

**SOUTHSIDE PLAZA  
PRELIMINARY BUDGET**

<b>Item</b>	<b>Cost</b>
<b><i>Land Acquisition</i></b>	\$3,250,000
<b><i>Building Improvements</i></b>	
Façade Improvements	\$1,047,570
Roof Replacement	\$150,000
HVAC Update	\$50,000
Rear Entry Doors & Garage Doors	\$29,000
TI & Capital Improvements	\$99,970
<b><i>Site Improvements</i></b>	
Retaining Wall - Tiebacks	\$35,700
Parking Lot	\$86,850
Stormwater Drainage	\$60,000
Concrete Improvements	\$5,259
<b>Total</b>	<b>\$4,814,349</b>

**SOUTHSIDE PLAZA  
PROJECT ASSUMPTIONS**

<b>Shopping Center Real Property Assumptions</b>	<b>Strip Mall</b>	<b>Outparcel</b>	<b>Combined</b>
Initial improvement Market Value	\$ 3,004,700	\$ 245,300	\$ 3,250,000
Total Initial Assessed Value	\$ 961,504	\$ 78,496	\$ 1,040,000
Total Redeveloped Market Value	\$ 4,500,000	\$ 500,000	\$ 5,000,000

<b>Construction Materials and Personal Property</b>	
Building Materials	\$ 798,737

<b>Sales</b>	
Base Sales (for 2020)	\$ 845,902
Post Redevelopment Sales	\$ 1,015,082

**SOUTHSIDE PLAZA  
TAX ASSUMPTIONS**

**I. Real Property Tax Assumptions**

<b>Real Property Assumptions</b>		
<b>Assessment Ratios</b>		
Commercial		32%
Residential		19%
Agricultural		12%
With Development: Bi-annual Growth/Inflation Rate		
		3%

<b>2020 Real Property Commercial Levy Rates</b>		
<b>Taxing District</b>	<b>Rate</b>	<b>% Share</b>
City	1.4563%	14.92%
HND WKSHP	0.0649%	0.67%
JR College	0.2128%	2.18%
Library	0.3696%	3.79%
Mental Health	0.1056%	1.08%
Lee's Summit R-VII	5.4705%	56.06%
County	0.6110%	6.26%
Mo Blind Pension	0.0300%	0.31%
Replacement Tax	1.4370%	14.73%
<b>Total Levy Rate</b>	<b>9.7577%</b>	<b>100%</b>

**II. Sales Tax Assumptions**

<b>Local Sales Taxes</b>		
<b>Taxing District</b>	<b>Rate</b>	<b>% Share</b>
City	2.2500%	28.64%
County	1.2500%	15.91%
State	4.2250%	53.79%
Zoo	0.1300%	1.65%
<b>Total Rate</b>	<b>7.8550%</b>	<b>100%</b>

<b>Location of Purchases</b>		
City	6%	\$ 47,924.22
Jackson County (outside City)	24%	\$ 191,696.88
Missouri (outside JACO)	40%	\$ 319,494.80
Outside Missouri	30%	\$ 239,621.10
<b>Total</b>	<b>100%</b>	<b>\$ 798,737.00</b>

**III. Personal Property Assumptions**

Assessment Ratio	33.33%
Base Market Value	\$376,250
Annual Growth/Inflation Rate: 10% depreciation per year: 110% replacement value; 7 year replacement life	

**SOUTHSIDE PLAZA  
SALES PROJECTIONS**

<b>Year</b>	<b>Base Taxable Sales</b>	<b>Total Projected Sales after Redevelopment</b>	<b>Incremental Sales</b>	<b>Sales Without Development</b>
2021	\$845,902	\$845,902	\$0	\$845,902
2022	\$845,902	\$1,015,082	\$169,180	\$828,984
2023	\$845,902	\$1,035,384	\$189,482	\$812,404
2024	\$845,902	\$1,056,091	\$210,189	\$796,156
2025	\$845,902	\$1,077,213	\$231,311	\$780,233
2026	\$845,902	\$1,098,757	\$252,855	\$764,628
2027	\$845,902	\$1,120,733	\$274,831	\$749,336
2028	\$845,902	\$1,143,147	\$297,245	\$734,349
2029	\$845,902	\$1,166,010	\$320,108	\$719,662
2030	\$845,902	\$1,189,330	\$343,428	\$705,269
2031	\$845,902	\$1,213,117	\$367,215	\$691,164
2032	\$845,902	\$1,237,379	\$391,477	\$677,340
2033	\$845,902	\$1,262,127	\$416,225	\$663,793
2034	\$845,902	\$1,287,369	\$441,467	\$650,518
2035	\$845,902	\$1,313,117	\$467,215	\$637,507
2036	\$845,902	\$1,339,379	\$493,477	\$624,757
2037	\$845,902	\$1,366,167	\$520,265	\$612,262
2038	\$845,902	\$1,393,490	\$547,588	\$600,017
2039	\$845,902	\$1,421,360	\$575,458	\$588,016
2040	\$845,902	\$1,449,787	\$603,885	\$576,256
2041	\$845,902	\$1,478,783	\$632,881	\$564,731
2042	\$845,902	\$1,508,358	\$662,456	\$553,436
2043	\$845,902	\$1,538,526	\$692,624	\$542,368
2044	\$845,902	\$1,569,296	\$723,394	\$531,520
2045	\$845,902	\$1,600,682	\$754,780	\$520,890
2046	\$845,902	\$1,632,696	\$786,794	\$510,472
<b>Total</b>	<b>\$21,993,452</b>	<b>\$33,359,283</b>	<b>\$11,365,831</b>	<b>\$14,058,554</b>

**SOUTHSIDE PLAZA  
SALES TAX - POST REDEVELOPMENT**

<b>Year</b>	<b>City</b>	<b>County</b>	<b>Zoo</b>	<b>State</b>	<b>Total</b>
2021	\$19,033	\$10,574	\$1,100	\$35,739	\$66,446
2022	\$22,839	\$12,689	\$1,320	\$42,887	\$79,735
2023	\$23,296	\$12,942	\$1,346	\$43,745	\$81,329
2024	\$23,762	\$13,201	\$1,373	\$44,620	\$82,956
2025	\$24,237	\$13,465	\$1,400	\$45,512	\$84,615
2026	\$24,722	\$13,734	\$1,428	\$46,423	\$86,307
2027	\$25,216	\$14,009	\$1,457	\$47,351	\$88,034
2028	\$25,721	\$14,289	\$1,486	\$48,298	\$89,794
2029	\$26,235	\$14,575	\$1,516	\$49,264	\$91,590
2030	\$26,760	\$14,867	\$1,546	\$50,249	\$93,422
2031	\$27,295	\$15,164	\$1,577	\$51,254	\$95,290
2032	\$27,841	\$15,467	\$1,609	\$52,279	\$97,196
2033	\$28,398	\$15,777	\$1,641	\$53,325	\$99,140
2034	\$28,966	\$16,092	\$1,674	\$54,391	\$101,123
2035	\$29,545	\$16,414	\$1,707	\$55,479	\$103,145
2036	\$30,136	\$16,742	\$1,741	\$56,589	\$105,208
2037	\$30,739	\$17,077	\$1,776	\$57,721	\$107,312
2038	\$31,354	\$17,419	\$1,812	\$58,875	\$109,459
2039	\$31,981	\$17,767	\$1,848	\$60,052	\$111,648
2040	\$32,620	\$18,122	\$1,885	\$61,254	\$113,881
2041	\$33,273	\$18,485	\$1,922	\$62,479	\$116,158
2042	\$33,938	\$18,854	\$1,961	\$63,728	\$118,482
2043	\$34,617	\$19,232	\$2,000	\$65,003	\$120,851
2044	\$35,309	\$19,616	\$2,040	\$66,303	\$123,268
2045	\$36,015	\$20,009	\$2,081	\$67,629	\$125,734
2046	\$36,736	\$20,409	\$2,123	\$68,981	\$128,248
<b>Total</b>	<b>\$750,584</b>	<b>\$416,991</b>	<b>\$43,367</b>	<b>\$1,409,430</b>	<b>\$2,620,372</b>

**SOUTHSIDE PLAZA  
REAL PROPERTY VALUES**

Year	Real Property Taxes - No Redevelopment			Real property Taxes & PILOTs with Redevelopment							
	Market Value - No Redevelopment	Assessed Value - No Redevelopment	Real Property Taxes - No	Post Redevelopment Market Value Strip Mall	Total Redevelopment Assessed Value Strip Mall	Post Redevelopment Market Value Outparcel	Total Redevelopment Assessed Value Outparcel	50% PILOT	Real Property Taxes	Abated Taxes	Total Taxes + PILOTs
2021	\$ 3,250,000	\$ 1,040,000	\$ 101,480	\$4,500,000	\$1,440,000	\$500,000	\$160,000	\$ -	\$ 15,612	\$140,511	\$ 15,612
2022	\$ 3,250,000	\$ 1,040,000	\$ 101,480	\$4,500,000	\$1,440,000	\$500,000	\$160,000	\$ -	\$ 15,612	\$140,511	\$ 15,612
2023	\$ 3,185,000	\$ 1,019,200	\$ 99,450	\$4,635,000	\$1,483,200	\$515,000	\$164,800	\$ -	\$ 16,081	\$144,726	\$ 16,081
2024	\$ 3,185,000	\$ 1,019,200	\$ 99,450	\$4,635,000	\$1,483,200	\$515,000	\$164,800	\$ -	\$ 16,081	\$144,726	\$ 16,081
2025	\$ 3,121,300	\$ 998,816	\$ 97,461	\$4,774,050	\$1,527,696	\$530,450	\$169,744	\$ -	\$ 16,563	\$149,068	\$ 16,563
2026	\$ 3,121,300	\$ 998,816	\$ 97,461	\$4,774,050	\$1,527,696	\$530,450	\$169,744	\$ 74,534	\$ 16,563	\$74,534	\$ 91,097
2027	\$ 3,058,874	\$ 978,840	\$ 95,512	\$4,917,272	\$1,573,527	\$546,364	\$174,836	\$ 76,770	\$ 17,060	\$76,770	\$ 93,830
2028	\$ 3,058,874	\$ 978,840	\$ 95,512	\$4,917,272	\$1,573,527	\$546,364	\$174,836	\$ 76,770	\$ 17,060	\$76,770	\$ 93,830
2029	\$ 2,997,697	\$ 959,263	\$ 93,602	\$5,064,790	\$1,620,733	\$562,754	\$180,081	\$ 79,073	\$ 17,572	\$79,073	\$ 96,645
2030	\$ 2,997,697	\$ 959,263	\$ 93,602	\$5,064,790	\$1,620,733	\$562,754	\$180,081	\$ 79,073	\$ 17,572	\$79,073	\$ 96,645
2031	\$ 2,937,743	\$ 940,078	\$ 91,730	\$5,216,733	\$1,669,355	\$579,637	\$185,484	\$ -	\$180,990	\$0	\$ 180,990
2032	\$ 2,937,743	\$ 940,078	\$ 91,730	\$5,216,733	\$1,669,355	\$579,637	\$185,484	\$ -	\$180,990	\$0	\$ 180,990
2033	\$ 2,878,988	\$ 921,276	\$ 89,895	\$5,373,235	\$1,719,435	\$597,026	\$191,048	\$ -	\$186,419	\$0	\$ 186,419
2034	\$ 2,878,988	\$ 921,276	\$ 89,895	\$5,373,235	\$1,719,435	\$597,026	\$191,048	\$ -	\$186,419	\$0	\$ 186,419
2035	\$ 2,821,408	\$ 902,851	\$ 88,097	\$5,534,432	\$1,771,018	\$614,937	\$196,780	\$ -	\$192,012	\$0	\$ 192,012
2036	\$ 2,821,408	\$ 902,851	\$ 88,097	\$5,534,432	\$1,771,018	\$614,937	\$196,780	\$ -	\$192,012	\$0	\$ 192,012
2037	\$ 2,764,980	\$ 884,794	\$ 86,335	\$5,700,465	\$1,824,149	\$633,385	\$202,683	\$ -	\$197,772	\$0	\$ 197,772
2038	\$ 2,764,980	\$ 884,794	\$ 86,335	\$5,700,465	\$1,824,149	\$633,385	\$202,683	\$ -	\$197,772	\$0	\$ 197,772
2039	\$ 2,709,680	\$ 867,098	\$ 84,609	\$5,871,479	\$1,878,873	\$652,387	\$208,764	\$ -	\$203,705	\$0	\$ 203,705
2040	\$ 2,709,680	\$ 867,098	\$ 84,609	\$5,871,479	\$1,878,873	\$652,387	\$208,764	\$ -	\$203,705	\$0	\$ 203,705
2041	\$ 2,655,487	\$ 849,756	\$ 82,917	\$6,047,624	\$1,935,240	\$671,958	\$215,027	\$ -	\$209,817	\$0	\$ 209,817
2042	\$ 2,655,487	\$ 849,756	\$ 82,917	\$6,047,624	\$1,935,240	\$671,958	\$215,027	\$ -	\$209,817	\$0	\$ 209,817
2043	\$ 2,602,377	\$ 832,761	\$ 81,258	\$6,229,052	\$1,993,297	\$692,117	\$221,477	\$ -	\$216,111	\$0	\$ 216,111
2044	\$ 2,602,377	\$ 832,761	\$ 81,258	\$6,229,052	\$1,993,297	\$692,117	\$221,477	\$ -	\$216,111	\$0	\$ 216,111
2045	\$ 2,550,329	\$ 816,105	\$ 79,633	\$6,415,924	\$2,053,096	\$712,880	\$228,122	\$ -	\$222,594	\$0	\$ 222,594
2046	\$ 2,550,329	\$ 816,105	\$ 79,633	\$6,415,924	\$2,053,096	\$712,880	\$228,122	\$ -	\$222,594	\$0	\$ 222,594
		<b>Total</b>	\$ 2,343,963		<b>Total</b>			\$ 386,220	\$ 3,384,616	\$ 1,105,762	\$ 3,770,836

**SOUTHSIDE PLAZA  
PERSONAL PROPERTY TAXES**

Year	Base Market Value	Incremental Market Value	Total Post Development Market Value	Base Assessed Value	Post Development Assessed Value	Incremental Assessed Value	Taxes Without Redevelopment	Taxes With Redevelopment	Incremental Taxes
2021	\$376,250	\$0	\$376,250	\$125,404	\$125,404	\$0	\$12,237	\$12,237	\$0
2022	\$338,625	\$154,700	\$493,325	\$112,864	\$164,425	\$51,562	\$11,013	\$16,044	\$5,031
2023	\$301,000	\$139,230	\$440,230	\$100,323	\$146,729	\$46,405	\$9,789	\$14,317	\$4,528
2024	\$263,375	\$123,760	\$387,135	\$87,783	\$129,032	\$41,249	\$8,566	\$12,591	\$4,025
2025	\$225,750	\$108,290	\$334,040	\$75,242	\$111,336	\$36,093	\$7,342	\$10,864	\$3,522
2026	\$188,125	\$92,820	\$280,945	\$62,702	\$93,639	\$30,937	\$6,118	\$9,137	\$3,019
2027	\$150,500	\$77,350	\$227,850	\$50,162	\$75,942	\$25,781	\$4,895	\$7,410	\$2,516
2028	\$413,875	\$61,880	\$475,755	\$137,945	\$158,569	\$20,625	\$13,460	\$15,473	\$2,012
2029	\$372,488	\$170,170	\$542,658	\$124,150	\$180,868	\$56,718	\$12,114	\$17,649	\$5,534
2030	\$331,100	\$153,153	\$484,253	\$110,356	\$161,402	\$51,046	\$10,768	\$15,749	\$4,981
2031	\$289,713	\$136,136	\$425,849	\$96,561	\$141,935	\$45,374	\$9,422	\$13,850	\$4,427
2032	\$248,325	\$119,119	\$367,444	\$82,767	\$122,469	\$39,702	\$8,076	\$11,950	\$3,874
2033	\$206,938	\$102,102	\$309,040	\$68,972	\$103,003	\$34,031	\$6,730	\$10,051	\$3,321
2034	\$165,550	\$85,085	\$250,635	\$55,178	\$83,537	\$28,359	\$5,384	\$8,151	\$2,767
2035	\$455,263	\$68,068	\$523,331	\$151,739	\$174,426	\$22,687	\$14,806	\$17,020	\$2,214
2036	\$409,736	\$187,187	\$596,923	\$136,565	\$198,955	\$62,389	\$13,326	\$19,413	\$6,088
2037	\$364,210	\$168,468	\$532,678	\$121,391	\$177,542	\$56,150	\$11,845	\$17,324	\$5,479
2038	\$318,684	\$149,750	\$468,433	\$106,217	\$156,129	\$49,912	\$10,364	\$15,235	\$4,870
2039	\$273,158	\$131,031	\$404,188	\$91,043	\$134,716	\$43,673	\$8,884	\$13,145	\$4,261
2040	\$227,631	\$112,312	\$339,943	\$75,869	\$113,303	\$37,434	\$7,403	\$11,056	\$3,653
2041	\$182,105	\$93,594	\$275,699	\$60,696	\$91,890	\$31,195	\$5,922	\$8,966	\$3,044
2042	\$500,789	\$74,875	\$575,664	\$166,913	\$191,869	\$24,956	\$16,287	\$18,722	\$2,435
2043	\$450,710	\$205,906	\$656,616	\$150,222	\$218,850	\$68,628	\$14,658	\$21,355	\$6,697
2044	\$400,631	\$168,468	\$569,099	\$133,530	\$189,681	\$56,150	\$13,029	\$18,508	\$5,479
2045	\$350,552	\$149,750	\$500,302	\$116,839	\$166,751	\$49,912	\$11,401	\$16,271	\$4,870
2046	\$300,473	\$131,031	\$431,504	\$100,148	\$143,820	\$43,673	\$9,772	\$14,034	\$4,261
<b>Total</b>	<b>\$8,105,554</b>	<b>\$3,164,234</b>	<b>\$11,269,788</b>	<b>\$2,701,581</b>	<b>\$3,756,220</b>	<b>\$1,054,639</b>	<b>\$263,612</b>	<b>\$366,521</b>	<b>\$102,909</b>

**SOUTHSIDE PLAZA  
SALES TAX EXEMPTION**

<b>Year</b>	<b>Total</b>	<b>Savings</b>
2021	\$798,737	\$62,741

<b>Location</b>	<b>Percent</b>	<b>Total Sales</b>	<b>Sales Tax Savings</b>
City	6%	\$ 47,924.22	\$ 3,764.45
Jackson County (outside City)	24%	\$ 191,696.88	\$ 15,057.79
Missouri (Outside JACO)	40%	\$ 319,494.80	\$ 25,096.32
Outside Missouri	30%	\$ 239,621.10	\$ 18,822.24
<b>Total</b>	100%	\$798,737.00	\$ 62,740.79

**SOUTHSIDE PLAZA  
COST-BENEFIT ANALYSIS - ALL**

Year	With Redevelopment					Without Redevelopment			
	Sales Tax	Real Property Tax	PILOT	Personal Property Tax	Total	Sales Tax	Real Property Tax	Personal Property Tax	Total
2021	\$66,446	\$15,612	\$0	\$12,237	\$94,294	\$66,446	\$101,480	\$12,237	\$180,162
2022	\$79,735	\$15,612	\$0	\$16,044	\$111,391	\$65,117	\$101,480	\$11,013	\$177,610
2023	\$81,329	\$16,081	\$0	\$14,317	\$111,727	\$63,814	\$99,450	\$9,789	\$173,054
2024	\$82,956	\$16,081	\$0	\$12,591	\$111,627	\$62,538	\$99,450	\$8,566	\$170,554
2025	\$84,615	\$16,563	\$0	\$10,864	\$112,042	\$61,287	\$97,461	\$7,342	\$166,091
2026	\$86,307	\$16,563	\$74,534	\$9,137	\$186,542	\$60,062	\$97,461	\$6,118	\$163,641
2027	\$88,034	\$17,060	\$76,770	\$7,410	\$189,274	\$58,860	\$95,512	\$4,895	\$159,267
2028	\$89,794	\$17,060	\$76,770	\$15,473	\$199,097	\$57,683	\$95,512	\$13,460	\$166,656
2029	\$91,590	\$17,572	\$79,073	\$17,649	\$205,884	\$56,529	\$93,602	\$12,114	\$162,246
2030	\$93,422	\$17,572	\$79,073	\$15,749	\$205,816	\$55,399	\$93,602	\$10,768	\$159,769
2031	\$95,290	\$180,990	\$0	\$13,850	\$290,130	\$54,291	\$91,730	\$9,422	\$155,443
2032	\$97,196	\$180,990	\$0	\$11,950	\$290,136	\$53,205	\$91,730	\$8,076	\$153,011
2033	\$99,140	\$186,419	\$0	\$10,051	\$295,610	\$52,141	\$89,895	\$6,730	\$148,766
2034	\$101,123	\$186,419	\$0	\$8,151	\$295,693	\$51,098	\$89,895	\$5,384	\$146,378
2035	\$103,145	\$192,012	\$0	\$17,020	\$312,177	\$50,076	\$88,097	\$14,806	\$152,980
2036	\$105,208	\$192,012	\$0	\$19,413	\$316,633	\$49,075	\$88,097	\$13,326	\$150,498
2037	\$107,312	\$197,772	\$0	\$17,324	\$322,409	\$48,093	\$86,335	\$11,845	\$146,274
2038	\$109,459	\$197,772	\$0	\$15,235	\$322,465	\$47,131	\$86,335	\$10,364	\$143,831
2039	\$111,648	\$203,705	\$0	\$13,145	\$328,498	\$46,189	\$84,609	\$8,884	\$139,681
2040	\$113,881	\$203,705	\$0	\$11,056	\$328,642	\$45,265	\$84,609	\$7,403	\$137,277
2041	\$116,158	\$209,817	\$0	\$8,966	\$334,941	\$44,360	\$82,917	\$5,922	\$133,199
2042	\$118,482	\$209,817	\$0	\$18,722	\$347,020	\$43,472	\$82,917	\$16,287	\$142,676
2043	\$120,851	\$216,111	\$0	\$21,355	\$358,317	\$42,603	\$81,258	\$14,658	\$138,519
2044	\$123,268	\$216,111	\$0	\$18,508	\$357,888	\$41,751	\$81,258	\$13,029	\$136,039
2045	\$125,734	\$222,594	\$0	\$16,271	\$364,599	\$40,916	\$79,633	\$11,401	\$131,950
2046	\$128,248	\$222,594	\$0	\$14,034	\$364,876	\$40,098	\$79,633	\$9,772	\$129,503
<b>Total</b>	<b>\$2,620,372</b>	<b>\$3,384,616</b>	<b>\$386,220</b>	<b>\$366,521</b>	<b>\$6,757,729</b>	<b>\$1,357,499</b>	<b>\$2,343,963</b>	<b>\$263,612</b>	<b>\$3,965,074</b>

	GROSS REVENUE WITH REDEVELOPMENT	GROSS REVENUE NO REDEVELOPMENT	NET BENEFIT TO TAXING JURISDICTIONS
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REAL PROPERTY TAX REVENUE AND SURPLUS PILOTS			
Lee's Summit	\$ 562,783	\$ 349,828	\$ 212,956
HND WKSHP	\$ 25,080	\$ 15,590	\$ 9,490
JR College	\$ 82,236	\$ 51,118	\$ 31,118
Library	\$ 142,831	\$ 88,784	\$ 54,047
Mental Health	\$ 40,809	\$ 25,367	\$ 15,442
School	\$ 2,114,060	\$ 1,314,106	\$ 799,954
Jackson County	\$ 236,119	\$ 146,772	\$ 89,347
Blind Pension	\$ 11,593	\$ 7,207	\$ 4,387
Replacement Tax	\$ 555,325	\$ 345,191	\$ 210,133
Zoo	\$ -	\$ -	\$ -
State of Missouri	\$ -	\$ -	\$ -

**TOTAL REAL PROPERTY TAX REVENUE**

ALL TAXING DISTRICTS	\$ 3,770,836.4	\$ 2,343,962.6	\$ 1,426,873.8
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PERSONAL PROPERTY TAX REVENUE			
Lee's Summit	\$ 54,702	\$ 39,343	\$ 15,359
HND WKSHP	\$ 2,438	\$ 1,753	\$ 684
JR College	\$ 7,993	\$ 5,749	\$ 2,244
Library	\$ 13,883	\$ 9,985	\$ 3,898
Mental Health	\$ 3,967	\$ 2,853	\$ 1,114
School	\$ 205,484	\$ 147,790	\$ 57,694
Jackson County	\$ 22,951	\$ 16,507	\$ 6,444
Blind Pension	\$ 1,127	\$ 810	\$ 316
Replacement Tax	\$ 53,977	\$ 38,822	\$ 15,155
Zoo	\$ -	\$ -	\$ -
State of Missouri	\$ -	\$ -	\$ -

**TOTAL PERSONAL PROPERTY TAX REVENUE**

ALL TAXING DISTRICTS	\$ 366,521	\$ 263,612	\$ 102,909
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SALES TAX REVENUE			
Lee's Summit	\$ 750,584	\$ 388,844	\$ 361,740
HND WKSHP	\$ -	\$ -	\$ -
JR College	\$ -	\$ -	\$ -

Library	\$	-	\$	-	\$	-
Mental Health	\$	-	\$	-	\$	-
School	\$	-	\$	-	\$	-
Jackson County	\$	416,991	\$	216,025	\$	200,966
Blind Pension	\$	-	\$	-	\$	-
Replacement Tax	\$	-	\$	-	\$	-
Zoo	\$	43,367	\$	22,467	\$	20,901
State of Missouri	\$	1,409,430	\$	730,163	\$	679,266

**TOTAL SALES TAX REVENUE**

ALL TAXING DISTRICTS	\$	2,620,371.7	\$	1,357,498.8	\$	1,262,872.8
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**COMBINED REAL/PERSONAL/SALES TAX REVENUE**

Lee's Summit	\$	1,368,069	\$	778,015	\$	590,054
HND WKSHP	\$	27,518	\$	17,343	\$	10,175
JR College	\$	90,229	\$	56,867	\$	33,362
Library	\$	156,714	\$	98,769	\$	57,945
Mental Health	\$	44,775	\$	28,220	\$	16,556
School	\$	2,319,544	\$	1,461,896	\$	857,648
Jackson County	\$	676,061	\$	379,304	\$	296,757
Blind Pension	\$	12,720	\$	8,017	\$	4,703
Replacement Tax	\$	609,302	\$	384,013	\$	225,288
Zoo	\$	43,367	\$	22,467	\$	20,901
State of Missouri	\$	1,409,430	\$	730,163	\$	679,266

**TOTAL COMBINED TAX REVENUE**

ALL TAXING DISTRICTS	\$	6,757,729	\$	3,965,074	\$	2,792,655
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**SOUTHSIDE PLAZA  
COST-BENEFIT ANALYSIS - CITY**

Year	With Redevelopment					Without Redevelopment			
	Sales Tax	Real Property Tax	PILOT	Personal Property Tax	Total	Sales Tax	Real Property Tax	Personal Property Tax	Total
2021	\$19,033	\$2,330	\$0	\$1,826	\$23,189	\$19,033	\$15,146	\$1,826	\$36,005
2022	\$22,839	\$2,330	\$0	\$2,395	\$27,564	\$18,652	\$15,146	\$1,644	\$35,441
2023	\$23,296	\$2,400	\$0	\$2,137	\$27,833	\$18,279	\$14,843	\$1,461	\$34,583
2024	\$23,762	\$2,400	\$0	\$1,879	\$28,041	\$17,914	\$14,843	\$1,278	\$34,035
2025	\$24,237	\$2,472	\$0	\$1,621	\$28,331	\$17,555	\$14,546	\$1,096	\$33,197
2026	\$24,722	\$2,472	\$11,124	\$1,364	\$39,682	\$17,204	\$14,546	\$913	\$32,663
2027	\$25,216	\$2,546	\$11,458	\$1,106	\$40,326	\$16,860	\$14,255	\$731	\$31,845
2028	\$25,721	\$2,546	\$11,458	\$2,309	\$42,034	\$16,523	\$14,255	\$2,009	\$32,787
2029	\$26,235	\$2,623	\$11,801	\$2,634	\$43,293	\$16,192	\$13,970	\$1,808	\$31,970
2030	\$26,760	\$2,623	\$11,801	\$2,350	\$43,534	\$15,869	\$13,970	\$1,607	\$31,445
2031	\$27,295	\$27,012	\$0	\$2,067	\$56,374	\$15,551	\$13,690	\$1,406	\$30,648
2032	\$27,841	\$27,012	\$0	\$1,784	\$56,637	\$15,240	\$13,690	\$1,205	\$30,136
2033	\$28,398	\$27,822	\$0	\$1,500	\$57,720	\$14,935	\$13,417	\$1,004	\$29,356
2034	\$28,966	\$27,822	\$0	\$1,217	\$58,005	\$14,637	\$13,417	\$804	\$28,857
2035	\$29,545	\$28,657	\$0	\$2,540	\$60,742	\$14,344	\$13,148	\$2,210	\$29,702
2036	\$30,136	\$28,657	\$0	\$2,897	\$61,690	\$14,057	\$13,148	\$1,989	\$29,194
2037	\$30,739	\$29,517	\$0	\$2,586	\$62,841	\$13,776	\$12,885	\$1,768	\$28,429
2038	\$31,354	\$29,517	\$0	\$2,274	\$63,144	\$13,500	\$12,885	\$1,547	\$27,932
2039	\$31,981	\$30,402	\$0	\$1,962	\$64,345	\$13,230	\$12,628	\$1,326	\$27,184
2040	\$32,620	\$30,402	\$0	\$1,650	\$64,673	\$12,966	\$12,628	\$1,105	\$26,698
2041	\$33,273	\$31,314	\$0	\$1,338	\$65,925	\$12,706	\$12,375	\$884	\$25,965
2042	\$33,938	\$31,314	\$0	\$2,794	\$68,047	\$12,452	\$12,375	\$2,431	\$27,258
2043	\$34,617	\$32,254	\$0	\$3,187	\$70,058	\$12,203	\$12,127	\$2,188	\$26,518
2044	\$35,309	\$32,254	\$0	\$2,762	\$70,325	\$11,959	\$12,127	\$1,945	\$26,031
2045	\$36,015	\$33,221	\$0	\$2,428	\$71,665	\$11,720	\$11,885	\$1,702	\$25,306
2046	\$36,736	\$33,221	\$0	\$2,094	\$72,051	\$11,486	\$11,885	\$1,458	\$24,829
Total	\$750,584	\$505,141	\$57,642	\$54,702	\$1,368,069	\$388,844	\$349,828	\$39,343	\$778,015

**SOUTHSIDE PLAZA  
COST-BENEFIT ANALYSIS - HND WKSHP**

Year	With Redevelopment					Without Redevelopment			
	Sales Tax	Real Property Tax	PILOT	Personal Property Tax	Total	Sales Tax	Real Property Tax	Personal Property Tax	Total
2021	\$0	\$104	\$0	\$81	\$185	\$0	\$675	\$81	\$756
2022	\$0	\$104	\$0	\$107	\$211	\$0	\$675	\$73	\$748
2023	\$0	\$107	\$0	\$95	\$202	\$0	\$661	\$65	\$727
2024	\$0	\$107	\$0	\$84	\$191	\$0	\$661	\$57	\$718
2025	\$0	\$110	\$0	\$72	\$182	\$0	\$648	\$49	\$697
2026	\$0	\$110	\$496	\$61	\$667	\$0	\$648	\$41	\$689
2027	\$0	\$113	\$511	\$49	\$673	\$0	\$635	\$33	\$668
2028	\$0	\$113	\$511	\$103	\$727	\$0	\$635	\$90	\$725
2029	\$0	\$117	\$526	\$117	\$760	\$0	\$623	\$81	\$703
2030	\$0	\$117	\$526	\$105	\$748	\$0	\$623	\$72	\$694
2031	\$0	\$1,204	\$0	\$92	\$1,296	\$0	\$610	\$63	\$673
2032	\$0	\$1,204	\$0	\$79	\$1,283	\$0	\$610	\$54	\$664
2033	\$0	\$1,240	\$0	\$67	\$1,307	\$0	\$598	\$45	\$643
2034	\$0	\$1,240	\$0	\$54	\$1,294	\$0	\$598	\$36	\$634
2035	\$0	\$1,277	\$0	\$113	\$1,390	\$0	\$586	\$98	\$684
2036	\$0	\$1,277	\$0	\$129	\$1,406	\$0	\$586	\$89	\$675
2037	\$0	\$1,315	\$0	\$115	\$1,431	\$0	\$574	\$79	\$653
2038	\$0	\$1,315	\$0	\$101	\$1,417	\$0	\$574	\$69	\$643
2039	\$0	\$1,355	\$0	\$87	\$1,442	\$0	\$563	\$59	\$622
2040	\$0	\$1,355	\$0	\$74	\$1,428	\$0	\$563	\$49	\$612
2041	\$0	\$1,396	\$0	\$60	\$1,455	\$0	\$551	\$39	\$591
2042	\$0	\$1,396	\$0	\$125	\$1,520	\$0	\$551	\$108	\$660
2043	\$0	\$1,437	\$0	\$142	\$1,579	\$0	\$540	\$97	\$638
2044	\$0	\$1,437	\$0	\$123	\$1,560	\$0	\$540	\$87	\$627
2045	\$0	\$1,481	\$0	\$108	\$1,589	\$0	\$530	\$76	\$605
2046	\$0	\$1,481	\$0	\$93	\$1,574	\$0	\$530	\$65	\$595
Total	\$0	\$22,512	\$2,569	\$2,438	\$27,518	\$0	\$15,590	\$1,753	\$17,343

**SOUTHSIDE PLAZA  
COST-BENEFIT ANALYSIS - Junior College**

Year	With Redevelopment					Without Redevelopment			
	Sales Tax	Real Property Tax	PILOT	Personal Property Tax	Total	Sales Tax	Real Property Tax	Personal Property Tax	Total
2021	\$0	\$340	\$0	\$267	\$607	\$0	\$2,213	\$267	\$2,480
2022	\$0	\$340	\$0	\$350	\$690	\$0	\$2,213	\$240	\$2,453
2023	\$0	\$351	\$0	\$312	\$663	\$0	\$2,169	\$213	\$2,382
2024	\$0	\$351	\$0	\$275	\$625	\$0	\$2,169	\$187	\$2,356
2025	\$0	\$361	\$0	\$237	\$598	\$0	\$2,125	\$160	\$2,286
2026	\$0	\$361	\$1,625	\$199	\$2,186	\$0	\$2,125	\$133	\$2,259
2027	\$0	\$372	\$1,674	\$162	\$2,208	\$0	\$2,083	\$107	\$2,190
2028	\$0	\$372	\$1,674	\$337	\$2,384	\$0	\$2,083	\$294	\$2,377
2029	\$0	\$383	\$1,724	\$385	\$2,493	\$0	\$2,041	\$264	\$2,306
2030	\$0	\$383	\$1,724	\$343	\$2,451	\$0	\$2,041	\$235	\$2,276
2031	\$0	\$3,947	\$0	\$302	\$4,249	\$0	\$2,000	\$205	\$2,206
2032	\$0	\$3,947	\$0	\$261	\$4,208	\$0	\$2,000	\$176	\$2,177
2033	\$0	\$4,066	\$0	\$219	\$4,285	\$0	\$1,960	\$147	\$2,107
2034	\$0	\$4,066	\$0	\$178	\$4,243	\$0	\$1,960	\$117	\$2,078
2035	\$0	\$4,187	\$0	\$371	\$4,559	\$0	\$1,921	\$323	\$2,244
2036	\$0	\$4,187	\$0	\$423	\$4,611	\$0	\$1,921	\$291	\$2,212
2037	\$0	\$4,313	\$0	\$378	\$4,691	\$0	\$1,883	\$258	\$2,141
2038	\$0	\$4,313	\$0	\$332	\$4,645	\$0	\$1,883	\$226	\$2,109
2039	\$0	\$4,442	\$0	\$287	\$4,729	\$0	\$1,845	\$194	\$2,039
2040	\$0	\$4,442	\$0	\$241	\$4,684	\$0	\$1,845	\$161	\$2,007
2041	\$0	\$4,576	\$0	\$196	\$4,771	\$0	\$1,808	\$129	\$1,937
2042	\$0	\$4,576	\$0	\$408	\$4,984	\$0	\$1,808	\$355	\$2,163
2043	\$0	\$4,713	\$0	\$466	\$5,179	\$0	\$1,772	\$320	\$2,092
2044	\$0	\$4,713	\$0	\$404	\$5,117	\$0	\$1,772	\$284	\$2,056
2045	\$0	\$4,854	\$0	\$355	\$5,209	\$0	\$1,737	\$249	\$1,985
2046	\$0	\$4,854	\$0	\$306	\$5,160	\$0	\$1,737	\$213	\$1,950
Total	\$0	\$73,813	\$8,423	\$7,993	\$90,229	\$0	\$51,118	\$5,749	\$56,867

**SOUTHSIDE PLAZA  
COST-BENEFIT ANALYSIS - LIBRARY**

Year	With Redevelopment					Without Redevelopment			
	Sales Tax	Real Property Tax	PILOT	Personal Property Tax	Total	Sales Tax	Real Property Tax	Personal Property Tax	Total
2021	\$0	\$591	\$0	\$463	\$1,055	\$0	\$3,844	\$463	\$4,307
2022	\$0	\$591	\$0	\$608	\$1,199	\$0	\$3,844	\$417	\$4,261
2023	\$0	\$609	\$0	\$542	\$1,151	\$0	\$3,767	\$371	\$4,138
2024	\$0	\$609	\$0	\$477	\$1,086	\$0	\$3,767	\$324	\$4,091
2025	\$0	\$627	\$0	\$411	\$1,039	\$0	\$3,692	\$278	\$3,970
2026	\$0	\$627	\$2,823	\$346	\$3,797	\$0	\$3,692	\$232	\$3,923
2027	\$0	\$646	\$2,908	\$281	\$3,835	\$0	\$3,618	\$185	\$3,803
2028	\$0	\$646	\$2,908	\$586	\$4,140	\$0	\$3,618	\$510	\$4,128
2029	\$0	\$666	\$2,995	\$668	\$4,329	\$0	\$3,545	\$459	\$4,004
2030	\$0	\$666	\$2,995	\$597	\$4,257	\$0	\$3,545	\$408	\$3,953
2031	\$0	\$6,855	\$0	\$525	\$7,380	\$0	\$3,475	\$357	\$3,831
2032	\$0	\$6,855	\$0	\$453	\$7,308	\$0	\$3,475	\$306	\$3,780
2033	\$0	\$7,061	\$0	\$381	\$7,442	\$0	\$3,405	\$255	\$3,660
2034	\$0	\$7,061	\$0	\$309	\$7,370	\$0	\$3,405	\$204	\$3,609
2035	\$0	\$7,273	\$0	\$645	\$7,918	\$0	\$3,337	\$561	\$3,898
2036	\$0	\$7,273	\$0	\$735	\$8,008	\$0	\$3,337	\$505	\$3,842
2037	\$0	\$7,491	\$0	\$656	\$8,147	\$0	\$3,270	\$449	\$3,719
2038	\$0	\$7,491	\$0	\$577	\$8,068	\$0	\$3,270	\$393	\$3,663
2039	\$0	\$7,716	\$0	\$498	\$8,214	\$0	\$3,205	\$336	\$3,541
2040	\$0	\$7,716	\$0	\$419	\$8,135	\$0	\$3,205	\$280	\$3,485
2041	\$0	\$7,947	\$0	\$340	\$8,287	\$0	\$3,141	\$224	\$3,365
2042	\$0	\$7,947	\$0	\$709	\$8,657	\$0	\$3,141	\$617	\$3,758
2043	\$0	\$8,186	\$0	\$809	\$8,995	\$0	\$3,078	\$555	\$3,633
2044	\$0	\$8,186	\$0	\$701	\$8,887	\$0	\$3,078	\$494	\$3,571
2045	\$0	\$8,431	\$0	\$616	\$9,048	\$0	\$3,016	\$432	\$3,448
2046	\$0	\$8,431	\$0	\$532	\$8,963	\$0	\$3,016	\$370	\$3,386
Total	\$0	\$128,202	\$14,629	\$13,883	\$156,714	\$0	\$88,784	\$9,985	\$98,769

**SOUTHSIDE PLAZA  
COST-BENEFIT ANALYSIS - MENTAL HEALTH**

Year	With Redevelopment					Without Redevelopment			
	Sales Tax	Real Property Tax	PILOT	Personal Property Tax	Total	Sales Tax	Real Property Tax	Personal Property Tax	Total
2021	\$0	\$169	\$0	\$132	\$301	\$0	\$1,098	\$132	\$1,231
2022	\$0	\$169	\$0	\$174	\$343	\$0	\$1,098	\$119	\$1,217
2023	\$0	\$174	\$0	\$155	\$329	\$0	\$1,076	\$106	\$1,182
2024	\$0	\$174	\$0	\$136	\$310	\$0	\$1,076	\$93	\$1,169
2025	\$0	\$179	\$0	\$118	\$297	\$0	\$1,055	\$79	\$1,134
2026	\$0	\$179	\$807	\$99	\$1,085	\$0	\$1,055	\$66	\$1,121
2027	\$0	\$185	\$831	\$80	\$1,096	\$0	\$1,034	\$53	\$1,087
2028	\$0	\$185	\$831	\$167	\$1,183	\$0	\$1,034	\$146	\$1,179
2029	\$0	\$190	\$856	\$191	\$1,237	\$0	\$1,013	\$131	\$1,144
2030	\$0	\$190	\$856	\$170	\$1,216	\$0	\$1,013	\$117	\$1,130
2031	\$0	\$1,959	\$0	\$150	\$2,109	\$0	\$993	\$102	\$1,095
2032	\$0	\$1,959	\$0	\$129	\$2,088	\$0	\$993	\$87	\$1,080
2033	\$0	\$2,017	\$0	\$109	\$2,126	\$0	\$973	\$73	\$1,046
2034	\$0	\$2,017	\$0	\$88	\$2,106	\$0	\$973	\$58	\$1,031
2035	\$0	\$2,078	\$0	\$184	\$2,262	\$0	\$953	\$160	\$1,114
2036	\$0	\$2,078	\$0	\$210	\$2,288	\$0	\$953	\$144	\$1,098
2037	\$0	\$2,140	\$0	\$187	\$2,328	\$0	\$934	\$128	\$1,063
2038	\$0	\$2,140	\$0	\$165	\$2,305	\$0	\$934	\$112	\$1,047
2039	\$0	\$2,205	\$0	\$142	\$2,347	\$0	\$916	\$96	\$1,012
2040	\$0	\$2,205	\$0	\$120	\$2,324	\$0	\$916	\$80	\$996
2041	\$0	\$2,271	\$0	\$97	\$2,368	\$0	\$897	\$64	\$961
2042	\$0	\$2,271	\$0	\$203	\$2,473	\$0	\$897	\$176	\$1,074
2043	\$0	\$2,339	\$0	\$231	\$2,570	\$0	\$879	\$159	\$1,038
2044	\$0	\$2,339	\$0	\$200	\$2,539	\$0	\$879	\$141	\$1,020
2045	\$0	\$2,409	\$0	\$176	\$2,585	\$0	\$862	\$123	\$985
2046	\$0	\$2,409	\$0	\$152	\$2,561	\$0	\$862	\$106	\$968
Total	\$0	\$36,629	\$4,180	\$3,967	\$44,775	\$0	\$25,367	\$2,853	\$28,220

**SOUTHSIDE PLAZA  
COST-BENEFIT ANALYSIS - SCHOOL**

Year	With Redevelopment					Without Redevelopment			
	Sales Tax	Real Property Tax	PILOT	Personal Property Tax	Total	Sales Tax	Real Property Tax	Personal Property Tax	Total
2021	\$0	\$8,753	\$0	\$6,860	\$15,613	\$0	\$56,893	\$6,860	\$63,753
2022	\$0	\$8,753	\$0	\$8,995	\$17,748	\$0	\$56,893	\$6,174	\$63,067
2023	\$0	\$9,015	\$0	\$8,027	\$17,042	\$0	\$55,755	\$5,488	\$61,244
2024	\$0	\$9,015	\$0	\$7,059	\$16,074	\$0	\$55,755	\$4,802	\$60,557
2025	\$0	\$9,286	\$0	\$6,091	\$15,376	\$0	\$54,640	\$4,116	\$58,756
2026	\$0	\$9,286	\$41,786	\$5,123	\$56,195	\$0	\$54,640	\$3,430	\$58,070
2027	\$0	\$9,564	\$43,040	\$4,154	\$56,759	\$0	\$53,547	\$2,744	\$56,292
2028	\$0	\$9,564	\$43,040	\$8,675	\$61,279	\$0	\$53,547	\$7,546	\$61,094
2029	\$0	\$9,851	\$44,331	\$9,894	\$64,077	\$0	\$52,476	\$6,792	\$59,268
2030	\$0	\$9,851	\$44,331	\$8,829	\$63,012	\$0	\$52,476	\$6,037	\$58,513
2031	\$0	\$101,469	\$0	\$7,765	\$109,234	\$0	\$51,427	\$5,282	\$56,709
2032	\$0	\$101,469	\$0	\$6,700	\$108,169	\$0	\$51,427	\$4,528	\$55,955
2033	\$0	\$104,513	\$0	\$5,635	\$110,148	\$0	\$50,398	\$3,773	\$54,172
2034	\$0	\$104,513	\$0	\$4,570	\$109,083	\$0	\$50,398	\$3,019	\$53,417
2035	\$0	\$107,648	\$0	\$9,542	\$117,190	\$0	\$49,390	\$8,301	\$57,691
2036	\$0	\$107,648	\$0	\$10,884	\$118,532	\$0	\$49,390	\$7,471	\$56,861
2037	\$0	\$110,878	\$0	\$9,712	\$120,590	\$0	\$48,403	\$6,641	\$55,043
2038	\$0	\$110,878	\$0	\$8,541	\$119,419	\$0	\$48,403	\$5,811	\$54,213
2039	\$0	\$114,204	\$0	\$7,370	\$121,574	\$0	\$47,435	\$4,981	\$52,415
2040	\$0	\$114,204	\$0	\$6,198	\$120,402	\$0	\$47,435	\$4,150	\$51,585
2041	\$0	\$117,630	\$0	\$5,027	\$122,657	\$0	\$46,486	\$3,320	\$49,806
2042	\$0	\$117,630	\$0	\$10,496	\$128,126	\$0	\$46,486	\$9,131	\$55,617
2043	\$0	\$121,159	\$0	\$11,972	\$133,131	\$0	\$45,556	\$8,218	\$53,774
2044	\$0	\$121,159	\$0	\$10,376	\$131,536	\$0	\$45,556	\$7,305	\$52,861
2045	\$0	\$124,794	\$0	\$9,122	\$133,916	\$0	\$44,645	\$6,392	\$51,037
2046	\$0	\$124,794	\$0	\$7,868	\$132,662	\$0	\$44,645	\$5,479	\$50,124
Total	\$0	\$1,897,531	\$216,528	\$205,484	\$2,319,544	\$0	\$1,314,106	\$147,790	\$1,461,896

**SOUTHSIDE PLAZA  
COST-BENEFIT ANALYSIS - COUNTY**

Year	With Redevelopment					Without Redevelopment			
	Sales Tax	Real Property Tax	PILOT	Personal Property Tax	Total	Sales Tax	Real Property Tax	Personal Property	Total
2021	\$10,574	\$978	\$0	\$766	\$12,318	\$10,574	\$6,354	\$766	\$17,694
2022	\$12,689	\$978	\$0	\$1,005	\$14,671	\$10,362	\$6,354	\$690	\$17,406
2023	\$12,942	\$1,007	\$0	\$897	\$14,846	\$10,155	\$6,227	\$613	\$16,995
2024	\$13,201	\$1,007	\$0	\$788	\$14,996	\$9,952	\$6,227	\$536	\$16,716
2025	\$13,465	\$1,037	\$0	\$680	\$15,183	\$9,753	\$6,103	\$460	\$16,315
2026	\$13,734	\$1,037	\$4,667	\$572	\$20,011	\$9,558	\$6,103	\$383	\$16,044
2027	\$14,009	\$1,068	\$4,807	\$464	\$20,349	\$9,367	\$5,981	\$306	\$15,654
2028	\$14,289	\$1,068	\$4,807	\$969	\$21,134	\$9,179	\$5,981	\$843	\$16,003
2029	\$14,575	\$1,100	\$4,951	\$1,105	\$21,732	\$8,996	\$5,861	\$759	\$15,615
2030	\$14,867	\$1,100	\$4,951	\$986	\$21,904	\$8,816	\$5,861	\$674	\$15,351
2031	\$15,164	\$11,333	\$0	\$867	\$27,364	\$8,640	\$5,744	\$590	\$14,973
2032	\$15,467	\$11,333	\$0	\$748	\$27,549	\$8,467	\$5,744	\$506	\$14,716
2033	\$15,777	\$11,673	\$0	\$629	\$28,079	\$8,297	\$5,629	\$421	\$14,348
2034	\$16,092	\$11,673	\$0	\$510	\$28,276	\$8,131	\$5,629	\$337	\$14,098
2035	\$16,414	\$12,023	\$0	\$1,066	\$29,503	\$7,969	\$5,516	\$927	\$14,412
2036	\$16,742	\$12,023	\$0	\$1,216	\$29,981	\$7,809	\$5,516	\$834	\$14,160
2037	\$17,077	\$12,384	\$0	\$1,085	\$30,546	\$7,653	\$5,406	\$742	\$13,801
2038	\$17,419	\$12,384	\$0	\$954	\$30,757	\$7,500	\$5,406	\$649	\$13,555
2039	\$17,767	\$12,755	\$0	\$823	\$31,346	\$7,350	\$5,298	\$556	\$13,204
2040	\$18,122	\$12,755	\$0	\$692	\$31,570	\$7,203	\$5,298	\$464	\$12,965
2041	\$18,485	\$13,138	\$0	\$561	\$32,184	\$7,059	\$5,192	\$371	\$12,622
2042	\$18,854	\$13,138	\$0	\$1,172	\$33,165	\$6,918	\$5,192	\$1,020	\$13,130
2043	\$19,232	\$13,532	\$0	\$1,337	\$34,101	\$6,780	\$5,088	\$918	\$12,786
2044	\$19,616	\$13,532	\$0	\$1,159	\$34,307	\$6,644	\$5,088	\$816	\$12,548
2045	\$20,009	\$13,938	\$0	\$1,019	\$34,966	\$6,511	\$4,986	\$714	\$12,211
2046	\$20,409	\$13,938	\$0	\$879	\$35,226	\$6,381	\$4,986	\$612	\$11,979
Total	\$416,991	\$211,935	\$24,184	\$22,951	\$676,061	\$216,025	\$146,772	\$16,507	\$379,304

**SOUTHSIDE PLAZA  
COST-BENEFIT ANALYSIS - BLIND PENSION**

Year	With Redevelopment					Without Redevelopment			
	Sales Tax	Real Property Taxes	PILOT	Personal Property Tax	Total	Sales Tax	Real Property Tax	Personal Property Tax	Total
2021	\$0	\$48	\$0	\$38	\$86	\$0	\$312	\$38	\$350
2022	\$0	\$48	\$0	\$49	\$97	\$0	\$312	\$34	\$346
2023	\$0	\$49	\$0	\$44	\$93	\$0	\$306	\$30	\$336
2024	\$0	\$49	\$0	\$39	\$88	\$0	\$306	\$26	\$332
2025	\$0	\$51	\$0	\$33	\$84	\$0	\$300	\$23	\$322
2026	\$0	\$51	\$229	\$28	\$308	\$0	\$300	\$19	\$318
2027	\$0	\$52	\$236	\$23	\$311	\$0	\$294	\$15	\$309
2028	\$0	\$52	\$236	\$48	\$336	\$0	\$294	\$41	\$335
2029	\$0	\$54	\$243	\$54	\$351	\$0	\$288	\$37	\$325
2030	\$0	\$54	\$243	\$48	\$346	\$0	\$288	\$33	\$321
2031	\$0	\$556	\$0	\$43	\$599	\$0	\$282	\$29	\$311
2032	\$0	\$556	\$0	\$37	\$593	\$0	\$282	\$25	\$307
2033	\$0	\$573	\$0	\$31	\$604	\$0	\$276	\$21	\$297
2034	\$0	\$573	\$0	\$25	\$598	\$0	\$276	\$17	\$293
2035	\$0	\$590	\$0	\$52	\$643	\$0	\$271	\$46	\$316
2036	\$0	\$590	\$0	\$60	\$650	\$0	\$271	\$41	\$312
2037	\$0	\$608	\$0	\$53	\$661	\$0	\$265	\$36	\$302
2038	\$0	\$608	\$0	\$47	\$655	\$0	\$265	\$32	\$297
2039	\$0	\$626	\$0	\$40	\$667	\$0	\$260	\$27	\$287
2040	\$0	\$626	\$0	\$34	\$660	\$0	\$260	\$23	\$283
2041	\$0	\$645	\$0	\$28	\$673	\$0	\$255	\$18	\$273
2042	\$0	\$645	\$0	\$58	\$703	\$0	\$255	\$50	\$305
2043	\$0	\$664	\$0	\$66	\$730	\$0	\$250	\$45	\$295
2044	\$0	\$664	\$0	\$57	\$721	\$0	\$250	\$40	\$290
2045	\$0	\$684	\$0	\$50	\$734	\$0	\$245	\$35	\$280
2046	\$0	\$684	\$0	\$43	\$728	\$0	\$245	\$30	\$275
Total	\$0	\$10,406	\$1,187	\$1,127	\$12,720	\$0	\$7,207	\$810	\$8,017

**SOUTHSIDE PLAZA  
COST-BENEFIT ANALYSIS - REPLACEMENT TAX**

Year	With Redevelopment					Without Redevelopment			
	Sales Tax	Real Property Tax	PILOT	Personal Property Tax	Total	Sales Tax	Real Property Tax	Personal Property Tax	Total
2021	\$0	\$2,299	\$0	\$1,802	\$4,101	\$0	\$14,945	\$1,802	\$16,747
2022	\$0	\$2,299	\$0	\$2,363	\$4,662	\$0	\$14,945	\$1,622	\$16,567
2023	\$0	\$2,368	\$0	\$2,108	\$4,477	\$0	\$14,646	\$1,442	\$16,088
2024	\$0	\$2,368	\$0	\$1,854	\$4,222	\$0	\$14,646	\$1,261	\$15,907
2025	\$0	\$2,439	\$0	\$1,600	\$4,039	\$0	\$14,353	\$1,081	\$15,434
2026	\$0	\$2,439	\$10,976	\$1,346	\$14,761	\$0	\$14,353	\$901	\$15,254
2027	\$0	\$2,512	\$11,306	\$1,091	\$14,909	\$0	\$14,066	\$721	\$14,787
2028	\$0	\$2,512	\$11,306	\$2,279	\$16,097	\$0	\$14,066	\$1,982	\$16,048
2029	\$0	\$2,588	\$11,645	\$2,599	\$16,832	\$0	\$13,785	\$1,784	\$15,569
2030	\$0	\$2,588	\$11,645	\$2,319	\$16,552	\$0	\$13,785	\$1,586	\$15,370
2031	\$0	\$26,654	\$0	\$2,040	\$28,694	\$0	\$13,509	\$1,388	\$14,896
2032	\$0	\$26,654	\$0	\$1,760	\$28,414	\$0	\$13,509	\$1,189	\$14,698
2033	\$0	\$27,454	\$0	\$1,480	\$28,934	\$0	\$13,239	\$991	\$14,230
2034	\$0	\$27,454	\$0	\$1,200	\$28,654	\$0	\$13,239	\$793	\$14,032
2035	\$0	\$28,277	\$0	\$2,507	\$30,784	\$0	\$12,974	\$2,180	\$15,154
2036	\$0	\$28,277	\$0	\$2,859	\$31,136	\$0	\$12,974	\$1,962	\$14,936
2037	\$0	\$29,126	\$0	\$2,551	\$31,677	\$0	\$12,714	\$1,744	\$14,459
2038	\$0	\$29,126	\$0	\$2,244	\$31,369	\$0	\$12,714	\$1,526	\$14,241
2039	\$0	\$29,999	\$0	\$1,936	\$31,935	\$0	\$12,460	\$1,308	\$13,768
2040	\$0	\$29,999	\$0	\$1,628	\$31,628	\$0	\$12,460	\$1,090	\$13,550
2041	\$0	\$30,899	\$0	\$1,320	\$32,220	\$0	\$12,211	\$872	\$13,083
2042	\$0	\$30,899	\$0	\$2,757	\$33,656	\$0	\$12,211	\$2,399	\$14,610
2043	\$0	\$31,826	\$0	\$3,145	\$34,971	\$0	\$11,967	\$2,159	\$14,125
2044	\$0	\$31,826	\$0	\$2,726	\$34,552	\$0	\$11,967	\$1,919	\$13,886
2045	\$0	\$32,781	\$0	\$2,396	\$35,177	\$0	\$11,727	\$1,679	\$13,406
2046	\$0	\$32,781	\$0	\$2,067	\$34,848	\$0	\$11,727	\$1,439	\$13,167
Total	\$0	\$498,447	\$56,878	\$53,977	\$609,302	\$0	\$345,191	\$38,822	\$384,013

**SOUTHSIDE PLAZA  
COST-BENEFIT ANALYSIS - ZOO**

Year	With Redevelopment					Without Redevelopment			
	Sales Tax	Real Property Tax	PILOT	Personal Property Tax	Total	Sales Tax	Real Property Tax	Personal Property Tax	Total
2021	\$1,100	\$0	\$0	\$0	\$1,100	\$1,100	\$0	\$0	\$1,100
2022	\$1,320	\$0	\$0	\$0	\$1,320	\$1,078	\$0	\$0	\$1,078
2023	\$1,346	\$0	\$0	\$0	\$1,346	\$1,056	\$0	\$0	\$1,056
2024	\$1,373	\$0	\$0	\$0	\$1,373	\$1,035	\$0	\$0	\$1,035
2025	\$1,400	\$0	\$0	\$0	\$1,400	\$1,014	\$0	\$0	\$1,014
2026	\$1,428	\$0	\$0	\$0	\$1,428	\$994	\$0	\$0	\$994
2027	\$1,457	\$0	\$0	\$0	\$1,457	\$974	\$0	\$0	\$974
2028	\$1,486	\$0	\$0	\$0	\$1,486	\$955	\$0	\$0	\$955
2029	\$1,516	\$0	\$0	\$0	\$1,516	\$936	\$0	\$0	\$936
2030	\$1,546	\$0	\$0	\$0	\$1,546	\$917	\$0	\$0	\$917
2031	\$1,577	\$0	\$0	\$0	\$1,577	\$899	\$0	\$0	\$899
2032	\$1,609	\$0	\$0	\$0	\$1,609	\$881	\$0	\$0	\$881
2033	\$1,641	\$0	\$0	\$0	\$1,641	\$863	\$0	\$0	\$863
2034	\$1,674	\$0	\$0	\$0	\$1,674	\$846	\$0	\$0	\$846
2035	\$1,707	\$0	\$0	\$0	\$1,707	\$829	\$0	\$0	\$829
2036	\$1,741	\$0	\$0	\$0	\$1,741	\$812	\$0	\$0	\$812
2037	\$1,776	\$0	\$0	\$0	\$1,776	\$796	\$0	\$0	\$796
2038	\$1,812	\$0	\$0	\$0	\$1,812	\$780	\$0	\$0	\$780
2039	\$1,848	\$0	\$0	\$0	\$1,848	\$764	\$0	\$0	\$764
2040	\$1,885	\$0	\$0	\$0	\$1,885	\$749	\$0	\$0	\$749
2041	\$1,922	\$0	\$0	\$0	\$1,922	\$734	\$0	\$0	\$734
2042	\$1,961	\$0	\$0	\$0	\$1,961	\$719	\$0	\$0	\$719
2043	\$2,000	\$0	\$0	\$0	\$2,000	\$705	\$0	\$0	\$705
2044	\$2,040	\$0	\$0	\$0	\$2,040	\$691	\$0	\$0	\$691
2045	\$2,081	\$0	\$0	\$0	\$2,081	\$677	\$0	\$0	\$677
2046	\$2,123	\$0	\$0	\$0	\$2,123	\$664	\$0	\$0	\$664
Total	\$43,367	\$0	\$0	\$0	\$43,367	\$22,467	\$0	\$0	\$22,467

**SOUTHSIDE PLAZA  
COST-BENEFIT ANALYSIS - STATE OF MISSOURI**

Year	With Redevelopment					Without Redevelopment			
	Sales Tax	Real Property Tax	PILOT	Personal Property Tax	Total	Sales Tax	Real Property Tax	Personal Property Tax	Total
2021	\$35,739	\$0	\$0	\$0	\$35,739	\$35,739	\$0	\$0	\$35,739
2022	\$42,887	\$0	\$0	\$0	\$42,887	\$35,025	\$0	\$0	\$35,025
2023	\$43,745	\$0	\$0	\$0	\$43,745	\$34,324	\$0	\$0	\$34,324
2024	\$44,620	\$0	\$0	\$0	\$44,620	\$33,638	\$0	\$0	\$33,638
2025	\$45,512	\$0	\$0	\$0	\$45,512	\$32,965	\$0	\$0	\$32,965
2026	\$46,423	\$0	\$0	\$0	\$46,423	\$32,306	\$0	\$0	\$32,306
2027	\$47,351	\$0	\$0	\$0	\$47,351	\$31,659	\$0	\$0	\$31,659
2028	\$48,298	\$0	\$0	\$0	\$48,298	\$31,026	\$0	\$0	\$31,026
2029	\$49,264	\$0	\$0	\$0	\$49,264	\$30,406	\$0	\$0	\$30,406
2030	\$50,249	\$0	\$0	\$0	\$50,249	\$29,798	\$0	\$0	\$29,798
2031	\$51,254	\$0	\$0	\$0	\$51,254	\$29,202	\$0	\$0	\$29,202
2032	\$52,279	\$0	\$0	\$0	\$52,279	\$28,618	\$0	\$0	\$28,618
2033	\$53,325	\$0	\$0	\$0	\$53,325	\$28,045	\$0	\$0	\$28,045
2034	\$54,391	\$0	\$0	\$0	\$54,391	\$27,484	\$0	\$0	\$27,484
2035	\$55,479	\$0	\$0	\$0	\$55,479	\$26,935	\$0	\$0	\$26,935
2036	\$56,589	\$0	\$0	\$0	\$56,589	\$26,396	\$0	\$0	\$26,396
2037	\$57,721	\$0	\$0	\$0	\$57,721	\$25,868	\$0	\$0	\$25,868
2038	\$58,875	\$0	\$0	\$0	\$58,875	\$25,351	\$0	\$0	\$25,351
2039	\$60,052	\$0	\$0	\$0	\$60,052	\$24,844	\$0	\$0	\$24,844
2040	\$61,254	\$0	\$0	\$0	\$61,254	\$24,347	\$0	\$0	\$24,347
2041	\$62,479	\$0	\$0	\$0	\$62,479	\$23,860	\$0	\$0	\$23,860
2042	\$63,728	\$0	\$0	\$0	\$63,728	\$23,383	\$0	\$0	\$23,383
2043	\$65,003	\$0	\$0	\$0	\$65,003	\$22,915	\$0	\$0	\$22,915
2044	\$66,303	\$0	\$0	\$0	\$66,303	\$22,457	\$0	\$0	\$22,457
2045	\$67,629	\$0	\$0	\$0	\$67,629	\$22,008	\$0	\$0	\$22,008
2046	\$68,981	\$0	\$0	\$0	\$68,981	\$21,567	\$0	\$0	\$21,567
Total	\$1,409,430	\$0	\$0	\$0	\$1,409,430	\$730,163	\$0	\$0	\$730,163