

---

---

**City of Lee's Summit, Missouri  
(Oldham Village)**

TAX INCREMENT FINANCE COST-BENEFIT ANALYSIS

FOR THE

OLDHAM VILLAGE  
TAX INCREMENT FINANCING  
REDEVELOPMENT PLAN

---

---

AUGUST 29, 2024

PREPARED BY: IRR CORPORATE & PUBLIC FINANCE

## Table of Contents

Cover Page	1
Table of Contents	2
Purpose and Descriptions	3
Initial Equalized Assessed Valuations	4
Projections and Key Assumptions	5
But-For Analysis	6
Summary of Benefits to Taxing Districts	7
City of Lee's Summit	8
Jackson County	9
State of Missouri	10
Mid-Continent Library	11
Jackson County Mental Health	12
Jackson County Board of Disabled Services	13
Metropolitan Junior College	14
Lee's Summit R-7 School District	15
Kansas City Zoological District	16

### Disclaimers:

(1) Any projections contained herein are preliminary. These indications are provided solely for your information and consideration, are subject to change at any time without notice. The information contained in this presentation includes results of analyses from a quantitative model which represents potential future events that may or may not be realized, and is not a complete analysis of every material fact. Any estimates included herein constitute our judgment as of the date hereof and are subject to change without any notice.

(2) IRR C&P is not acting as an advisor to a municipal entity or obligated person and does not owe a fiduciary duty pursuant to Section 15B of the Exchange Act to any municipal entity or obligated person with respect to the information and material contained in this communication.

(3) IRR C&P is acting for its own interests or the interests of a client which is not a municipal entity or obligated person. A municipal entity or obligated person should discuss any information and material contained in this communication with any and all internal or external advisors and experts that the municipal entity or obligated person deems appropriate before acting on this information or material.

(4) The attached analysis, prepared by IRR Corporate and Public Finance, LLC ("IRR C&P"), contains factual and general information and is not recommending an action to a municipal entity or obligated person with respect to the structure, timing, or terms of any municipal financial products. Any examples, analyses, scenarios, or options contained in this communication are not a recommendation or advice to any municipal entity or obligated person.

(5) Prior to any Transaction, you should determine, without reliance upon us or our affiliates, the economic risks and merits (and independently determine that you are able to assume these risks) as well as the legal, tax and accounting characterizations and consequences of any such Transaction. In this regard, by accepting this presentation, you acknowledge that (a) we are not in the business of providing (and you are not relying on us for) legal, tax or accounting advice, (b) there may be legal, tax or accounting risks associated with any Transaction, (c) you should receive (and rely on) separate and qualified legal, tax and accounting advice and (d) you should apprise senior management in your organization as to such legal, tax and accounting advice ( and any risks associated with any Transaction) and our disclaimer as to these matters.

(6) IRS Circular 230 Disclosure: IRR Corporate & Public Finance, LLC and its affiliates do not provide tax or legal advice. Any discussion of tax matters in these materials is not intended or written to be used, and cannot be used or relied upon, by you for the purpose of avoiding any tax penalties. Accordingly, you should seek advice based on your particular circumstances from an independent tax advisor.

# OLDHAM 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 Oldham Village Tax Increment Financing Redevelopment Plan (the "Redevelopment Plan").

## Description of Project

This Cost-Benefit Analysis and the Redevelopment Plan pertains to approximately 60 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

Parcel Number	Owner	2023 Assessed Value	ENTIRE RDA	IN RPA ONLY
			2023 Taxable	2023 Taxable
61-440-01-05-00-0-00-000	Oldham Investors LLC	\$ 877,760	\$ 877,760	\$ 291,115
61-500-03-63-00-0-00-000	Oldham Investors LLC	\$ 118,432	\$ 118,432	\$ 118,432
61-500-03-64-00-0-00-000	Oldham Investors LLC	\$ 68,800	\$ 68,800	\$ 68,800
61-500-03-76-01-0-00-000	Oldham Investors LLC	\$ 28,000	\$ 28,000	\$ 28,000
61-500-03-34-00-0-00-000	Oldham Investors LLC	\$ 54,816	\$ 54,816	\$ 54,816
61-500-03-35-00-0-00-000	Oldham Investors LLC	\$ 72,800	\$ 72,800	\$ 72,800
61-500-03-45-00-0-00-000	Romeo Trucking LLC	\$ 66,016	\$ 66,016	\$ 66,016
61-500-03-54-02-0-00-000	Sandra & Silas Smith	\$ 53,184	\$ 53,184	\$ 53,184
61-500-03-39-01-0-00-000	Ben Simpson & Dennis Bresette	\$ 46,400	\$ 46,400	\$ 46,400
61-500-03-74-00-0-00-000	Market Street Investors LLC	\$ 178,016	\$ 178,016	\$ 178,016
61-500-03-75-00-0-00-000	Market Street Investors LLC	\$ 140,000	\$ 140,000	\$ 140,000
61-500-03-41-02-0-00-000	S A Electric Inc.	\$ 44,000	\$ 44,000	\$ 44,000
61-500-03-39-02-0-00-000	Rynard Investment Properties LLC	\$ 46,400	\$ 46,400	\$ 46,400
61-500-03-54-01-0-00-000	City of Lee's Summit	\$ 27,200	\$ 0	\$ 0
61-500-03-55-00-0-00-000	Easley Development Company LLC	\$ 44,800	\$ 44,800	\$ 44,800
61-440-09-38-00-0-00-000	Oldham Investors LLC	\$ 576,000	\$ 576,000	\$ 0
61-440-09-28-00-0-00-000	Taylor Family Asset Protection Trust	\$ 30,514	\$ 30,514	\$ 0
61-500-03-40-00-0-00-000	R P Fields Investments LLC	\$ 110,784	\$ 110,784	\$ 110,784
61-440-09-42-00-0-00-000*	Abundant Life Baptist Church of LS MO	\$ 62,492	\$ 0	\$ 0
TOTAL		\$ 2,646,414	\$ 2,556,722	\$ 1,363,563

Source: Jackson County

\*Portion of parcel; land value prorated based on square feet to be included in the RDA.

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

CID/ TDD Year	TIF Year	Year	Commercial TIF Ad Valorem						TIF Sales Tax (EATs), CID Sales Tax, TDD Sales Tax					Taxable Sales Oldham Project & Expanded CID Area	CID Sales Tax (EATs & Non-EATs) (Oldham Project)	TOTAL INCENTIVE REVENUE TO PROJECT
			Appraised Value	Assessed Value	Based Appraised Value	Base Assessed Value	Incremental Assessed Value	Total Ad Valorem (Oldham Project)	Taxable Sales	Base Taxable Sales	Incremental Taxable Sales	TIF Sales Tax (EATs) (Oldham Project)	TDD Sales Tax (EATs & Non-EATs) (Oldham Project)			
			\$ 3,999,935	\$ 1,363,563	\$ 4,346,135	\$ 1,363,563	\$ -	7.0666	\$ -	\$ -	\$ -	1.6875%	0.50%			
1	1	2025	\$ 4,346,135	\$ 1,363,563	\$ 4,346,135	\$ 1,363,563	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 133,208,327	\$ 1,292,121	\$ 1,292,121	
2	2	2026	\$ 8,217,725	\$ 2,602,472	\$ 4,346,135	\$ 1,363,563	\$ 1,238,909	\$ -	\$ 11,764,250	\$ 6,000,000	\$ 5,764,250	\$ 93,381	\$ 57,057	\$ 146,970,702	\$ 1,425,616	\$ 1,576,053
3	3	2027	\$ 15,260,025	\$ 4,883,208	\$ 4,346,135	\$ 1,363,563	\$ 3,519,645	\$ 86,148	\$ 36,759,200	\$ 6,000,000	\$ 30,759,200	\$ 498,299	\$ 178,282	\$ 173,993,749	\$ 1,687,739	\$ 2,450,468
4	4	2028	\$ 21,659,950	\$ 6,931,184	\$ 4,346,135	\$ 1,363,563	\$ 5,567,621	\$ 244,740	\$ 54,746,078	\$ 6,000,000	\$ 48,746,078	\$ 789,686	\$ 265,518	\$ 194,039,144	\$ 1,882,180	\$ 3,182,124
5	5	2029	\$ 22,080,425	\$ 7,065,736	\$ 4,346,135	\$ 1,363,563	\$ 5,702,173	\$ 387,146	\$ 55,567,269	\$ 6,000,000	\$ 49,567,269	\$ 802,990	\$ 269,501	\$ 196,949,732	\$ 1,910,412	\$ 3,370,050
6	6	2030	\$ 22,080,425	\$ 7,065,736	\$ 4,346,135	\$ 1,363,563	\$ 5,702,173	\$ 396,503	\$ 56,400,778	\$ 6,000,000	\$ 50,400,778	\$ 816,493	\$ 273,544	\$ 199,903,978	\$ 1,939,069	\$ 3,425,608
7	7	2031	\$ 22,509,310	\$ 7,202,979	\$ 4,346,135	\$ 1,363,563	\$ 5,839,416	\$ 396,503	\$ 57,246,789	\$ 6,000,000	\$ 51,246,789	\$ 830,198	\$ 277,647	\$ 202,902,537	\$ 1,968,155	\$ 3,472,502
8	8	2032	\$ 22,509,310	\$ 7,202,979	\$ 4,346,135	\$ 1,363,563	\$ 5,839,416	\$ 406,046	\$ 58,105,491	\$ 6,000,000	\$ 52,105,491	\$ 844,109	\$ 281,812	\$ 205,946,075	\$ 1,997,677	\$ 3,529,643
9	9	2033	\$ 22,946,772	\$ 7,342,967	\$ 4,346,135	\$ 1,363,563	\$ 5,979,404	\$ 406,046	\$ 58,977,074	\$ 6,000,000	\$ 52,977,074	\$ 858,229	\$ 286,039	\$ 209,035,266	\$ 2,027,642	\$ 3,577,955
10	10	2034	\$ 22,946,772	\$ 7,342,967	\$ 4,346,135	\$ 1,363,563	\$ 5,979,404	\$ 415,780	\$ 59,861,730	\$ 6,000,000	\$ 53,861,730	\$ 872,560	\$ 290,329	\$ 212,170,795	\$ 2,058,057	\$ 3,636,726
11	11	2035	\$ 23,392,983	\$ 7,485,755	\$ 4,346,135	\$ 1,363,563	\$ 6,122,191	\$ 415,780	\$ 60,759,656	\$ 6,000,000	\$ 54,759,656	\$ 887,106	\$ 294,684	\$ 215,353,357	\$ 2,088,928	\$ 3,686,498
12	12	2036	\$ 23,392,983	\$ 7,485,755	\$ 4,346,135	\$ 1,363,563	\$ 6,122,191	\$ 425,709	\$ 61,671,051	\$ 6,000,000	\$ 55,671,051	\$ 901,871	\$ 299,105	\$ 218,583,658	\$ 2,120,261	\$ 3,746,946
13	13	2037	\$ 23,848,119	\$ 7,631,398	\$ 4,346,135	\$ 1,363,563	\$ 6,267,835	\$ 425,709	\$ 62,596,116	\$ 6,000,000	\$ 56,596,116	\$ 916,857	\$ 303,591	\$ 221,862,413	\$ 2,152,065	\$ 3,798,222
14	14	2038	\$ 23,848,119	\$ 7,631,398	\$ 4,346,135	\$ 1,363,563	\$ 6,267,835	\$ 435,836	\$ 63,535,058	\$ 6,000,000	\$ 57,535,058	\$ 932,068	\$ 308,145	\$ 225,190,349	\$ 2,184,346	\$ 3,860,395
15	15	2039	\$ 24,312,357	\$ 7,779,954	\$ 4,346,135	\$ 1,363,563	\$ 6,416,391	\$ 435,836	\$ 64,488,084	\$ 6,000,000	\$ 58,488,084	\$ 947,507	\$ 312,767	\$ 228,568,204	\$ 2,217,112	\$ 3,913,222
16	16	2040	\$ 24,312,357	\$ 7,779,954	\$ 4,346,135	\$ 1,363,563	\$ 6,416,391	\$ 446,166	\$ 65,455,405	\$ 6,000,000	\$ 59,455,405	\$ 963,178	\$ 317,459	\$ 231,996,727	\$ 2,250,368	\$ 3,977,170
17	17	2041	\$ 24,785,880	\$ 7,931,482	\$ 4,346,135	\$ 1,363,563	\$ 6,567,918	\$ 446,166	\$ 66,437,236	\$ 6,000,000	\$ 60,437,236	\$ 979,083	\$ 322,221	\$ 235,476,678	\$ 2,284,124	\$ 4,031,594
18	18	2042	\$ 24,785,880	\$ 7,931,482	\$ 4,346,135	\$ 1,363,563	\$ 6,567,918	\$ 456,702	\$ 67,433,795	\$ 6,000,000	\$ 61,433,795	\$ 995,227	\$ 327,054	\$ 239,008,828	\$ 2,318,386	\$ 4,097,369
19	19	2043	\$ 25,268,874	\$ 8,086,040	\$ 4,346,135	\$ 1,363,563	\$ 6,722,476	\$ 456,702	\$ 68,445,302	\$ 6,000,000	\$ 62,445,302	\$ 1,011,614	\$ 331,960	\$ 242,593,961	\$ 2,353,161	\$ 4,153,437
20	20	2044	\$ 25,268,874	\$ 8,086,040	\$ 4,346,135	\$ 1,363,563	\$ 6,722,476	\$ 467,450	\$ 69,471,981	\$ 6,000,000	\$ 63,471,981	\$ 1,028,246	\$ 336,939	\$ 246,232,870	\$ 2,388,459	\$ 4,221,094
21	21	2045	\$ 25,761,527	\$ 8,243,689	\$ 4,346,135	\$ 1,363,563	\$ 6,880,126	\$ 467,450	\$ 70,514,061	\$ 6,000,000	\$ 64,514,061	\$ 1,045,128	\$ 341,993	\$ 249,926,363	\$ 2,424,286	\$ 4,278,856
22	22	2046	\$ 25,761,527	\$ 8,243,689	\$ 4,346,135	\$ 1,363,563	\$ 6,880,126	\$ 478,412	\$ 71,571,772	\$ 6,000,000	\$ 65,571,772	\$ 1,062,263	\$ 347,123	\$ 253,675,259	\$ 2,460,650	\$ 4,348,448
23	23	2047						\$ 478,412	\$ 72,645,348	\$ 6,000,000	\$ 66,645,348	\$ 1,079,655	\$ 352,330	\$ 257,480,387		\$ 1,910,396
24		2048							\$ 73,735,029				\$ 357,615	\$ 261,342,593		\$ 357,615
25		2049							\$ 74,841,054				\$ 362,979	\$ 265,262,732		\$ 362,979
26		2050							\$ 75,963,670				\$ 368,424	\$ 269,241,673		\$ 368,424
27		2051							\$ 77,103,125				\$ 373,950	\$ 273,280,298		\$ 373,950
28		2052							\$ 78,259,672				\$ 379,559	\$ 277,379,503		\$ 379,559
29		2053							\$ 79,433,567				\$ 385,253	\$ 281,540,195		\$ 385,253
<b>TOTAL</b>								\$ 8,575,240				\$ 19,155,747	\$ 8,602,880		\$ 45,430,813	\$ 81,764,680
<b>NPV @ 7.00%</b>								\$ 3,599,314				\$ 8,229,312	\$ 3,136,779		\$ 21,515,697	\$ 36,481,101

- Notes & Assumptions:**
- Property Value Growth (biennial) 2.00%
  - Retail Sales Growth (annual): 1.50%
  - Commercial Assessment Ratio: 32.0%
  - Residential Assessment Ratio: 19.0%
  - Net Present Value: 7.00%
  - City Administration Fee 1.00%
  - Retailer Holdback (ST Reimbursement, CID ST, TDD ST) 2.00%
  - Jackson County Collection Fee (PILOTS) 1.60%
  - State Collection Fee (EATs) 1.00%
  - TIF Project Area Activation Date Late 2024
  - Assumed sales tax collection lag of 3 months
  - Assumes property tax collections per Missouri state law
  - Assumes \$6 million base taxable sales are transferred into the TIF area

Lee's Summit 2023 Mills	Levy	% of Levy Captured	Levy Captured
State Blind Pension	0.0300	0%	0.0000
Jackson County	0.5116	100%	0.5116
City of Lees Summit	1.2794	100%	1.2794
Lees Summit Schools	4.7112	100%	4.7112
Mental Health	0.0953	100%	0.0953
Metro Junior College	0.1780	100%	0.1780
Mid Continent Library	0.2911	100%	0.2911
Board of Disabled Services	0.0716	0%	0.0000
Replacement Tax	1.4370	0%	0.0000
<b>Total</b>	<b>8.6052</b>	<b>82%</b>	<b>7.0666</b>

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%	0%	0.000%
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%
<b>Total</b>	<b>8.475%</b>	<b>19.91%</b>	<b>1.6875%</b>

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 0.68%. 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 7.08%. 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	\$ 19,105,018
Building Construction	\$ 90,425,299
Tenant Improvements & FFE	\$ 3,341,325
Site Construction	\$ 28,948,818
Soft Costs - (Professional Services / Financing / Other)	\$ 40,341,449
<b>TOTAL DEVELOPMENT COSTS</b>	<b>\$ 182,161,911</b>
Less: Sales Tax Exemptions	\$ 5,200,067
<b>TOTAL DEVELOPER COSTS</b>	<b>\$ 176,961,844</b>

STABILIZED OPERATING PROFORMA	
Gross Revenue	
Potential Commercial Net Rent	\$ 2,708,468
Potential Residential Net Rent	\$ 3,857,295
Effective Gross Revenue	\$ 6,565,762
Operating Expenses	
Management Expense	\$ 78,816
Miscellaneous Expenses	\$ 6,588
Vacancies	\$ 81,254
Total Operating Expenses	\$ 166,658
<b>Net Operating Income</b>	<b>\$ 6,399,104</b>

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
<b>CASHFLOW</b>												
Net Operating Income (NOI)	5%	\$ -	\$ -	\$ 655,274	\$ 1,789,509	\$ 2,639,719	\$ 3,579,565	\$ 6,399,104	\$ 6,719,060	\$ 6,719,060	\$ 7,055,013	\$ 7,055,013
<b>SOURCES / USES</b>												
<b>Uses</b>												
Total Development Costs		\$ 27,324,287	\$ 10,929,715	\$ 18,216,191	\$ 9,108,096	\$ 58,291,811	\$ 58,291,811	\$ -	\$ -	\$ -	\$ -	\$ -
Releasing Costs	0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Uses</b>		<b>\$ 27,324,287</b>	<b>\$ 10,929,715</b>	<b>\$ 18,216,191</b>	<b>\$ 9,108,096</b>	<b>\$ 58,291,811</b>	<b>\$ 58,291,811</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Sources</b>												
Public Finance Proceeds		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pad Sale Proceeds		\$ 7,043,241	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Private Capital		\$ 20,281,046	\$ 10,929,715	\$ 18,216,191	\$ 9,108,096	\$ 58,291,811	\$ 58,291,811	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Sources</b>		<b>\$ 27,324,287</b>	<b>\$ 10,929,715</b>	<b>\$ 18,216,191</b>	<b>\$ 9,108,096</b>	<b>\$ 58,291,811</b>	<b>\$ 58,291,811</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>REVERSION</b>												
Net Reversion Proceeds (x% Net Cap Rate)	5.00%											\$ 141,100,250
Sales Costs	1.00%											\$ (1,411,003)
<b>UNLEVERAGED CASH FLOW ANALYSIS (i.e. Before Debt)</b>												
Cash Flows with No Economic Development Incentives		\$ (20,281,046)	\$ (10,929,715)	\$ (17,560,917)	\$ (7,318,586)	\$ (55,652,093)	\$ (54,712,246)	\$ 6,399,104	\$ 6,719,060	\$ 6,719,060	\$ 7,055,013	\$ 146,744,260
Internal Rate of Return (IRR)		0.68%										

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
<b>CASHFLOW</b>												
Net Operating Income (NOI)	5%	\$ -	\$ -	\$ 655,274	\$ 1,789,509	\$ 2,639,719	\$ 3,579,565	\$ 6,791,093	\$ 7,118,888	\$ 7,118,888	\$ 7,462,837	\$ 7,462,837
<b>SOURCES / USES</b>												
<b>Uses</b>												
Total Development Costs		\$ 27,324,287	\$ 10,929,715	\$ 18,216,191	\$ 9,108,096	\$ 58,291,811	\$ 58,291,811	\$ -	\$ -	\$ -	\$ -	\$ -
Sales Tax Exemptions		\$ (780,010)	\$ (312,004)	\$ (520,007)	\$ (260,003)	\$ (1,664,021)	\$ (1,664,021)	\$ -	\$ -	\$ -	\$ -	\$ -
Releasing Costs	0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Uses</b>		<b>\$ 26,544,277</b>	<b>\$ 10,617,711</b>	<b>\$ 17,696,184</b>	<b>\$ 8,848,092</b>	<b>\$ 56,627,790</b>	<b>\$ 56,627,790</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Sources</b>												
Public Finance Proceeds		\$ 27,000,000	\$ -	\$ -	\$ -	\$ -	\$ 9,000,000	\$ -	\$ -	\$ -	\$ -	\$ -
Pad Sale Proceeds		\$ 7,043,241	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Private Capital		\$ (7,498,964)	\$ 10,617,711	\$ 17,696,184	\$ 8,848,092	\$ 56,627,790	\$ 47,627,790	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Sources</b>		<b>\$ 26,544,277</b>	<b>\$ 10,617,711</b>	<b>\$ 17,696,184</b>	<b>\$ 8,848,092</b>	<b>\$ 56,627,790</b>	<b>\$ 56,627,790</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>REVERSION</b>												
Net Reversion Proceeds (x% Net Cap Rate)	5.00%											\$ 149,256,748
Sales Costs	1.00%											\$ (1,492,567)
<b>UNLEVERAGED CASH FLOW ANALYSIS (i.e. Before Debt)</b>												
Cash Flows with Economic Development Incentives		\$ 7,498,964	\$ (10,617,711)	\$ (17,040,910)	\$ (7,058,583)	\$ (53,988,071)	\$ (44,048,225)	\$ 6,791,093	\$ 7,118,888	\$ 7,118,888	\$ 7,462,837	\$ 155,227,018
Internal Rate of Return (IRR)		7.08%										

OLDHAM VILLAGE  
TAX INCREMENT FINANCING  
COST-BENEFIT ANALYSIS

**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 \$127 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:

<b>Taxing District</b>	<b>Benefit with Redevelopment</b>	<b>Benefit without Redevelopment</b>	<b>Net Benefit of Project</b>
City	\$ 32,768,660	\$ 554,735	\$ 32,213,925
County	19,467,713	271,522	\$ 19,196,192
State	71,073,735	14,500	\$ 71,059,235
Zoo	1,361,485	-	\$ 1,361,485
Lee's Summit Schools	4,770,876	2,013,081	\$ 2,757,795
Mental Health	107,325	42,780	\$ 64,545
Metro Junior College	272,344	93,580	\$ 178,765
Mid Continent Library	340,227	133,031	\$ 207,195
Board of Disabled Services	193,938	36,898	\$ 157,040
<b>All Taxing Districts</b>	<b>\$ 130,356,303</b>	<b>\$ 3,160,127</b>	<b>\$ 127,196,176</b>

Cost-Benefit Analysis  
City of Lee's Summit

Year	With Redevelopment				Without Redevelopment				
	Ad Valorem Taxes	Sales Tax	M&M Replacement Tax	Total Benefit	Ad Valorem Taxes	Sales Tax	M&M Replacement Tax	Total Benefit	
1	2025	\$ 17,445	\$ -	\$ 1,046	\$ 18,491	\$ 17,445	\$ -	\$ 1,046	\$ 18,491
2	2026	\$ 17,445	\$ 86,464	\$ 1,046	\$ 104,955	\$ 17,445	\$ -	\$ 1,046	\$ 18,491
3	2027	\$ 17,445	\$ 461,388	\$ 1,996	\$ 480,829	\$ 17,445	\$ -	\$ 1,046	\$ 18,491
4	2028	\$ 17,445	\$ 731,191	\$ 3,745	\$ 752,382	\$ 17,445	\$ -	\$ 1,046	\$ 18,491
5	2029	\$ 17,445	\$ 743,509	\$ 5,316	\$ 766,270	\$ 17,445	\$ -	\$ 1,046	\$ 18,491
6	2030	\$ 17,445	\$ 756,012	\$ 5,419	\$ 778,876	\$ 17,445	\$ -	\$ 1,046	\$ 18,491
7	2031	\$ 17,445	\$ 768,702	\$ 5,419	\$ 791,566	\$ 17,445	\$ -	\$ 1,046	\$ 18,491
8	2032	\$ 17,445	\$ 781,582	\$ 5,524	\$ 804,552	\$ 17,445	\$ -	\$ 1,046	\$ 18,491
9	2033	\$ 17,445	\$ 794,656	\$ 5,524	\$ 817,626	\$ 17,445	\$ -	\$ 1,046	\$ 18,491
10	2034	\$ 17,445	\$ 807,926	\$ 5,631	\$ 831,003	\$ 17,445	\$ -	\$ 1,046	\$ 18,491
11	2035	\$ 17,445	\$ 821,395	\$ 5,631	\$ 844,472	\$ 17,445	\$ -	\$ 1,046	\$ 18,491
12	2036	\$ 17,445	\$ 835,066	\$ 5,741	\$ 858,252	\$ 17,445	\$ -	\$ 1,046	\$ 18,491
13	2037	\$ 17,445	\$ 848,942	\$ 5,741	\$ 872,128	\$ 17,445	\$ -	\$ 1,046	\$ 18,491
14	2038	\$ 17,445	\$ 863,026	\$ 5,853	\$ 886,324	\$ 17,445	\$ -	\$ 1,046	\$ 18,491
15	2039	\$ 17,445	\$ 877,321	\$ 5,853	\$ 900,619	\$ 17,445	\$ -	\$ 1,046	\$ 18,491
16	2040	\$ 17,445	\$ 891,831	\$ 5,967	\$ 915,243	\$ 17,445	\$ -	\$ 1,046	\$ 18,491
17	2041	\$ 17,445	\$ 906,559	\$ 5,967	\$ 929,971	\$ 17,445	\$ -	\$ 1,046	\$ 18,491
18	2042	\$ 17,445	\$ 921,507	\$ 6,083	\$ 945,035	\$ 17,445	\$ -	\$ 1,046	\$ 18,491
19	2043	\$ 17,445	\$ 936,680	\$ 6,083	\$ 960,208	\$ 17,445	\$ -	\$ 1,046	\$ 18,491
20	2044	\$ 17,445	\$ 952,080	\$ 6,201	\$ 975,726	\$ 17,445	\$ -	\$ 1,046	\$ 18,491
21	2045	\$ 17,445	\$ 967,711	\$ 6,201	\$ 991,358	\$ 17,445	\$ -	\$ 1,046	\$ 18,491
22	2046	\$ 17,445	\$ 983,577	\$ 6,322	\$ 1,007,344	\$ 17,445	\$ -	\$ 1,046	\$ 18,491
23	2047	\$ 17,445	\$ 999,680	\$ 6,322	\$ 1,023,448	\$ 17,445	\$ -	\$ 1,046	\$ 18,491
24	2048	\$ 107,527	\$ 1,862,713	\$ 6,446	\$ 1,976,686	\$ 17,445	\$ -	\$ 1,046	\$ 18,491
25	2049	\$ 107,527	\$ 1,893,129	\$ 6,446	\$ 2,007,102	\$ 17,445	\$ -	\$ 1,046	\$ 18,491
26	2050	\$ 109,626	\$ 1,924,001	\$ 6,571	\$ 2,040,198	\$ 17,445	\$ -	\$ 1,046	\$ 18,491
27	2051	\$ 109,626	\$ 1,955,336	\$ 6,571	\$ 2,071,533	\$ 17,445	\$ -	\$ 1,046	\$ 18,491
28	2052	\$ 111,766	\$ 1,987,141	\$ 6,700	\$ 2,105,607	\$ 17,445	\$ -	\$ 1,046	\$ 18,491
29	2053	\$ 111,766	\$ 2,019,423	\$ 6,700	\$ 2,137,889	\$ 17,445	\$ -	\$ 1,046	\$ 18,491
30	2054	\$ 113,949	\$ 2,052,189	\$ 6,831	\$ 2,172,969	\$ 17,445	\$ -	\$ 1,046	\$ 18,491
		\$ 1,173,031	\$ 31,430,735	\$ 164,894	\$ 32,768,660	\$ 523,363	\$ -	\$ 31,372	\$ 554,735

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 5.39% 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

Year	With Redevelopment				Without Redevelopment				
	Ad Valorem Taxes	Sales Tax	M&M Replacement Tax	Total Benefit	Ad Valorem Taxes	Sales Tax	M&M Replacement Tax	Total Benefit	
1	2025	\$ 6,976	\$ -	\$ 2,075	\$ 9,051	\$ 6,976	\$ -	\$ 2,075	\$ 9,051
2	2026	\$ 6,976	\$ 57,643	\$ 2,075	\$ 66,693	\$ 6,976	\$ -	\$ 2,075	\$ 9,051
3	2027	\$ 6,976	\$ 307,592	\$ 3,960	\$ 318,528	\$ 6,976	\$ -	\$ 2,075	\$ 9,051
4	2028	\$ 6,976	\$ 487,461	\$ 7,430	\$ 501,867	\$ 6,976	\$ -	\$ 2,075	\$ 9,051
5	2029	\$ 6,976	\$ 495,673	\$ 10,546	\$ 513,195	\$ 6,976	\$ -	\$ 2,075	\$ 9,051
6	2030	\$ 6,976	\$ 504,008	\$ 10,751	\$ 521,735	\$ 6,976	\$ -	\$ 2,075	\$ 9,051
7	2031	\$ 6,976	\$ 512,468	\$ 10,751	\$ 530,195	\$ 6,976	\$ -	\$ 2,075	\$ 9,051
8	2032	\$ 6,976	\$ 521,055	\$ 10,960	\$ 538,991	\$ 6,976	\$ -	\$ 2,075	\$ 9,051
9	2033	\$ 6,976	\$ 529,771	\$ 10,960	\$ 547,706	\$ 6,976	\$ -	\$ 2,075	\$ 9,051
10	2034	\$ 6,976	\$ 538,617	\$ 11,173	\$ 556,766	\$ 6,976	\$ -	\$ 2,075	\$ 9,051
11	2035	\$ 6,976	\$ 547,597	\$ 11,173	\$ 565,745	\$ 6,976	\$ -	\$ 2,075	\$ 9,051
12	2036	\$ 6,976	\$ 556,711	\$ 11,390	\$ 575,076	\$ 6,976	\$ -	\$ 2,075	\$ 9,051
13	2037	\$ 6,976	\$ 565,961	\$ 11,390	\$ 584,327	\$ 6,976	\$ -	\$ 2,075	\$ 9,051
14	2038	\$ 6,976	\$ 575,351	\$ 11,612	\$ 593,938	\$ 6,976	\$ -	\$ 2,075	\$ 9,051
15	2039	\$ 6,976	\$ 584,881	\$ 11,612	\$ 603,468	\$ 6,976	\$ -	\$ 2,075	\$ 9,051
16	2040	\$ 6,976	\$ 594,554	\$ 11,838	\$ 613,368	\$ 6,976	\$ -	\$ 2,075	\$ 9,051
17	2041	\$ 6,976	\$ 604,372	\$ 11,838	\$ 623,186	\$ 6,976	\$ -	\$ 2,075	\$ 9,051
18	2042	\$ 6,976	\$ 614,338	\$ 12,068	\$ 633,382	\$ 6,976	\$ -	\$ 2,075	\$ 9,051
19	2043	\$ 6,976	\$ 624,453	\$ 12,068	\$ 643,497	\$ 6,976	\$ -	\$ 2,075	\$ 9,051
20	2044	\$ 6,976	\$ 634,720	\$ 12,303	\$ 653,999	\$ 6,976	\$ -	\$ 2,075	\$ 9,051
21	2045	\$ 6,976	\$ 645,141	\$ 12,303	\$ 664,420	\$ 6,976	\$ -	\$ 2,075	\$ 9,051
22	2046	\$ 6,976	\$ 655,718	\$ 12,543	\$ 675,237	\$ 6,976	\$ -	\$ 2,075	\$ 9,051
23	2047	\$ 6,976	\$ 666,453	\$ 12,543	\$ 685,973	\$ 6,976	\$ -	\$ 2,075	\$ 9,051
24	2048	\$ 42,997	\$ 931,357	\$ 12,788	\$ 987,142	\$ 6,976	\$ -	\$ 2,075	\$ 9,051
25	2049	\$ 42,997	\$ 946,564	\$ 12,788	\$ 1,002,350	\$ 6,976	\$ -	\$ 2,075	\$ 9,051
26	2050	\$ 43,836	\$ 962,000	\$ 13,037	\$ 1,018,874	\$ 6,976	\$ -	\$ 2,075	\$ 9,051
27	2051	\$ 43,836	\$ 977,668	\$ 13,037	\$ 1,034,542	\$ 6,976	\$ -	\$ 2,075	\$ 9,051
28	2052	\$ 44,692	\$ 993,570	\$ 13,292	\$ 1,051,555	\$ 6,976	\$ -	\$ 2,075	\$ 9,051
29	2053	\$ 44,692	\$ 1,009,712	\$ 13,292	\$ 1,067,696	\$ 6,976	\$ -	\$ 2,075	\$ 9,051
30	2054	\$ 45,565	\$ 1,026,095	\$ 13,552	\$ 1,085,212	\$ 6,976	\$ -	\$ 2,075	\$ 9,051
		\$ 469,066	\$ 18,671,502	\$ 327,146	\$ 19,467,713	\$ 209,280	\$ -	\$ 62,242	\$ 271,522

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 10.49% 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

Year	With Redevelopment				Without Redevelopment				
	Ad Valorem Taxes	Sales Tax	M&M Replacement Tax	Total Benefit	Ad Valorem Taxes	Sales Tax	M&M Replacement Tax	Total Benefit	
1	2025	\$ 409	\$ -	\$ 74	\$ 483	\$ 409	\$ -	\$ 74	\$ 483
2	2026	\$ 409	\$ 243,540	\$ 74	\$ 244,023	\$ 409	\$ -	\$ 74	\$ 483
3	2027	\$ 781	\$ 1,299,576	\$ 142	\$ 1,300,499	\$ 409	\$ -	\$ 74	\$ 483
4	2028	\$ 1,465	\$ 2,059,522	\$ 266	\$ 2,061,253	\$ 409	\$ -	\$ 74	\$ 483
5	2029	\$ 2,079	\$ 2,094,217	\$ 378	\$ 2,096,674	\$ 409	\$ -	\$ 74	\$ 483
6	2030	\$ 2,120	\$ 2,129,433	\$ 385	\$ 2,131,937	\$ 409	\$ -	\$ 74	\$ 483
7	2031	\$ 2,120	\$ 2,165,177	\$ 385	\$ 2,167,681	\$ 409	\$ -	\$ 74	\$ 483
8	2032	\$ 2,161	\$ 2,201,457	\$ 392	\$ 2,204,010	\$ 409	\$ -	\$ 74	\$ 483
9	2033	\$ 2,161	\$ 2,238,281	\$ 392	\$ 2,240,835	\$ 409	\$ -	\$ 74	\$ 483
10	2034	\$ 2,203	\$ 2,275,658	\$ 400	\$ 2,278,261	\$ 409	\$ -	\$ 74	\$ 483
11	2035	\$ 2,203	\$ 2,313,595	\$ 400	\$ 2,316,198	\$ 409	\$ -	\$ 74	\$ 483
12	2036	\$ 2,246	\$ 2,352,102	\$ 408	\$ 2,354,755	\$ 409	\$ -	\$ 74	\$ 483
13	2037	\$ 2,246	\$ 2,391,186	\$ 408	\$ 2,393,839	\$ 409	\$ -	\$ 74	\$ 483
14	2038	\$ 2,289	\$ 2,430,856	\$ 416	\$ 2,433,561	\$ 409	\$ -	\$ 74	\$ 483
15	2039	\$ 2,289	\$ 2,471,122	\$ 416	\$ 2,473,827	\$ 409	\$ -	\$ 74	\$ 483
16	2040	\$ 2,334	\$ 2,511,991	\$ 424	\$ 2,514,749	\$ 409	\$ -	\$ 74	\$ 483
17	2041	\$ 2,334	\$ 2,553,473	\$ 424	\$ 2,556,231	\$ 409	\$ -	\$ 74	\$ 483
18	2042	\$ 2,379	\$ 2,595,578	\$ 432	\$ 2,598,389	\$ 409	\$ -	\$ 74	\$ 483
19	2043	\$ 2,379	\$ 2,638,314	\$ 432	\$ 2,641,125	\$ 409	\$ -	\$ 74	\$ 483
20	2044	\$ 2,426	\$ 2,681,691	\$ 440	\$ 2,684,557	\$ 409	\$ -	\$ 74	\$ 483
21	2045	\$ 2,426	\$ 2,725,719	\$ 440	\$ 2,728,585	\$ 409	\$ -	\$ 74	\$ 483
22	2046	\$ 2,473	\$ 2,770,407	\$ 449	\$ 2,773,329	\$ 409	\$ -	\$ 74	\$ 483
23	2047	\$ 2,473	\$ 2,815,766	\$ 449	\$ 2,818,688	\$ 409	\$ -	\$ 74	\$ 483
24	2048	\$ 2,521	\$ 2,861,805	\$ 458	\$ 2,864,784	\$ 409	\$ -	\$ 74	\$ 483
25	2049	\$ 2,521	\$ 2,908,535	\$ 458	\$ 2,911,514	\$ 409	\$ -	\$ 74	\$ 483
26	2050	\$ 2,571	\$ 2,955,965	\$ 467	\$ 2,959,002	\$ 409	\$ -	\$ 74	\$ 483
27	2051	\$ 2,571	\$ 3,004,107	\$ 467	\$ 3,007,144	\$ 409	\$ -	\$ 74	\$ 483
28	2052	\$ 2,621	\$ 3,052,971	\$ 476	\$ 3,056,068	\$ 409	\$ -	\$ 74	\$ 483
29	2053	\$ 2,621	\$ 3,102,568	\$ 476	\$ 3,105,665	\$ 409	\$ -	\$ 74	\$ 483
30	2054	\$ 2,672	\$ 3,152,909	\$ 485	\$ 3,156,066	\$ 409	\$ -	\$ 74	\$ 483
		\$ 64,502	\$ 70,997,521	\$ 11,711	\$ 71,073,735	\$ 12,272	\$ -	\$ 2,228	\$ 14,500

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

Year	With Redevelopment				Without Redevelopment				
	Ad Valorem Taxes	Sales Tax	M&M Replacement Tax	Total Benefit	Ad Valorem Taxes	Sales Tax	M&M Replacement Tax	Total Benefit	
1	2025	\$ 3,969	\$ -	\$ 465	\$ 4,434	\$ 3,969	\$ -	\$ 465	\$ 4,434
2	2026	\$ 3,969	\$ -	\$ 465	\$ 4,434	\$ 3,969	\$ -	\$ 465	\$ 4,434
3	2027	\$ 3,969	\$ -	\$ 888	\$ 4,857	\$ 3,969	\$ -	\$ 465	\$ 4,434
4	2028	\$ 3,969	\$ -	\$ 1,665	\$ 5,635	\$ 3,969	\$ -	\$ 465	\$ 4,434
5	2029	\$ 3,969	\$ -	\$ 2,364	\$ 6,333	\$ 3,969	\$ -	\$ 465	\$ 4,434
6	2030	\$ 3,969	\$ -	\$ 2,410	\$ 6,379	\$ 3,969	\$ -	\$ 465	\$ 4,434
7	2031	\$ 3,969	\$ -	\$ 2,410	\$ 6,379	\$ 3,969	\$ -	\$ 465	\$ 4,434
8	2032	\$ 3,969	\$ -	\$ 2,457	\$ 6,426	\$ 3,969	\$ -	\$ 465	\$ 4,434
9	2033	\$ 3,969	\$ -	\$ 2,457	\$ 6,426	\$ 3,969	\$ -	\$ 465	\$ 4,434
10	2034	\$ 3,969	\$ -	\$ 2,504	\$ 6,474	\$ 3,969	\$ -	\$ 465	\$ 4,434
11	2035	\$ 3,969	\$ -	\$ 2,504	\$ 6,474	\$ 3,969	\$ -	\$ 465	\$ 4,434
12	2036	\$ 3,969	\$ -	\$ 2,553	\$ 6,522	\$ 3,969	\$ -	\$ 465	\$ 4,434
13	2037	\$ 3,969	\$ -	\$ 2,553	\$ 6,522	\$ 3,969	\$ -	\$ 465	\$ 4,434
14	2038	\$ 3,969	\$ -	\$ 2,603	\$ 6,572	\$ 3,969	\$ -	\$ 465	\$ 4,434
15	2039	\$ 3,969	\$ -	\$ 2,603	\$ 6,572	\$ 3,969	\$ -	\$ 465	\$ 4,434
16	2040	\$ 3,969	\$ -	\$ 2,653	\$ 6,623	\$ 3,969	\$ -	\$ 465	\$ 4,434
17	2041	\$ 3,969	\$ -	\$ 2,653	\$ 6,623	\$ 3,969	\$ -	\$ 465	\$ 4,434
18	2042	\$ 3,969	\$ -	\$ 2,705	\$ 6,674	\$ 3,969	\$ -	\$ 465	\$ 4,434
19	2043	\$ 3,969	\$ -	\$ 2,705	\$ 6,674	\$ 3,969	\$ -	\$ 465	\$ 4,434
20	2044	\$ 3,969	\$ -	\$ 2,758	\$ 6,727	\$ 3,969	\$ -	\$ 465	\$ 4,434
21	2045	\$ 3,969	\$ -	\$ 2,758	\$ 6,727	\$ 3,969	\$ -	\$ 465	\$ 4,434
22	2046	\$ 3,969	\$ -	\$ 2,812	\$ 6,781	\$ 3,969	\$ -	\$ 465	\$ 4,434
23	2047	\$ 3,969	\$ -	\$ 2,812	\$ 6,781	\$ 3,969	\$ -	\$ 465	\$ 4,434
24	2048	\$ 24,465	\$ -	\$ 2,866	\$ 27,332	\$ 3,969	\$ -	\$ 465	\$ 4,434
25	2049	\$ 24,465	\$ -	\$ 2,866	\$ 27,332	\$ 3,969	\$ -	\$ 465	\$ 4,434
26	2050	\$ 24,943	\$ -	\$ 2,922	\$ 27,865	\$ 3,969	\$ -	\$ 465	\$ 4,434
27	2051	\$ 24,943	\$ -	\$ 2,922	\$ 27,865	\$ 3,969	\$ -	\$ 465	\$ 4,434
28	2052	\$ 25,430	\$ -	\$ 2,979	\$ 28,409	\$ 3,969	\$ -	\$ 465	\$ 4,434
29	2053	\$ 25,430	\$ -	\$ 2,979	\$ 28,409	\$ 3,969	\$ -	\$ 465	\$ 4,434
30	2054	\$ 25,927	\$ -	\$ 3,038	\$ 28,964	\$ 3,969	\$ -	\$ 465	\$ 4,434
		\$ 266,898	\$ -	\$ 73,329	\$ 340,227	\$ 119,080	\$ -	\$ 13,951	\$ 133,031

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 2.37% 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  
Jackson County Mental Health

Year	With Redevelopment				Without Redevelopment				
	Ad Valorem Taxes	Sales Tax	M&M Replacement Tax	Total Benefit	Ad Valorem Taxes	Sales Tax	M&M Replacement Tax	Total Benefit	
1	2025	\$ 1,299	\$ -	\$ 127	\$ 1,426	\$ 1,299	\$ -	\$ 127	\$ 1,426
2	2026	\$ 1,299	\$ -	\$ 127	\$ 1,426	\$ 1,299	\$ -	\$ 127	\$ 1,426
3	2027	\$ 1,299	\$ -	\$ 241	\$ 1,541	\$ 1,299	\$ -	\$ 127	\$ 1,426
4	2028	\$ 1,299	\$ -	\$ 453	\$ 1,753	\$ 1,299	\$ -	\$ 127	\$ 1,426
5	2029	\$ 1,299	\$ -	\$ 643	\$ 1,943	\$ 1,299	\$ -	\$ 127	\$ 1,426
6	2030	\$ 1,299	\$ -	\$ 656	\$ 1,955	\$ 1,299	\$ -	\$ 127	\$ 1,426
7	2031	\$ 1,299	\$ -	\$ 656	\$ 1,955	\$ 1,299	\$ -	\$ 127	\$ 1,426
8	2032	\$ 1,299	\$ -	\$ 668	\$ 1,968	\$ 1,299	\$ -	\$ 127	\$ 1,426
9	2033	\$ 1,299	\$ -	\$ 668	\$ 1,968	\$ 1,299	\$ -	\$ 127	\$ 1,426
10	2034	\$ 1,299	\$ -	\$ 681	\$ 1,981	\$ 1,299	\$ -	\$ 127	\$ 1,426
11	2035	\$ 1,299	\$ -	\$ 681	\$ 1,981	\$ 1,299	\$ -	\$ 127	\$ 1,426
12	2036	\$ 1,299	\$ -	\$ 695	\$ 1,994	\$ 1,299	\$ -	\$ 127	\$ 1,426
13	2037	\$ 1,299	\$ -	\$ 695	\$ 1,994	\$ 1,299	\$ -	\$ 127	\$ 1,426
14	2038	\$ 1,299	\$ -	\$ 708	\$ 2,007	\$ 1,299	\$ -	\$ 127	\$ 1,426
15	2039	\$ 1,299	\$ -	\$ 708	\$ 2,007	\$ 1,299	\$ -	\$ 127	\$ 1,426
16	2040	\$ 1,299	\$ -	\$ 722	\$ 2,021	\$ 1,299	\$ -	\$ 127	\$ 1,426
17	2041	\$ 1,299	\$ -	\$ 722	\$ 2,021	\$ 1,299	\$ -	\$ 127	\$ 1,426
18	2042	\$ 1,299	\$ -	\$ 736	\$ 2,035	\$ 1,299	\$ -	\$ 127	\$ 1,426
19	2043	\$ 1,299	\$ -	\$ 736	\$ 2,035	\$ 1,299	\$ -	\$ 127	\$ 1,426
20	2044	\$ 1,299	\$ -	\$ 750	\$ 2,050	\$ 1,299	\$ -	\$ 127	\$ 1,426
21	2045	\$ 1,299	\$ -	\$ 750	\$ 2,050	\$ 1,299	\$ -	\$ 127	\$ 1,426
22	2046	\$ 1,299	\$ -	\$ 765	\$ 2,064	\$ 1,299	\$ -	\$ 127	\$ 1,426
23	2047	\$ 1,299	\$ -	\$ 765	\$ 2,064	\$ 1,299	\$ -	\$ 127	\$ 1,426
24	2048	\$ 8,009	\$ -	\$ 780	\$ 8,789	\$ 1,299	\$ -	\$ 127	\$ 1,426
25	2049	\$ 8,009	\$ -	\$ 780	\$ 8,789	\$ 1,299	\$ -	\$ 127	\$ 1,426
26	2050	\$ 8,166	\$ -	\$ 795	\$ 8,961	\$ 1,299	\$ -	\$ 127	\$ 1,426
27	2051	\$ 8,166	\$ -	\$ 795	\$ 8,961	\$ 1,299	\$ -	\$ 127	\$ 1,426
28	2052	\$ 8,325	\$ -	\$ 810	\$ 9,136	\$ 1,299	\$ -	\$ 127	\$ 1,426
29	2053	\$ 8,325	\$ -	\$ 810	\$ 9,136	\$ 1,299	\$ -	\$ 127	\$ 1,426
30	2054	\$ 8,488	\$ -	\$ 826	\$ 9,314	\$ 1,299	\$ -	\$ 127	\$ 1,426
		\$ 87,377	\$ -	\$ 19,948	\$ 107,325	\$ 38,984	\$ -	\$ 3,795	\$ 42,780

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**

Year	With Redevelopment				Without Redevelopment				
	Ad Valorem Taxes	Sales Tax	M&M Replacement Tax	Total Benefit	Ad Valorem Taxes	Sales Tax	M&M Replacement Tax	Total Benefit	
1	2025	\$ 976	\$ -	\$ 254	\$ 1,230	\$ 976	\$ -	\$ 254	\$ 1,230
2	2026	\$ 976	\$ -	\$ 254	\$ 1,230	\$ 976	\$ -	\$ 254	\$ 1,230
3	2027	\$ 1,863	\$ -	\$ 484	\$ 2,347	\$ 976	\$ -	\$ 254	\$ 1,230
4	2028	\$ 3,496	\$ -	\$ 908	\$ 4,405	\$ 976	\$ -	\$ 254	\$ 1,230
5	2029	\$ 4,963	\$ -	\$ 1,289	\$ 6,252	\$ 976	\$ -	\$ 254	\$ 1,230
6	2030	\$ 5,059	\$ -	\$ 1,314	\$ 6,373	\$ 976	\$ -	\$ 254	\$ 1,230
7	2031	\$ 5,059	\$ -	\$ 1,314	\$ 6,373	\$ 976	\$ -	\$ 254	\$ 1,230
8	2032	\$ 5,157	\$ -	\$ 1,340	\$ 6,497	\$ 976	\$ -	\$ 254	\$ 1,230
9	2033	\$ 5,157	\$ -	\$ 1,340	\$ 6,497	\$ 976	\$ -	\$ 254	\$ 1,230
10	2034	\$ 5,258	\$ -	\$ 1,366	\$ 6,623	\$ 976	\$ -	\$ 254	\$ 1,230
11	2035	\$ 5,258	\$ -	\$ 1,366	\$ 6,623	\$ 976	\$ -	\$ 254	\$ 1,230
12	2036	\$ 5,360	\$ -	\$ 1,392	\$ 6,752	\$ 976	\$ -	\$ 254	\$ 1,230
13	2037	\$ 5,360	\$ -	\$ 1,392	\$ 6,752	\$ 976	\$ -	\$ 254	\$ 1,230
14	2038	\$ 5,464	\$ -	\$ 1,419	\$ 6,884	\$ 976	\$ -	\$ 254	\$ 1,230
15	2039	\$ 5,464	\$ -	\$ 1,419	\$ 6,884	\$ 976	\$ -	\$ 254	\$ 1,230
16	2040	\$ 5,570	\$ -	\$ 1,447	\$ 7,018	\$ 976	\$ -	\$ 254	\$ 1,230
17	2041	\$ 5,570	\$ -	\$ 1,447	\$ 7,018	\$ 976	\$ -	\$ 254	\$ 1,230
18	2042	\$ 5,679	\$ -	\$ 1,475	\$ 7,154	\$ 976	\$ -	\$ 254	\$ 1,230
19	2043	\$ 5,679	\$ -	\$ 1,475	\$ 7,154	\$ 976	\$ -	\$ 254	\$ 1,230
20	2044	\$ 5,790	\$ -	\$ 1,504	\$ 7,294	\$ 976	\$ -	\$ 254	\$ 1,230
21	2045	\$ 5,790	\$ -	\$ 1,504	\$ 7,294	\$ 976	\$ -	\$ 254	\$ 1,230
22	2046	\$ 5,902	\$ -	\$ 1,533	\$ 7,436	\$ 976	\$ -	\$ 254	\$ 1,230
23	2047	\$ 5,902	\$ -	\$ 1,533	\$ 7,436	\$ 976	\$ -	\$ 254	\$ 1,230
24	2048	\$ 6,018	\$ -	\$ 1,563	\$ 7,581	\$ 976	\$ -	\$ 254	\$ 1,230
25	2049	\$ 6,018	\$ -	\$ 1,563	\$ 7,581	\$ 976	\$ -	\$ 254	\$ 1,230
26	2050	\$ 6,135	\$ -	\$ 1,594	\$ 7,729	\$ 976	\$ -	\$ 254	\$ 1,230
27	2051	\$ 6,135	\$ -	\$ 1,594	\$ 7,729	\$ 976	\$ -	\$ 254	\$ 1,230
28	2052	\$ 6,255	\$ -	\$ 1,625	\$ 7,880	\$ 976	\$ -	\$ 254	\$ 1,230
29	2053	\$ 6,255	\$ -	\$ 1,625	\$ 7,880	\$ 976	\$ -	\$ 254	\$ 1,230
30	2054	\$ 6,377	\$ -	\$ 1,657	\$ 8,034	\$ 976	\$ -	\$ 254	\$ 1,230
		\$ 153,946	\$ -	\$ 39,992	\$ 193,938	\$ 29,289	\$ -	\$ 7,609	\$ 36,898

**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 1.28% 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

Year	With Redevelopment				Without Redevelopment				
	Ad Valorem Taxes	Sales Tax	M&M Replacement Tax	Total Benefit	Ad Valorem Taxes	Sales Tax	M&M Replacement Tax	Total Benefit	
1	2025	\$ 2,427	\$ -	\$ 692	\$ 3,119	\$ 2,427	\$ -	\$ 692	\$ 3,119
2	2026	\$ 2,427	\$ -	\$ 692	\$ 3,119	\$ 2,427	\$ -	\$ 692	\$ 3,119
3	2027	\$ 2,427	\$ -	\$ 1,321	\$ 3,748	\$ 2,427	\$ -	\$ 692	\$ 3,119
4	2028	\$ 2,427	\$ -	\$ 2,479	\$ 4,906	\$ 2,427	\$ -	\$ 692	\$ 3,119
5	2029	\$ 2,427	\$ -	\$ 3,518	\$ 5,946	\$ 2,427	\$ -	\$ 692	\$ 3,119
6	2030	\$ 2,427	\$ -	\$ 3,587	\$ 6,014	\$ 2,427	\$ -	\$ 692	\$ 3,119
7	2031	\$ 2,427	\$ -	\$ 3,587	\$ 6,014	\$ 2,427	\$ -	\$ 692	\$ 3,119
8	2032	\$ 2,427	\$ -	\$ 3,656	\$ 6,084	\$ 2,427	\$ -	\$ 692	\$ 3,119
9	2033	\$ 2,427	\$ -	\$ 3,656	\$ 6,084	\$ 2,427	\$ -	\$ 692	\$ 3,119
10	2034	\$ 2,427	\$ -	\$ 3,727	\$ 6,155	\$ 2,427	\$ -	\$ 692	\$ 3,119
11	2035	\$ 2,427	\$ -	\$ 3,727	\$ 6,155	\$ 2,427	\$ -	\$ 692	\$ 3,119
12	2036	\$ 2,427	\$ -	\$ 3,800	\$ 6,227	\$ 2,427	\$ -	\$ 692	\$ 3,119
13	2037	\$ 2,427	\$ -	\$ 3,800	\$ 6,227	\$ 2,427	\$ -	\$ 692	\$ 3,119
14	2038	\$ 2,427	\$ -	\$ 3,874	\$ 6,301	\$ 2,427	\$ -	\$ 692	\$ 3,119
15	2039	\$ 2,427	\$ -	\$ 3,874	\$ 6,301	\$ 2,427	\$ -	\$ 692	\$ 3,119
16	2040	\$ 2,427	\$ -	\$ 3,949	\$ 6,376	\$ 2,427	\$ -	\$ 692	\$ 3,119
17	2041	\$ 2,427	\$ -	\$ 3,949	\$ 6,376	\$ 2,427	\$ -	\$ 692	\$ 3,119
18	2042	\$ 2,427	\$ -	\$ 4,026	\$ 6,453	\$ 2,427	\$ -	\$ 692	\$ 3,119
19	2043	\$ 2,427	\$ -	\$ 4,026	\$ 6,453	\$ 2,427	\$ -	\$ 692	\$ 3,119
20	2044	\$ 2,427	\$ -	\$ 4,105	\$ 6,532	\$ 2,427	\$ -	\$ 692	\$ 3,119
21	2045	\$ 2,427	\$ -	\$ 4,105	\$ 6,532	\$ 2,427	\$ -	\$ 692	\$ 3,119
22	2046	\$ 2,427	\$ -	\$ 4,185	\$ 6,612	\$ 2,427	\$ -	\$ 692	\$ 3,119
23	2047	\$ 2,427	\$ -	\$ 4,185	\$ 6,612	\$ 2,427	\$ -	\$ 692	\$ 3,119
24	2048	\$ 14,960	\$ -	\$ 4,266	\$ 19,226	\$ 2,427	\$ -	\$ 692	\$ 3,119
25	2049	\$ 14,960	\$ -	\$ 4,266	\$ 19,226	\$ 2,427	\$ -	\$ 692	\$ 3,119
26	2050	\$ 15,252	\$ -	\$ 4,350	\$ 19,602	\$ 2,427	\$ -	\$ 692	\$ 3,119
27	2051	\$ 15,252	\$ -	\$ 4,350	\$ 19,602	\$ 2,427	\$ -	\$ 692	\$ 3,119
28	2052	\$ 15,550	\$ -	\$ 4,435	\$ 19,984	\$ 2,427	\$ -	\$ 692	\$ 3,119
29	2053	\$ 15,550	\$ -	\$ 4,435	\$ 19,984	\$ 2,427	\$ -	\$ 692	\$ 3,119
30	2054	\$ 15,853	\$ -	\$ 4,521	\$ 20,375	\$ 2,427	\$ -	\$ 692	\$ 3,119
		\$ 163,201	\$ -	\$ 109,143	\$ 272,344	\$ 72,814	\$ -	\$ 20,765	\$ 93,580

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 3.50% 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

Year	With Redevelopment				Without Redevelopment				
	Ad Valorem Taxes	Sales Tax	M&M Replacement Tax	Total Benefit	Ad Valorem Taxes	Sales Tax	M&M Replacement Tax	Total Benefit	
1	2025	\$ 64,240	\$ -	\$ 2,863	\$ 67,103	\$ 64,240	\$ -	\$ 2,863	\$ 67,103
2	2026	\$ 64,240	\$ -	\$ 2,863	\$ 67,103	\$ 64,240	\$ -	\$ 2,863	\$ 67,103
3	2027	\$ 64,240	\$ -	\$ 5,463	\$ 69,704	\$ 64,240	\$ -	\$ 2,863	\$ 67,103
4	2028	\$ 64,240	\$ -	\$ 10,251	\$ 74,491	\$ 64,240	\$ -	\$ 2,863	\$ 67,103
5	2029	\$ 64,240	\$ -	\$ 14,551	\$ 78,791	\$ 64,240	\$ -	\$ 2,863	\$ 67,103
6	2030	\$ 64,240	\$ -	\$ 14,833	\$ 79,073	\$ 64,240	\$ -	\$ 2,863	\$ 67,103
7	2031	\$ 64,240	\$ -	\$ 14,833	\$ 79,073	\$ 64,240	\$ -	\$ 2,863	\$ 67,103
8	2032	\$ 64,240	\$ -	\$ 15,121	\$ 79,361	\$ 64,240	\$ -	\$ 2,863	\$ 67,103
9	2033	\$ 64,240	\$ -	\$ 15,121	\$ 79,361	\$ 64,240	\$ -	\$ 2,863	\$ 67,103
10	2034	\$ 64,240	\$ -	\$ 15,415	\$ 79,655	\$ 64,240	\$ -	\$ 2,863	\$ 67,103
11	2035	\$ 64,240	\$ -	\$ 15,415	\$ 79,655	\$ 64,240	\$ -	\$ 2,863	\$ 67,103
12	2036	\$ 64,240	\$ -	\$ 15,715	\$ 79,955	\$ 64,240	\$ -	\$ 2,863	\$ 67,103
13	2037	\$ 64,240	\$ -	\$ 15,715	\$ 79,955	\$ 64,240	\$ -	\$ 2,863	\$ 67,103
14	2038	\$ 64,240	\$ -	\$ 16,021	\$ 80,261	\$ 64,240	\$ -	\$ 2,863	\$ 67,103
15	2039	\$ 64,240	\$ -	\$ 16,021	\$ 80,261	\$ 64,240	\$ -	\$ 2,863	\$ 67,103
16	2040	\$ 64,240	\$ -	\$ 16,332	\$ 80,573	\$ 64,240	\$ -	\$ 2,863	\$ 67,103
17	2041	\$ 64,240	\$ -	\$ 16,332	\$ 80,573	\$ 64,240	\$ -	\$ 2,863	\$ 67,103
18	2042	\$ 64,240	\$ -	\$ 16,650	\$ 80,891	\$ 64,240	\$ -	\$ 2,863	\$ 67,103
19	2043	\$ 64,240	\$ -	\$ 16,650	\$ 80,891	\$ 64,240	\$ -	\$ 2,863	\$ 67,103
20	2044	\$ 64,240	\$ -	\$ 16,975	\$ 81,215	\$ 64,240	\$ -	\$ 2,863	\$ 67,103
21	2045	\$ 64,240	\$ -	\$ 16,975	\$ 81,215	\$ 64,240	\$ -	\$ 2,863	\$ 67,103
22	2046	\$ 64,240	\$ -	\$ 17,306	\$ 81,546	\$ 64,240	\$ -	\$ 2,863	\$ 67,103
23	2047	\$ 64,240	\$ -	\$ 17,306	\$ 81,546	\$ 64,240	\$ -	\$ 2,863	\$ 67,103
24	2048	\$ 395,952	\$ -	\$ 17,643	\$ 413,596	\$ 64,240	\$ -	\$ 2,863	\$ 67,103
25	2049	\$ 395,952	\$ -	\$ 17,643	\$ 413,596	\$ 64,240	\$ -	\$ 2,863	\$ 67,103
26	2050	\$ 403,680	\$ -	\$ 17,988	\$ 421,667	\$ 64,240	\$ -	\$ 2,863	\$ 67,103
27	2051	\$ 403,680	\$ -	\$ 17,988	\$ 421,667	\$ 64,240	\$ -	\$ 2,863	\$ 67,103
28	2052	\$ 411,561	\$ -	\$ 18,339	\$ 429,900	\$ 64,240	\$ -	\$ 2,863	\$ 67,103
29	2053	\$ 411,561	\$ -	\$ 18,339	\$ 429,900	\$ 64,240	\$ -	\$ 2,863	\$ 67,103
30	2054	\$ 419,601	\$ -	\$ 18,697	\$ 438,298	\$ 64,240	\$ -	\$ 2,863	\$ 67,103
		\$ 4,319,512	\$ -	\$ 451,364	\$ 4,770,876	\$ 1,927,206	\$ -	\$ 85,875	\$ 2,013,081

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 14.74% 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

Year	With Redevelopment				Without Redevelopment			
	Ad Valorem Taxes	Sales Tax	M&M Replacement Tax	Total Benefit	Ad Valorem Taxes	Sales Tax	M&M Replacement Tax	Total Benefit
1	2025	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2	2026	\$ -	\$ 3,603	\$ -	\$ 3,603	\$ -	\$ -	\$ -
3	2027	\$ -	\$ 19,225	\$ -	\$ 19,225	\$ -	\$ -	\$ -
4	2028	\$ -	\$ 30,466	\$ -	\$ 30,466	\$ -	\$ -	\$ -
5	2029	\$ -	\$ 30,980	\$ -	\$ 30,980	\$ -	\$ -	\$ -
6	2030	\$ -	\$ 31,500	\$ -	\$ 31,500	\$ -	\$ -	\$ -
7	2031	\$ -	\$ 32,029	\$ -	\$ 32,029	\$ -	\$ -	\$ -
8	2032	\$ -	\$ 32,566	\$ -	\$ 32,566	\$ -	\$ -	\$ -
9	2033	\$ -	\$ 33,111	\$ -	\$ 33,111	\$ -	\$ -	\$ -
10	2034	\$ -	\$ 33,664	\$ -	\$ 33,664	\$ -	\$ -	\$ -
11	2035	\$ -	\$ 34,225	\$ -	\$ 34,225	\$ -	\$ -	\$ -
12	2036	\$ -	\$ 34,794	\$ -	\$ 34,794	\$ -	\$ -	\$ -
13	2037	\$ -	\$ 35,373	\$ -	\$ 35,373	\$ -	\$ -	\$ -
14	2038	\$ -	\$ 35,959	\$ -	\$ 35,959	\$ -	\$ -	\$ -
15	2039	\$ -	\$ 36,555	\$ -	\$ 36,555	\$ -	\$ -	\$ -
16	2040	\$ -	\$ 37,160	\$ -	\$ 37,160	\$ -	\$ -	\$ -
17	2041	\$ -	\$ 37,773	\$ -	\$ 37,773	\$ -	\$ -	\$ -
18	2042	\$ -	\$ 38,396	\$ -	\$ 38,396	\$ -	\$ -	\$ -
19	2043	\$ -	\$ 39,028	\$ -	\$ 39,028	\$ -	\$ -	\$ -
20	2044	\$ -	\$ 39,670	\$ -	\$ 39,670	\$ -	\$ -	\$ -
21	2045	\$ -	\$ 40,321	\$ -	\$ 40,321	\$ -	\$ -	\$ -
22	2046	\$ -	\$ 40,982	\$ -	\$ 40,982	\$ -	\$ -	\$ -
23	2047	\$ -	\$ 41,653	\$ -	\$ 41,653	\$ -	\$ -	\$ -
24	2048	\$ -	\$ 84,669	\$ -	\$ 84,669	\$ -	\$ -	\$ -
25	2049	\$ -	\$ 86,051	\$ -	\$ 86,051	\$ -	\$ -	\$ -
26	2050	\$ -	\$ 87,455	\$ -	\$ 87,455	\$ -	\$ -	\$ -
27	2051	\$ -	\$ 88,879	\$ -	\$ 88,879	\$ -	\$ -	\$ -
28	2052	\$ -	\$ 90,325	\$ -	\$ 90,325	\$ -	\$ -	\$ -
29	2053	\$ -	\$ 91,792	\$ -	\$ 91,792	\$ -	\$ -	\$ -
30	2054	\$ -	\$ 93,281	\$ -	\$ 93,281	\$ -	\$ -	\$ -
		\$ -	\$ 1,361,485	\$ -	\$ 1,361,485	\$ -	\$ -	\$ -

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.