

EXHIBIT "C"

**STATUTORY COST BENEFIT ANALYSIS
NEXT GENERATION REDEVELOPMENT PROJECT**

As authorized in the Nebraska Community Development Law, §18-2147, Neb. Rev. Stat. (2012), the City of McCook has analyzed the costs and benefits of the proposed Next Generation Redevelopment Project, including:

Project Sources and Uses. Approximately \$1,024,000.00 in public funds from tax increment financing provided by the City of McCook will be required to complete the project. This investment by the city will leverage \$5,505,616.00 in private sector financing; a private investment of \$5.37 for every city dollar investment.

Category	TIF Eligible	Non TIF	Total
Enhancement exceeding standards	\$ 1,092,500.	\$	\$ 1,092,500.
Redeveloper Plan (architect)	\$ 55,000.	\$	\$ 55,000.
Legal	\$ 20,000.	\$	\$ 20,000.
Building construction	\$	\$ 2,416,500.	\$ 2,416,500.
Tank installation	\$	\$ 1,985,616.	\$ 1,985,616.
Piping	\$	\$ 840,000.	\$ 840,000.
Paving	\$ 115,000.	\$	\$ 115,000.
Lighting	\$ 5,000.	\$	\$ 5,000.
TOTALS	\$ 1,287,500.	\$ 5,242,116.	\$ 6,529,616.

TIF eligible costs exceed the amount of available TIF grant by \$263,500.

Tax Revenue. It is anticipated that the real property assessed value will increase to \$5,677,564 for the year 2018; \$6,879,637 for the year 2019 and to \$10,485,856 thereafter as a result of the site redevelopment for the original project and the doubling of the facility size by virtue of this Amended Redevelopment Plan. This development will result in an estimated tax increase of \$102,763 for 2018; increase up to \$124,521 for 2019 and increase up to \$189,793 thereafter. The tax increment gained from this Redevelopment Project area would not be available for use as city general tax revenues, but would be used for eligible public and private improvements to enable this project to be realized.

Increment value 2018	\$ 5,677,564.
Increment value 2019	\$ 6,878,637.
Increment value thereafter	\$ 10,485,856.
Annual TIF generated 2018	\$ 102,763.
Annual TIF generated 2019	\$ 124,521.
Annual TIF generated thereafter	\$ 189,793.
Original TIF bond issue	\$ 720,000.
New TIF bond issue	\$ 1,024,000.

Public Infrastructure and Community Public Service Needs. The Project is currently served by sanitary sewer and potable water by the city. Street improvements are required as a part of the Redevelopment Project.

Employment Within the Project Area. Employment within the Project Area is expected to increase temporarily during construction. The construction period is expected to exceed 7 months. Current project employment is expected to remain constant. After construction of the facility, wages generated on site will exceed \$200,000 annually.

Employment in the City Outside the Project Area. The latest available labor statistics show that the Red Willow County unemployment rate is 2.8%.

Other Impacts. For materials incorporated into the construction of the project, it is estimated that the city sales tax will have a one-time increase of \$61,000. First year tax on personal property for all taxing entities is estimated to exceed \$80,000.

Tax shifts. No shift of taxes or other negative impact is expected. The increased taxes subject to division is estimated at \$2,696,944 over the remainder of the 15 year increment period.

Impact on Student Population. This amended plan will not result in any significant employment increase and therefore will not result in any increase or decrease in public school enrollment.