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MEMORANDUM

TO: Joe Parente, Parkville City Administrator

FROM: Tom Kaleko, Springsted Incorporated
Matt Stark, Springsted Incorporated
Angela Riffe, Springsted Incorporated

DATE: April 12, 2018

SUBJECT: Cost-Benefit Analysis of Six at Park Project

Springsted was recently retained by the City of Parkville to examine the proposed development of the Six at Park redevelopment project and to estimate the relative costs and benefits related to economic development incentives that may be extended to the developer. This memo provides a summary of our efforts and the findings derived from our analysis.

Introduction

The applicant has proposed to build a four-story office building at the corner of East Six Street and Highway 9/East Street. The new development is anticipated to include approximately 47,500 square feet of office space. Development of parking areas adjacent to the new building is also envisioned, with costs to be reimbursed by the Parkville Old Town Community Improvement District (CID). Construction of the new building is estimated to cost approximately \$7.5 million.

To make this development feasible, the developer is seeking assistance for the project in the form of a property tax abatement on the value of the new construction. The property tax abatement would cover 100% of the project's incremental property value increase for the first three years of the project, with the abatement amount decreasing in later years as follows: Years 1-3: 100%, Years 4-6: 90%, Years 7-9: 80%, Years 10-12: 70%, Years 13-15: 50%. Additionally, the developer is requesting a Chapter 100 sales tax exemption of all eligible construction materials.

The Developer is also seeking additional City assistance via the City entering into a 99-year ground lease for the adjacent property on which the parking area would be constructed. The City currently estimates the Net Present Value of the total payments on the ground lease as approximately \$350,000. In order to offset the cost to the City of the ground lease, the Developer has agreed to contribute to the City their approximately \$200,000 in savings from the Chapter 100 sales tax exemption. For the purposes of this analysis we are treating the ground lease as a one-item expense to the City of \$150,000, which is the approximate net cost of the ground lease to the City on a Net Present Value basis following the \$200,000 Developer contribution.

The Parkville Old Towne Market Community Improvement District (CID) is also being asked to contribute \$350,000 toward the cost of developing the parking area.

Assumptions

Our analysis and projections depend on a number of assumptions about the proposed development. Assumptions about the proposed development include the following:

- Redevelopment construction will occur in 2018.
- The new building will be occupied starting in 2019. For the purposes of modeling, we assume that operations for each phase begin on January 1 and calculate full-year impacts.
- Costs for redeveloping the property will be approximately \$7.5 million.
- The development will add approximately \$1.7 million in assessed value to the property.
- Property values are projected to appreciate by 1.5% every other year.
- We anticipate that the developer will pay approximately \$5,000 in property taxes annually for the value of the land under the new construction.
- Based on recent office space usage benchmarks, we estimate that the project will create an estimated 224 full-time equivalent positions (FTEs).
- Based on regional employment reports for the professional services sector, we estimate that the new positions will have an average annual wage of \$53,600 in 2019. Direct payroll is expected to be approximately \$12.0 million in 2019.
- Based on regional economic multipliers for the professional services sector, indirect economic effects will generate an additional 216 FTEs and additional payroll of \$6.9 million by 2020. We estimate that half of these indirect impacts will lie within Parkville.
- We estimate that the new jobs (both direct and indirect) will bring 33 new households with 78 new residents to the City.
- Based on average household spending patterns, we estimate that 30% of new workers' gross salaries will be spent on taxable goods and services.
- Based on figures from the City's Downtown Master Plan, we estimate that consumer spending by new households will be 50% in Parkville, 70% in Platte County and 80% in Missouri. Other spending is assumed to occur outside of the jurisdictions.

Incentives

The applicant is seeking assistance for the project in the form of a Chapter 353 property tax abatement on the value of the new construction. The property tax abatement would cover 100% of the project's incremental property value increase for the first three years with the abatement amount decreasing in later years as follows:

- Years 1-3: 100%
- Years 4-6: 90%
- Years 7-9: 80%
- Years 10-12: 70%
- Years 13-15: 50%

Additionally, the developer is requesting a Chapter 100 sales tax exemption of all eligible construction materials valued at approximately \$200,000, with this amount contributed to the City to offset the City's cost of the ground

lease on the property. For the purpose of this analysis we have treated the ground lease cost to the City as a one-time payment of \$150,000, which is the net cost to the City following the \$200,000 contribution from the Developer.

The Parkville Old Towne Market Community Improvement District (CID) is being asked to contribute \$350,000 toward the cost of developing the parking area. Based on our discussions with the City, our baseline projections show the CID contribution as a City cost; however, we also include a scenario without the cost of the CID contribution.

Per-capita Costs and Revenues

We have reviewed the City's most recent available financial statements and used this information to generate per-capita and per-worker costs and revenues. On the revenue side, we have excluded property and sales taxes in the overall calculation, because these sources are calculated separately based on specific project data. Including them in the per-capita calculations would result in double-counting of these revenues. Other revenue line items (permits, fines, intergovernmental transfers, etc.) were allocated between residential and commercial/industrial sources, from which we derived revenues per capita and per commercial/industrial employee.

On the expenditures side, we looked at each line item for operating expenses and allocated each expense between residential and commercial/industrial uses. Similarly, we allocated the City's net capital investment between the two categories. From these, we calculated total costs per capita and per worker.

We multiply the total average calculations by a factor of 35%, to arrive at marginal costs and revenues. This adjustment recognizes that the new development and inflow of new workers and residents may increase demand for municipal services, but is unlikely to require major investments in municipal infrastructure, administrative functions, and similar fixed costs. In essence, our marginal tax calculation acknowledges that the property will demand services from police and fire personnel, building inspectors, and the like, but will not drive new demand to a degree sufficient to warrant the construction of new government buildings or the purchase of new vehicles, nor require significant expansions of the City's back-office functions such as Administration, HR, IT, or Finance.

Findings

Our estimates indicate that the City should see modest positive economic impacts each year. For the purposes of this analysis we have included the results of two scenarios. The first scenario includes the \$350,000 contribution to the CID, while the second scenario does not include the contribution as a cost to the City. Both scenarios indicate that the City should see modest positive economic impacts each year.

The scenario that includes the CID contribution indicates that over the course of 25 years, total benefits accruing to the City come to approximately \$3.25 million. Over the same time period, the City is projected to pay approximately \$687,000 in incentives, and to incur an additional \$2.0 million in costs for services. Subtracting these costs, the net benefit to the City would be \$605,000. In present value terms, if we use a 4% discount rate for the City, the net economic impact over 25 years is positive, at approximately \$157,000. The discount rate is based on the City's estimated cost of money, which is generally linked to the interest rate it would pay for long-term debt issuance.

Focusing on the near- to medium-term, the net economic cost to the City over the first ten years of the project is estimated at approximately (\$141,000), or (\$211,000) in present value terms.

Impacts for the other jurisdictions affected by the redevelopment project and related incentives vary widely. Looking at the 10-year impacts, the State of Missouri is expected to see a considerable positive impact; Platte County sees

positive impacts as well, though to a much smaller degree. Other entities see smaller impacts, both positive and negative.

Over the 25-year period, the outlook improves for every entity. Six jurisdictions see cumulative net benefits in excess of \$50,000. The remaining entities see very modest impacts. Summaries of the 10-year and 25-year impacts are shown in the tables on the following page.

Anticipated Impacts – 10 years (with CID contribution)

Taxing Authority	Public Benefits:	Public Costs & Incentives:	Net Benefits (Costs):
City of Parkville	1,125,857	1,266,768	(140,910)
Platte County	539,077	411,829	127,248
Senior Services	12,105	12,515	(410)
Platte County Health Dept	28,221	29,542	(1,321)
Tri-County Mental Health Services	40,422	37,305	3,117
Develop. Disabilities Fund	57,789	64,478	(6,688)
Blind Pension Fund	17,593	10,433	7,160
Mid-Continent Library	98,437	91,107	7,330
Park Hill School District	1,389,597	1,380,723	8,874
Metro Community Colleges	85,331	74,714	10,616
State of Missouri	14,792,407	6,232,056	8,560,351

Anticipated Impacts – 25 years (with CID contribution)

Taxing Authority	Public Benefits:	Public Costs & Incentives:	Net Benefits (Costs):
City of Parkville	3,249,632	2,644,722	604,910
Platte County	1,499,903	1,230,138	269,766
Senior Services	35,004	25,478	9,526
Platte County Health Dept	84,169	71,066	13,103
Tri-County Mental Health Services	121,573	90,023	31,550
Develop. Disabilities Fund	174,712	167,848	6,864
Blind Pension Fund	54,369	24,411	29,958
Mid-Continent Library	284,800	173,901	110,899
Park Hill School District	3,972,666	2,811,580	1,161,086
Metro Community Colleges	254,999	170,470	84,529
State of Missouri	43,586,219	19,520,398	24,065,821

The second scenario, without the \$350,000 CID contribution, shows increased net benefits to the City of Parkville in both the short and long-term impacts. In the first ten years of the project, it is estimated that the total benefits to the City will be approximately \$209,000, or \$139,000 in present value terms. The long-term net benefits to the City are estimated at \$955,000, or present value of \$507,000.

Anticipated Impacts – (without CID contribution)

City of Parkville	Public Benefits:	Public Costs & Incentives:	Net Benefits (Costs):
Ten Year Impact	1,125,857	916,768	209,090
Twenty-Five Year Impact	3,249,632	2,294,722	954,910

A more detailed look at the cost-benefit projections is attached to the end of this memo. The first section shows the contributions of each revenue and cost component to the City on an annual basis. The second section shows summary information for impacts on each affected jurisdiction.

Sensitivity Analysis

Recognizing that our model depends on a wide variety of assumptions which are subject to change when development occurs, we look at the effects that changing these assumptions would have on our projected impacts. Specific changes that we examine include:

- Increasing the number of new workers by 20%
- Increasing worker salaries by 20%
- Increasing property values by 20%
- Increasing the marginal cost factor to 60% (baseline is 35%)
- Converting part of the development from office to retail

Below, we discuss the general implications of each of the above scenarios.

Adding 20% More New Workers

- Additional FTEs translate to marginal per-capita costs for services to workers, which is offset by modest additional spending.
- Modest gains seen by City, County and State because of sales tax increases.
- School District sees additional costs due to additional student generation.

Adding 20% More Payroll

- Additional payroll means more spending without the marginal per-capita impacts to each jurisdiction.
- City, County and State see improved impacts due to sales tax collections.

Increasing Property Values by 20%

- No impact in short term due to property tax incentives.
- Long-term impacts based on 50% property tax receipts in later years.

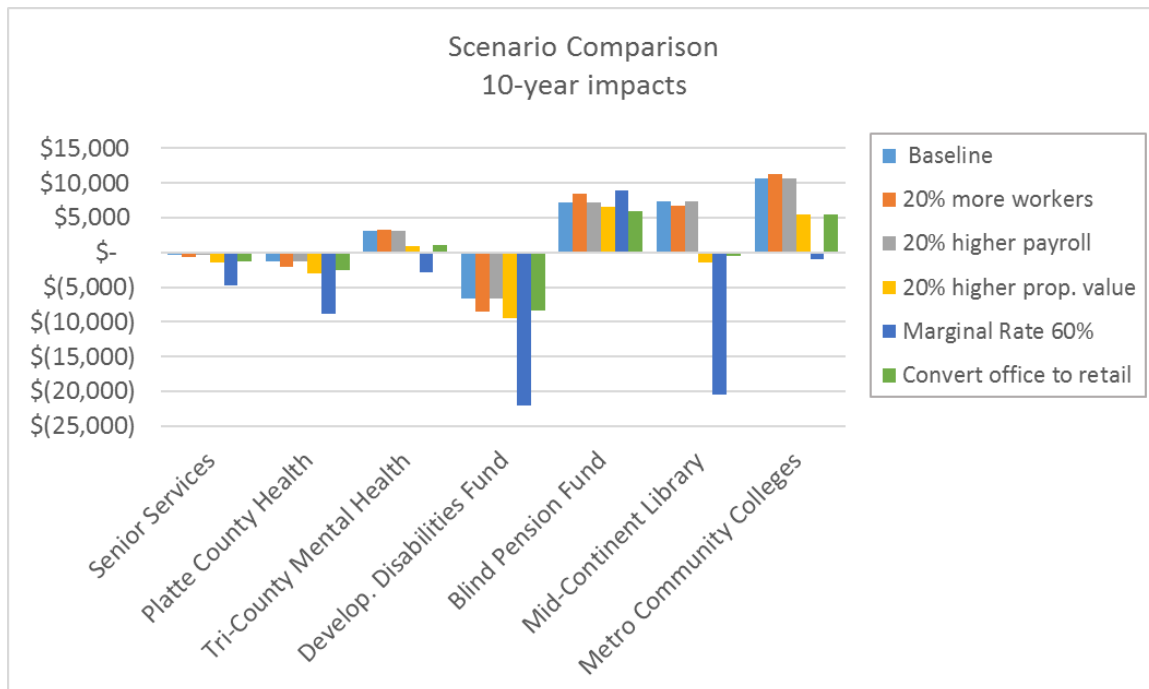
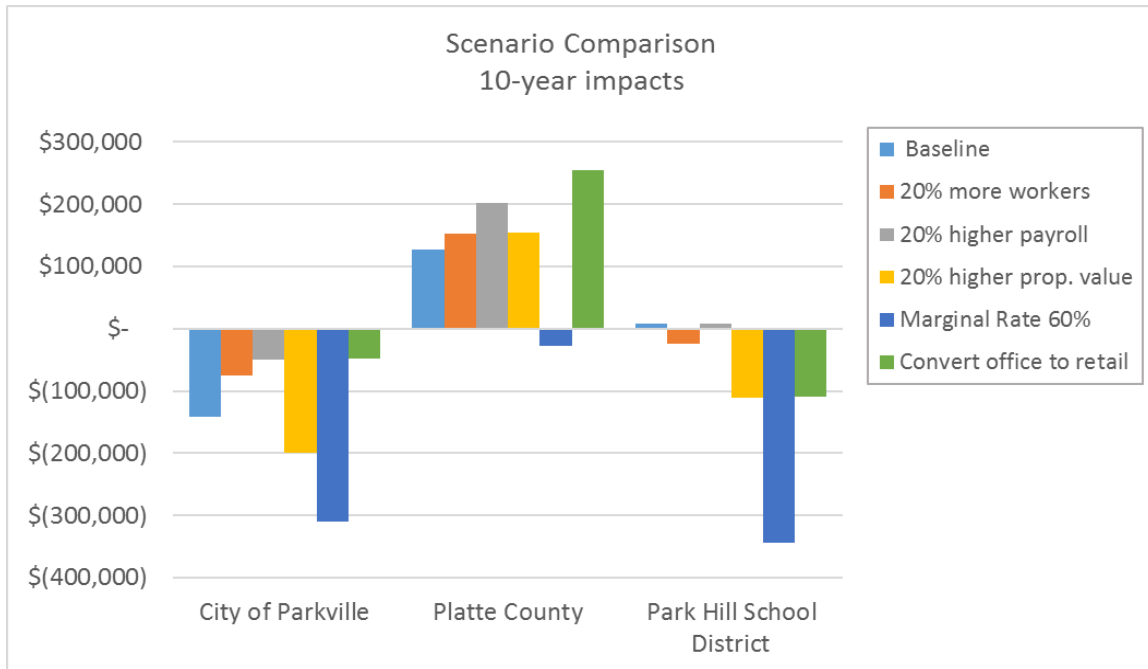
Increasing Marginal Cost Factor to 60%

- Significant increases to cost of services.
- Most pronounced impacts with State and School District.
- City and County also significantly affected.

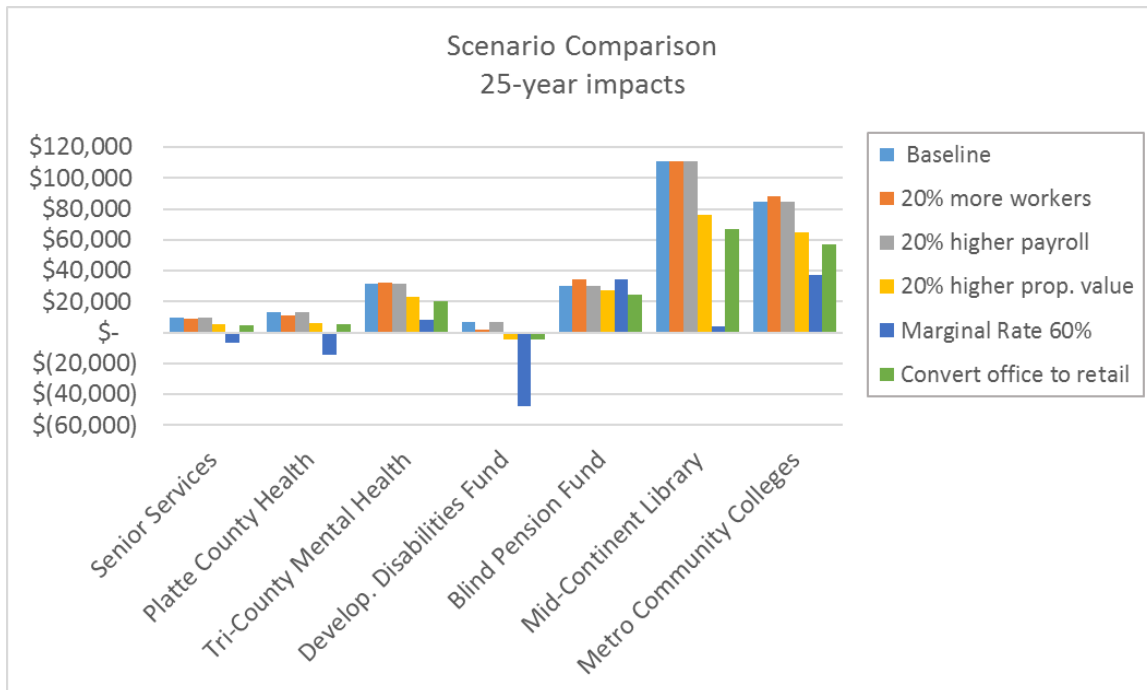
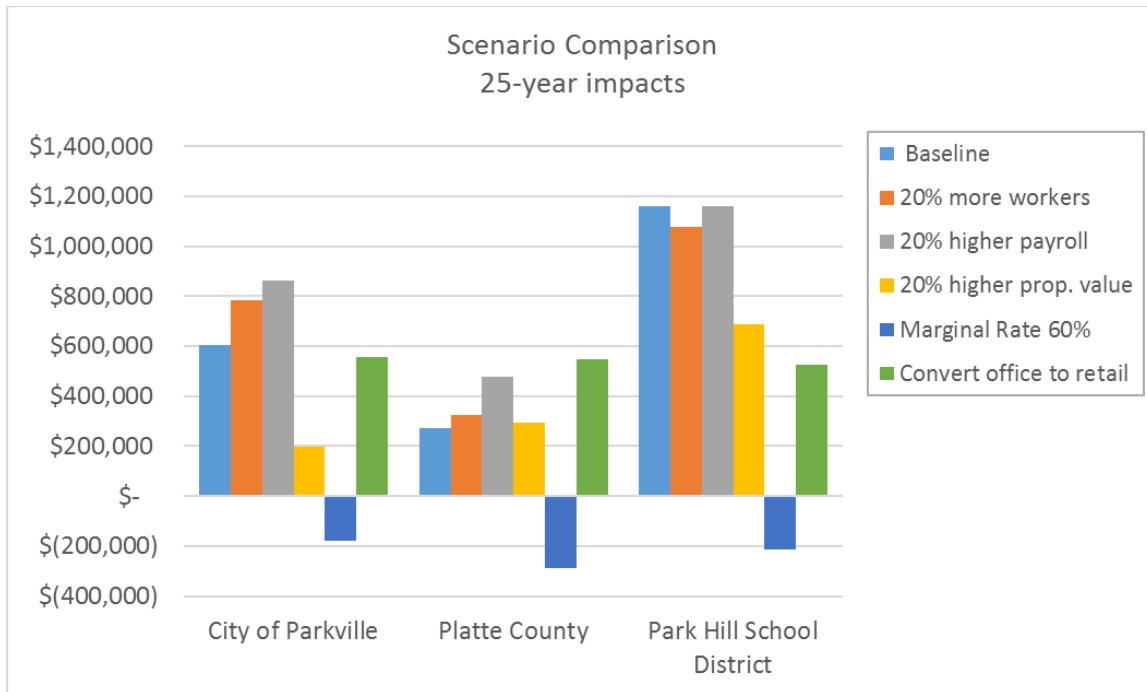
Converting Office Space to Retail

- Assume that 6,000 square feet of office space is used for general retail.
- Assume \$180 per square foot of taxable sales annually, inflated 1% per year.
- FTEs and total payroll reduced due to lower retail wages and worker density.
- City and County see significant improvements due to sales taxes generated.
- State sees negative net impact due to loss of income taxes.
- Modest effects to other jurisdictions.

A summary of the 10-year impacts under the various scenarios is shown visually in the charts below. The top chart shows jurisdictions with net impacts of more than approximately \$50,000 positive or negative. The bottom chart shows entities with smaller impacts. State impacts are consistently positive on the order of millions of dollars; these are omitted from the charts due to issues of scale.



The following charts show a comparison of the 25-year impacts for the scenarios described above.



If you have any questions about our assumptions or our analysis, please do not hesitate to contact us. We hope this analysis provides the City with useful information for its decision making and we hope we may be of service again in the future.

Cost-Benefit Analysis

City Benefits

	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Sales Taxes														
Construction	\$ 53,695	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
New sales by firm	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Employee/family retail		\$ 42,473	\$ 43,110	\$ 43,756	\$ 44,413	\$ 45,079	\$ 45,755	\$ 46,441	\$ 47,138	\$ 47,845	\$ 48,563	\$ 49,291	\$ 50,030	\$ 50,781
Total Sales Taxes:	\$ 53,695	\$ 42,473	\$ 43,110	\$ 43,756	\$ 44,413	\$ 45,079	\$ 45,755	\$ 46,441	\$ 47,138	\$ 47,845	\$ 48,563	\$ 49,291	\$ 50,030	\$ 50,781
Property Taxes														
Project land		\$ 379	\$ 379	\$ 379	\$ 379	\$ 379	\$ 379	\$ 379	\$ 379	\$ 379	\$ 379	\$ 379	\$ 379	\$ 379
Project buildings		\$ 10,834	\$ 10,834	\$ 11,010	\$ 11,010	\$ 11,188	\$ 11,188	\$ 11,370	\$ 11,370	\$ 11,554	\$ 11,554	\$ 11,740	\$ 11,740	\$ 11,930
M&M/Replacement taxes		\$ 461	\$ 461	\$ 469	\$ 469	\$ 476	\$ 476	\$ 484	\$ 484	\$ 492	\$ 492	\$ 500	\$ 500	\$ 508
New residences		\$ 816	\$ 1,681	\$ 2,598	\$ 3,568	\$ 4,593	\$ 4,731	\$ 4,873	\$ 5,019	\$ 5,170	\$ 5,325	\$ 5,485	\$ 5,649	\$ 5,819
Total Property Taxes:		\$ 12,491	\$ 13,356	\$ 14,456	\$ 15,426	\$ 16,638	\$ 16,775	\$ 17,106	\$ 17,253	\$ 17,595	\$ 17,750	\$ 18,104	\$ 18,269	\$ 18,636
Other Revenues														
Revenue from new workers:		\$ 33,268	\$ 34,266	\$ 35,294	\$ 36,353	\$ 37,443	\$ 38,567	\$ 39,724	\$ 40,915	\$ 42,143	\$ 43,407	\$ 44,709	\$ 46,051	\$ 47,432
Revenue from new residents:		\$ 6,749	\$ 6,951	\$ 7,160	\$ 7,374	\$ 7,596	\$ 7,823	\$ 8,058	\$ 8,300	\$ 8,549	\$ 8,805	\$ 9,070	\$ 9,342	\$ 9,622
Total Other Revenues:	\$ -	\$ 40,017	\$ 41,217	\$ 42,454	\$ 43,727	\$ 45,039	\$ 46,390	\$ 47,782	\$ 49,215	\$ 50,692	\$ 52,213	\$ 53,779	\$ 55,392	\$ 57,054
Total City Benefits	\$ 53,695	\$ 94,980	\$ 97,683	\$ 100,666	\$ 103,565	\$ 106,755	\$ 108,921	\$ 111,330	\$ 113,606	\$ 116,132	\$ 118,525	\$ 121,175	\$ 123,692	\$ 126,471

Cost-Benefit Analysis

City Benefits

	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total
Sales Taxes													
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 53,695
New sales by firm	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Employee/family retail	\$ 51,543	\$ 52,316	\$ 53,101	\$ 53,897	\$ 54,705	\$ 55,526	\$ 56,359	\$ 57,204	\$ 58,062	\$ 58,933	\$ 59,817	\$ 60,715	\$ 1,276,853
Total Sales Taxes:	\$ 51,543	\$ 52,316	\$ 53,101	\$ 53,897	\$ 54,705	\$ 55,526	\$ 56,359	\$ 57,204	\$ 58,062	\$ 58,933	\$ 59,817	\$ 60,715	\$ 1,330,548
Property Taxes													
Project land	\$ 379	\$ 379	\$ 379	\$ 379	\$ 379	\$ 379	\$ 379	\$ 379	\$ 379	\$ 379	\$ 379	\$ 379	\$ 9,482
Project buildings	\$ 11,930	\$ 12,122	\$ 12,122	\$ 12,318	\$ 12,318	\$ 12,516	\$ 12,516	\$ 12,717	\$ 12,717	\$ 12,921	\$ 12,921	\$ 13,128	\$ 297,566
M&M/Replacement taxes	\$ 508	\$ 516	\$ 516	\$ 525	\$ 525	\$ 533	\$ 533	\$ 542	\$ 542	\$ 550	\$ 550	\$ 559	\$ 12,673
New residences	\$ 5,993	\$ 6,173	\$ 6,358	\$ 6,549	\$ 6,746	\$ 6,948	\$ 7,156	\$ 7,371	\$ 7,592	\$ 7,820	\$ 8,055	\$ 8,296	\$ 140,388
Total Property Taxes:	\$ 18,811	\$ 19,191	\$ 19,376	\$ 19,771	\$ 19,967	\$ 20,376	\$ 20,584	\$ 21,009	\$ 21,230	\$ 21,671	\$ 21,905	\$ 22,363	\$ 460,109
Other Revenues													
Revenue from new workers:	\$ 48,855	\$ 50,321	\$ 51,830	\$ 53,385	\$ 54,987	\$ 56,637	\$ 58,336	\$ 60,086	\$ 61,888	\$ 63,745	\$ 65,657	\$ 67,627	\$ 1,212,926
Revenue from new residents:	\$ 9,911	\$ 10,208	\$ 10,514	\$ 10,830	\$ 11,154	\$ 11,489	\$ 11,834	\$ 12,189	\$ 12,554	\$ 12,931	\$ 13,319	\$ 13,719	\$ 246,049
Total Other Revenues:	\$ 58,766	\$ 60,529	\$ 62,345	\$ 64,215	\$ 66,141	\$ 68,126	\$ 70,169	\$ 72,274	\$ 74,443	\$ 76,676	\$ 78,976	\$ 81,345	\$ 1,458,975
Total City Benefits	\$ 129,119	\$ 132,036	\$ 134,821	\$ 137,882	\$ 140,814	\$ 144,028	\$ 147,113	\$ 150,488	\$ 153,735	\$ 157,280	\$ 160,699	\$ 164,423	\$ 3,249,632

Cost-Benefit Analysis

City Costs

Costs for Services

	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	
City costs from new workers:	\$	37,545	\$ 38,671	\$ 39,831	\$ 41,026	\$ 42,257	\$ 43,524	\$ 44,830	\$ 46,175	\$ 47,560	\$ 48,987	\$ 50,457	\$ 51,971	\$ 53,530	
City costs from new residents:	\$	16,148	\$ 16,632	\$ 17,131	\$ 17,645	\$ 18,174	\$ 18,720	\$ 19,281	\$ 19,860	\$ 20,455	\$ 21,069	\$ 21,701	\$ 22,352	\$ 23,023	
Total Costs for Services:	\$	-	\$ 53,692	\$ 55,303	\$ 56,962	\$ 58,671	\$ 60,431	\$ 62,244	\$ 64,111	\$ 66,035	\$ 68,016	\$ 70,056	\$ 72,158	\$ 74,323	\$ 76,552

Development Incentives

Property tax exemption:	\$	-	\$ 10,834	\$ 10,834	\$ 11,010	\$ 9,909	\$ 10,070	\$ 10,070	\$ 9,096	\$ 9,096	\$ 9,243	\$ 8,088	\$ 8,218	\$ 8,218	\$ 5,965
M&M taxes exempted:	\$		\$ 461	\$ 461	\$ 469	\$ 422	\$ 429	\$ 429	\$ 387	\$ 387	\$ 394	\$ 344	\$ 350	\$ 350	\$ 254
Sales tax exemption:	\$	48,814	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CID contribution:	\$	350,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ground lease payments:	\$	150,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Incentives:	\$	548,814	\$ 11,295	\$ 11,295	\$ 11,479	\$ 10,331	\$ 10,498	\$ 10,498	\$ 9,483	\$ 9,483	\$ 9,637	\$ 8,432	\$ 8,568	\$ 8,568	\$ 6,219

Total City Costs

Total City Costs	\$	548,814	\$ 64,988	\$ 66,598	\$ 68,441	\$ 69,002	\$ 70,930	\$ 72,742	\$ 73,595	\$ 75,518	\$ 77,652	\$ 78,488	\$ 80,726	\$ 82,891	\$ 82,771
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Net Costs and Benefits to City

	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	
Total City Benefits:	\$	53,695	\$ 94,980	\$ 97,683	\$ 100,666	\$ 103,565	\$ 106,755	\$ 108,921	\$ 111,330	\$ 113,606	\$ 116,132	\$ 118,525	\$ 121,175	\$ 123,692	\$ 126,471
Total City Costs:	\$	548,814	\$ 64,988	\$ 66,598	\$ 68,441	\$ 69,002	\$ 70,930	\$ 72,742	\$ 73,595	\$ 75,518	\$ 77,652	\$ 78,488	\$ 80,726	\$ 82,891	\$ 82,771
Net Benefits/(Costs):	\$	(495,119)	\$ 29,992	\$ 31,084	\$ 32,225	\$ 34,564	\$ 35,826	\$ 36,178	\$ 37,735	\$ 38,088	\$ 38,479	\$ 40,037	\$ 40,448	\$ 40,801	\$ 43,700
Present Value of Net Benefits:	\$	(495,119)	\$ 28,838	\$ 28,739	\$ 28,647	\$ 29,545	\$ 29,446	\$ 28,592	\$ 28,675	\$ 27,830	\$ 27,035	\$ 27,047	\$ 26,274	\$ 25,484	\$ 26,244
Cumulative PV of Net Benefits:	\$	(495,119)	\$ (466,281)	\$ (437,542)	\$ (408,895)	\$ (379,350)	\$ (349,904)	\$ (321,312)	\$ (292,637)	\$ (264,807)	\$ (237,772)	\$ (210,725)	\$ (184,451)	\$ (158,967)	\$ (132,723)
Total Abatements & Incentives:	\$	548,814	\$ 11,295	\$ 11,295	\$ 11,479	\$ 10,331	\$ 10,498	\$ 10,498	\$ 9,483	\$ 9,483	\$ 9,637	\$ 8,432	\$ 8,568	\$ 8,568	\$ 6,219
PV of Abatements & Incentives:	\$	548,814	\$ 10,860	\$ 10,443	\$ 10,204	\$ 8,830	\$ 8,628	\$ 8,297	\$ 7,206	\$ 6,929	\$ 6,770	\$ 5,696	\$ 5,565	\$ 5,351	\$ 3,734

Cost-Benefit Analysis

City Costs

Costs for Services

	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total
City costs from new workers:	\$ 55,136	\$ 56,790	\$ 58,493	\$ 60,248	\$ 62,056	\$ 63,917	\$ 65,835	\$ 67,810	\$ 69,844	\$ 71,939	\$ 74,098	\$ 76,320	\$ 1,368,849
City costs from new residents:	\$ 23,713	\$ 24,425	\$ 25,158	\$ 25,912	\$ 26,690	\$ 27,490	\$ 28,315	\$ 29,165	\$ 30,040	\$ 30,941	\$ 31,869	\$ 32,825	\$ 588,734
Total Costs for Services:	\$ 78,849	\$ 81,214	\$ 83,651	\$ 86,160	\$ 88,745	\$ 91,408	\$ 94,150	\$ 96,974	\$ 99,884	\$ 102,880	\$ 105,966	\$ 109,145	\$ 1,957,583

Development Incentives

Property tax exemption:	\$ 5,965	\$ 6,061	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 132,675
M&M taxes exempted:	\$ 254	\$ 258	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,650
Sales tax exemption:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 48,814
CID contribution:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 350,000
Ground lease payments:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000
Total Incentives:	\$ 6,219	\$ 6,319	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 687,139

Total City Costs

Total City Costs	\$ 85,068	\$ 87,534	\$ 83,651	\$ 86,160	\$ 88,745	\$ 91,408	\$ 94,150	\$ 96,974	\$ 99,884	\$ 102,880	\$ 105,966	\$ 109,145	\$ 2,644,722
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Net Costs and Benefits to City

	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total
Total City Benefits:	\$ 129,119	\$ 132,036	\$ 134,821	\$ 137,882	\$ 140,814	\$ 144,028	\$ 147,113	\$ 150,488	\$ 153,735	\$ 157,280	\$ 160,699	\$ 164,423	\$ 3,249,632
Total City Costs:	\$ 85,068	\$ 87,534	\$ 83,651	\$ 86,160	\$ 88,745	\$ 91,408	\$ 94,150	\$ 96,974	\$ 99,884	\$ 102,880	\$ 105,966	\$ 109,145	\$ 2,644,722
Net Benefits/(Costs):	\$ 44,051	\$ 44,502	\$ 51,170	\$ 51,722	\$ 52,069	\$ 52,620	\$ 52,963	\$ 53,513	\$ 53,852	\$ 54,400	\$ 54,732	\$ 55,278	\$ 604,910
Present Value of Net Benefits:	\$ 25,438	\$ 24,710	\$ 27,320	\$ 26,552	\$ 25,702	\$ 24,975	\$ 24,171	\$ 23,483	\$ 22,722	\$ 22,071	\$ 21,352	\$ 20,735	\$ 156,508
Cumulative PV of Net Benefits:	\$ (107,285)	\$ (82,575)	\$ (55,255)	\$ (28,703)	\$ (3,001)	\$ 21,974	\$ 46,145	\$ 69,628	\$ 92,350	\$ 114,421	\$ 135,773	\$ 156,508	
Total Abatements & Incentives:	\$ 6,219	\$ 6,319	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 687,139
PV of Abatements & Incentives:	\$ 3,591	\$ 3,508	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 654,426

Cost-Benefit Analysis

Cost-Benefit Summary - 10-year analysis
 Per-capita impacts calculated at 35% of total average revenues and costs.

Benefits	City of Parkville	Platte County	Senior Services	Platte County Health Dept	Tri-County Mental Health Services	Develop. Disabilities Fund	Blind Pension Fund	Mid-Continent Library	Park Hill School District	Metro Community Colleges	State of Missouri
Sales Taxes:	\$ 508,267	\$ 403,980	--	--	--	--	--	--	--	--	\$ 2,220,469
Property Taxes:	\$ 158,845	\$ 16,652	\$ 12,034	\$ 19,229	\$ 24,043	\$ 31,263	\$ 8,531	\$ 97,326	\$ 1,198,634	\$ 56,411	\$ -
Income Taxes:	\$ -	--	--	--	--	--	--	--	--	--	\$ 8,687,136
Other Revenues:	\$ 458,745	\$ 118,446	\$ 71	\$ 8,992	\$ 16,379	\$ 26,526	\$ 9,063	\$ 1,111	\$ 190,963	\$ 28,919	\$ 3,884,802
Total Revenues:	\$ 1,125,857	\$ 539,077	\$ 12,105	\$ 28,221	\$ 40,422	\$ 57,789	\$ 17,593	\$ 98,437	\$ 1,389,597	\$ 85,331	\$ 14,792,407
Costs											
Costs for Services:	\$ 615,522	\$ 373,769	\$ 4,687	\$ 17,034	\$ 21,665	\$ 44,142	\$ 5,641	\$ 27,798	\$ 517,518	\$ 38,020	\$ 6,094,563
Incentives:	\$ 651,245	\$ 38,060	\$ 7,828	\$ 12,508	\$ 15,639	\$ 20,336	\$ 4,792	\$ 63,309	\$ 863,205	\$ 36,694	\$ 137,492
Total Costs:	\$ 1,266,768	\$ 411,829	\$ 12,515	\$ 29,542	\$ 37,305	\$ 64,478	\$ 10,433	\$ 91,107	\$ 1,380,723	\$ 74,714	\$ 6,232,056
Net Cost/Benefit											
Public Benefits:	\$ 1,125,857	\$ 539,077	\$ 12,105	\$ 28,221	\$ 40,422	\$ 57,789	\$ 17,593	\$ 98,437	\$ 1,389,597	\$ 85,331	\$ 14,792,407
Public Costs & Incentives:	\$ 1,266,768	\$ 411,829	\$ 12,515	\$ 29,542	\$ 37,305	\$ 64,478	\$ 10,433	\$ 91,107	\$ 1,380,723	\$ 74,714	\$ 6,232,056
Net Benefits (Costs):	\$ (140,910)	\$ 127,248	\$ (410)	\$ (1,321)	\$ 3,117	\$ (6,688)	\$ 7,160	\$ 7,330	\$ 8,874	\$ 10,616	\$ 8,560,351
Present Value of Public Benefits:	\$ 916,453	\$ 440,889	\$ 9,698	\$ 22,631	\$ 32,424	\$ 46,365	\$ 14,084	\$ 78,899	\$ 1,117,333	\$ 68,445	\$ 11,965,155
Present Value of Incentives:	\$ 632,677	\$ 36,319	\$ 6,404	\$ 10,238	\$ 12,800	\$ 16,646	\$ 3,920	\$ 51,829	\$ 706,760	\$ 30,040	\$ 137,492

Cost-Benefit Analysis

Cost-Benefit Summary - 25-year analysis
Per-capita impacts calculated at 35% of total average revenues and costs.

Benefits	City of Parkville	Platte County	Senior Services	Platte County Health Dept	Tri-County Mental Health Services	Develop. Disabilities Fund	Blind Pension Fund	Mid-Continent Library	Park Hill School District	Metro Community Colleges	State of Missouri
Sales Taxes:	\$ 1,330,548	\$ 1,075,509	--	--	--	--	--	--	--	--	\$ 5,926,216
Property Taxes:	\$ 460,109	\$ 47,694	\$ 34,777	\$ 55,572	\$ 69,483	\$ 90,349	\$ 25,547	\$ 281,267	\$ 3,365,336	\$ 163,025	\$ -
Income Taxes:	\$ -	--	--	--	--	--	--	--	--	--	\$ 25,304,934
Other Revenues:	\$ 1,458,975	\$ 376,700	\$ 227	\$ 28,597	\$ 52,090	\$ 84,363	\$ 28,823	\$ 3,533	\$ 607,330	\$ 91,974	\$ 12,355,069
Total Revenues:	\$ 3,249,632	\$ 1,499,903	\$ 35,004	\$ 84,169	\$ 121,573	\$ 174,712	\$ 54,369	\$ 284,800	\$ 3,972,666	\$ 254,999	\$ 43,586,219
Costs											
Costs for Services:	\$ 1,957,583	\$ 1,188,719	\$ 14,907	\$ 54,174	\$ 68,903	\$ 140,386	\$ 17,939	\$ 88,408	\$ 1,645,892	\$ 120,917	\$ 19,382,906
Incentives:	\$ 687,139	\$ 41,418	\$ 10,571	\$ 16,892	\$ 21,120	\$ 27,462	\$ 6,472	\$ 85,493	\$ 1,165,687	\$ 49,553	\$ 137,492
Total Costs:	\$ 2,644,722	\$ 1,230,138	\$ 25,478	\$ 71,066	\$ 90,023	\$ 167,848	\$ 24,411	\$ 173,901	\$ 2,811,580	\$ 170,470	\$ 19,520,398
Net Cost/Benefit											
Public Benefits:	\$ 3,249,632	\$ 1,499,903	\$ 35,004	\$ 84,169	\$ 121,573	\$ 174,712	\$ 54,369	\$ 284,800	\$ 3,972,666	\$ 254,999	\$ 43,586,219
Public Costs & Incentives:	\$ 2,644,722	\$ 1,230,138	\$ 25,478	\$ 71,066	\$ 90,023	\$ 167,848	\$ 24,411	\$ 173,901	\$ 2,811,580	\$ 170,470	\$ 19,520,398
Net Benefits (Costs):	\$ 604,910	\$ 269,766	\$ 9,526	\$ 13,103	\$ 31,550	\$ 6,864	\$ 29,958	\$ 110,899	\$ 1,161,086	\$ 84,529	\$ 24,065,821
Present Value of Public Benefits:	\$ 1,963,120	\$ 915,466	\$ 17,699	\$ 50,232	\$ 72,426	\$ 103,967	\$ 32,171	\$ 171,189	\$ 2,396,383	\$ 152,147	\$ 26,154,252
Present Value of Incentives:	\$ 654,426	\$ 38,352	\$ 8,064	\$ 12,892	\$ 16,119	\$ 20,961	\$ 4,936	\$ 65,270	\$ 890,070	\$ 37,829	\$ 137,492