

Tax, whichever is later, pay the amount of Economic Activity Taxes received to the City Treasurer.

3. Deposit of Funds. The City Treasurer shall deposit the payments of Economic Activity Taxes received from the City and other Taxing Districts into the Economic Activity Account in the Special Allocation Fund, to be utilized and expended in accordance with the Act and this Plan.

#### **XI. COST-BENEFIT ANALYSIS**

The amount of all revenue estimated to be received by the Taxing Districts directly from the Redevelopment Area during the 23 years exceeds \$104 million, as shown on the cost-benefit analysis attached as Exhibit 6. The cost-benefit analysis shows the direct economic impact of this Plan and the Redevelopment Projects on each Taxing District. The cost-benefit analysis shows the impact on the economy if the Redevelopment Projects are built pursuant to this Plan, and illustrates the fiscal impact on every Taxing District.

#### **XII. PROVISIONS FOR AMENDING THE TAX INCREMENT FINANCING PLAN**

This Plan may be amended only in a written document approved by the Board of Aldermen pursuant to the provisions of the Act.

#### **XIII. TERMINATION OF TAX INCREMENT FINANCING**

Tax increment financing for the Redevelopment Projects and the Redevelopment Project Areas shall remain in effect until the Redevelopment Project has been constructed, all Obligations repaid, and all Reimbursable Project Costs incurred or to be incurred by the Developer, the City or any other person or entity have been reimbursed but shall not be later than 23 years after the respective Redevelopment Project is approved. At that time, tax

**Exhibit 6**  
**Cost Benefit Analysis**

Exhibit 6  
 Cost-Benefit Analysis  
 City of Parkville

		With Redevelopment				Without Redevelopment			
Year		Ad Valorem Taxes	M&M Replacement Tax	Sales Tax & Hotel Tax	Total Benefit	Ad Valorem Taxes	M&M Replacement Tax	Sales Tax	Total Benefit
1	2019	\$ 205	\$ 8	\$ -	\$ 213	\$ 205	\$ -	\$ -	\$ 205
2	2020	\$ 205	\$ 8	\$ 69,577	\$ 69,789	\$ 209	\$ -	\$ -	\$ 209
3	2021	\$ 5,699	\$ 430	\$ 204,748	\$ 210,877	\$ 209	\$ -	\$ -	\$ 209
4	2022	\$ 13,039	\$ 995	\$ 421,735	\$ 435,769	\$ 213	\$ -	\$ -	\$ 213
5	2023	\$ 28,941	\$ 2,218	\$ 508,973	\$ 540,132	\$ 213	\$ -	\$ -	\$ 213
6	2024	\$ 37,302	\$ 2,861	\$ 633,677	\$ 673,840	\$ 217	\$ -	\$ -	\$ 217
7	2025	\$ 45,907	\$ 3,523	\$ 704,726	\$ 754,157	\$ 217	\$ -	\$ -	\$ 217
8	2026	\$ 54,313	\$ 4,170	\$ 711,773	\$ 770,256	\$ 222	\$ -	\$ -	\$ 222
9	2027	\$ 58,416	\$ 4,485	\$ 718,891	\$ 781,793	\$ 222	\$ -	\$ -	\$ 222
10	2028	\$ 60,769	\$ 4,666	\$ 726,080	\$ 791,515	\$ 226	\$ -	\$ -	\$ 226
11	2029	\$ 60,769	\$ 4,666	\$ 733,341	\$ 798,776	\$ 226	\$ -	\$ -	\$ 226
12	2030	\$ 44,313	\$ 4,855	\$ 740,674	\$ 789,842	\$ 231	\$ -	\$ -	\$ 231
13	2031	\$ 44,313	\$ 4,855	\$ 748,081	\$ 797,249	\$ 231	\$ -	\$ -	\$ 231
14	2032	\$ 46,095	\$ 5,050	\$ 755,562	\$ 806,708	\$ 235	\$ -	\$ -	\$ 235
15	2033	\$ 46,095	\$ 5,050	\$ 763,118	\$ 814,263	\$ 235	\$ -	\$ -	\$ 235
16	2034	\$ 47,950	\$ 5,254	\$ 770,749	\$ 823,953	\$ 240	\$ -	\$ -	\$ 240
17	2035	\$ 47,950	\$ 5,254	\$ 778,456	\$ 831,660	\$ 240	\$ -	\$ -	\$ 240
18	2036	\$ 35,687	\$ 5,466	\$ 786,241	\$ 827,394	\$ 245	\$ -	\$ -	\$ 245
19	2037	\$ 35,687	\$ 5,466	\$ 794,103	\$ 835,256	\$ 245	\$ -	\$ -	\$ 245
20	2038	\$ 37,120	\$ 5,687	\$ 802,044	\$ 844,851	\$ 250	\$ -	\$ -	\$ 250
21	2039	\$ 37,120	\$ 5,687	\$ 810,065	\$ 852,872	\$ 250	\$ -	\$ -	\$ 250
22	2040	\$ 38,612	\$ 5,916	\$ 818,165	\$ 862,694	\$ 255	\$ -	\$ -	\$ 255
23	2041	\$ 38,612	\$ 5,916	\$ 826,347	\$ 870,875	\$ 255	\$ -	\$ -	\$ 255
<b>Total</b>		<b>\$ 865,119</b>	<b>\$ 92,490</b>	<b>\$ 14,827,124</b>	<b>\$ 15,784,733</b>	<b>\$ 5,286</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,286</b>

Notes:

- (1) Ad Valorem Property Taxes and M&M Replacement Taxes without redevelopment are assumed to grow at an annual rate of 2%.
- (2) Collections lag one year for Ad Valorem Taxes.
- (3) Taxable sales grow at a stabilized annual rate of 1%.
- (4) This jurisdiction receives 6.85% of the M&M Replacement Tax per Platte County Collector.
- (5) These cost-benefit estimates were made based on projections of sales, property values and current tax levies.
- (6) This cost-benefit analysis shows estimates of certain applicable direct economic tax benefits from within the Redevelopment Area (RDA) (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 RDA.
- (7) The estimated benefit assumes the City collects the 5% guest room tax on hotels.

Exhibit 6  
 Cost-Benefit Analysis  
 Platte County

Year	With Redevelopment				Without Redevelopment			
	Ad Valorem Taxes	M&M Replacement Tax	Sales Tax	Total Benefit	Ad Valorem Taxes	M&M Replacement Tax	Sales Tax	Total Benefit
1 2019	\$ 19	\$ 3	\$ -	\$ 22	\$ 19	\$ -	\$ -	\$ 19
2 2020	\$ 19	\$ 3	\$ 49,977	\$ 49,999	\$ 20	\$ -	\$ -	\$ 20
3 2021	\$ 533	\$ 182	\$ 160,082	\$ 160,798	\$ 20	\$ -	\$ -	\$ 20
4 2022	\$ 1,220	\$ 421	\$ 331,108	\$ 332,749	\$ 20	\$ -	\$ -	\$ 20
5 2023	\$ 2,708	\$ 939	\$ 410,521	\$ 414,168	\$ 20	\$ -	\$ -	\$ 20
6 2024	\$ 3,491	\$ 1,211	\$ 524,273	\$ 528,975	\$ 20	\$ -	\$ -	\$ 20
7 2025	\$ 4,296	\$ 1,492	\$ 588,836	\$ 594,623	\$ 20	\$ -	\$ -	\$ 20
8 2026	\$ 5,082	\$ 1,765	\$ 594,724	\$ 601,572	\$ 21	\$ -	\$ -	\$ 21
9 2027	\$ 5,466	\$ 1,899	\$ 600,671	\$ 608,036	\$ 21	\$ -	\$ -	\$ 21
10 2028	\$ 5,686	\$ 1,976	\$ 606,678	\$ 614,340	\$ 21	\$ -	\$ -	\$ 21
11 2029	\$ 5,686	\$ 1,976	\$ 612,745	\$ 620,407	\$ 21	\$ -	\$ -	\$ 21
12 2030	\$ 4,147	\$ 2,055	\$ 618,872	\$ 625,074	\$ 22	\$ -	\$ -	\$ 22
13 2031	\$ 4,147	\$ 2,055	\$ 625,061	\$ 631,263	\$ 22	\$ -	\$ -	\$ 22
14 2032	\$ 4,313	\$ 2,138	\$ 631,311	\$ 637,763	\$ 22	\$ -	\$ -	\$ 22
15 2033	\$ 4,313	\$ 2,138	\$ 637,625	\$ 644,076	\$ 22	\$ -	\$ -	\$ 22
16 2034	\$ 4,487	\$ 2,224	\$ 644,001	\$ 650,712	\$ 22	\$ -	\$ -	\$ 22
17 2035	\$ 4,487	\$ 2,224	\$ 650,441	\$ 657,152	\$ 22	\$ -	\$ -	\$ 22
18 2036	\$ 3,339	\$ 2,314	\$ 656,945	\$ 662,599	\$ 23	\$ -	\$ -	\$ 23
19 2037	\$ 3,339	\$ 2,314	\$ 663,515	\$ 669,168	\$ 23	\$ -	\$ -	\$ 23
20 2038	\$ 3,474	\$ 2,408	\$ 670,150	\$ 676,031	\$ 23	\$ -	\$ -	\$ 23
21 2039	\$ 3,474	\$ 2,408	\$ 676,851	\$ 682,732	\$ 23	\$ -	\$ -	\$ 23
22 2040	\$ 3,613	\$ 2,505	\$ 683,620	\$ 689,738	\$ 24	\$ -	\$ -	\$ 24
23 2041	\$ 3,613	\$ 2,505	\$ 690,456	\$ 696,574	\$ 24	\$ -	\$ -	\$ 24
<b>Total</b>	<b>\$ 80,953</b>	<b>\$ 39,156</b>	<b>\$ 12,328,462</b>	<b>\$ 12,448,571</b>	<b>\$ 495</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 495</b>

Notes:

- (1) Ad Valorem Property Taxes and M&M Replacement Taxes without redevelopment are assumed to grow at an annual rate of 2%.
- (2) Collections lag one year for Ad Valorem Taxes.
- (3) Taxable sales grow at a stabilized annual rate of 1%.
- (4) This jurisdiction receives 2.90% of the M&M Replacement Tax per Platte County Collector.
- (5) These cost-benefit estimates were made based on projections of sales, property values and current tax levies.
- (6) This cost-benefit analysis shows estimates of certain applicable direct economic tax benefits from within the Redevelopment Area (RDA) (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 RDA.

Exhibit 6  
 Cost-Benefit Analysis  
 State of Missouri

		With Redevelopment				Without Redevelopment			
Year		Ad Valorem Taxes	M&M Replacement Tax	Sales Tax	Total Benefit	Ad Valorem Taxes	M&M Replacement Tax	Sales Tax	Total Benefit
1	2019	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2	2020	\$ -	\$ -	\$ 179,906	\$ 179,906	\$ -	\$ -	\$ -	\$ -
3	2021	\$ -	\$ -	\$ 729,327	\$ 729,327	\$ -	\$ -	\$ -	\$ -
4	2022	\$ -	\$ -	\$ 1,523,362	\$ 1,523,362	\$ -	\$ -	\$ -	\$ -
5	2023	\$ -	\$ -	\$ 2,006,278	\$ 2,006,278	\$ -	\$ -	\$ -	\$ -
6	2024	\$ -	\$ -	\$ 2,700,169	\$ 2,700,169	\$ -	\$ -	\$ -	\$ -
7	2025	\$ -	\$ -	\$ 3,091,719	\$ 3,091,719	\$ -	\$ -	\$ -	\$ -
8	2026	\$ -	\$ -	\$ 3,122,636	\$ 3,122,636	\$ -	\$ -	\$ -	\$ -
9	2027	\$ -	\$ -	\$ 3,153,863	\$ 3,153,863	\$ -	\$ -	\$ -	\$ -
10	2028	\$ -	\$ -	\$ 3,185,401	\$ 3,185,401	\$ -	\$ -	\$ -	\$ -
11	2029	\$ -	\$ -	\$ 3,217,255	\$ 3,217,255	\$ -	\$ -	\$ -	\$ -
12	2030	\$ -	\$ -	\$ 3,249,428	\$ 3,249,428	\$ -	\$ -	\$ -	\$ -
13	2031	\$ -	\$ -	\$ 3,281,922	\$ 3,281,922	\$ -	\$ -	\$ -	\$ -
14	2032	\$ -	\$ -	\$ 3,314,741	\$ 3,314,741	\$ -	\$ -	\$ -	\$ -
15	2033	\$ -	\$ -	\$ 3,347,889	\$ 3,347,889	\$ -	\$ -	\$ -	\$ -
16	2034	\$ -	\$ -	\$ 3,381,368	\$ 3,381,368	\$ -	\$ -	\$ -	\$ -
17	2035	\$ -	\$ -	\$ 3,415,181	\$ 3,415,181	\$ -	\$ -	\$ -	\$ -
18	2036	\$ -	\$ -	\$ 3,449,333	\$ 3,449,333	\$ -	\$ -	\$ -	\$ -
19	2037	\$ -	\$ -	\$ 3,483,827	\$ 3,483,827	\$ -	\$ -	\$ -	\$ -
20	2038	\$ -	\$ -	\$ 3,518,665	\$ 3,518,665	\$ -	\$ -	\$ -	\$ -
21	2039	\$ -	\$ -	\$ 3,553,852	\$ 3,553,852	\$ -	\$ -	\$ -	\$ -
22	2040	\$ -	\$ -	\$ 3,589,390	\$ 3,589,390	\$ -	\$ -	\$ -	\$ -
23	2041	\$ -	\$ -	\$ 3,625,284	\$ 3,625,284	\$ -	\$ -	\$ -	\$ -
<b>Total</b>		\$ -	\$ -	\$ 64,120,798	\$ 64,120,798	\$ -	\$ -	\$ -	\$ -

Notes:

- (1) Ad Valorem Property Taxes and M&M Replacement Taxes without redevelopment are assumed to grow at an annual rate of 2%.
- (2) Collections lag one year for Ad Valorem Taxes.
- (3) Taxable sales grow at a stabilized annual rate of 1%.
- (4) This jurisdiction receives 0.00% of the M&M Replacement Tax per Platte County Collector.
- (5) These cost-benefit estimates were made based on projections of sales, property values and current tax levies.
- (6) This cost-benefit analysis shows estimates of certain applicable direct economic tax benefits from within the Redevelopment Area (RDA) (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 RDA.

Exhibit 6  
 Cost-Benefit Analysis  
 Park Hill Schools

Year		With Redevelopment				Without Redevelopment			
		Ad Valorem Taxes	M&M Replacement Tax	Sales Tax	Total Benefit	Ad Valorem Taxes	M&M Replacement Tax	Sales Tax	Total Benefit
1	2019	\$ 1,725	\$ 36	\$ -	\$ 1,761	\$ 1,725	\$ -	\$ -	\$ 1,725
2	2020	\$ 1,725	\$ 36	\$ -	\$ 1,761	\$ 1,760	\$ -	\$ -	\$ 1,760
3	2021	\$ 48,027	\$ 1,987	\$ -	\$ 50,014	\$ 1,760	\$ -	\$ -	\$ 1,760
4	2022	\$ 109,886	\$ 4,593	\$ -	\$ 114,479	\$ 1,795	\$ -	\$ -	\$ 1,795
5	2023	\$ 243,893	\$ 10,240	\$ -	\$ 254,132	\$ 1,795	\$ -	\$ -	\$ 1,795
6	2024	\$ 314,352	\$ 13,208	\$ -	\$ 327,560	\$ 1,831	\$ -	\$ -	\$ 1,831
7	2025	\$ 386,867	\$ 16,263	\$ -	\$ 403,130	\$ 1,831	\$ -	\$ -	\$ 1,831
8	2026	\$ 457,701	\$ 19,248	\$ -	\$ 476,949	\$ 1,867	\$ -	\$ -	\$ 1,867
9	2027	\$ 492,283	\$ 20,705	\$ -	\$ 512,988	\$ 1,867	\$ -	\$ -	\$ 1,867
10	2028	\$ 512,108	\$ 21,540	\$ -	\$ 533,649	\$ 1,905	\$ -	\$ -	\$ 1,905
11	2029	\$ 512,108	\$ 21,540	\$ -	\$ 533,649	\$ 1,905	\$ -	\$ -	\$ 1,905
12	2030	\$ 373,431	\$ 22,409	\$ -	\$ 395,841	\$ 1,943	\$ -	\$ -	\$ 1,943
13	2031	\$ 373,431	\$ 22,409	\$ -	\$ 395,841	\$ 1,943	\$ -	\$ -	\$ 1,943
14	2032	\$ 388,453	\$ 23,313	\$ -	\$ 411,766	\$ 1,982	\$ -	\$ -	\$ 1,982
15	2033	\$ 388,453	\$ 23,313	\$ -	\$ 411,766	\$ 1,982	\$ -	\$ -	\$ 1,982
16	2034	\$ 404,081	\$ 24,254	\$ -	\$ 428,335	\$ 2,021	\$ -	\$ -	\$ 2,021
17	2035	\$ 404,081	\$ 24,254	\$ -	\$ 428,335	\$ 2,021	\$ -	\$ -	\$ 2,021
18	2036	\$ 300,736	\$ 25,233	\$ -	\$ 325,969	\$ 2,062	\$ -	\$ -	\$ 2,062
19	2037	\$ 300,736	\$ 25,233	\$ -	\$ 325,969	\$ 2,062	\$ -	\$ -	\$ 2,062
20	2038	\$ 312,820	\$ 26,251	\$ -	\$ 339,070	\$ 2,103	\$ -	\$ -	\$ 2,103
21	2039	\$ 312,820	\$ 26,251	\$ -	\$ 339,070	\$ 2,103	\$ -	\$ -	\$ 2,103
22	2040	\$ 325,391	\$ 27,310	\$ -	\$ 352,701	\$ 2,145	\$ -	\$ -	\$ 2,145
23	2041	\$ 325,391	\$ 27,310	\$ -	\$ 352,701	\$ 2,145	\$ -	\$ -	\$ 2,145
<b>Total</b>		<b>\$ 7,290,499</b>	<b>\$ 426,938</b>	<b>\$ -</b>	<b>\$ 7,717,437</b>	<b>\$ 44,548</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 44,548</b>

Notes:

- (1) Ad Valorem Property Taxes and M&M Replacement Taxes without redevelopment are assumed to grow at an annual rate of 2%.
- (2) Collections lag one year for Ad Valorem Taxes.
- (3) Taxable sales grow at a stabilized annual rate of 1%.
- (4) This jurisdiction receives 31.62% of the M&M Replacement Tax per Platte County Collector.
- (5) These cost-benefit estimates were made based on projections of sales, property values and current tax levies.
- (6) This cost-benefit analysis shows estimates of certain applicable direct economic tax benefits from within the Redevelopment Area (RDA) (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 RDA.

Exhibit 6  
 Cost-Benefit Analysis  
 Mental Health

Year	With Redevelopment				Without Redevelopment			
	Ad Valorem Taxes	M&M Replacement Tax	Sales Tax	Total Benefit	Ad Valorem Taxes	M&M Replacement Tax	Sales Tax	Total Benefit
1 2019	\$ 31	\$ 1	\$ -	\$ 33	\$ 31	\$ -	\$ -	\$ 31
2 2020	\$ 31	\$ 1	\$ -	\$ 33	\$ 32	\$ -	\$ -	\$ 32
3 2021	\$ 870	\$ 73	\$ -	\$ 943	\$ 32	\$ -	\$ -	\$ 32
4 2022	\$ 1,991	\$ 169	\$ -	\$ 2,159	\$ 33	\$ -	\$ -	\$ 33
5 2023	\$ 4,419	\$ 376	\$ -	\$ 4,794	\$ 33	\$ -	\$ -	\$ 33
6 2024	\$ 5,695	\$ 485	\$ -	\$ 6,180	\$ 33	\$ -	\$ -	\$ 33
7 2025	\$ 7,009	\$ 597	\$ -	\$ 7,606	\$ 33	\$ -	\$ -	\$ 33
8 2026	\$ 8,293	\$ 706	\$ -	\$ 8,999	\$ 34	\$ -	\$ -	\$ 34
9 2027	\$ 8,919	\$ 760	\$ -	\$ 9,679	\$ 34	\$ -	\$ -	\$ 34
10 2028	\$ 9,278	\$ 790	\$ -	\$ 10,069	\$ 35	\$ -	\$ -	\$ 35
11 2029	\$ 9,278	\$ 790	\$ -	\$ 10,069	\$ 35	\$ -	\$ -	\$ 35
12 2030	\$ 6,766	\$ 822	\$ -	\$ 7,588	\$ 35	\$ -	\$ -	\$ 35
13 2031	\$ 6,766	\$ 822	\$ -	\$ 7,588	\$ 35	\$ -	\$ -	\$ 35
14 2032	\$ 7,038	\$ 855	\$ -	\$ 7,893	\$ 36	\$ -	\$ -	\$ 36
15 2033	\$ 7,038	\$ 855	\$ -	\$ 7,893	\$ 36	\$ -	\$ -	\$ 36
16 2034	\$ 7,321	\$ 890	\$ -	\$ 8,211	\$ 37	\$ -	\$ -	\$ 37
17 2035	\$ 7,321	\$ 890	\$ -	\$ 8,211	\$ 37	\$ -	\$ -	\$ 37
18 2036	\$ 5,449	\$ 926	\$ -	\$ 6,374	\$ 37	\$ -	\$ -	\$ 37
19 2037	\$ 5,449	\$ 926	\$ -	\$ 6,374	\$ 37	\$ -	\$ -	\$ 37
20 2038	\$ 5,668	\$ 963	\$ -	\$ 6,631	\$ 38	\$ -	\$ -	\$ 38
21 2039	\$ 5,668	\$ 963	\$ -	\$ 6,631	\$ 38	\$ -	\$ -	\$ 38
22 2040	\$ 5,895	\$ 1,002	\$ -	\$ 6,897	\$ 39	\$ -	\$ -	\$ 39
23 2041	\$ 5,895	\$ 1,002	\$ -	\$ 6,897	\$ 39	\$ -	\$ -	\$ 39
<b>Total</b>	<b>\$ 132,088</b>	<b>\$ 15,662</b>	<b>\$ -</b>	<b>\$ 147,751</b>	<b>\$ 807</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 807</b>

Notes:

- (1) Ad Valorem Property Taxes and M&M Replacement Taxes without redevelopment are assumed to grow at an annual rate of 2%.
- (2) Collections lag one year for Ad Valorem Taxes.
- (3) Taxable sales grow at a stabilized annual rate of 1%.
- (4) This jurisdiction receives 1.16% of the M&M Replacement Tax per Platte County Collector.
- (5) These cost-benefit estimates were made based on projections of sales, property values and current tax levies.
- (6) This cost-benefit analysis shows estimates of certain applicable direct economic tax benefits from within the Redevelopment Area (RDA) (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 RDA.

Exhibit 6  
 Cost-Benefit Analysis  
 Health Department

Year	With Redevelopment				Without Redevelopment			
	Ad Valorem Taxes	M&M Replacement Tax	Sales Tax	Total Benefit	Ad Valorem Taxes	M&M Replacement Tax	Sales Tax	Total Benefit
1 2019	\$ 25	\$ 1	\$ -	\$ 26	\$ 25	\$ -	\$ -	\$ 25
2 2020	\$ 25	\$ 1	\$ -	\$ 26	\$ 25	\$ -	\$ -	\$ 25
3 2021	\$ 696	\$ 58	\$ -	\$ 754	\$ 25	\$ -	\$ -	\$ 25
4 2022	\$ 1,592	\$ 135	\$ -	\$ 1,727	\$ 26	\$ -	\$ -	\$ 26
5 2023	\$ 3,534	\$ 301	\$ -	\$ 3,835	\$ 26	\$ -	\$ -	\$ 26
6 2024	\$ 4,555	\$ 388	\$ -	\$ 4,944	\$ 27	\$ -	\$ -	\$ 27
7 2025	\$ 5,606	\$ 478	\$ -	\$ 6,084	\$ 27	\$ -	\$ -	\$ 27
8 2026	\$ 6,632	\$ 566	\$ -	\$ 7,198	\$ 27	\$ -	\$ -	\$ 27
9 2027	\$ 7,133	\$ 609	\$ -	\$ 7,742	\$ 27	\$ -	\$ -	\$ 27
10 2028	\$ 7,421	\$ 634	\$ -	\$ 8,054	\$ 28	\$ -	\$ -	\$ 28
11 2029	\$ 7,421	\$ 634	\$ -	\$ 8,054	\$ 28	\$ -	\$ -	\$ 28
12 2030	\$ 5,411	\$ 659	\$ -	\$ 6,070	\$ 28	\$ -	\$ -	\$ 28
13 2031	\$ 5,411	\$ 659	\$ -	\$ 6,070	\$ 28	\$ -	\$ -	\$ 28
14 2032	\$ 5,629	\$ 686	\$ -	\$ 6,315	\$ 29	\$ -	\$ -	\$ 29
15 2033	\$ 5,629	\$ 686	\$ -	\$ 6,315	\$ 29	\$ -	\$ -	\$ 29
16 2034	\$ 5,855	\$ 713	\$ -	\$ 6,569	\$ 29	\$ -	\$ -	\$ 29
17 2035	\$ 5,855	\$ 713	\$ -	\$ 6,569	\$ 29	\$ -	\$ -	\$ 29
18 2036	\$ 4,358	\$ 742	\$ -	\$ 5,100	\$ 30	\$ -	\$ -	\$ 30
19 2037	\$ 4,358	\$ 742	\$ -	\$ 5,100	\$ 30	\$ -	\$ -	\$ 30
20 2038	\$ 4,533	\$ 772	\$ -	\$ 5,305	\$ 30	\$ -	\$ -	\$ 30
21 2039	\$ 4,533	\$ 772	\$ -	\$ 5,305	\$ 30	\$ -	\$ -	\$ 30
22 2040	\$ 4,715	\$ 803	\$ -	\$ 5,518	\$ 31	\$ -	\$ -	\$ 31
23 2041	\$ 4,715	\$ 803	\$ -	\$ 5,518	\$ 31	\$ -	\$ -	\$ 31
<b>Total</b>	<b>\$ 105,644</b>	<b>\$ 12,557</b>	<b>\$ -</b>	<b>\$ 118,201</b>	<b>\$ 646</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 646</b>

Notes:

- (1) Ad Valorem Property Taxes and M&M Replacement Taxes without redevelopment are assumed to grow at an annual rate of 2%.
- (2) Collections lag one year for Ad Valorem Taxes.
- (3) Taxable sales grow at a stabilized annual rate of 1%.
- (4) This jurisdiction receives 0.93% of the M&M Replacement Tax per Platte County Collector.
- (5) These cost-benefit estimates were made based on projections of sales, property values and current tax levies.
- (6) This cost-benefit analysis shows estimates of certain applicable direct economic tax benefits from within the Redevelopment Area (RDA) (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 RDA.



Exhibit 6  
 Cost-Benefit Analysis  
 Metropolitan Community College

		With Redevelopment				Without Redevelopment			
Year		Ad Valorem Taxes	M&M Replacement Tax	Sales Tax	Total Benefit	Ad Valorem Taxes	M&M Replacement Tax	Sales Tax	Total Benefit
1	2019	\$ 73	\$ -	\$ -	\$ 73	\$ 73	\$ -	\$ -	\$ 73
2	2020	\$ 73	\$ -	\$ -	\$ 73	\$ 75	\$ -	\$ -	\$ 75
3	2021	\$ 2,042	\$ -	\$ -	\$ 2,042	\$ 75	\$ -	\$ -	\$ 75
4	2022	\$ 4,671	\$ -	\$ -	\$ 4,671	\$ 76	\$ -	\$ -	\$ 76
5	2023	\$ 10,368	\$ -	\$ -	\$ 10,368	\$ 76	\$ -	\$ -	\$ 76
6	2024	\$ 13,363	\$ -	\$ -	\$ 13,363	\$ 78	\$ -	\$ -	\$ 78
7	2025	\$ 16,446	\$ -	\$ -	\$ 16,446	\$ 78	\$ -	\$ -	\$ 78
8	2026	\$ 19,457	\$ -	\$ -	\$ 19,457	\$ 79	\$ -	\$ -	\$ 79
9	2027	\$ 20,927	\$ -	\$ -	\$ 20,927	\$ 79	\$ -	\$ -	\$ 79
10	2028	\$ 21,769	\$ -	\$ -	\$ 21,769	\$ 81	\$ -	\$ -	\$ 81
11	2029	\$ 21,769	\$ -	\$ -	\$ 21,769	\$ 81	\$ -	\$ -	\$ 81
12	2030	\$ 15,874	\$ -	\$ -	\$ 15,874	\$ 83	\$ -	\$ -	\$ 83
13	2031	\$ 15,874	\$ -	\$ -	\$ 15,874	\$ 83	\$ -	\$ -	\$ 83
14	2032	\$ 16,513	\$ -	\$ -	\$ 16,513	\$ 84	\$ -	\$ -	\$ 84
15	2033	\$ 16,513	\$ -	\$ -	\$ 16,513	\$ 84	\$ -	\$ -	\$ 84
16	2034	\$ 17,177	\$ -	\$ -	\$ 17,177	\$ 86	\$ -	\$ -	\$ 86
17	2035	\$ 17,177	\$ -	\$ -	\$ 17,177	\$ 86	\$ -	\$ -	\$ 86
18	2036	\$ 12,784	\$ -	\$ -	\$ 12,784	\$ 88	\$ -	\$ -	\$ 88
19	2037	\$ 12,784	\$ -	\$ -	\$ 12,784	\$ 88	\$ -	\$ -	\$ 88
20	2038	\$ 13,298	\$ -	\$ -	\$ 13,298	\$ 89	\$ -	\$ -	\$ 89
21	2039	\$ 13,298	\$ -	\$ -	\$ 13,298	\$ 89	\$ -	\$ -	\$ 89
22	2040	\$ 13,832	\$ -	\$ -	\$ 13,832	\$ 91	\$ -	\$ -	\$ 91
23	2041	\$ 13,832	\$ -	\$ -	\$ 13,832	\$ 91	\$ -	\$ -	\$ 91
<b>Total</b>		<b>\$ 309,915</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 309,915</b>	<b>\$ 1,894</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,894</b>

**Notes:**

- (1) Ad Valorem Property Taxes and M&M Replacement Taxes without redevelopment are assumed to grow at an annual rate of 2%.
- (2) Collections lag one year for Ad Valorem Taxes.
- (3) Taxable sales grow at a stabilized annual rate of 1%.
- (4) This jurisdiction receives 0.00% of the M&M Replacement Tax per Platte County Collector.
- (5) These cost-benefit estimates were made based on projections of sales, property values and current tax levies.
- (6) This cost-benefit analysis shows estimates of certain applicable direct economic tax benefits from within the Redevelopment Area (RDA) (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 RDA.

Exhibit 6  
 Cost-Benefit Analysis  
 Mid-Continent Public Library

Year	With Redevelopment				Without Redevelopment			
	Ad Valorem Taxes	M&M Replacement Tax	Sales Tax	Total Benefit	Ad Valorem Taxes	M&M Replacement Tax	Sales Tax	Total Benefit
1 2019	\$ 127	\$ 6	\$ -	\$ 132	\$ 127	\$ -	\$ -	\$ 127
2 2020	\$ 127	\$ 6	\$ -	\$ 132	\$ 129	\$ -	\$ -	\$ 129
3 2021	\$ 3,522	\$ 317	\$ -	\$ 3,839	\$ 129	\$ -	\$ -	\$ 129
4 2022	\$ 8,059	\$ 732	\$ -	\$ 8,791	\$ 132	\$ -	\$ -	\$ 132
5 2023	\$ 17,887	\$ 1,632	\$ -	\$ 19,520	\$ 132	\$ -	\$ -	\$ 132
6 2024	\$ 23,055	\$ 2,105	\$ -	\$ 25,160	\$ 134	\$ -	\$ -	\$ 134
7 2025	\$ 28,373	\$ 2,592	\$ -	\$ 30,966	\$ 134	\$ -	\$ -	\$ 134
8 2026	\$ 33,568	\$ 3,068	\$ -	\$ 36,636	\$ 137	\$ -	\$ -	\$ 137
9 2027	\$ 36,105	\$ 3,300	\$ -	\$ 39,405	\$ 137	\$ -	\$ -	\$ 137
10 2028	\$ 37,559	\$ 3,433	\$ -	\$ 40,992	\$ 140	\$ -	\$ -	\$ 140
11 2029	\$ 37,559	\$ 3,433	\$ -	\$ 40,992	\$ 140	\$ -	\$ -	\$ 140
12 2030	\$ 27,388	\$ 3,572	\$ -	\$ 30,960	\$ 142	\$ -	\$ -	\$ 142
13 2031	\$ 27,388	\$ 3,572	\$ -	\$ 30,960	\$ 142	\$ -	\$ -	\$ 142
14 2032	\$ 28,490	\$ 3,716	\$ -	\$ 32,206	\$ 145	\$ -	\$ -	\$ 145
15 2033	\$ 28,490	\$ 3,716	\$ -	\$ 32,206	\$ 145	\$ -	\$ -	\$ 145
16 2034	\$ 29,636	\$ 3,866	\$ -	\$ 33,502	\$ 148	\$ -	\$ -	\$ 148
17 2035	\$ 29,636	\$ 3,866	\$ -	\$ 33,502	\$ 148	\$ -	\$ -	\$ 148
18 2036	\$ 22,056	\$ 4,022	\$ -	\$ 26,078	\$ 151	\$ -	\$ -	\$ 151
19 2037	\$ 22,056	\$ 4,022	\$ -	\$ 26,078	\$ 151	\$ -	\$ -	\$ 151
20 2038	\$ 22,943	\$ 4,184	\$ -	\$ 27,127	\$ 154	\$ -	\$ -	\$ 154
21 2039	\$ 22,943	\$ 4,184	\$ -	\$ 27,127	\$ 154	\$ -	\$ -	\$ 154
22 2040	\$ 23,865	\$ 4,353	\$ -	\$ 28,218	\$ 157	\$ -	\$ -	\$ 157
23 2041	\$ 23,865	\$ 4,353	\$ -	\$ 28,218	\$ 157	\$ -	\$ -	\$ 157
<b>Total</b>	<b>\$ 534,695</b>	<b>\$ 68,051</b>	<b>\$ -</b>	<b>\$ 602,746</b>	<b>\$ 3,267</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,267</b>

Notes:

- (1) Ad Valorem Property Taxes and M&M Replacement Taxes without redevelopment are assumed to grow at an annual rate of 2%.
- (2) Collections lag one year for Ad Valorem Taxes.
- (3) Taxable sales grow at a stabilized annual rate of 1%.
- (4) This jurisdiction receives 5.04% of the M&M Replacement Tax per Platte County Collector.
- (5) These cost-benefit estimates were made based on projections of sales, property values and current tax levies.
- (6) This cost-benefit analysis shows estimates of certain applicable direct economic tax benefits from within the Redevelopment Area (RDA) (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 RDA.

Exhibit 6  
 Cost-Benefit Analysis  
 Board of Disabled Services

		With Redevelopment				Without Redevelopment			
Year		Ad Valorem Taxes	M&M Replacement Tax	Sales Tax	Total Benefit	Ad Valorem Taxes	M&M Replacement Tax	Sales Tax	Total Benefit
1	2019	\$ 41	\$ 2	\$ -	\$ 42	\$ 41	\$ -	\$ -	\$ 41
2	2020	\$ 41	\$ 2	\$ -	\$ 42	\$ 41	\$ -	\$ -	\$ 41
3	2021	\$ 2,222	\$ 94	\$ -	\$ 2,317	\$ 41	\$ -	\$ -	\$ 41
4	2022	\$ 5,137	\$ 218	\$ -	\$ 5,355	\$ 42	\$ -	\$ -	\$ 42
5	2023	\$ 11,451	\$ 486	\$ -	\$ 11,937	\$ 42	\$ -	\$ -	\$ 42
6	2024	\$ 14,771	\$ 627	\$ -	\$ 15,397	\$ 43	\$ -	\$ -	\$ 43
7	2025	\$ 18,188	\$ 772	\$ -	\$ 18,959	\$ 43	\$ -	\$ -	\$ 43
8	2026	\$ 21,525	\$ 913	\$ -	\$ 22,438	\$ 44	\$ -	\$ -	\$ 44
9	2027	\$ 23,155	\$ 982	\$ -	\$ 24,137	\$ 44	\$ -	\$ -	\$ 44
10	2028	\$ 24,089	\$ 1,022	\$ -	\$ 25,111	\$ 45	\$ -	\$ -	\$ 45
11	2029	\$ 24,089	\$ 1,022	\$ -	\$ 25,111	\$ 45	\$ -	\$ -	\$ 45
12	2030	\$ 25,061	\$ 1,063	\$ -	\$ 26,124	\$ 46	\$ -	\$ -	\$ 46
13	2031	\$ 25,061	\$ 1,063	\$ -	\$ 26,124	\$ 46	\$ -	\$ -	\$ 46
14	2032	\$ 26,072	\$ 1,106	\$ -	\$ 27,178	\$ 47	\$ -	\$ -	\$ 47
15	2033	\$ 26,072	\$ 1,106	\$ -	\$ 27,178	\$ 47	\$ -	\$ -	\$ 47
16	2034	\$ 27,124	\$ 1,151	\$ -	\$ 28,274	\$ 48	\$ -	\$ -	\$ 48
17	2035	\$ 27,124	\$ 1,151	\$ -	\$ 28,274	\$ 48	\$ -	\$ -	\$ 48
18	2036	\$ 28,218	\$ 1,197	\$ -	\$ 29,415	\$ 49	\$ -	\$ -	\$ 49
19	2037	\$ 28,218	\$ 1,197	\$ -	\$ 29,415	\$ 49	\$ -	\$ -	\$ 49
20	2038	\$ 29,357	\$ 1,245	\$ -	\$ 30,602	\$ 50	\$ -	\$ -	\$ 50
21	2039	\$ 29,357	\$ 1,245	\$ -	\$ 30,602	\$ 50	\$ -	\$ -	\$ 50
22	2040	\$ 30,541	\$ 1,296	\$ -	\$ 31,837	\$ 51	\$ -	\$ -	\$ 51
23	2041	\$ 30,541	\$ 1,296	\$ -	\$ 31,837	\$ 51	\$ -	\$ -	\$ 51
<b>Total</b>		<b>\$ 477,451</b>	<b>\$ 20,253</b>	<b>\$ -</b>	<b>\$ 497,704</b>	<b>\$ 1,049</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,049</b>

**Notes:**

- (1) Ad Valorem Property Taxes and M&M Replacement Taxes without redevelopment are assumed to grow at an annual rate of 2%.
- (2) Collections lag one year for Ad Valorem Taxes.
- (3) Taxable sales grow at a stabilized annual rate of 1%.
- (4) This jurisdiction receives 1.50% of the M&M Replacement Tax per Platte County Collector.
- (5) These cost-benefit estimates were made based on projections of sales, property values and current tax levies.
- (6) This cost-benefit analysis shows estimates of certain applicable direct economic tax benefits from within the Redevelopment Area (RDA) (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 RDA.

Exhibit 6  
 Cost-Benefit Analysis  
 State Blind Pension Fund

Year	With Redevelopment				Without Redevelopment			
	Ad Valorem Taxes	M&M Replacement Tax	Sales Tax	Total Benefit	Ad Valorem Taxes	M&M Replacement Tax	Sales Tax	Total Benefit
1 2019	\$ 10	\$ 0	\$ -	\$ 10	\$ 10	\$ -	\$ -	\$ 10
2 2020	\$ 10	\$ 0	\$ -	\$ 10	\$ 10	\$ -	\$ -	\$ 10
3 2021	\$ 524	\$ 22	\$ -	\$ 546	\$ 10	\$ -	\$ -	\$ 10
4 2022	\$ 1,211	\$ 51	\$ -	\$ 1,261	\$ 10	\$ -	\$ -	\$ 10
5 2023	\$ 2,699	\$ 113	\$ -	\$ 2,812	\$ 10	\$ -	\$ -	\$ 10
6 2024	\$ 3,481	\$ 146	\$ -	\$ 3,627	\$ 10	\$ -	\$ -	\$ 10
7 2025	\$ 4,286	\$ 180	\$ -	\$ 4,466	\$ 10	\$ -	\$ -	\$ 10
8 2026	\$ 5,073	\$ 213	\$ -	\$ 5,286	\$ 10	\$ -	\$ -	\$ 10
9 2027	\$ 5,457	\$ 229	\$ -	\$ 5,686	\$ 10	\$ -	\$ -	\$ 10
10 2028	\$ 5,677	\$ 238	\$ -	\$ 5,915	\$ 11	\$ -	\$ -	\$ 11
11 2029	\$ 5,677	\$ 238	\$ -	\$ 5,915	\$ 11	\$ -	\$ -	\$ 11
12 2030	\$ 5,906	\$ 248	\$ -	\$ 6,154	\$ 11	\$ -	\$ -	\$ 11
13 2031	\$ 5,906	\$ 248	\$ -	\$ 6,154	\$ 11	\$ -	\$ -	\$ 11
14 2032	\$ 6,144	\$ 258	\$ -	\$ 6,402	\$ 11	\$ -	\$ -	\$ 11
15 2033	\$ 6,144	\$ 258	\$ -	\$ 6,402	\$ 11	\$ -	\$ -	\$ 11
16 2034	\$ 6,392	\$ 268	\$ -	\$ 6,661	\$ 11	\$ -	\$ -	\$ 11
17 2035	\$ 6,392	\$ 268	\$ -	\$ 6,661	\$ 11	\$ -	\$ -	\$ 11
18 2036	\$ 6,650	\$ 279	\$ -	\$ 6,929	\$ 11	\$ -	\$ -	\$ 11
19 2037	\$ 6,650	\$ 279	\$ -	\$ 6,929	\$ 11	\$ -	\$ -	\$ 11
20 2038	\$ 6,918	\$ 291	\$ -	\$ 7,209	\$ 12	\$ -	\$ -	\$ 12
21 2039	\$ 6,918	\$ 291	\$ -	\$ 7,209	\$ 12	\$ -	\$ -	\$ 12
22 2040	\$ 7,197	\$ 302	\$ -	\$ 7,500	\$ 12	\$ -	\$ -	\$ 12
23 2041	\$ 7,197	\$ 302	\$ -	\$ 7,500	\$ 12	\$ -	\$ -	\$ 12
<b>Total</b>	<b>\$ 112,518</b>	<b>\$ 4,726</b>	<b>\$ -</b>	<b>\$ 117,244</b>	<b>\$ 247</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 247</b>

Notes:

- (1) Ad Valorem Property Taxes and M&M Replacement Taxes without redevelopment are assumed to grow at an annual rate of 2%.
- (2) Collections lag one year for Ad Valorem Taxes.
- (3) Taxable sales grow at a stabilized annual rate of 1%.
- (4) This jurisdiction receives 0.35% of the M&M Replacement Tax per Platte County Collector.
- (5) These cost-benefit estimates were made based on projections of sales, property values and current tax levies.
- (6) This cost-benefit analysis shows estimates of certain applicable direct economic tax benefits from within the Redevelopment Area (RDA) (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 RDA.

Exhibit 6  
 Cost-Benefit Analysis  
 Senior Citizen Levy

Year	With Redevelopment				Without Redevelopment			
	Ad Valorem Taxes	M&M Replacement Tax	Sales Tax	Total Benefit	Ad Valorem Taxes	M&M Replacement Tax	Sales Tax	Total Benefit
1 2019	\$ 16	\$ -	\$ -	\$ 16	\$ 16	\$ -	\$ -	\$ 16
2 2020	\$ 16	\$ -	\$ -	\$ 16	\$ 16	\$ -	\$ -	\$ 16
3 2021	\$ 436	\$ -	\$ -	\$ 436	\$ 16	\$ -	\$ -	\$ 16
4 2022	\$ 996	\$ -	\$ -	\$ 996	\$ 16	\$ -	\$ -	\$ 16
5 2023	\$ 2,212	\$ -	\$ -	\$ 2,212	\$ 16	\$ -	\$ -	\$ 16
6 2024	\$ 2,851	\$ -	\$ -	\$ 2,851	\$ 17	\$ -	\$ -	\$ 17
7 2025	\$ 3,508	\$ -	\$ -	\$ 3,508	\$ 17	\$ -	\$ -	\$ 17
8 2026	\$ 4,151	\$ -	\$ -	\$ 4,151	\$ 17	\$ -	\$ -	\$ 17
9 2027	\$ 4,464	\$ -	\$ -	\$ 4,464	\$ 17	\$ -	\$ -	\$ 17
10 2028	\$ 4,644	\$ -	\$ -	\$ 4,644	\$ 17	\$ -	\$ -	\$ 17
11 2029	\$ 4,644	\$ -	\$ -	\$ 4,644	\$ 17	\$ -	\$ -	\$ 17
12 2030	\$ 3,386	\$ -	\$ -	\$ 3,386	\$ 18	\$ -	\$ -	\$ 18
13 2031	\$ 3,386	\$ -	\$ -	\$ 3,386	\$ 18	\$ -	\$ -	\$ 18
14 2032	\$ 3,523	\$ -	\$ -	\$ 3,523	\$ 18	\$ -	\$ -	\$ 18
15 2033	\$ 3,523	\$ -	\$ -	\$ 3,523	\$ 18	\$ -	\$ -	\$ 18
16 2034	\$ 3,664	\$ -	\$ -	\$ 3,664	\$ 18	\$ -	\$ -	\$ 18
17 2035	\$ 3,664	\$ -	\$ -	\$ 3,664	\$ 18	\$ -	\$ -	\$ 18
18 2036	\$ 2,727	\$ -	\$ -	\$ 2,727	\$ 19	\$ -	\$ -	\$ 19
19 2037	\$ 2,727	\$ -	\$ -	\$ 2,727	\$ 19	\$ -	\$ -	\$ 19
20 2038	\$ 2,837	\$ -	\$ -	\$ 2,837	\$ 19	\$ -	\$ -	\$ 19
21 2039	\$ 2,837	\$ -	\$ -	\$ 2,837	\$ 19	\$ -	\$ -	\$ 19
22 2040	\$ 2,951	\$ -	\$ -	\$ 2,951	\$ 19	\$ -	\$ -	\$ 19
23 2041	\$ 2,951	\$ -	\$ -	\$ 2,951	\$ 19	\$ -	\$ -	\$ 19
<b>Total</b>	<b>\$ 66,112</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 66,112</b>	<b>\$ 404</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 404</b>

Notes:

- (1) Ad Valorem Property Taxes and M&M Replacement Taxes without redevelopment are assumed to grow at an annual rate of 2%.
- (2) Collections lag one year for Ad Valorem Taxes.
- (3) Taxable sales grow at a stabilized annual rate of 1%.
- (4) This jurisdiction receives 0.00% of the M&M Replacement Tax per Platte County Collector.
- (5) These cost-benefit estimates were made based on projections of sales, property values and current tax levies.
- (6) This cost-benefit analysis shows estimates of certain applicable direct economic tax benefits from within the Redevelopment Area (RDA) (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 RDA.

Exhibit 6  
 Cost-Benefit Analysis  
 Platte County Road #1

Year	With Redevelopment				Without Redevelopment			
	Ad Valorem Taxes	M&M Replacement Tax	Sales Tax	Total Benefit	Ad Valorem Taxes	M&M Replacement Tax	Sales Tax	Total Benefit
1 2019	\$ 103	\$ 0	\$ -	\$ 104	\$ 103	\$ -	\$ -	\$ 103
2 2020	\$ 103	\$ 0	\$ -	\$ 104	\$ 105	\$ -	\$ -	\$ 105
3 2021	\$ 2,879	\$ 6	\$ -	\$ 2,885	\$ 105	\$ -	\$ -	\$ 105
4 2022	\$ 6,587	\$ 15	\$ -	\$ 6,601	\$ 108	\$ -	\$ -	\$ 108
5 2023	\$ 14,620	\$ 32	\$ -	\$ 14,652	\$ 108	\$ -	\$ -	\$ 108
6 2024	\$ 18,843	\$ 42	\$ -	\$ 18,885	\$ 110	\$ -	\$ -	\$ 110
7 2025	\$ 23,190	\$ 51	\$ -	\$ 23,241	\$ 110	\$ -	\$ -	\$ 110
8 2026	\$ 27,436	\$ 61	\$ -	\$ 27,497	\$ 112	\$ -	\$ -	\$ 112
9 2027	\$ 29,509	\$ 65	\$ -	\$ 29,574	\$ 112	\$ -	\$ -	\$ 112
10 2028	\$ 30,697	\$ 68	\$ -	\$ 30,765	\$ 114	\$ -	\$ -	\$ 114
11 2029	\$ 30,697	\$ 68	\$ -	\$ 30,765	\$ 114	\$ -	\$ -	\$ 114
12 2030	\$ 22,384	\$ 71	\$ -	\$ 22,455	\$ 116	\$ -	\$ -	\$ 116
13 2031	\$ 22,384	\$ 71	\$ -	\$ 22,455	\$ 116	\$ -	\$ -	\$ 116
14 2032	\$ 23,285	\$ 74	\$ -	\$ 23,359	\$ 119	\$ -	\$ -	\$ 119
15 2033	\$ 23,285	\$ 74	\$ -	\$ 23,359	\$ 119	\$ -	\$ -	\$ 119
16 2034	\$ 24,222	\$ 77	\$ -	\$ 24,298	\$ 121	\$ -	\$ -	\$ 121
17 2035	\$ 24,222	\$ 77	\$ -	\$ 24,298	\$ 121	\$ -	\$ -	\$ 121
18 2036	\$ 18,027	\$ 80	\$ -	\$ 18,107	\$ 124	\$ -	\$ -	\$ 124
19 2037	\$ 18,027	\$ 80	\$ -	\$ 18,107	\$ 124	\$ -	\$ -	\$ 124
20 2038	\$ 18,751	\$ 83	\$ -	\$ 18,834	\$ 126	\$ -	\$ -	\$ 126
21 2039	\$ 18,751	\$ 83	\$ -	\$ 18,834	\$ 126	\$ -	\$ -	\$ 126
22 2040	\$ 19,505	\$ 86	\$ -	\$ 19,591	\$ 129	\$ -	\$ -	\$ 129
23 2041	\$ 19,505	\$ 86	\$ -	\$ 19,591	\$ 129	\$ -	\$ -	\$ 129
<b>Total</b>	<b>\$ 437,012</b>	<b>\$ 1,350</b>	<b>\$ -</b>	<b>\$ 438,362</b>	<b>\$ 2,670</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,670</b>

Notes:

- (1) Ad Valorem Property Taxes and M&M Replacement Taxes without redevelopment are assumed to grow at an annual rate of 2%.
- (2) Collections lag one year for Ad Valorem Taxes.
- (3) Taxable sales grow at a stabilized annual rate of 1%.
- (4) This jurisdiction receives 0.10% of the M&M Replacement Tax per Platte County Collector.
- (5) These cost-benefit estimates were made based on projections of sales, property values and current tax levies.
- (6) This cost-benefit analysis shows estimates of certain applicable direct economic tax benefits from within the Redevelopment Area (RDA) (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 RDA.

Exhibit 6  
 Cost-Benefit Analysis  
 South Platte Fire

Year	With Redevelopment				Without Redevelopment			
	Ad Valorem Taxes	M&M Replacement Tax	Sales Tax	Total Benefit	Ad Valorem Taxes	M&M Replacement Tax	Sales Tax	Total Benefit
1 2019	\$ 306	\$ 1	\$ -	\$ 307	\$ 306	\$ -	\$ -	\$ 306
2 2020	\$ 306	\$ 1	\$ -	\$ 307	\$ 312	\$ -	\$ -	\$ 312
3 2021	\$ 8,517	\$ 43	\$ -	\$ 8,559	\$ 312	\$ -	\$ -	\$ 312
4 2022	\$ 19,486	\$ 99	\$ -	\$ 19,585	\$ 318	\$ -	\$ -	\$ 318
5 2023	\$ 43,249	\$ 220	\$ -	\$ 43,470	\$ 318	\$ -	\$ -	\$ 318
6 2024	\$ 55,744	\$ 284	\$ -	\$ 56,028	\$ 325	\$ -	\$ -	\$ 325
7 2025	\$ 68,603	\$ 350	\$ -	\$ 68,953	\$ 325	\$ -	\$ -	\$ 325
8 2026	\$ 81,164	\$ 414	\$ -	\$ 81,578	\$ 331	\$ -	\$ -	\$ 331
9 2027	\$ 87,296	\$ 445	\$ -	\$ 87,742	\$ 331	\$ -	\$ -	\$ 331
10 2028	\$ 90,812	\$ 463	\$ -	\$ 91,275	\$ 338	\$ -	\$ -	\$ 338
11 2029	\$ 90,812	\$ 463	\$ -	\$ 91,275	\$ 338	\$ -	\$ -	\$ 338
12 2030	\$ 94,469	\$ 482	\$ -	\$ 94,951	\$ 344	\$ -	\$ -	\$ 344
13 2031	\$ 94,469	\$ 482	\$ -	\$ 94,951	\$ 344	\$ -	\$ -	\$ 344
14 2032	\$ 98,275	\$ 501	\$ -	\$ 98,776	\$ 351	\$ -	\$ -	\$ 351
15 2033	\$ 98,275	\$ 501	\$ -	\$ 98,776	\$ 351	\$ -	\$ -	\$ 351
16 2034	\$ 102,234	\$ 522	\$ -	\$ 102,756	\$ 358	\$ -	\$ -	\$ 358
17 2035	\$ 102,234	\$ 522	\$ -	\$ 102,756	\$ 358	\$ -	\$ -	\$ 358
18 2036	\$ 106,353	\$ 543	\$ -	\$ 106,896	\$ 366	\$ -	\$ -	\$ 366
19 2037	\$ 106,353	\$ 543	\$ -	\$ 106,896	\$ 366	\$ -	\$ -	\$ 366
20 2038	\$ 110,638	\$ 565	\$ -	\$ 111,203	\$ 373	\$ -	\$ -	\$ 373
21 2039	\$ 110,638	\$ 565	\$ -	\$ 111,203	\$ 373	\$ -	\$ -	\$ 373
22 2040	\$ 115,097	\$ 587	\$ -	\$ 115,684	\$ 380	\$ -	\$ -	\$ 380
23 2041	\$ 115,097	\$ 587	\$ -	\$ 115,684	\$ 380	\$ -	\$ -	\$ 380
<b>Total</b>	<b>\$ 1,800,427</b>	<b>\$ 9,181</b>	<b>\$ -</b>	<b>\$ 1,809,609</b>	<b>\$ 7,900</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 7,900</b>

Notes:

- (1) Ad Valorem Property Taxes and M&M Replacement Taxes without redevelopment are assumed to grow at an annual rate of 2%.
- (2) Collections lag one year for Ad Valorem Taxes.
- (3) Taxable sales grow at a stabilized annual rate of 1%.
- (4) This jurisdiction receives 0.68% of the M&M Replacement Tax per Platte County Collector.
- (5) These cost-benefit estimates were made based on projections of sales, property values and current tax levies.
- (6) This cost-benefit analysis shows estimates of certain applicable direct economic tax benefits from within the Redevelopment Area (RDA) (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 RDA.

Exhibit 6  
 Cost-Benefit Analysis  
 Southern Platte Ambulance

Year	With Redevelopment				Without Redevelopment			
	Ad Valorem Taxes	M&M Replacement Tax	Sales Tax	Total Benefit	Ad Valorem Taxes	M&M Replacement Tax	Sales Tax	Total Benefit
1 2019	\$ 38	\$ -	\$ -	\$ 38	\$ 38	\$ -	\$ -	\$ 38
2 2020	\$ 38	\$ -	\$ -	\$ 38	\$ 39	\$ -	\$ -	\$ 39
3 2021	\$ 1,056	\$ -	\$ -	\$ 1,056	\$ 39	\$ -	\$ -	\$ 39
4 2022	\$ 2,416	\$ -	\$ -	\$ 2,416	\$ 39	\$ -	\$ -	\$ 39
5 2023	\$ 5,362	\$ -	\$ -	\$ 5,362	\$ 39	\$ -	\$ -	\$ 39
6 2024	\$ 6,911	\$ -	\$ -	\$ 6,911	\$ 40	\$ -	\$ -	\$ 40
7 2025	\$ 8,506	\$ -	\$ -	\$ 8,506	\$ 40	\$ -	\$ -	\$ 40
8 2026	\$ 10,063	\$ -	\$ -	\$ 10,063	\$ 41	\$ -	\$ -	\$ 41
9 2027	\$ 10,823	\$ -	\$ -	\$ 10,823	\$ 41	\$ -	\$ -	\$ 41
10 2028	\$ 11,259	\$ -	\$ -	\$ 11,259	\$ 42	\$ -	\$ -	\$ 42
11 2029	\$ 11,259	\$ -	\$ -	\$ 11,259	\$ 42	\$ -	\$ -	\$ 42
12 2030	\$ 11,713	\$ -	\$ -	\$ 11,713	\$ 43	\$ -	\$ -	\$ 43
13 2031	\$ 11,713	\$ -	\$ -	\$ 11,713	\$ 43	\$ -	\$ -	\$ 43
14 2032	\$ 12,184	\$ -	\$ -	\$ 12,184	\$ 44	\$ -	\$ -	\$ 44
15 2033	\$ 12,184	\$ -	\$ -	\$ 12,184	\$ 44	\$ -	\$ -	\$ 44
16 2034	\$ 12,675	\$ -	\$ -	\$ 12,675	\$ 44	\$ -	\$ -	\$ 44
17 2035	\$ 12,675	\$ -	\$ -	\$ 12,675	\$ 44	\$ -	\$ -	\$ 44
18 2036	\$ 13,186	\$ -	\$ -	\$ 13,186	\$ 45	\$ -	\$ -	\$ 45
19 2037	\$ 13,186	\$ -	\$ -	\$ 13,186	\$ 45	\$ -	\$ -	\$ 45
20 2038	\$ 13,717	\$ -	\$ -	\$ 13,717	\$ 46	\$ -	\$ -	\$ 46
21 2039	\$ 13,717	\$ -	\$ -	\$ 13,717	\$ 46	\$ -	\$ -	\$ 46
22 2040	\$ 14,270	\$ -	\$ -	\$ 14,270	\$ 47	\$ -	\$ -	\$ 47
23 2041	\$ 14,270	\$ -	\$ -	\$ 14,270	\$ 47	\$ -	\$ -	\$ 47
<b>Total</b>	<b>\$ 223,221</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 223,221</b>	<b>\$ 979</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 979</b>

Notes:

- (1) Ad Valorem Property Taxes and M&M Replacement Taxes without redevelopment are assumed to grow at an annual rate of 2%.
- (2) Collections lag one year for Ad Valorem Taxes.
- (3) Taxable sales grow at a stabilized annual rate of 1%.
- (4) This jurisdiction receives 0.00% of the M&M Replacement Tax per Platte County Collector.
- (5) These cost-benefit estimates were made based on projections of sales, property values and current tax levies.
- (6) This cost-benefit analysis shows estimates of certain applicable direct economic tax benefits from within the Redevelopment Area (RDA) (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 RDA.



## Exhibit 7

### **CREEKSIDE TAX INCREMENT FINANCING RELOCATION ASSISTANCE PLAN**

The Developer is not anticipating the need to provide relocation assistance to any businesses within the Redevelopment Area. However, in the event relocation of any occupant is necessary, it will be carried out in accordance with Section 523.205 of the Revised Statutes of Missouri, and pursuant to the following Relocation Assistance Plan:

1. **Definitions.** The following terms shall have the meanings set forth below for purposes of this Relocation Assistance Plan. Capitalized terms not otherwise defined shall have the meaning set forth in the Creekside Tax Increment Financing Plan.

1.1 **Business:** Any lawful activity that is conducted: (a) primarily for the purchase, sale or use of personal or real property or for the manufacture, processing or marketing of products or commodities; or (b) primarily for the sale of services to the public.

1.2 **Decent, Safe and Sanitary Dwelling:** A dwelling which meets applicable housing and occupancy codes. The dwelling shall:

- (a) Be structurally sound, weathertight and in good repair;
- (b) Contain a safe electrical wiring system;
- (c) Contain an adequate heating system;
- (d) Be adequate in size with respect to the number of rooms needed to accommodate the Displaced Person; and
- (e) For a Handicapped Displaced Person, be free of any barriers which would preclude reasonable ingress, egress or use of the dwelling.