931	$ 4,477,766	$ 13,515	$ 4,616,211	$ 33,495	$ -	$ 2,092	$ 35,588
7	2033	$ 124,931	$ 4,544,932	$ 13,515	$ 4,683,378	$ 33,495	$ -	$ 2,092	$ 35,588
8	2034	$ 127,095	$ 4,613,106	$ 13,785	$ 4,753,986	$ 33,495	$ -	$ 2,092	$ 35,588
9	2035	$ 127,095	$ 4,682,303	$ 13,785	$ 4,823,182	$ 33,495	$ -	$ 2,092	$ 35,588
10	2036	$ 129,302	$ 4,752,537	$ 14,061	$ 4,895,900	$ 33,495	$ -	$ 2,092	$ 35,588
11	2037	$ 129,302	$ 4,823,825	$ 14,061	$ 4,967,188	$ 33,495	$ -	$ 2,092	$ 35,588
12	2038	$ 131,553	$ 4,896,183	$ 14,342	$ 5,042,077	$ 33,495	$ -	$ 2,092	$ 35,588
13	2039	$ 131,553	$ 4,969,625	$ 14,342	$ 5,115,520	$ 33,495	$ -	$ 2,092	$ 35,588
14	2040	$ 133,849	$ 5,044,170	$ 14,629	$ 5,192,647	$ 33,495	$ -	$ 2,092	$ 35,588
15	2041	$ 133,849	$ 5,119,832	$ 14,629	$ 5,268,310	$ 33,495	$ -	$ 2,092	$ 35,588
16	2042	$ 136,191	$ 5,196,630	$ 14,921	$ 5,347,742	$ 33,495	$ -	$ 2,092	$ 35,588
17	2043	$ 136,191	$ 5,274,579	$ 14,921	$ 5,425,691	$ 33,495	$ -	$ 2,092	$ 35,588
18	2044	$ 138,580	$ 5,353,698	$ 15,220	$ 5,507,497	$ 33,495	$ -	$ 2,092	$ 35,588
19	2045	$ 138,580	$ 5,434,003	$ 15,220	$ 5,587,803	$ 33,495	$ -	$ 2,092	$ 35,588
20	2046	$ 141,016	$ 5,515,513	$ 15,524	$ 5,672,054	$ 33,495	$ -	$ 2,092	$ 35,588
21	2047	$ 141,016	$ 5,598,246	$ 15,524	$ 5,754,787	$ 33,495	$ -	$ 2,092	$ 35,588
22	2048	$ 143,502	$ 5,682,220	$ 15,835	$ 5,841,556	$ 33,495	$ -	$ 2,092	$ 35,588
23	2049	$ 143,502	$ 5,767,453	$ 15,835	$ 5,926,790	$ 33,495	$ -	$ 2,092	$ 35,588
24	2050	$ 179,135	$ 10,741,197	$ 16,151	$ 10,936,484	$ 33,495	$ -	$ 2,092	$ 35,588
25	2051	$ 258,578	$ 11,883,549	$ 16,151	$ 12,158,278	$ 33,495	$ -	$ 2,092	$ 35,588
26	2052	$ 263,750	$ 12,061,802	$ 16,475	$ 12,342,026	$ 33,495	$ -	$ 2,092	$ 35,588
27	2053	$ 263,750	$ 12,242,729	$ 16,475	$ 12,522,953	$ 33,495	$ -	$ 2,092	$ 35,588
28	2054	$ 269,025	$ 12,426,370	$ 16,804	$ 12,712,199	$ 33,495	$ -	$ 2,092	$ 35,588
29	2055	$ 269,025	$ 12,612,765	$ 16,804	$ 12,898,594	$ 33,495	$ -	$ 2,092	$ 35,588
30	2056	$ 274,405	$ 12,801,957	$ 17,140	$ 13,093,502	$ 33,495	$ -	$ 2,092	$ 35,588
		$ 4,537,320	**$ 195,252,358**	**$ 412,629**	**$ 200,202,307**	**$ 1,004,862**	**$ -**	**$ 62,766**	**$ 1,067,629**

Notes:

(1) Ad Valorem Property Taxes and Sales Taxes without redevelopment are assumed to remain constant over 30 years.

(2) Taxable sales with redevelopment are assumed to grow at a stabilized annual rate of 1.50%

(3) Property values with redevelopment are assumed to grow at a stabilized biennial rate of 2.00%

(4) These cost-benefit estimates were made based on projections of sales, property values and current tax levies.

(5) This jurisdiction receives 5.60% of the M&M Replacement Tax per Jackson County data.

(6) This cost-benefit analysis shows estimates of certain applicable direct economic tax benefits from this project (excluding personal property tax estimates) to the taxing jurisdiction and does not include indirect economic impacts nor other benefits from additional development outside of the project area and district.

Cost-Benefit Analysis

Jackson County

		With Redevelopment				Without Redevelopment			
	Year	Ad Valorem Taxes	Sales Tax	M&M Replacement Tax	Total Benefit	Ad Valorem Taxes	Sales Tax	M&M Replacement Tax	Total Benefit
1	2027	$ 13,152	$ 2,249,000	$ 3,930	$ 2,266,081	$ 13,152	$ -	$ 3,930	$ 17,081
2	2028	$ 23,603	$ 2,424,500	$ 10,176	$ 2,458,278	$ 13,152	$ -	$ 3,930	$ 17,081
3	2029	$ 23,603	$ 2,770,000	$ 10,176	$ 2,803,778	$ 13,152	$ -	$ 3,930	$ 17,081
4	2030	$ 34,969	$ 2,993,263	$ 16,968	$ 3,045,199	$ 13,152	$ -	$ 3,930	$ 17,081
5	2031	$ 41,162	$ 3,188,961	$ 20,670	$ 3,250,793	$ 13,152	$ -	$ 3,930	$ 17,081
6	2032	$ 49,053	$ 3,256,557	$ 25,385	$ 3,330,995	$ 13,152	$ -	$ 3,930	$ 17,081
7	2033	$ 49,053	$ 3,305,405	$ 25,385	$ 3,379,843	$ 13,152	$ -	$ 3,930	$ 17,081
8	2034	$ 49,902	$ 3,354,986	$ 25,893	$ 3,430,781	$ 13,152	$ -	$ 3,930	$ 17,081
9	2035	$ 49,902	$ 3,405,311	$ 25,893	$ 3,481,106	$ 13,152	$ -	$ 3,930	$ 17,081
10	2036	$ 50,769	$ 3,456,391	$ 26,411	$ 3,533,570	$ 13,152	$ -	$ 3,930	$ 17,081
11	2037	$ 50,769	$ 3,508,236	$ 26,411	$ 3,585,416	$ 13,152	$ -	$ 3,930	$ 17,081
12	2038	$ 51,653	$ 3,560,860	$ 26,939	$ 3,639,452	$ 13,152	$ -	$ 3,930	$ 17,081
13	2039	$ 51,653	$ 3,614,273	$ 26,939	$ 3,692,865	$ 13,152	$ -	$ 3,930	$ 17,081
14	2040	$ 52,554	$ 3,668,487	$ 27,478	$ 3,748,519	$ 13,152	$ -	$ 3,930	$ 17,081
15	2041	$ 52,554	$ 3,723,514	$ 27,478	$ 3,803,546	$ 13,152	$ -	$ 3,930	$ 17,081
16	2042	$ 53,474	$ 3,779,367	$ 28,027	$ 3,860,868	$ 13,152	$ -	$ 3,930	$ 17,081
17	2043	$ 53,474	$ 3,836,058	$ 28,027	$ 3,917,559	$ 13,152	$ -	$ 3,930	$ 17,081
18	2044	$ 54,412	$ 3,893,598	$ 28,588	$ 3,976,598	$ 13,152	$ -	$ 3,930	$ 17,081
19	2045	$ 54,412	$ 3,952,002	$ 28,588	$ 4,035,002	$ 13,152	$ -	$ 3,930	$ 17,081
20	2046	$ 55,368	$ 4,011,282	$ 29,160	$ 4,095,811	$ 13,152	$ -	$ 3,930	$ 17,081
21	2047	$ 55,368	$ 4,071,452	$ 29,160	$ 4,155,980	$ 13,152	$ -	$ 3,930	$ 17,081
22	2048	$ 56,344	$ 4,132,523	$ 29,743	$ 4,218,611	$ 13,152	$ -	$ 3,930	$ 17,081
23	2049	$ 56,344	$ 4,194,511	$ 29,743	$ 4,280,599	$ 13,152	$ -	$ 3,930	$ 17,081
24	2050	$ 70,335	$ 5,590,310	$ 30,338	$ 5,690,984	$ 13,152	$ -	$ 3,930	$ 17,081
25	2051	$ 101,528	$ 5,941,774	$ 30,338	$ 6,073,640	$ 13,152	$ -	$ 3,930	$ 17,081
26	2052	$ 103,558	$ 6,030,901	$ 30,945	$ 6,165,404	$ 13,152	$ -	$ 3,930	$ 17,081
27	2053	$ 103,558	$ 6,121,364	$ 30,945	$ 6,255,867	$ 13,152	$ -	$ 3,930	$ 17,081
28	2054	$ 105,629	$ 6,213,185	$ 31,563	$ 6,350,378	$ 13,152	$ -	$ 3,930	$ 17,081
29	2055	$ 105,629	$ 6,306,383	$ 31,563	$ 6,443,576	$ 13,152	$ -	$ 3,930	$ 17,081
30	2056	$ 107,742	$ 6,400,978	$ 32,195	$ 6,540,915	$ 13,152	$ -	$ 3,930	$ 17,081
		$ 1,781,524	**$ 122,955,434**	**$ 775,055**	**$ 125,512,014**	**$ 394,547**	**$ -**	**$ 117,896**	**$ 512,443**

Notes:

(1) Ad Valorem Property Taxes and Sales Taxes without redevelopment are assumed to remain constant over 30 years.

(2) Taxable sales with redevelopment are assumed to grow at a stabilized annual rate of 1.50%

(3) Property values with redevelopment are assumed to grow at a stabilized biennial rate of 2.00%

(4) These cost-benefit estimates were made based on projections of sales, property values and current tax levies.

(5) This jurisdiction receives 10.51% of the M&M Replacement Tax per Jackson County data.

(6) This cost-benefit analysis shows estimates of certain applicable direct economic tax benefits from this project (excluding personal property tax estimates) to the taxing jurisdiction and does not include indirect economic impacts nor other benefits from additional development outside of the project area and district.

Cost-Benefit Analysis

State of Missouri

		With Redevelopment				Without Redevelopment			
	Year	Ad Valorem Taxes	Sales Tax	M&M Replacement Tax	Total Benefit	Ad Valorem Taxes	Sales Tax	M&M Replacement Tax	Total Benefit
1	2027	$ 780	$ 9,502,025	$ 141	$ 9,502,946	$ 780	$ -	$ 141	$ 921
2	2028	$ 2,021	$ 10,243,513	$ 364	$ 10,245,897	$ 780	$ -	$ 141	$ 921
3	2029	$ 2,021	$ 11,703,250	$ 364	$ 11,705,635	$ 780	$ -	$ 141	$ 921
4	2030	$ 3,369	$ 12,646,534	$ 607	$ 12,650,511	$ 780	$ -	$ 141	$ 921
5	2031	$ 4,104	$ 13,473,362	$ 740	$ 13,478,206	$ 780	$ -	$ 141	$ 921
6	2032	$ 5,041	$ 13,758,952	$ 909	$ 13,764,902	$ 780	$ -	$ 141	$ 921
7	2033	$ 5,041	$ 13,965,336	$ 909	$ 13,971,286	$ 780	$ -	$ 141	$ 921
8	2034	$ 5,142	$ 14,174,817	$ 927	$ 14,180,885	$ 780	$ -	$ 141	$ 921
9	2035	$ 5,142	$ 14,387,439	$ 927	$ 14,393,507	$ 780	$ -	$ 141	$ 921
10	2036	$ 5,244	$ 14,603,250	$ 945	$ 14,609,440	$ 780	$ -	$ 141	$ 921
11	2037	$ 5,244	$ 14,822,299	$ 945	$ 14,828,489	$ 780	$ -	$ 141	$ 921
12	2038	$ 5,349	$ 15,044,634	$ 964	$ 15,050,947	$ 780	$ -	$ 141	$ 921
13	2039	$ 5,349	$ 15,270,303	$ 964	$ 15,276,617	$ 780	$ -	$ 141	$ 921
14	2040	$ 5,456	$ 15,499,358	$ 984	$ 15,505,798	$ 780	$ -	$ 141	$ 921
15	2041	$ 5,456	$ 15,731,848	$ 984	$ 15,738,288	$ 780	$ -	$ 141	$ 921
16	2042	$ 5,565	$ 15,967,826	$ 1,003	$ 15,974,395	$ 780	$ -	$ 141	$ 921
17	2043	$ 5,565	$ 16,207,343	$ 1,003	$ 16,213,912	$ 780	$ -	$ 141	$ 921
18	2044	$ 5,677	$ 16,450,453	$ 1,023	$ 16,457,153	$ 780	$ -	$ 141	$ 921
19	2045	$ 5,677	$ 16,697,210	$ 1,023	$ 16,703,910	$ 780	$ -	$ 141	$ 921
20	2046	$ 5,790	$ 16,947,668	$ 1,044	$ 16,954,502	$ 780	$ -	$ 141	$ 921
21	2047	$ 5,790	$ 17,201,883	$ 1,044	$ 17,208,717	$ 780	$ -	$ 141	$ 921
22	2048	$ 5,906	$ 17,459,911	$ 1,065	$ 17,466,882	$ 780	$ -	$ 141	$ 921
23	2049	$ 5,906	$ 17,721,810	$ 1,065	$ 17,728,781	$ 780	$ -	$ 141	$ 921
24	2050	$ 6,024	$ 17,987,637	$ 1,086	$ 17,994,748	$ 780	$ -	$ 141	$ 921
25	2051	$ 6,024	$ 18,257,452	$ 1,086	$ 18,264,562	$ 780	$ -	$ 141	$ 921
26	2052	$ 6,145	$ 18,531,314	$ 1,108	$ 18,538,566	$ 780	$ -	$ 141	$ 921
27	2053	$ 6,145	$ 18,809,283	$ 1,108	$ 18,816,536	$ 780	$ -	$ 141	$ 921
28	2054	$ 6,268	$ 19,091,423	$ 1,130	$ 19,098,820	$ 780	$ -	$ 141	$ 921
29	2055	$ 6,268	$ 19,377,794	$ 1,130	$ 19,385,191	$ 780	$ -	$ 141	$ 921
30	2056	$ 6,393	$ 19,668,461	$ 1,153	$ 19,676,006	$ 780	$ -	$ 141	$ 921
		$ 153,903	**$ 471,204,388**	**$ 27,746**	**$ 471,386,037**	**$ 23,411**	**$ -**	**$ 4,221**	**$ 27,631**

Notes:

(1) Ad Valorem Property Taxes and Sales Taxes without redevelopment are assumed to remain constant over 30 years.

(2) Taxable sales with redevelopment are assumed to grow at a stabilized annual rate of 1.50%

(3) Property values with redevelopment are assumed to grow at a stabilized biennial rate of 2.00%

(4) These cost-benefit estimates were made based on projections of sales, property values and current tax levies.

(5) This jurisdiction receives 0.38% of the M&M Replacement Tax per Jackson County data.

(6) This cost-benefit analysis shows estimates of certain applicable direct economic tax benefits from this project (excluding personal property tax estimates) to the taxing jurisdiction and does not include indirect economic impacts nor other benefits from additional development outside of the project area and district.

Cost-Benefit Analysis

Mid-Continent Library

		With Redevelopment				Without Redevelopment			
	Year	Ad Valorem Taxes	Sales Tax	M&M Replacement Tax	Total Benefit	Ad Valorem Taxes	Sales Tax	M&M Replacement Tax	Total Benefit
1	2027	$ 8,199	$ -	$ 903	$ 9,102	$ 8,199	$ -	$ 903	$ 9,102
2	2028	$ 14,714	$ -	$ 2,338	$ 17,053	$ 8,199	$ -	$ 903	$ 9,102
3	2029	$ 14,714	$ -	$ 2,338	$ 17,053	$ 8,199	$ -	$ 903	$ 9,102
4	2030	$ 21,800	$ -	$ 3,899	$ 25,699	$ 8,199	$ -	$ 903	$ 9,102
5	2031	$ 25,661	$ -	$ 4,750	$ 30,411	$ 8,199	$ -	$ 903	$ 9,102
6	2032	$ 30,580	$ -	$ 5,834	$ 36,414	$ 8,199	$ -	$ 903	$ 9,102
7	2033	$ 30,580	$ -	$ 5,834	$ 36,414	$ 8,199	$ -	$ 903	$ 9,102
8	2034	$ 31,110	$ -	$ 5,950	$ 37,060	$ 8,199	$ -	$ 903	$ 9,102
9	2035	$ 31,110	$ -	$ 5,950	$ 37,060	$ 8,199	$ -	$ 903	$ 9,102
10	2036	$ 31,650	$ -	$ 6,069	$ 37,719	$ 8,199	$ -	$ 903	$ 9,102
11	2037	$ 31,650	$ -	$ 6,069	$ 37,719	$ 8,199	$ -	$ 903	$ 9,102
12	2038	$ 32,201	$ -	$ 6,191	$ 38,392	$ 8,199	$ -	$ 903	$ 9,102
13	2039	$ 32,201	$ -	$ 6,191	$ 38,392	$ 8,199	$ -	$ 903	$ 9,102
14	2040	$ 32,763	$ -	$ 6,314	$ 39,078	$ 8,199	$ -	$ 903	$ 9,102
15	2041	$ 32,763	$ -	$ 6,314	$ 39,078	$ 8,199	$ -	$ 903	$ 9,102
16	2042	$ 33,336	$ -	$ 6,441	$ 39,777	$ 8,199	$ -	$ 903	$ 9,102
17	2043	$ 33,336	$ -	$ 6,441	$ 39,777	$ 8,199	$ -	$ 903	$ 9,102
18	2044	$ 33,921	$ -	$ 6,570	$ 40,491	$ 8,199	$ -	$ 903	$ 9,102
19	2045	$ 33,921	$ -	$ 6,570	$ 40,491	$ 8,199	$ -	$ 903	$ 9,102
20	2046	$ 34,518	$ -	$ 6,701	$ 41,219	$ 8,199	$ -	$ 903	$ 9,102
21	2047	$ 34,518	$ -	$ 6,701	$ 41,219	$ 8,199	$ -	$ 903	$ 9,102
22	2048	$ 35,126	$ -	$ 6,835	$ 41,961	$ 8,199	$ -	$ 903	$ 9,102
23	2049	$ 35,126	$ -	$ 6,835	$ 41,961	$ 8,199	$ -	$ 903	$ 9,102
24	2050	$ 43,848	$ -	$ 6,972	$ 50,820	$ 8,199	$ -	$ 903	$ 9,102
25	2051	$ 63,294	$ -	$ 6,972	$ 70,266	$ 8,199	$ -	$ 903	$ 9,102
26	2052	$ 64,560	$ -	$ 7,111	$ 71,671	$ 8,199	$ -	$ 903	$ 9,102
27	2053	$ 64,560	$ -	$ 7,111	$ 71,671	$ 8,199	$ -	$ 903	$ 9,102
28	2054	$ 65,851	$ -	$ 7,253	$ 73,104	$ 8,199	$ -	$ 903	$ 9,102
29	2055	$ 65,851	$ -	$ 7,253	$ 73,104	$ 8,199	$ -	$ 903	$ 9,102
30	2056	$ 67,168	$ -	$ 7,398	$ 74,567	$ 8,199	$ -	$ 903	$ 9,102
		$ 1,110,634	**$ -**	**$ 178,107**	**$ 1,288,741**	**$ 245,968**	**$ -**	**$ 27,092**	**$ 273,060**

Notes:

(1) Ad Valorem Property Taxes and Sales Taxes without redevelopment are assumed to remain constant over 30 years.

(2) Taxable sales with redevelopment are assumed to grow at a stabilized annual rate of 1.50%

(3) Property values with redevelopment are assumed to grow at a stabilized biennial rate of 2.00%

(4) These cost-benefit estimates were made based on projections of sales, property values and current tax levies.

(5) This jurisdiction receives 2.42% of the M&M Replacement Tax per Jackson County data.

(6) This cost-benefit analysis shows estimates of certain applicable direct economic tax benefits from this project (excluding personal property tax estimates) to the taxing jurisdiction and does not include indirect economic impacts nor other benefits from additional development outside of the project area and district.

Cost-Benefit Analysis

Jackson County Mental Health

		With Redevelopment				Without Redevelopment			
	Year	Ad Valorem Taxes	Sales Tax	M&M Replacement Tax	Total Benefit	Ad Valorem Taxes	Sales Tax	M&M Replacement Tax	Total Benefit
1	2027	$ 2,534	$ -	$ 240	$ 2,773	$ 2,534	$ -	$ 240	$ 2,773
2	2028	$ 4,547	$ -	$ 620	$ 5,167	$ 2,534	$ -	$ 240	$ 2,773
3	2029	$ 4,547	$ -	$ 620	$ 5,167	$ 2,534	$ -	$ 240	$ 2,773
4	2030	$ 6,736	$ -	$ 1,035	$ 7,771	$ 2,534	$ -	$ 240	$ 2,773
5	2031	$ 7,929	$ -	$ 1,260	$ 9,190	$ 2,534	$ -	$ 240	$ 2,773
6	2032	$ 9,450	$ -	$ 1,548	$ 10,998	$ 2,534	$ -	$ 240	$ 2,773
7	2033	$ 9,450	$ -	$ 1,548	$ 10,998	$ 2,534	$ -	$ 240	$ 2,773
8	2034	$ 9,613	$ -	$ 1,579	$ 11,192	$ 2,534	$ -	$ 240	$ 2,773
9	2035	$ 9,613	$ -	$ 1,579	$ 11,192	$ 2,534	$ -	$ 240	$ 2,773
10	2036	$ 9,780	$ -	$ 1,610	$ 11,391	$ 2,534	$ -	$ 240	$ 2,773
11	2037	$ 9,780	$ -	$ 1,610	$ 11,391	$ 2,534	$ -	$ 240	$ 2,773
12	2038	$ 9,950	$ -	$ 1,643	$ 11,593	$ 2,534	$ -	$ 240	$ 2,773
13	2039	$ 9,950	$ -	$ 1,643	$ 11,593	$ 2,534	$ -	$ 240	$ 2,773
14	2040	$ 10,124	$ -	$ 1,675	$ 11,800	$ 2,534	$ -	$ 240	$ 2,773
15	2041	$ 10,124	$ -	$ 1,675	$ 11,800	$ 2,534	$ -	$ 240	$ 2,773
16	2042	$ 10,301	$ -	$ 1,709	$ 12,010	$ 2,534	$ -	$ 240	$ 2,773
17	2043	$ 10,301	$ -	$ 1,709	$ 12,010	$ 2,534	$ -	$ 240	$ 2,773
18	2044	$ 10,482	$ -	$ 1,743	$ 12,225	$ 2,534	$ -	$ 240	$ 2,773
19	2045	$ 10,482	$ -	$ 1,743	$ 12,225	$ 2,534	$ -	$ 240	$ 2,773
20	2046	$ 10,666	$ -	$ 1,778	$ 12,444	$ 2,534	$ -	$ 240	$ 2,773
21	2047	$ 10,666	$ -	$ 1,778	$ 12,444	$ 2,534	$ -	$ 240	$ 2,773
22	2048	$ 10,854	$ -	$ 1,814	$ 12,668	$ 2,534	$ -	$ 240	$ 2,773
23	2049	$ 10,854	$ -	$ 1,814	$ 12,668	$ 2,534	$ -	$ 240	$ 2,773
24	2050	$ 13,550	$ -	$ 1,850	$ 15,399	$ 2,534	$ -	$ 240	$ 2,773
25	2051	$ 19,559	$ -	$ 1,850	$ 21,408	$ 2,534	$ -	$ 240	$ 2,773
26	2052	$ 19,950	$ -	$ 1,887	$ 21,837	$ 2,534	$ -	$ 240	$ 2,773
27	2053	$ 19,950	$ -	$ 1,887	$ 21,837	$ 2,534	$ -	$ 240	$ 2,773
28	2054	$ 20,349	$ -	$ 1,925	$ 22,273	$ 2,534	$ -	$ 240	$ 2,773
29	2055	$ 20,349	$ -	$ 1,925	$ 22,273	$ 2,534	$ -	$ 240	$ 2,773
30	2056	$ 20,756	$ -	$ 1,963	$ 22,719	$ 2,534	$ -	$ 240	$ 2,773
		$ 343,197	**$ -**	**$ 47,259**	**$ 390,456**	**$ 76,007**	**$ -**	**$ 7,189**	**$ 83,195**

Notes:

(1) Ad Valorem Property Taxes and Sales Taxes without redevelopment are assumed to remain constant over 30 years.

(2) Taxable sales with redevelopment are assumed to grow at a stabilized annual rate of 1.50%

(3) Property values with redevelopment are assumed to grow at a stabilized biennial rate of 2.00%

(4) These cost-benefit estimates were made based on projections of sales, property values and current tax levies.

(5) This jurisdiction receives 0.64% of the M&M Replacement Tax per Jackson County data.

(6) This cost-benefit analysis shows estimates of certain applicable direct economic tax benefits from this project (excluding personal property tax estimates) to the taxing jurisdiction and does not include indirect economic impacts nor other benefits from additional development outside of the project area and district.

Cost-Benefit Analysis

Jackson County Board of Disabled Services

		With Redevelopment				Without Redevelopment			
	Year	Ad Valorem Taxes	Sales Tax	M&M Replacement Tax	Total Benefit	Ad Valorem Taxes	Sales Tax	M&M Replacement Tax	Total Benefit
1	2027	$ 1,904	$ -	$ 480	$ 2,384	$ 1,904	$ -	$ 480	$ 2,384
2	2028	$ 4,930	$ -	$ 1,244	$ 6,174	$ 1,904	$ -	$ 480	$ 2,384
3	2029	$ 4,930	$ -	$ 1,244	$ 6,174	$ 1,904	$ -	$ 480	$ 2,384
4	2030	$ 8,221	$ -	$ 2,074	$ 10,296	$ 1,904	$ -	$ 480	$ 2,384
5	2031	$ 10,015	$ -	$ 2,527	$ 12,541	$ 1,904	$ -	$ 480	$ 2,384
6	2032	$ 12,299	$ -	$ 3,103	$ 15,403	$ 1,904	$ -	$ 480	$ 2,384
7	2033	$ 12,299	$ -	$ 3,103	$ 15,403	$ 1,904	$ -	$ 480	$ 2,384
8	2034	$ 12,545	$ -	$ 3,165	$ 15,711	$ 1,904	$ -	$ 480	$ 2,384
9	2035	$ 12,545	$ -	$ 3,165	$ 15,711	$ 1,904	$ -	$ 480	$ 2,384
10	2036	$ 12,796	$ -	$ 3,229	$ 16,025	$ 1,904	$ -	$ 480	$ 2,384
11	2037	$ 12,796	$ -	$ 3,229	$ 16,025	$ 1,904	$ -	$ 480	$ 2,384
12	2038	$ 13,052	$ -	$ 3,293	$ 16,345	$ 1,904	$ -	$ 480	$ 2,384
13	2039	$ 13,052	$ -	$ 3,293	$ 16,345	$ 1,904	$ -	$ 480	$ 2,384
14	2040	$ 13,313	$ -	$ 3,359	$ 16,672	$ 1,904	$ -	$ 480	$ 2,384
15	2041	$ 13,313	$ -	$ 3,359	$ 16,672	$ 1,904	$ -	$ 480	$ 2,384
16	2042	$ 13,580	$ -	$ 3,426	$ 17,006	$ 1,904	$ -	$ 480	$ 2,384
17	2043	$ 13,580	$ -	$ 3,426	$ 17,006	$ 1,904	$ -	$ 480	$ 2,384
18	2044	$ 13,851	$ -	$ 3,495	$ 17,346	$ 1,904	$ -	$ 480	$ 2,384
19	2045	$ 13,851	$ -	$ 3,495	$ 17,346	$ 1,904	$ -	$ 480	$ 2,384
20	2046	$ 14,128	$ -	$ 3,565	$ 17,693	$ 1,904	$ -	$ 480	$ 2,384
21	2047	$ 14,128	$ -	$ 3,565	$ 17,693	$ 1,904	$ -	$ 480	$ 2,384
22	2048	$ 14,411	$ -	$ 3,636	$ 18,047	$ 1,904	$ -	$ 480	$ 2,384
23	2049	$ 14,411	$ -	$ 3,636	$ 18,047	$ 1,904	$ -	$ 480	$ 2,384
24	2050	$ 14,699	$ -	$ 3,709	$ 18,408	$ 1,904	$ -	$ 480	$ 2,384
25	2051	$ 14,699	$ -	$ 3,709	$ 18,408	$ 1,904	$ -	$ 480	$ 2,384
26	2052	$ 14,993	$ -	$ 3,783	$ 18,776	$ 1,904	$ -	$ 480	$ 2,384
27	2053	$ 14,993	$ -	$ 3,783	$ 18,776	$ 1,904	$ -	$ 480	$ 2,384
28	2054	$ 15,293	$ -	$ 3,858	$ 19,151	$ 1,904	$ -	$ 480	$ 2,384
29	2055	$ 15,293	$ -	$ 3,858	$ 19,151	$ 1,904	$ -	$ 480	$ 2,384
30	2056	$ 15,599	$ -	$ 3,936	$ 19,534	$ 1,904	$ -	$ 480	$ 2,384
		$ 375,523	**$ -**	**$ 94,747**	**$ 470,270**	**$ 57,122**	**$ -**	**$ 14,412**	**$ 71,534**

Notes:

(1) Ad Valorem Property Taxes and Sales Taxes without redevelopment are assumed to remain constant over 30 years.

(2) Taxable sales with redevelopment are assumed to grow at a stabilized annual rate of 1.50%

(3) Property values with redevelopment are assumed to grow at a stabilized biennial rate of 2.00%

(4) These cost-benefit estimates were made based on projections of sales, property values and current tax levies.

(5) This jurisdiction receives 1.29% of the M&M Replacement Tax per Jackson County data.

(6) This cost-benefit analysis shows estimates of certain applicable direct economic tax benefits from this project (excluding personal property tax estimates) to the taxing jurisdiction and does not include indirect economic impacts nor other benefits from additional development outside of the project area and district.

Cost-Benefit Analysis

Metropolitan Junior College

		With Redevelopment				Without Redevelopment			
	Year	Ad Valorem Taxes	Sales Tax	M&M Replacement Tax	Total Benefit	Ad Valorem Taxes	Sales Tax	M&M Replacement Tax	Total Benefit
1	2027	$ 4,698	$ -	$ 1,311	$ 6,009	$ 4,698	$ -	$ 1,311	$ 6,009
2	2028	$ 8,431	$ -	$ 3,395	$ 11,826	$ 4,698	$ -	$ 1,311	$ 6,009
3	2029	$ 8,431	$ -	$ 3,395	$ 11,826	$ 4,698	$ -	$ 1,311	$ 6,009
4	2030	$ 12,491	$ -	$ 5,661	$ 18,152	$ 4,698	$ -	$ 1,311	$ 6,009
5	2031	$ 14,703	$ -	$ 6,896	$ 21,598	$ 4,698	$ -	$ 1,311	$ 6,009
6	2032	$ 17,522	$ -	$ 8,469	$ 25,990	$ 4,698	$ -	$ 1,311	$ 6,009
7	2033	$ 17,522	$ -	$ 8,469	$ 25,990	$ 4,698	$ -	$ 1,311	$ 6,009
8	2034	$ 17,825	$ -	$ 8,638	$ 26,463	$ 4,698	$ -	$ 1,311	$ 6,009
9	2035	$ 17,825	$ -	$ 8,638	$ 26,463	$ 4,698	$ -	$ 1,311	$ 6,009
10	2036	$ 18,135	$ -	$ 8,811	$ 26,945	$ 4,698	$ -	$ 1,311	$ 6,009
11	2037	$ 18,135	$ -	$ 8,811	$ 26,945	$ 4,698	$ -	$ 1,311	$ 6,009
12	2038	$ 18,450	$ -	$ 8,987	$ 27,437	$ 4,698	$ -	$ 1,311	$ 6,009
13	2039	$ 18,450	$ -	$ 8,987	$ 27,437	$ 4,698	$ -	$ 1,311	$ 6,009
14	2040	$ 18,772	$ -	$ 9,167	$ 27,939	$ 4,698	$ -	$ 1,311	$ 6,009
15	2041	$ 18,772	$ -	$ 9,167	$ 27,939	$ 4,698	$ -	$ 1,311	$ 6,009
16	2042	$ 19,101	$ -	$ 9,350	$ 28,451	$ 4,698	$ -	$ 1,311	$ 6,009
17	2043	$ 19,101	$ -	$ 9,350	$ 28,451	$ 4,698	$ -	$ 1,311	$ 6,009
18	2044	$ 19,436	$ -	$ 9,537	$ 28,973	$ 4,698	$ -	$ 1,311	$ 6,009
19	2045	$ 19,436	$ -	$ 9,537	$ 28,973	$ 4,698	$ -	$ 1,311	$ 6,009
20	2046	$ 19,778	$ -	$ 9,728	$ 29,506	$ 4,698	$ -	$ 1,311	$ 6,009
21	2047	$ 19,778	$ -	$ 9,728	$ 29,506	$ 4,698	$ -	$ 1,311	$ 6,009
22	2048	$ 20,126	$ -	$ 9,923	$ 30,049	$ 4,698	$ -	$ 1,311	$ 6,009
23	2049	$ 20,126	$ -	$ 9,923	$ 30,049	$ 4,698	$ -	$ 1,311	$ 6,009
24	2050	$ 25,124	$ -	$ 10,121	$ 35,245	$ 4,698	$ -	$ 1,311	$ 6,009
25	2051	$ 36,266	$ -	$ 10,121	$ 46,387	$ 4,698	$ -	$ 1,311	$ 6,009
26	2052	$ 36,991	$ -	$ 10,323	$ 47,314	$ 4,698	$ -	$ 1,311	$ 6,009
27	2053	$ 36,991	$ -	$ 10,323	$ 47,314	$ 4,698	$ -	$ 1,311	$ 6,009
28	2054	$ 37,731	$ -	$ 10,530	$ 48,261	$ 4,698	$ -	$ 1,311	$ 6,009
29	2055	$ 37,731	$ -	$ 10,530	$ 48,261	$ 4,698	$ -	$ 1,311	$ 6,009
30	2056	$ 38,485	$ -	$ 10,740	$ 49,226	$ 4,698	$ -	$ 1,311	$ 6,009
		$ 636,359	**$ -**	**$ 258,565**	**$ 894,925**	**$ 140,932**	**$ -**	**$ 39,331**	**$ 180,263**

Notes:

(1) Ad Valorem Property Taxes and Sales Taxes without redevelopment are assumed to remain constant over 30 years.

(2) Taxable sales with redevelopment are assumed to grow at a stabilized annual rate of 1.50%

(3) Property values with redevelopment are assumed to grow at a stabilized biennial rate of 2.00%

(4) These cost-benefit estimates were made based on projections of sales, property values and current tax levies.

(5) This jurisdiction receives 3.51% of the M&M Replacement Tax per Jackson County data.

(6) This cost-benefit analysis shows estimates of certain applicable direct economic tax benefits from this project (excluding personal property tax estimates) to the taxing jurisdiction and does not include indirect economic impacts nor other benefits from additional development outside of the project area and district.

Cost-Benefit Analysis

Lee's Summit R-7 School District

		With Redevelopment				Without Redevelopment			
	Year	Ad Valorem Taxes	Sales Tax	M&M Replacement Tax	Total Benefit	Ad Valorem Taxes	Sales Tax	M&M Replacement Tax	Total Benefit
1	2027	$ 123,059	$ -	$ 5,747	$ 128,806	$ 123,059	$ -	$ 5,747	$ 128,806
2	2028	$ 220,850	$ -	$ 14,880	$ 235,730	$ 123,059	$ -	$ 5,747	$ 128,806
3	2029	$ 220,850	$ -	$ 14,880	$ 235,730	$ 123,059	$ -	$ 5,747	$ 128,806
4	2030	$ 327,202	$ -	$ 24,813	$ 352,014	$ 123,059	$ -	$ 5,747	$ 128,806
5	2031	$ 385,150	$ -	$ 30,225	$ 415,375	$ 123,059	$ -	$ 5,747	$ 128,806
6	2032	$ 458,986	$ -	$ 37,121	$ 496,107	$ 123,059	$ -	$ 5,747	$ 128,806
7	2033	$ 458,986	$ -	$ 37,121	$ 496,107	$ 123,059	$ -	$ 5,747	$ 128,806
8	2034	$ 466,935	$ -	$ 37,863	$ 504,798	$ 123,059	$ -	$ 5,747	$ 128,806
9	2035	$ 466,935	$ -	$ 37,863	$ 504,798	$ 123,059	$ -	$ 5,747	$ 128,806
10	2036	$ 475,043	$ -	$ 38,620	$ 513,664	$ 123,059	$ -	$ 5,747	$ 128,806
11	2037	$ 475,043	$ -	$ 38,620	$ 513,664	$ 123,059	$ -	$ 5,747	$ 128,806
12	2038	$ 483,314	$ -	$ 39,393	$ 522,706	$ 123,059	$ -	$ 5,747	$ 128,806
13	2039	$ 483,314	$ -	$ 39,393	$ 522,706	$ 123,059	$ -	$ 5,747	$ 128,806
14	2040	$ 491,749	$ -	$ 40,181	$ 531,930	$ 123,059	$ -	$ 5,747	$ 128,806
15	2041	$ 491,749	$ -	$ 40,181	$ 531,930	$ 123,059	$ -	$ 5,747	$ 128,806
16	2042	$ 500,354	$ -	$ 40,984	$ 541,338	$ 123,059	$ -	$ 5,747	$ 128,806
17	2043	$ 500,354	$ -	$ 40,984	$ 541,338	$ 123,059	$ -	$ 5,747	$ 128,806
18	2044	$ 509,130	$ -	$ 41,804	$ 550,934	$ 123,059	$ -	$ 5,747	$ 128,806
19	2045	$ 509,130	$ -	$ 41,804	$ 550,934	$ 123,059	$ -	$ 5,747	$ 128,806
20	2046	$ 518,082	$ -	$ 42,640	$ 560,722	$ 123,059	$ -	$ 5,747	$ 128,806
21	2047	$ 518,082	$ -	$ 42,640	$ 560,722	$ 123,059	$ -	$ 5,747	$ 128,806
22	2048	$ 527,213	$ -	$ 43,493	$ 570,706	$ 123,059	$ -	$ 5,747	$ 128,806
23	2049	$ 527,213	$ -	$ 43,493	$ 570,706	$ 123,059	$ -	$ 5,747	$ 128,806
24	2050	$ 658,128	$ -	$ 44,363	$ 702,491	$ 123,059	$ -	$ 5,747	$ 128,806
25	2051	$ 949,994	$ -	$ 44,363	$ 994,357	$ 123,059	$ -	$ 5,747	$ 128,806
26	2052	$ 968,994	$ -	$ 45,250	$ 1,014,244	$ 123,059	$ -	$ 5,747	$ 128,806
27	2053	$ 968,994	$ -	$ 45,250	$ 1,014,244	$ 123,059	$ -	$ 5,747	$ 128,806
28	2054	$ 988,374	$ -	$ 46,155	$ 1,034,529	$ 123,059	$ -	$ 5,747	$ 128,806
29	2055	$ 988,374	$ -	$ 46,155	$ 1,034,529	$ 123,059	$ -	$ 5,747	$ 128,806
30	2056	$ 1,008,142	$ -	$ 47,078	$ 1,055,220	$ 123,059	$ -	$ 5,747	$ 128,806
		$ 16,669,725	**$ -**	**$ 1,133,356**	**$ 17,803,081**	**$ 3,691,778**	**$ -**	**$ 172,398**	**$ 3,864,177**

Notes:

(1) Ad Valorem Property Taxes and Sales Taxes without redevelopment are assumed to remain constant over 30 years.

(2) Taxable sales with redevelopment are assumed to grow at a stabilized annual rate of 1.50%

(3) Property values with redevelopment are assumed to grow at a stabilized biennial rate of 2.00%

(4) These cost-benefit estimates were made based on projections of sales, property values and current tax levies.

(5) This jurisdiction receives 15.37% of the M&M Replacement Tax per Jackson County data.

(6) This cost-benefit analysis shows estimates of certain applicable direct economic tax benefits from this project (excluding personal property tax estimates) to the taxing jurisdiction and does not include indirect economic impacts nor other benefits from additional development outside of the project area and district.

Cost-Benefit Analysis

Kansas City Zoological District

		With Redevelopment				Without Redevelopment			
	Year	Ad Valorem Taxes	Sales Tax	M&M Replacement Tax	Total Benefit	Ad Valorem Taxes	Sales Tax	M&M Replacement Tax	Total Benefit
1	2027	$ -	$ 140,563	$ -	$ 140,563	$ -	$ -	$ -	$ -
2	2028	$ -	$ 151,531	$ -	$ 151,531	$ -	$ -	$ -	$ -
3	2029	$ -	$ 173,125	$ -	$ 173,125	$ -	$ -	$ -	$ -
4	2030	$ -	$ 187,079	$ -	$ 187,079	$ -	$ -	$ -	$ -
5	2031	$ -	$ 199,310	$ -	$ 199,310	$ -	$ -	$ -	$ -
6	2032	$ -	$ 203,535	$ -	$ 203,535	$ -	$ -	$ -	$ -
7	2033	$ -	$ 206,588	$ -	$ 206,588	$ -	$ -	$ -	$ -
8	2034	$ -	$ 209,687	$ -	$ 209,687	$ -	$ -	$ -	$ -
9	2035	$ -	$ 212,832	$ -	$ 212,832	$ -	$ -	$ -	$ -
10	2036	$ -	$ 216,024	$ -	$ 216,024	$ -	$ -	$ -	$ -
11	2037	$ -	$ 219,265	$ -	$ 219,265	$ -	$ -	$ -	$ -
12	2038	$ -	$ 222,554	$ -	$ 222,554	$ -	$ -	$ -	$ -
13	2039	$ -	$ 225,892	$ -	$ 225,892	$ -	$ -	$ -	$ -
14	2040	$ -	$ 229,280	$ -	$ 229,280	$ -	$ -	$ -	$ -
15	2041	$ -	$ 232,720	$ -	$ 232,720	$ -	$ -	$ -	$ -
16	2042	$ -	$ 236,210	$ -	$ 236,210	$ -	$ -	$ -	$ -
17	2043	$ -	$ 239,754	$ -	$ 239,754	$ -	$ -	$ -	$ -
18	2044	$ -	$ 243,350	$ -	$ 243,350	$ -	$ -	$ -	$ -
19	2045	$ -	$ 247,000	$ -	$ 247,000	$ -	$ -	$ -	$ -
20	2046	$ -	$ 250,705	$ -	$ 250,705	$ -	$ -	$ -	$ -
21	2047	$ -	$ 254,466	$ -	$ 254,466	$ -	$ -	$ -	$ -
22	2048	$ -	$ 258,283	$ -	$ 258,283	$ -	$ -	$ -	$ -
23	2049	$ -	$ 262,157	$ -	$ 262,157	$ -	$ -	$ -	$ -
24	2050	$ -	$ 488,236	$ -	$ 488,236	$ -	$ -	$ -	$ -
25	2051	$ -	$ 540,161	$ -	$ 540,161	$ -	$ -	$ -	$ -
26	2052	$ -	$ 548,264	$ -	$ 548,264	$ -	$ -	$ -	$ -
27	2053	$ -	$ 556,488	$ -	$ 556,488	$ -	$ -	$ -	$ -
28	2054	$ -	$ 564,835	$ -	$ 564,835	$ -	$ -	$ -	$ -
29	2055	$ -	$ 573,308	$ -	$ 573,308	$ -	$ -	$ -	$ -
30	2056	$ -	$ 581,907	$ -	$ 581,907	$ -	$ -	$ -	$ -
		$ -	**$ 8,875,107**	**$ -**	**$ 8,875,107**	**$ -**	**$ -**	**$ -**	**$ -**

Notes:

(1) Ad Valorem Property Taxes and Sales Taxes without redevelopment are assumed to remain constant over 30 years.

(2) Taxable sales with redevelopment are assumed to grow at a stabilized annual rate of 1.50%

(3) Property values with redevelopment are assumed to grow at a stabilized biennial rate of 2.00%

(4) These cost-benefit estimates were made based on projections of sales, property values and current tax levies.

(5) This jurisdiction receives 0.00% of the M&M Replacement Tax per Jackson County data.

(6) This cost-benefit analysis shows estimates of certain applicable direct economic tax benefits from this project (excluding personal property tax estimates) to the taxing jurisdiction and does not include indirect economic impacts nor other benefits from additional development outside of the project area and district.

Cost-Benefit Analysis

291 South Regional Community Improvement District

		With Redevelopment				Without Redevelopment			
	Year	Ad Valorem Taxes	Sales Tax	M&M Replacement Tax	Total Benefit	Ad Valorem Taxes	Sales Tax	M&M Replacement Tax	Total Benefit
1	2027	$ -	$ 1,124,500	$ -	$ 1,124,500	$ -	$ -	$ -	$ -
2	2028	$ -	$ 1,212,250	$ -	$ 1,212,250	$ -	$ -	$ -	$ -
3	2029	$ -	$ 1,385,000	$ -	$ 1,385,000	$ -	$ -	$ -	$ -
4	2030	$ -	$ 1,496,631	$ -	$ 1,496,631	$ -	$ -	$ -	$ -
5	2031	$ -	$ 1,594,481	$ -	$ 1,594,481	$ -	$ -	$ -	$ -
6	2032	$ -	$ 1,628,278	$ -	$ 1,628,278	$ -	$ -	$ -	$ -
7	2033	$ -	$ 1,652,703	$ -	$ 1,652,703	$ -	$ -	$ -	$ -
8	2034	$ -	$ 1,677,493	$ -	$ 1,677,493	$ -	$ -	$ -	$ -
9	2035	$ -	$ 1,702,655	$ -	$ 1,702,655	$ -	$ -	$ -	$ -
10	2036	$ -	$ 1,728,195	$ -	$ 1,728,195	$ -	$ -	$ -	$ -
11	2037	$ -	$ 1,754,118	$ -	$ 1,754,118	$ -	$ -	$ -	$ -
12	2038	$ -	$ 1,780,430	$ -	$ 1,780,430	$ -	$ -	$ -	$ -
13	2039	$ -	$ 1,807,136	$ -	$ 1,807,136	$ -	$ -	$ -	$ -
14	2040	$ -	$ 1,834,244	$ -	$ 1,834,244	$ -	$ -	$ -	$ -
15	2041	$ -	$ 1,861,757	$ -	$ 1,861,757	$ -	$ -	$ -	$ -
16	2042	$ -	$ 1,889,684	$ -	$ 1,889,684	$ -	$ -	$ -	$ -
17	2043	$ -	$ 1,918,029	$ -	$ 1,918,029	$ -	$ -	$ -	$ -
18	2044	$ -	$ 1,946,799	$ -	$ 1,946,799	$ -	$ -	$ -	$ -
19	2045	$ -	$ 1,976,001	$ -	$ 1,976,001	$ -	$ -	$ -	$ -
20	2046	$ -	$ 2,005,641	$ -	$ 2,005,641	$ -	$ -	$ -	$ -
21	2047	$ -	$ 2,035,726	$ -	$ 2,035,726	$ -	$ -	$ -	$ -
22	2048	$ -	$ 2,066,262	$ -	$ 2,066,262	$ -	$ -	$ -	$ -
23	2049	$ -	$ 2,097,256	$ -	$ 2,097,256	$ -	$ -	$ -	$ -
24	2050	$ -	$ 3,905,890	$ -	$ 3,905,890	$ -	$ -	$ -	$ -
25	2051	$ -	$ 4,321,290	$ -	$ 4,321,290	$ -	$ -	$ -	$ -
26	2052	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
27	2053	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
28	2054	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
29	2055	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
30	2056	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		$ -	**$ 48,402,449**	**$ -**	**$ 48,402,449**	**$ -**	**$ -**	**$ -**	**$ -**

Notes:

(1) Ad Valorem Property Taxes and Sales Taxes without redevelopment are assumed to remain constant over 30 years.

(2) Taxable sales with redevelopment are assumed to grow at a stabilized annual rate of 1.50%

(3) Property values with redevelopment are assumed to grow at a stabilized biennial rate of 2.00%

(4) These cost-benefit estimates were made based on projections of sales, property values and current tax levies.

(5) This jurisdiction receives 0.00% of the M&M Replacement Tax per Jackson County data.

(6) This cost-benefit analysis shows estimates of certain applicable direct economic tax benefits from this project (excluding personal property tax estimates) to the taxing jurisdiction and does not include indirect economic impacts nor other benefits from additional development outside of the project area and district.