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**City of Cape Girardeau, Missouri  
(RCC)**

TAX INCREMENT FINANCE COST-BENEFIT ANALYSIS

FOR THE

RCC  
TAX INCREMENT FINANCING  
REDEVELOPMENT PLAN

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APRIL 25, 2023

PREPARED BY: IRR CORPORATE & PUBLIC FINANCE

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

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## RCC TAX INCREMENT FINANCING REDEVELOPMENT PLAN COST-BENEFIT ANALYSIS

### Purpose of Cost-Benefit Analysis

The Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the "TIF Act"), requires that, in connection with the approval of a redevelopment plan, the governing body of a municipality make the finding that:

*A cost-benefit analysis showing the economic impact of the plan on each taxing district which is at least partially within the boundaries of the redevelopment area [has been prepared]. The analysis shall show the impact on the economy if the project is not built, and is built pursuant to the redevelopment plan under consideration. The cost-benefit analysis shall include a fiscal impact study on every affected political subdivision, and sufficient information from the developer for the commission established in section 99.820 to evaluate whether the project as proposed is financially feasible (Section 99.810.1(5) of the TIF Act).*

The purpose of this Cost-Benefit Analysis is to satisfy the requirement in the TIF Act that a cost-benefit analysis be prepared in connection with the proposed RCC Tax Increment Financing Redevelopment Plan (the "Redevelopment Plan").

### Description of Project

This Cost-Benefit Analysis and the Redevelopment Plan pertain to approximately 65 acres of property within the City of Cape Girardeau, in Cape Girardeau County, Missouri (the "Redevelopment Area"), as further described in the Redevelopment Plan. All undefined capitalized terms used herein shall have the meaning described in the Redevelopment Plan.

### Description of Analysis

This Cost-Benefit Analysis evaluates the economic impact on the economy and on the applicable taxing districts if the Redevelopment Project is built and is not built pursuant to the Redevelopment Plan. For each applicable taxing jurisdiction, the following tables contained in this analysis show the projected real property tax and sales tax revenues if the Redevelopment Project is built (the "With Redevelopment" columns) and also show the projected real property tax and sales tax revenues if the Redevelopment Project is not built (the "Without Redevelopment" columns) over a 30-year term.

### Key Assumptions

Key assumptions utilized in preparation of the Cost-Benefit Analysis including property tax rates, sales tax rates, base assessed value, projected assessed values, and projected taxable sales can be found on the following pages. Information used to create the financial projections contained in this Cost-Benefit Analysis was obtained from the Redeveloper, the County and related sources. The financial projections are subject to numerous variables and assumptions, and no guarantee can be made regarding the accuracy of the projections. Actual performance of the Redevelopment Project over the time period examined in this Cost-Benefit Analysis may be materially different than the financial projections contained herein.

**Initial Equalized Assessed Valuations**

<b>Parcel Number</b>	<b>Owner</b>	<b>2022 Assessed Value</b>
20-310-00-01-003.00-0000	River City Centre, LLC	\$ 3,200,000
TOTAL		\$ 3,200,000

Source: Cape Girardeau County

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

		RCC Public Finance Revenues					TIF Sales Tax EATs, CID Sales Tax & Special Assessment, TDD Sales Tax										Restaurant Tax (EATs)		Total Revenue
		TIF Ad Valorem																	
Year		Total Appraised Value	Total Assessed Value	Base Appraised Value	Base Assessed Value	Incremental Assessed Value	Total Ad Valorem	TIF Taxable Sales	Base Taxable Sales	Incremental Taxable Sales	TIF Sales Tax (EATs)	Shopping Mall + JCPenney Taxable Sales	CID Sales Tax (EATs & Non-EATs)	TDD Sales Tax (EATs & Non-EATs)	CID Special Assessment	Restaurant Sales (Incremental Only)	Restaurant Tax (EATs)	Total Revenue	
		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	
1	2024	\$ 12,250,000	\$ 3,920,000	\$ 10,000,000	\$ 3,200,000	\$ 720,000	\$ 5,1144	\$ 38,554,709	\$ 26,431,068	\$ 12,123,641	\$ 249,899	\$ 49,774,709	\$ 487,792	\$ 487,792	\$ 52.00	\$ 1,844,583	\$ 9,223	\$ 2,047,264	
2	2025	\$ 17,047,439	\$ 5,455,181	\$ 10,000,000	\$ 3,200,000	\$ 2,256,181	\$ 86,824	\$ 54,040,480	\$ 26,431,068	\$ 27,609,412	\$ 569,099	\$ 65,484,880	\$ 641,752	\$ 641,752	\$ 812,558	\$ 2,257,770	\$ 11,289	\$ 2,713,273	
3	2026	\$ 23,175,911	\$ 7,416,292	\$ 10,000,000	\$ 3,200,000	\$ 4,216,292	\$ 115,339	\$ 72,878,876	\$ 26,431,068	\$ 46,447,808	\$ 957,405	\$ 84,552,164	\$ 828,611	\$ 828,611	\$ 812,558	\$ 2,302,925	\$ 11,515	\$ 3,554,039	
4	2027	\$ 25,991,747	\$ 8,317,359	\$ 10,000,000	\$ 3,200,000	\$ 5,117,359	\$ 215,638	\$ 83,256,995	\$ 26,431,068	\$ 56,825,927	\$ 1,171,324	\$ 95,163,749	\$ 932,605	\$ 932,605	\$ 842,558	\$ 5,323,984	\$ 26,620	\$ 4,121,350	
5	2028	\$ 32,651,747	\$ 10,448,559	\$ 10,000,000	\$ 3,200,000	\$ 7,248,559	\$ 261,722	\$ 99,841,760	\$ 26,431,068	\$ 73,410,692	\$ 1,513,178	\$ 111,986,649	\$ 1,097,469	\$ 1,097,469	\$ 842,558	\$ 7,597,964	\$ 37,990	\$ 4,850,386	
6	2029	\$ 33,308,047	\$ 10,658,575	\$ 10,000,000	\$ 3,200,000	\$ 7,458,575	\$ 370,720	\$ 101,838,595	\$ 26,431,068	\$ 75,407,527	\$ 1,554,338	\$ 114,226,381	\$ 1,119,419	\$ 1,119,419	\$ 842,558	\$ 7,749,923	\$ 38,750	\$ 5,045,203	
7	2030	\$ 33,308,047	\$ 10,658,575	\$ 10,000,000	\$ 3,200,000	\$ 7,458,575	\$ 381,461	\$ 103,875,367	\$ 26,431,068	\$ 77,444,299	\$ 1,596,321	\$ 116,510,909	\$ 1,141,807	\$ 1,141,807	\$ 842,558	\$ 7,904,921	\$ 39,525	\$ 5,143,478	
8	2031	\$ 33,977,539	\$ 10,872,813	\$ 10,000,000	\$ 3,200,000	\$ 7,672,813	\$ 381,461	\$ 105,952,874	\$ 26,431,068	\$ 79,521,806	\$ 1,639,143	\$ 118,841,127	\$ 1,164,643	\$ 1,164,643	\$ 842,558	\$ 8,063,020	\$ 40,315	\$ 5,232,764	
9	2032	\$ 33,977,539	\$ 10,872,813	\$ 10,000,000	\$ 3,200,000	\$ 7,672,813	\$ 392,418	\$ 108,071,932	\$ 26,431,068	\$ 81,640,864	\$ 1,682,822	\$ 121,217,950	\$ 1,187,936	\$ 1,187,936	\$ 842,558	\$ 8,224,280	\$ 41,121	\$ 5,334,792	
10	2033	\$ 34,660,488	\$ 11,091,356	\$ 10,000,000	\$ 3,200,000	\$ 7,891,356	\$ 392,418	\$ 110,233,370	\$ 26,431,068	\$ 83,802,302	\$ 1,727,375	\$ 123,642,309	\$ 1,211,695	\$ 1,211,695	\$ 842,558	\$ 8,388,766	\$ 41,944	\$ 5,427,684	
11	2034	\$ 34,660,488	\$ 11,091,356	\$ 10,000,000	\$ 3,200,000	\$ 7,891,356	\$ 403,596	\$ 112,438,038	\$ 26,431,068	\$ 86,006,970	\$ 1,772,819	\$ 126,115,155	\$ 1,235,929	\$ 1,235,929	\$ 842,558	\$ 8,556,541	\$ 42,783	\$ 5,533,612	
12	2035	\$ 35,357,163	\$ 11,314,292	\$ 10,000,000	\$ 3,200,000	\$ 8,114,292	\$ 403,596	\$ 114,686,798	\$ 26,431,068	\$ 88,255,730	\$ 1,819,171	\$ 128,637,458	\$ 1,260,647	\$ 1,260,647	\$ 842,558	\$ 8,727,672	\$ 43,638	\$ 5,630,257	
13	2036	\$ 35,357,163	\$ 11,314,292	\$ 10,000,000	\$ 3,200,000	\$ 8,114,292	\$ 414,997	\$ 116,980,534	\$ 26,431,068	\$ 90,549,466	\$ 1,866,451	\$ 131,210,207	\$ 1,285,860	\$ 1,285,860	\$ 842,558	\$ 8,902,225	\$ 44,511	\$ 5,740,237	
14	2037	\$ 36,067,842	\$ 11,541,710	\$ 10,000,000	\$ 3,200,000	\$ 8,341,710	\$ 414,997	\$ 119,320,145	\$ 26,431,068	\$ 92,889,077	\$ 1,914,676	\$ 133,834,411	\$ 1,311,577	\$ 1,311,577	\$ 842,558	\$ 9,080,270	\$ 45,401	\$ 5,840,787	
15	2038	\$ 36,067,842	\$ 11,541,710	\$ 10,000,000	\$ 3,200,000	\$ 8,341,710	\$ 426,628	\$ 121,706,548	\$ 26,431,068	\$ 95,275,480	\$ 1,963,866	\$ 136,511,100	\$ 1,337,809	\$ 1,337,809	\$ 842,558	\$ 9,261,875	\$ 46,309	\$ 5,954,979	
16	2039	\$ 36,792,806	\$ 11,773,698	\$ 10,000,000	\$ 3,200,000	\$ 8,573,698	\$ 426,628	\$ 124,140,679	\$ 26,431,068	\$ 97,709,611	\$ 2,014,039	\$ 139,241,322	\$ 1,364,565	\$ 1,364,565	\$ 842,558	\$ 9,447,113	\$ 47,236	\$ 6,059,591	
17	2040	\$ 36,792,806	\$ 11,773,698	\$ 10,000,000	\$ 3,200,000	\$ 8,573,698	\$ 438,493	\$ 126,623,492	\$ 26,431,068	\$ 100,192,424	\$ 2,065,216	\$ 142,026,148	\$ 1,391,856	\$ 1,391,856	\$ 842,558	\$ 9,636,055	\$ 48,180	\$ 6,178,160	
18	2041	\$ 37,532,341	\$ 12,010,349	\$ 10,000,000	\$ 3,200,000	\$ 8,810,349	\$ 438,493	\$ 129,155,962	\$ 26,431,068	\$ 102,724,894	\$ 2,117,417	\$ 144,866,671	\$ 1,419,693	\$ 1,419,693	\$ 842,558	\$ 9,828,776	\$ 49,144	\$ 6,286,999	
19	2042	\$ 37,532,341	\$ 12,010,349	\$ 10,000,000	\$ 3,200,000	\$ 8,810,349	\$ 450,597	\$ 131,739,082	\$ 26,431,068	\$ 105,308,014	\$ 2,170,661	\$ 147,764,004	\$ 1,448,087	\$ 1,448,087	\$ 842,558	\$ 10,025,352	\$ 50,127	\$ 6,410,117	
20	2043	\$ 38,286,741	\$ 12,251,757	\$ 10,000,000	\$ 3,200,000	\$ 9,051,757	\$ 450,597	\$ 134,373,863	\$ 26,431,068	\$ 107,942,795	\$ 2,224,971	\$ 150,719,285	\$ 1,477,049	\$ 1,477,049	\$ 842,558	\$ 10,225,859	\$ 51,129	\$ 6,523,353	
21	2044	\$ 38,286,741	\$ 12,251,757	\$ 10,000,000	\$ 3,200,000	\$ 9,051,757	\$ 462,943	\$ 137,061,340	\$ 26,431,068	\$ 110,630,272	\$ 2,280,366	\$ 153,733,670	\$ 1,506,590	\$ 1,506,590	\$ 842,558	\$ 10,430,376	\$ 52,152	\$ 6,651,199	
22	2045	\$ 39,056,305	\$ 12,498,018	\$ 10,000,000	\$ 3,200,000	\$ 9,298,018	\$ 462,943	\$ 139,802,567	\$ 26,431,068	\$ 113,371,499	\$ 2,336,870	\$ 156,808,344	\$ 1,536,722	\$ 1,536,722	\$ 842,558	\$ 10,638,983	\$ 53,195	\$ 6,769,010	
23	2046						\$ 475,538	\$ 142,598,619	\$ 26,431,068	\$ 116,167,551	\$ 2,394,504	\$ 159,944,511	\$ 1,567,456	\$ 1,567,456	\$ 842,558	\$ 10,851,763	\$ 54,259	\$ 6,901,771	
24	2047										\$ 163,143,401	\$ 1,598,805	\$ 1,598,805	\$ 842,558			\$ 4,040,169		
25	2048										\$ 166,406,269	\$ 1,630,781	\$ 1,630,781	\$ 842,558			\$ 4,104,121		
26	2049										\$ 169,734,394	\$ 1,663,397	\$ 1,663,397	\$ 842,558			\$ 4,169,352		
27	2050										\$ 173,129,082	\$ 1,696,665	\$ 1,696,665	\$ 842,558			\$ 4,235,888		
28	2051										\$ 176,591,664	\$ 1,730,598	\$ 1,730,598				\$ 4,301,598		
29	2052										\$ 180,123,497	\$ 1,765,210	\$ 1,765,210				\$ 4,367,210		
30	2053										\$ 183,725,967	\$ 1,800,514	\$ 1,800,514				\$ 4,432,724		
<b>TOTAL</b>							\$ 8,218,048			\$ 39,601,932		\$ 34,547,217	\$ 39,843,540	\$ 22,659,066		\$ 926,355	\$ 145,796,159		
<b>NPV @ 6.00%</b>							\$ 3,834,053			\$ 18,789,346		\$ 15,226,460	\$ 16,204,286	\$ 11,050,451		\$ 439,566	\$ 65,544,162		
<b>Estimated Net Financing Proceeds</b>							\$ 3,036,434			\$ 14,877,524		\$ 12,032,765	\$ 12,805,953	\$ 6,044,472		\$ 360,974	\$ 49,158,122		

Notes:

- Property Value Growth (annual) 1.00%
- Retail Sales Growth (annual): 2.00%
- Net Present Value: 6.00%
- Vacancy Rate 15.00%
- Retailer Holdback 2.00%
- State Collection Fee 1.00%
- CID Sales Tax 1.00%
- TDD Sales Tax 1.00%
- CID Special Assessment (leasable square foot) \$2.00
- TIF Project Area Activation Date Late 2023
- Assumes 3 month sales tax collection lag

Sales Tax Rates

Cape Girardeau, MO	Total Rate	% of Rate Captured	Rate Captured
State of MO	4.225%	0%	0.000%
County - General	0.500%	50%	0.250%
County - Road & Law Enforcement	0.500%	50%	0.250%
County - Law Enforcement	0.500%	50%	0.250%
City - General	1.000%	50%	0.500%
City - Transportation	0.500%	50%	0.250%
City - Capital Improvement (Water Plant)	0.250%	50%	0.125%
City - Capital Improvement (Sewer)	0.250%	50%	0.125%
City - Fire Safety	0.250%	50%	0.125%
City - Parks and Stormwater	0.500%	50%	0.250%
<b>Subtotal</b>	<b>8.475%</b>	<b>25%</b>	<b>2.125%</b>
CID Sales Tax	1.000%	100%	1.000%
TDD Sales Tax	1.000%	100%	1.000%
<b>Subtotal - Retail</b>	<b>10.475%</b>	<b>39%</b>	<b>4.125%</b>
Restaurant Tax	1.000%	50%	0.500%
<b>Total - Restaurant</b>	<b>11.475%</b>	<b>40%</b>	<b>4.625%</b>

Property Tax Rates

Cape Girardeau, MO	Tax Levy Rate	% of Levy Captured	Levy Captured
State	0.0300	0%	-
County - General Revenue	0.0576	100%	0.0576
Mental Health	0.0773	100%	0.0773
Public Health	0.0961	100%	0.0961
Senate Bill 40 (CGCBDD)	0.0554	0%	-
Senior Services	0.0479	100%	0.0479
Sur-Charge	0.3690	0%	-
City - General Revenue	0.3057	100%	0.3057
City - Health	0.0573	100%	0.0573
School District #63	4.1567	100%	4.1567
Cape Girardeau Public Library	0.3158	100%	0.3158
<b>Total</b>	<b>5.5688</b>	<b>92%</b>	<b>5.1144</b>

Additional Notes:

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**Evidence of "But For" - Economic Feasibility Analysis**

The calculated internal rates of return with and without the subsidy request, based on the project costs and operating revenues of the proposed project are shown in the table below. The internal rate of return with no economic development incentives is -1.61%. The rate of return without incentives does not result in a project that is financially feasible. The internal rate of return with economic development incentives is 10.99%. The rate of return with economic development incentives results in a market rate of return sufficient to warrant investment for the nature and level of risk associated with the Redevelopment Project.

<b>BUDGET SUMMARY</b>		<b>STABILIZED OPERATING PROFORMA</b>	
Acquisition Cost	\$ 9,680,673	Gross Revenue	
Building Construction	\$ 62,897,671	Potential Net Rent	\$ 6,903,584
Tenant Improvements & FFE	\$ 16,517,734	Effective Gross Revenue	\$ 6,903,584
General Conditions	\$ 650,000	Operating Expenses	
Site Construction	\$ 2,379,820	Management	\$ 243,063
Professional Services (Eng/Arch/Legal/Consult/Other)	\$ 7,006,530	Miscellaneous Expense	\$ 121,531
Commissions & Marketing	\$ 2,186,249	Vacancy Allowance	\$ 827,014
Financing & Interest Carry	\$ 2,595,526	Operating Expense	\$ 1,135,146
Contingency	\$ 3,594,545	Total Operating Expenses	\$ 2,326,754
<b>TOTAL DEVELOPMENT COSTS</b>	<b>\$ 107,508,748</b>	<b>Net Operating Income</b>	<b>\$ 4,576,830</b>
Less: Costs By Others	\$ (9,821,815)		
Less: City Fee Waivers	\$ (100,000)		
Less: Ch.100 Sales Tax Exemption on Materials	\$ (3,049,873)		
<b>TOTAL DEVELOPER COSTS</b>	<b>\$ 94,537,059</b>		

<b>CASHFLOW</b>		Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
<b>CASHFLOW</b>												
Net Operating Income (NOI)	5%	\$ 1,732,446	\$ 3,085,203	\$ 3,588,321	\$ 4,576,830	\$ 4,576,830	\$ 4,576,830	\$ 4,576,830	\$ 4,576,830	\$ 4,805,672	\$ 4,805,672	\$ 4,805,672
<b>SOURCES / USES</b>												
<b>Uses</b>												
Total Development Costs		\$ 37,083,294	\$ 22,521,920	\$ 34,931,845	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Releasing Costs	10%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,453,706
Total Uses		\$ 37,083,294	\$ 22,521,920	\$ 34,931,845	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,453,706
<b>Sources</b>												
Public Finance Proceeds		\$ 21,918,607	\$ 12,198,352	\$ 15,041,163	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pad Sale Proceeds		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Private Capital		\$ 15,164,687	\$ 10,323,568	\$ 19,890,682	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,453,706
Total Sources		\$ 37,083,294	\$ 22,521,920	\$ 34,931,845	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,453,706
<b>REVERSION</b>												
Net Reversion Proceeds (x% Net Cap Rate)	9.50%											\$ 50,586,021
Sales Costs	4.00%											\$ (2,023,441)
<b>UNLEVERAGED CASH FLOW ANALYSIS (i.e. Before Debt)</b>												
Cash Flows with No Economic Development Incentives		\$ (35,350,848)	\$ (19,436,717)	\$ (31,343,524)	\$ 4,576,830	\$ 4,576,830	\$ 4,576,830	\$ 4,576,830	\$ 4,576,830	\$ 4,805,672	\$ 4,805,672	\$ 43,914,546
Internal Rate of Return (IRR)		-1.61%										
Cash Flows with Economic Development Incentives		\$ (13,432,241)	\$ (7,238,365)	\$ (16,302,361)	\$ 4,576,830	\$ 4,576,830	\$ 4,576,830	\$ 4,576,830	\$ 4,576,830	\$ 4,805,672	\$ 4,805,672	\$ 43,914,546
Internal Rate of Return (IRR)		10.99%										

**Notes**  
1. Assumes NOI increases 5% after 5 stabilized years.

RCC  
TAX INCREMENT FINANCING  
COST-BENEFIT ANALYSIS

**Summary of Cost-Benefit Analysis**

The cost-benefit analysis shows that, over a thirty (30) year period the Taxing Districts, which levy taxes within the Redevelopment Area will enjoy an increase in tax revenues of approximately \$202 million resulting from increases to real property values and sales tax revenues. These additional tax revenues will allow these districts to provide additional services and better serve their constituents. Conservative estimates of the benefit to the Taxing Districts are as follows:

<b>Taxing District</b>	<b>Benefit with Redevelopment</b>	<b>Benefit without Redevelopment</b>	<b>Net Benefit of Project</b>
City	\$ 73,562,774	\$ 22,182,385	\$ 51,380,389
County	39,842,513	11,949,277	27,893,236
State	152,648,848	33,532,557	119,116,291
Mental Health	153,710	82,137	71,573
Public Health	157,740	92,256	65,484
Board for Developmental Disabilities	206,782	61,113	145,669
Senior Services	78,624	45,984	32,640
Cape Girardeau Public Schools #63	7,235,535	4,112,395	3,123,139
Cape Girardeau Public Library	518,358	303,168	215,190
<b>All Taxing Districts</b>			<b>\$ 202,043,611</b>

Cost-Benefit Analysis  
City of Cape Girardeau

Year	With Redevelopment				Without Redevelopment				
	Ad Valorem Taxes	Sur-Charge Tax	Sales Tax	Total Benefit	Ad Valorem Taxes	Sur-Charge Tax	Sales Tax	Total Benefit	
1	2024	\$ 11,616	\$ 942	\$ 893,554	\$ 906,113	\$ 11,616	\$ 942	\$ 726,854	\$ 739,413
2	2025	\$ 11,616	\$ 1,155	\$ 1,106,484	\$ 1,119,254	\$ 11,616	\$ 942	\$ 726,854	\$ 739,413
3	2026	\$ 11,616	\$ 1,607	\$ 1,365,512	\$ 1,378,734	\$ 11,616	\$ 942	\$ 726,854	\$ 739,413
4	2027	\$ 11,616	\$ 2,184	\$ 1,508,211	\$ 1,522,011	\$ 11,616	\$ 942	\$ 726,854	\$ 739,413
5	2028	\$ 11,616	\$ 2,450	\$ 1,736,251	\$ 1,750,317	\$ 11,616	\$ 942	\$ 726,854	\$ 739,413
6	2029	\$ 11,616	\$ 3,077	\$ 1,763,708	\$ 1,778,401	\$ 11,616	\$ 942	\$ 726,854	\$ 739,413
7	2030	\$ 11,616	\$ 3,139	\$ 1,791,713	\$ 1,806,469	\$ 11,616	\$ 942	\$ 726,854	\$ 739,413
8	2031	\$ 11,616	\$ 3,139	\$ 1,820,279	\$ 1,835,034	\$ 11,616	\$ 942	\$ 726,854	\$ 739,413
9	2032	\$ 11,616	\$ 3,202	\$ 1,849,416	\$ 1,864,234	\$ 11,616	\$ 942	\$ 726,854	\$ 739,413
10	2033	\$ 11,616	\$ 3,202	\$ 1,879,136	\$ 1,893,954	\$ 11,616	\$ 942	\$ 726,854	\$ 739,413
11	2034	\$ 11,616	\$ 3,267	\$ 1,909,450	\$ 1,924,333	\$ 11,616	\$ 942	\$ 726,854	\$ 739,413
12	2035	\$ 11,616	\$ 3,267	\$ 1,940,371	\$ 1,955,253	\$ 11,616	\$ 942	\$ 726,854	\$ 739,413
13	2036	\$ 11,616	\$ 3,332	\$ 1,971,910	\$ 1,986,858	\$ 11,616	\$ 942	\$ 726,854	\$ 739,413
14	2037	\$ 11,616	\$ 3,332	\$ 2,004,079	\$ 2,019,027	\$ 11,616	\$ 942	\$ 726,854	\$ 739,413
15	2038	\$ 11,616	\$ 3,399	\$ 2,036,892	\$ 2,051,907	\$ 11,616	\$ 942	\$ 726,854	\$ 739,413
16	2039	\$ 11,616	\$ 3,399	\$ 2,070,362	\$ 2,085,377	\$ 11,616	\$ 942	\$ 726,854	\$ 739,413
17	2040	\$ 11,616	\$ 3,468	\$ 2,104,500	\$ 2,119,584	\$ 11,616	\$ 942	\$ 726,854	\$ 739,413
18	2041	\$ 11,616	\$ 3,468	\$ 2,139,322	\$ 2,154,405	\$ 11,616	\$ 942	\$ 726,854	\$ 739,413
19	2042	\$ 11,616	\$ 3,537	\$ 2,174,840	\$ 2,189,993	\$ 11,616	\$ 942	\$ 726,854	\$ 739,413
20	2043	\$ 11,616	\$ 3,537	\$ 2,211,068	\$ 2,226,221	\$ 11,616	\$ 942	\$ 726,854	\$ 739,413
21	2044	\$ 11,616	\$ 3,608	\$ 2,248,021	\$ 2,263,245	\$ 11,616	\$ 942	\$ 726,854	\$ 739,413
22	2045	\$ 11,616	\$ 3,608	\$ 2,285,712	\$ 2,300,937	\$ 11,616	\$ 942	\$ 726,854	\$ 739,413
23	2046	\$ 11,616	\$ 3,681	\$ 2,324,158	\$ 2,339,455	\$ 11,616	\$ 942	\$ 726,854	\$ 739,413
24	2047	\$ 45,368	\$ 3,681	\$ 3,999,891	\$ 4,048,940	\$ 11,616	\$ 942	\$ 726,854	\$ 739,413
25	2048	\$ 46,280	\$ 3,755	\$ 4,079,889	\$ 4,129,924	\$ 11,616	\$ 942	\$ 726,854	\$ 739,413
26	2049	\$ 46,280	\$ 3,755	\$ 4,161,487	\$ 4,211,521	\$ 11,616	\$ 942	\$ 726,854	\$ 739,413
27	2050	\$ 47,210	\$ 3,830	\$ 4,244,717	\$ 4,295,757	\$ 11,616	\$ 942	\$ 726,854	\$ 739,413
28	2051	\$ 47,210	\$ 3,830	\$ 4,329,611	\$ 4,380,651	\$ 11,616	\$ 942	\$ 726,854	\$ 739,413
29	2052	\$ 48,159	\$ 3,907	\$ 4,416,203	\$ 4,468,269	\$ 11,616	\$ 942	\$ 726,854	\$ 739,413
30	2053	\$ 48,159	\$ 3,907	\$ 4,504,527	\$ 4,556,593	\$ 11,616	\$ 942	\$ 726,854	\$ 739,413
<b>Total</b>		<b>\$ 595,833</b>	<b>\$ 95,667</b>	<b>\$ 72,871,274</b>	<b>\$ 73,562,774</b>	<b>\$ 348,480</b>	<b>\$ 28,274</b>	<b>\$ 21,805,631</b>	<b>\$ 22,182,385</b>

Notes:

- (1) This jurisdiction receives 7.98% of the Sur-Charge Tax per Cape Girardeau County data.
- (2) Ad Valorem Property Taxes and Sales Taxes without redevelopment are assumed to remain constant over 23 years.
- (3) The Total Benefit With Redevelopment described above is net of revenue captured by Tax Increment Finance.
- (4) Taxable sales grow at a stabilized annual rate of 2.00% following redevelopment.
- (5) These cost-benefit estimates were made based on projections of sales, property values and current tax levies.
- (6) This cost-benefit analysis shows certain direct economic tax benefits from this project to the taxing jurisdiction and does not include indirect economic impacts nor other benefits from additional development outside of the Project Areas.



Cost-Benefit Analysis  
Cape Girardeau County

Year	With Redevelopment				Without Redevelopment				
	Ad Valorem Taxes	Sur-Charge Tax	Sales Tax	Total Benefit	Ad Valorem Taxes	Sur-Charge Tax	Sales Tax	Total Benefit	
1	2024	\$ 1,843	\$ -	\$ 487,393	\$ 489,237	\$ 1,843	\$ -	\$ 396,466	\$ 398,309
2	2025	\$ 1,843	\$ -	\$ 603,537	\$ 605,380	\$ 1,843	\$ -	\$ 396,466	\$ 398,309
3	2026	\$ 1,843	\$ -	\$ 744,825	\$ 746,668	\$ 1,843	\$ -	\$ 396,466	\$ 398,309
4	2027	\$ 1,843	\$ -	\$ 822,660	\$ 824,504	\$ 1,843	\$ -	\$ 396,466	\$ 398,309
5	2028	\$ 1,843	\$ -	\$ 947,046	\$ 948,889	\$ 1,843	\$ -	\$ 396,466	\$ 398,309
6	2029	\$ 1,843	\$ -	\$ 962,022	\$ 963,866	\$ 1,843	\$ -	\$ 396,466	\$ 398,309
7	2030	\$ 1,843	\$ -	\$ 977,298	\$ 979,141	\$ 1,843	\$ -	\$ 396,466	\$ 398,309
8	2031	\$ 1,843	\$ -	\$ 992,880	\$ 994,723	\$ 1,843	\$ -	\$ 396,466	\$ 398,309
9	2032	\$ 1,843	\$ -	\$ 1,008,772	\$ 1,010,616	\$ 1,843	\$ -	\$ 396,466	\$ 398,309
10	2033	\$ 1,843	\$ -	\$ 1,024,983	\$ 1,026,826	\$ 1,843	\$ -	\$ 396,466	\$ 398,309
11	2034	\$ 1,843	\$ -	\$ 1,041,518	\$ 1,043,361	\$ 1,843	\$ -	\$ 396,466	\$ 398,309
12	2035	\$ 1,843	\$ -	\$ 1,058,384	\$ 1,060,227	\$ 1,843	\$ -	\$ 396,466	\$ 398,309
13	2036	\$ 1,843	\$ -	\$ 1,075,587	\$ 1,077,430	\$ 1,843	\$ -	\$ 396,466	\$ 398,309
14	2037	\$ 1,843	\$ -	\$ 1,093,134	\$ 1,094,977	\$ 1,843	\$ -	\$ 396,466	\$ 398,309
15	2038	\$ 1,843	\$ -	\$ 1,111,032	\$ 1,112,875	\$ 1,843	\$ -	\$ 396,466	\$ 398,309
16	2039	\$ 1,843	\$ -	\$ 1,129,288	\$ 1,131,131	\$ 1,843	\$ -	\$ 396,466	\$ 398,309
17	2040	\$ 1,843	\$ -	\$ 1,147,909	\$ 1,149,752	\$ 1,843	\$ -	\$ 396,466	\$ 398,309
18	2041	\$ 1,843	\$ -	\$ 1,166,903	\$ 1,168,746	\$ 1,843	\$ -	\$ 396,466	\$ 398,309
19	2042	\$ 1,843	\$ -	\$ 1,186,276	\$ 1,188,119	\$ 1,843	\$ -	\$ 396,466	\$ 398,309
20	2043	\$ 1,843	\$ -	\$ 1,206,037	\$ 1,207,880	\$ 1,843	\$ -	\$ 396,466	\$ 398,309
21	2044	\$ 1,843	\$ -	\$ 1,226,193	\$ 1,228,036	\$ 1,843	\$ -	\$ 396,466	\$ 398,309
22	2045	\$ 1,843	\$ -	\$ 1,246,752	\$ 1,248,595	\$ 1,843	\$ -	\$ 396,466	\$ 398,309
23	2046	\$ 1,843	\$ -	\$ 1,267,723	\$ 1,269,566	\$ 1,843	\$ -	\$ 396,466	\$ 398,309
24	2047	\$ 7,199	\$ -	\$ 2,181,759	\$ 2,188,958	\$ 1,843	\$ -	\$ 396,466	\$ 398,309
25	2048	\$ 7,344	\$ -	\$ 2,225,394	\$ 2,232,738	\$ 1,843	\$ -	\$ 396,466	\$ 398,309
26	2049	\$ 7,344	\$ -	\$ 2,269,902	\$ 2,277,245	\$ 1,843	\$ -	\$ 396,466	\$ 398,309
27	2050	\$ 7,491	\$ -	\$ 2,315,300	\$ 2,322,791	\$ 1,843	\$ -	\$ 396,466	\$ 398,309
28	2051	\$ 7,491	\$ -	\$ 2,361,606	\$ 2,369,097	\$ 1,843	\$ -	\$ 396,466	\$ 398,309
29	2052	\$ 7,642	\$ -	\$ 2,408,838	\$ 2,416,480	\$ 1,843	\$ -	\$ 396,466	\$ 398,309
30	2053	\$ 7,642	\$ -	\$ 2,457,015	\$ 2,464,657	\$ 1,843	\$ -	\$ 396,466	\$ 398,309
<b>Total</b>		<b>\$ 94,545</b>	<b>\$ -</b>	<b>\$ 39,747,968</b>	<b>\$ 39,842,513</b>	<b>\$ 55,296</b>	<b>\$ -</b>	<b>\$ 11,893,981</b>	<b>\$ 11,949,277</b>

Notes:

- (1) This jurisdiction receives 0.00% of the Sur-Charge Tax per Cape Girardeau County data.
- (2) Ad Valorem Property Taxes and Sales Taxes without redevelopment are assumed to remain constant over 23 years.
- (3) The Total Benefit With Redevelopment described above is net of revenue captured by Tax Increment Finance.
- (4) Taxable sales grow at a stabilized annual rate of 2.00% following redevelopment.
- (5) These cost-benefit estimates were made based on projections of sales, property values and current tax levies.
- (6) This cost-benefit analysis shows certain direct economic tax benefits from this project to the taxing jurisdiction and does not include indirect economic impacts nor other benefits from additional development outside of the Project Areas.

Cost-Benefit Analysis  
State of Missouri

Year	With Redevelopment				Without Redevelopment				
	Ad Valorem Taxes	Sur-Charge Tax	Sales Tax	Total Benefit	Ad Valorem Taxes	Sur-Charge Tax	Sales Tax	Total Benefit	
1	2024	\$ 960	\$ 79	\$ 1,628,936	\$ 1,629,976	\$ 960	\$ 79	\$ 1,116,713	\$ 1,117,752
2	2025	\$ 1,176	\$ 97	\$ 2,283,210	\$ 2,284,483	\$ 960	\$ 79	\$ 1,116,713	\$ 1,117,752
3	2026	\$ 1,637	\$ 135	\$ 3,079,133	\$ 3,080,904	\$ 960	\$ 79	\$ 1,116,713	\$ 1,117,752
4	2027	\$ 2,225	\$ 184	\$ 3,517,608	\$ 3,520,017	\$ 960	\$ 79	\$ 1,116,713	\$ 1,117,752
5	2028	\$ 2,495	\$ 206	\$ 4,218,314	\$ 4,221,016	\$ 960	\$ 79	\$ 1,116,713	\$ 1,117,752
6	2029	\$ 3,135	\$ 259	\$ 4,302,681	\$ 4,306,074	\$ 960	\$ 79	\$ 1,116,713	\$ 1,117,752
7	2030	\$ 3,198	\$ 264	\$ 4,388,734	\$ 4,392,196	\$ 960	\$ 79	\$ 1,116,713	\$ 1,117,752
8	2031	\$ 3,198	\$ 264	\$ 4,476,509	\$ 4,479,971	\$ 960	\$ 79	\$ 1,116,713	\$ 1,117,752
9	2032	\$ 3,262	\$ 269	\$ 4,566,039	\$ 4,569,570	\$ 960	\$ 79	\$ 1,116,713	\$ 1,117,752
10	2033	\$ 3,262	\$ 269	\$ 4,657,360	\$ 4,660,891	\$ 960	\$ 79	\$ 1,116,713	\$ 1,117,752
11	2034	\$ 3,327	\$ 275	\$ 4,750,507	\$ 4,754,109	\$ 960	\$ 79	\$ 1,116,713	\$ 1,117,752
12	2035	\$ 3,327	\$ 275	\$ 4,845,517	\$ 4,849,119	\$ 960	\$ 79	\$ 1,116,713	\$ 1,117,752
13	2036	\$ 3,394	\$ 280	\$ 4,942,428	\$ 4,946,102	\$ 960	\$ 79	\$ 1,116,713	\$ 1,117,752
14	2037	\$ 3,394	\$ 280	\$ 5,041,276	\$ 5,044,951	\$ 960	\$ 79	\$ 1,116,713	\$ 1,117,752
15	2038	\$ 3,463	\$ 286	\$ 5,142,102	\$ 5,145,850	\$ 960	\$ 79	\$ 1,116,713	\$ 1,117,752
16	2039	\$ 3,463	\$ 286	\$ 5,244,944	\$ 5,248,692	\$ 960	\$ 79	\$ 1,116,713	\$ 1,117,752
17	2040	\$ 3,532	\$ 292	\$ 5,349,843	\$ 5,353,666	\$ 960	\$ 79	\$ 1,116,713	\$ 1,117,752
18	2041	\$ 3,532	\$ 292	\$ 5,456,839	\$ 5,460,663	\$ 960	\$ 79	\$ 1,116,713	\$ 1,117,752
19	2042	\$ 3,603	\$ 298	\$ 5,565,976	\$ 5,569,877	\$ 960	\$ 79	\$ 1,116,713	\$ 1,117,752
20	2043	\$ 3,603	\$ 298	\$ 5,677,296	\$ 5,681,196	\$ 960	\$ 79	\$ 1,116,713	\$ 1,117,752
21	2044	\$ 3,676	\$ 304	\$ 5,790,842	\$ 5,794,821	\$ 960	\$ 79	\$ 1,116,713	\$ 1,117,752
22	2045	\$ 3,676	\$ 304	\$ 5,906,658	\$ 5,910,638	\$ 960	\$ 79	\$ 1,116,713	\$ 1,117,752
23	2046	\$ 3,749	\$ 310	\$ 6,024,792	\$ 6,028,851	\$ 960	\$ 79	\$ 1,116,713	\$ 1,117,752
24	2047	\$ 3,749	\$ 310	\$ 6,145,287	\$ 6,149,347	\$ 960	\$ 79	\$ 1,116,713	\$ 1,117,752
25	2048	\$ 3,825	\$ 316	\$ 6,268,193	\$ 6,272,334	\$ 960	\$ 79	\$ 1,116,713	\$ 1,117,752
26	2049	\$ 3,825	\$ 316	\$ 6,393,557	\$ 6,397,698	\$ 960	\$ 79	\$ 1,116,713	\$ 1,117,752
27	2050	\$ 3,902	\$ 322	\$ 6,521,428	\$ 6,525,652	\$ 960	\$ 79	\$ 1,116,713	\$ 1,117,752
28	2051	\$ 3,902	\$ 322	\$ 6,651,857	\$ 6,656,081	\$ 960	\$ 79	\$ 1,116,713	\$ 1,117,752
29	2052	\$ 3,980	\$ 329	\$ 6,784,894	\$ 6,789,203	\$ 960	\$ 79	\$ 1,116,713	\$ 1,117,752
30	2053	\$ 3,980	\$ 329	\$ 6,920,592	\$ 6,924,901	\$ 960	\$ 79	\$ 1,116,713	\$ 1,117,752
<b>Total</b>		<b>\$ 97,448</b>	<b>\$ 8,049</b>	<b>\$ 152,543,352</b>	<b>\$ 152,648,848</b>	<b>\$ 28,800</b>	<b>\$ 2,379</b>	<b>\$ 33,501,379</b>	<b>\$ 33,532,557</b>

Notes:

- (1) This jurisdiction receives 0.67% of the Sur-Charge Tax per Cape Girardeau County data.
- (2) Ad Valorem Property Taxes and Sales Taxes without redevelopment are assumed to remain constant over 23 years.
- (3) The Total Benefit With Redevelopment described above is net of revenue captured by Tax Increment Finance.
- (4) Taxable sales grow at a stabilized annual rate of 2.00% following redevelopment.
- (5) These cost-benefit estimates were made based on projections of sales, property values and current tax levies.
- (6) This cost-benefit analysis shows certain direct economic tax benefits from this project to the taxing jurisdiction and does not include indirect economic impacts nor other benefits from additional development outside of the Project Areas.

Cost-Benefit Analysis  
Mental Health

Year	With Redevelopment				Without Redevelopment				
	Ad Valorem Taxes	Sur-Charge Tax	Sales Tax	Total Benefit	Ad Valorem Taxes	Sur-Charge Tax	Sales Tax	Total Benefit	
1	2024	\$ 2,474	\$ 264	\$ -	\$ 2,738	\$ 2,474	\$ 264	\$ -	\$ 2,738
2	2025	\$ 2,474	\$ 324	\$ -	\$ 2,797	\$ 2,474	\$ 264	\$ -	\$ 2,738
3	2026	\$ 2,474	\$ 451	\$ -	\$ 2,924	\$ 2,474	\$ 264	\$ -	\$ 2,738
4	2027	\$ 2,474	\$ 613	\$ -	\$ 3,086	\$ 2,474	\$ 264	\$ -	\$ 2,738
5	2028	\$ 2,474	\$ 687	\$ -	\$ 3,161	\$ 2,474	\$ 264	\$ -	\$ 2,738
6	2029	\$ 2,474	\$ 863	\$ -	\$ 3,337	\$ 2,474	\$ 264	\$ -	\$ 2,738
7	2030	\$ 2,474	\$ 880	\$ -	\$ 3,354	\$ 2,474	\$ 264	\$ -	\$ 2,738
8	2031	\$ 2,474	\$ 880	\$ -	\$ 3,354	\$ 2,474	\$ 264	\$ -	\$ 2,738
9	2032	\$ 2,474	\$ 898	\$ -	\$ 3,372	\$ 2,474	\$ 264	\$ -	\$ 2,738
10	2033	\$ 2,474	\$ 898	\$ -	\$ 3,372	\$ 2,474	\$ 264	\$ -	\$ 2,738
11	2034	\$ 2,474	\$ 916	\$ -	\$ 3,390	\$ 2,474	\$ 264	\$ -	\$ 2,738
12	2035	\$ 2,474	\$ 916	\$ -	\$ 3,390	\$ 2,474	\$ 264	\$ -	\$ 2,738
13	2036	\$ 2,474	\$ 934	\$ -	\$ 3,408	\$ 2,474	\$ 264	\$ -	\$ 2,738
14	2037	\$ 2,474	\$ 934	\$ -	\$ 3,408	\$ 2,474	\$ 264	\$ -	\$ 2,738
15	2038	\$ 2,474	\$ 953	\$ -	\$ 3,427	\$ 2,474	\$ 264	\$ -	\$ 2,738
16	2039	\$ 2,474	\$ 953	\$ -	\$ 3,427	\$ 2,474	\$ 264	\$ -	\$ 2,738
17	2040	\$ 2,474	\$ 972	\$ -	\$ 3,446	\$ 2,474	\$ 264	\$ -	\$ 2,738
18	2041	\$ 2,474	\$ 972	\$ -	\$ 3,446	\$ 2,474	\$ 264	\$ -	\$ 2,738
19	2042	\$ 2,474	\$ 992	\$ -	\$ 3,466	\$ 2,474	\$ 264	\$ -	\$ 2,738
20	2043	\$ 2,474	\$ 992	\$ -	\$ 3,466	\$ 2,474	\$ 264	\$ -	\$ 2,738
21	2044	\$ 2,474	\$ 1,012	\$ -	\$ 3,486	\$ 2,474	\$ 264	\$ -	\$ 2,738
22	2045	\$ 2,474	\$ 1,012	\$ -	\$ 3,486	\$ 2,474	\$ 264	\$ -	\$ 2,738
23	2046	\$ 2,474	\$ 1,032	\$ -	\$ 3,506	\$ 2,474	\$ 264	\$ -	\$ 2,738
24	2047	\$ 9,661	\$ 1,032	\$ -	\$ 10,693	\$ 2,474	\$ 264	\$ -	\$ 2,738
25	2048	\$ 9,855	\$ 1,053	\$ -	\$ 10,908	\$ 2,474	\$ 264	\$ -	\$ 2,738
26	2049	\$ 9,855	\$ 1,053	\$ -	\$ 10,908	\$ 2,474	\$ 264	\$ -	\$ 2,738
27	2050	\$ 10,053	\$ 1,074	\$ -	\$ 11,127	\$ 2,474	\$ 264	\$ -	\$ 2,738
28	2051	\$ 10,053	\$ 1,074	\$ -	\$ 11,127	\$ 2,474	\$ 264	\$ -	\$ 2,738
29	2052	\$ 10,255	\$ 1,096	\$ -	\$ 11,351	\$ 2,474	\$ 264	\$ -	\$ 2,738
30	2053	\$ 10,255	\$ 1,096	\$ -	\$ 11,351	\$ 2,474	\$ 264	\$ -	\$ 2,738
<b>Total</b>		<b>\$ 126,881</b>	<b>\$ 26,829</b>	<b>\$ -</b>	<b>\$ 153,710</b>	<b>\$ 74,208</b>	<b>\$ 7,929</b>	<b>\$ -</b>	<b>\$ 82,137</b>

Notes:

- (1) This jurisdiction receives 2.24% of the Sur-Charge Tax per Cape Girardeau County data.
- (2) Ad Valorem Property Taxes and Sales Taxes without redevelopment are assumed to remain constant over 23 years.
- (3) The Total Benefit With Redevelopment described above is net of revenue captured by Tax Increment Finance.
- (4) Taxable sales grow at a stabilized annual rate of 2.00% following redevelopment.
- (5) These cost-benefit estimates were made based on projections of sales, property values and current tax levies.
- (6) This cost-benefit analysis shows certain direct economic tax benefits from this project to the taxing jurisdiction and does not include indirect economic impacts nor other benefits from additional development outside of the Project Areas.

Cost-Benefit Analysis  
Public Health

Year		With Redevelopment				Without Redevelopment			
		Ad Valorem Taxes	Sur-Charge Tax	Sales Tax	Total Benefit	Ad Valorem Taxes	Sur-Charge Tax	Sales Tax	Total Benefit
1	2024	\$ 3,075	\$ -	\$ -	\$ 3,075	\$ 3,075	\$ -	\$ -	\$ 3,075
2	2025	\$ 3,075	\$ -	\$ -	\$ 3,075	\$ 3,075	\$ -	\$ -	\$ 3,075
3	2026	\$ 3,075	\$ -	\$ -	\$ 3,075	\$ 3,075	\$ -	\$ -	\$ 3,075
4	2027	\$ 3,075	\$ -	\$ -	\$ 3,075	\$ 3,075	\$ -	\$ -	\$ 3,075
5	2028	\$ 3,075	\$ -	\$ -	\$ 3,075	\$ 3,075	\$ -	\$ -	\$ 3,075
6	2029	\$ 3,075	\$ -	\$ -	\$ 3,075	\$ 3,075	\$ -	\$ -	\$ 3,075
7	2030	\$ 3,075	\$ -	\$ -	\$ 3,075	\$ 3,075	\$ -	\$ -	\$ 3,075
8	2031	\$ 3,075	\$ -	\$ -	\$ 3,075	\$ 3,075	\$ -	\$ -	\$ 3,075
9	2032	\$ 3,075	\$ -	\$ -	\$ 3,075	\$ 3,075	\$ -	\$ -	\$ 3,075
10	2033	\$ 3,075	\$ -	\$ -	\$ 3,075	\$ 3,075	\$ -	\$ -	\$ 3,075
11	2034	\$ 3,075	\$ -	\$ -	\$ 3,075	\$ 3,075	\$ -	\$ -	\$ 3,075
12	2035	\$ 3,075	\$ -	\$ -	\$ 3,075	\$ 3,075	\$ -	\$ -	\$ 3,075
13	2036	\$ 3,075	\$ -	\$ -	\$ 3,075	\$ 3,075	\$ -	\$ -	\$ 3,075
14	2037	\$ 3,075	\$ -	\$ -	\$ 3,075	\$ 3,075	\$ -	\$ -	\$ 3,075
15	2038	\$ 3,075	\$ -	\$ -	\$ 3,075	\$ 3,075	\$ -	\$ -	\$ 3,075
16	2039	\$ 3,075	\$ -	\$ -	\$ 3,075	\$ 3,075	\$ -	\$ -	\$ 3,075
17	2040	\$ 3,075	\$ -	\$ -	\$ 3,075	\$ 3,075	\$ -	\$ -	\$ 3,075
18	2041	\$ 3,075	\$ -	\$ -	\$ 3,075	\$ 3,075	\$ -	\$ -	\$ 3,075
19	2042	\$ 3,075	\$ -	\$ -	\$ 3,075	\$ 3,075	\$ -	\$ -	\$ 3,075
20	2043	\$ 3,075	\$ -	\$ -	\$ 3,075	\$ 3,075	\$ -	\$ -	\$ 3,075
21	2044	\$ 3,075	\$ -	\$ -	\$ 3,075	\$ 3,075	\$ -	\$ -	\$ 3,075
22	2045	\$ 3,075	\$ -	\$ -	\$ 3,075	\$ 3,075	\$ -	\$ -	\$ 3,075
23	2046	\$ 3,075	\$ -	\$ -	\$ 3,075	\$ 3,075	\$ -	\$ -	\$ 3,075
24	2047	\$ 12,011	\$ -	\$ -	\$ 12,011	\$ 3,075	\$ -	\$ -	\$ 3,075
25	2048	\$ 12,252	\$ -	\$ -	\$ 12,252	\$ 3,075	\$ -	\$ -	\$ 3,075
26	2049	\$ 12,252	\$ -	\$ -	\$ 12,252	\$ 3,075	\$ -	\$ -	\$ 3,075
27	2050	\$ 12,498	\$ -	\$ -	\$ 12,498	\$ 3,075	\$ -	\$ -	\$ 3,075
28	2051	\$ 12,498	\$ -	\$ -	\$ 12,498	\$ 3,075	\$ -	\$ -	\$ 3,075
29	2052	\$ 12,749	\$ -	\$ -	\$ 12,749	\$ 3,075	\$ -	\$ -	\$ 3,075
30	2053	\$ 12,749	\$ -	\$ -	\$ 12,749	\$ 3,075	\$ -	\$ -	\$ 3,075
<b>Total</b>		<b>\$ 157,740</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 157,740</b>	<b>\$ 92,256</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 92,256</b>

Notes:

- (1) This jurisdiction receives 0.00% of the Sur-Charge Tax per Cape Girardeau County data.
- (2) Ad Valorem Property Taxes and Sales Taxes without redevelopment are assumed to remain constant over 23 years.
- (3) The Total Benefit With Redevelopment described above is net of revenue captured by Tax Increment Finance.
- (4) Taxable sales grow at a stabilized annual rate of 2.00% following redevelopment.
- (5) These cost-benefit estimates were made based on projections of sales, property values and current tax levies.
- (6) This cost-benefit analysis shows certain direct economic tax benefits from this project to the taxing jurisdiction and does not include indirect economic impacts nor other benefits from additional development outside of the Project Areas.

Cost-Benefit Analysis  
Board for Developmental Disabilities

Year	With Redevelopment				Without Redevelopment				
	Ad Valorem Taxes	Sur-Charge Tax	Sales Tax	Total Benefit	Ad Valorem Taxes	Sur-Charge Tax	Sales Tax	Total Benefit	
1	2024	\$ 1,773	\$ 264	\$ -	\$ 2,037	\$ 1,773	\$ 264	\$ -	\$ 2,037
2	2025	\$ 2,172	\$ 324	\$ -	\$ 2,495	\$ 1,773	\$ 264	\$ -	\$ 2,037
3	2026	\$ 3,022	\$ 451	\$ -	\$ 3,473	\$ 1,773	\$ 264	\$ -	\$ 2,037
4	2027	\$ 4,109	\$ 613	\$ -	\$ 4,721	\$ 1,773	\$ 264	\$ -	\$ 2,037
5	2028	\$ 4,608	\$ 687	\$ -	\$ 5,295	\$ 1,773	\$ 264	\$ -	\$ 2,037
6	2029	\$ 5,789	\$ 863	\$ -	\$ 6,651	\$ 1,773	\$ 264	\$ -	\$ 2,037
7	2030	\$ 5,905	\$ 880	\$ -	\$ 6,785	\$ 1,773	\$ 264	\$ -	\$ 2,037
8	2031	\$ 5,905	\$ 880	\$ -	\$ 6,785	\$ 1,773	\$ 264	\$ -	\$ 2,037
9	2032	\$ 6,024	\$ 898	\$ -	\$ 6,922	\$ 1,773	\$ 264	\$ -	\$ 2,037
10	2033	\$ 6,024	\$ 898	\$ -	\$ 6,922	\$ 1,773	\$ 264	\$ -	\$ 2,037
11	2034	\$ 6,145	\$ 916	\$ -	\$ 7,061	\$ 1,773	\$ 264	\$ -	\$ 2,037
12	2035	\$ 6,145	\$ 916	\$ -	\$ 7,061	\$ 1,773	\$ 264	\$ -	\$ 2,037
13	2036	\$ 6,268	\$ 934	\$ -	\$ 7,203	\$ 1,773	\$ 264	\$ -	\$ 2,037
14	2037	\$ 6,268	\$ 934	\$ -	\$ 7,203	\$ 1,773	\$ 264	\$ -	\$ 2,037
15	2038	\$ 6,394	\$ 953	\$ -	\$ 7,347	\$ 1,773	\$ 264	\$ -	\$ 2,037
16	2039	\$ 6,394	\$ 953	\$ -	\$ 7,347	\$ 1,773	\$ 264	\$ -	\$ 2,037
17	2040	\$ 6,523	\$ 972	\$ -	\$ 7,495	\$ 1,773	\$ 264	\$ -	\$ 2,037
18	2041	\$ 6,523	\$ 972	\$ -	\$ 7,495	\$ 1,773	\$ 264	\$ -	\$ 2,037
19	2042	\$ 6,654	\$ 992	\$ -	\$ 7,646	\$ 1,773	\$ 264	\$ -	\$ 2,037
20	2043	\$ 6,654	\$ 992	\$ -	\$ 7,646	\$ 1,773	\$ 264	\$ -	\$ 2,037
21	2044	\$ 6,787	\$ 1,012	\$ -	\$ 7,799	\$ 1,773	\$ 264	\$ -	\$ 2,037
22	2045	\$ 6,787	\$ 1,012	\$ -	\$ 7,799	\$ 1,773	\$ 264	\$ -	\$ 2,037
23	2046	\$ 6,924	\$ 1,032	\$ -	\$ 7,956	\$ 1,773	\$ 264	\$ -	\$ 2,037
24	2047	\$ 6,924	\$ 1,032	\$ -	\$ 7,956	\$ 1,773	\$ 264	\$ -	\$ 2,037
25	2048	\$ 7,063	\$ 1,053	\$ -	\$ 8,116	\$ 1,773	\$ 264	\$ -	\$ 2,037
26	2049	\$ 7,063	\$ 1,053	\$ -	\$ 8,116	\$ 1,773	\$ 264	\$ -	\$ 2,037
27	2050	\$ 7,205	\$ 1,074	\$ -	\$ 8,279	\$ 1,773	\$ 264	\$ -	\$ 2,037
28	2051	\$ 7,205	\$ 1,074	\$ -	\$ 8,279	\$ 1,773	\$ 264	\$ -	\$ 2,037
29	2052	\$ 7,350	\$ 1,096	\$ -	\$ 8,446	\$ 1,773	\$ 264	\$ -	\$ 2,037
30	2053	\$ 7,350	\$ 1,096	\$ -	\$ 8,446	\$ 1,773	\$ 264	\$ -	\$ 2,037
<b>Total</b>		<b>\$ 179,953</b>	<b>\$ 26,829</b>	<b>\$ -</b>	<b>\$ 206,782</b>	<b>\$ 53,184</b>	<b>\$ 7,929</b>	<b>\$ -</b>	<b>\$ 61,113</b>

Notes:

- (1) This jurisdiction receives 2.24% of the Sur-Charge Tax per Cape Girardeau County data.
- (2) Ad Valorem Property Taxes and Sales Taxes without redevelopment are assumed to remain constant over 23 years.
- (3) The Total Benefit With Redevelopment described above is net of revenue captured by Tax Increment Finance.
- (4) Taxable sales grow at a stabilized annual rate of 2.00% following redevelopment.
- (5) These cost-benefit estimates were made based on projections of sales, property values and current tax levies.
- (6) This cost-benefit analysis shows certain direct economic tax benefits from this project to the taxing jurisdiction and does not include indirect economic impacts nor other benefits from additional development outside of the Project Areas.

Cost-Benefit Analysis  
Senior Services

Year	With Redevelopment				Without Redevelopment				
	Ad Valorem Taxes	Sur-Charge Tax	Sales Tax	Total Benefit	Ad Valorem Taxes	Sur-Charge Tax	Sales Tax	Total Benefit	
1	2024	\$ 1,533	\$ -	\$ -	\$ 1,533	\$ 1,533	\$ -	\$ -	\$ 1,533
2	2025	\$ 1,533	\$ -	\$ -	\$ 1,533	\$ 1,533	\$ -	\$ -	\$ 1,533
3	2026	\$ 1,533	\$ -	\$ -	\$ 1,533	\$ 1,533	\$ -	\$ -	\$ 1,533
4	2027	\$ 1,533	\$ -	\$ -	\$ 1,533	\$ 1,533	\$ -	\$ -	\$ 1,533
5	2028	\$ 1,533	\$ -	\$ -	\$ 1,533	\$ 1,533	\$ -	\$ -	\$ 1,533
6	2029	\$ 1,533	\$ -	\$ -	\$ 1,533	\$ 1,533	\$ -	\$ -	\$ 1,533
7	2030	\$ 1,533	\$ -	\$ -	\$ 1,533	\$ 1,533	\$ -	\$ -	\$ 1,533
8	2031	\$ 1,533	\$ -	\$ -	\$ 1,533	\$ 1,533	\$ -	\$ -	\$ 1,533
9	2032	\$ 1,533	\$ -	\$ -	\$ 1,533	\$ 1,533	\$ -	\$ -	\$ 1,533
10	2033	\$ 1,533	\$ -	\$ -	\$ 1,533	\$ 1,533	\$ -	\$ -	\$ 1,533
11	2034	\$ 1,533	\$ -	\$ -	\$ 1,533	\$ 1,533	\$ -	\$ -	\$ 1,533
12	2035	\$ 1,533	\$ -	\$ -	\$ 1,533	\$ 1,533	\$ -	\$ -	\$ 1,533
13	2036	\$ 1,533	\$ -	\$ -	\$ 1,533	\$ 1,533	\$ -	\$ -	\$ 1,533
14	2037	\$ 1,533	\$ -	\$ -	\$ 1,533	\$ 1,533	\$ -	\$ -	\$ 1,533
15	2038	\$ 1,533	\$ -	\$ -	\$ 1,533	\$ 1,533	\$ -	\$ -	\$ 1,533
16	2039	\$ 1,533	\$ -	\$ -	\$ 1,533	\$ 1,533	\$ -	\$ -	\$ 1,533
17	2040	\$ 1,533	\$ -	\$ -	\$ 1,533	\$ 1,533	\$ -	\$ -	\$ 1,533
18	2041	\$ 1,533	\$ -	\$ -	\$ 1,533	\$ 1,533	\$ -	\$ -	\$ 1,533
19	2042	\$ 1,533	\$ -	\$ -	\$ 1,533	\$ 1,533	\$ -	\$ -	\$ 1,533
20	2043	\$ 1,533	\$ -	\$ -	\$ 1,533	\$ 1,533	\$ -	\$ -	\$ 1,533
21	2044	\$ 1,533	\$ -	\$ -	\$ 1,533	\$ 1,533	\$ -	\$ -	\$ 1,533
22	2045	\$ 1,533	\$ -	\$ -	\$ 1,533	\$ 1,533	\$ -	\$ -	\$ 1,533
23	2046	\$ 1,533	\$ -	\$ -	\$ 1,533	\$ 1,533	\$ -	\$ -	\$ 1,533
24	2047	\$ 5,987	\$ -	\$ -	\$ 5,987	\$ 1,533	\$ -	\$ -	\$ 1,533
25	2048	\$ 6,107	\$ -	\$ -	\$ 6,107	\$ 1,533	\$ -	\$ -	\$ 1,533
26	2049	\$ 6,107	\$ -	\$ -	\$ 6,107	\$ 1,533	\$ -	\$ -	\$ 1,533
27	2050	\$ 6,230	\$ -	\$ -	\$ 6,230	\$ 1,533	\$ -	\$ -	\$ 1,533
28	2051	\$ 6,230	\$ -	\$ -	\$ 6,230	\$ 1,533	\$ -	\$ -	\$ 1,533
29	2052	\$ 6,355	\$ -	\$ -	\$ 6,355	\$ 1,533	\$ -	\$ -	\$ 1,533
30	2053	\$ 6,355	\$ -	\$ -	\$ 6,355	\$ 1,533	\$ -	\$ -	\$ 1,533
<b>Total</b>		<b>\$ 78,624</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 78,624</b>	<b>\$ 45,984</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 45,984</b>

Notes:

- (1) This jurisdiction receives 0.00% of the Sur-Charge Tax per Cape Girardeau County data.
- (2) Ad Valorem Property Taxes and Sales Taxes without redevelopment are assumed to remain constant over 23 years.
- (3) The Total Benefit With Redevelopment described above is net of revenue captured by Tax Increment Finance.
- (4) Taxable sales grow at a stabilized annual rate of 2.00% following redevelopment.
- (5) These cost-benefit estimates were made based on projections of sales, property values and current tax levies.
- (6) This cost-benefit analysis shows certain direct economic tax benefits from this project to the taxing jurisdiction and does not include indirect economic impacts nor other benefits from additional development outside of the Project Areas.

Cost-Benefit Analysis  
Cape Girardeau Public Schools #63

Year	With Redevelopment				Without Redevelopment				
	Ad Valorem Taxes	Sur-Charge Tax	Sales Tax	Total Benefit	Ad Valorem Taxes	Sur-Charge Tax	Sales Tax	Total Benefit	
1	2024	\$ 133,014	\$ 4,065	\$ -	\$ 137,080	\$ 133,014	\$ 4,065	\$ -	\$ 137,080
2	2025	\$ 133,014	\$ 4,980	\$ -	\$ 137,995	\$ 133,014	\$ 4,065	\$ -	\$ 137,080
3	2026	\$ 133,014	\$ 6,931	\$ -	\$ 139,945	\$ 133,014	\$ 4,065	\$ -	\$ 137,080
4	2027	\$ 133,014	\$ 9,422	\$ -	\$ 142,436	\$ 133,014	\$ 4,065	\$ -	\$ 137,080
5	2028	\$ 133,014	\$ 10,567	\$ -	\$ 143,581	\$ 133,014	\$ 4,065	\$ -	\$ 137,080
6	2029	\$ 133,014	\$ 13,274	\$ -	\$ 146,289	\$ 133,014	\$ 4,065	\$ -	\$ 137,080
7	2030	\$ 133,014	\$ 13,541	\$ -	\$ 146,556	\$ 133,014	\$ 4,065	\$ -	\$ 137,080
8	2031	\$ 133,014	\$ 13,541	\$ -	\$ 146,556	\$ 133,014	\$ 4,065	\$ -	\$ 137,080
9	2032	\$ 133,014	\$ 13,813	\$ -	\$ 146,828	\$ 133,014	\$ 4,065	\$ -	\$ 137,080
10	2033	\$ 133,014	\$ 13,813	\$ -	\$ 146,828	\$ 133,014	\$ 4,065	\$ -	\$ 137,080
11	2034	\$ 133,014	\$ 14,091	\$ -	\$ 147,105	\$ 133,014	\$ 4,065	\$ -	\$ 137,080
12	2035	\$ 133,014	\$ 14,091	\$ -	\$ 147,105	\$ 133,014	\$ 4,065	\$ -	\$ 137,080
13	2036	\$ 133,014	\$ 14,374	\$ -	\$ 147,389	\$ 133,014	\$ 4,065	\$ -	\$ 137,080
14	2037	\$ 133,014	\$ 14,374	\$ -	\$ 147,389	\$ 133,014	\$ 4,065	\$ -	\$ 137,080
15	2038	\$ 133,014	\$ 14,663	\$ -	\$ 147,678	\$ 133,014	\$ 4,065	\$ -	\$ 137,080
16	2039	\$ 133,014	\$ 14,663	\$ -	\$ 147,678	\$ 133,014	\$ 4,065	\$ -	\$ 137,080
17	2040	\$ 133,014	\$ 14,958	\$ -	\$ 147,972	\$ 133,014	\$ 4,065	\$ -	\$ 137,080
18	2041	\$ 133,014	\$ 14,958	\$ -	\$ 147,972	\$ 133,014	\$ 4,065	\$ -	\$ 137,080
19	2042	\$ 133,014	\$ 15,259	\$ -	\$ 148,273	\$ 133,014	\$ 4,065	\$ -	\$ 137,080
20	2043	\$ 133,014	\$ 15,259	\$ -	\$ 148,273	\$ 133,014	\$ 4,065	\$ -	\$ 137,080
21	2044	\$ 133,014	\$ 15,565	\$ -	\$ 148,580	\$ 133,014	\$ 4,065	\$ -	\$ 137,080
22	2045	\$ 133,014	\$ 15,565	\$ -	\$ 148,580	\$ 133,014	\$ 4,065	\$ -	\$ 137,080
23	2046	\$ 133,014	\$ 15,878	\$ -	\$ 148,893	\$ 133,014	\$ 4,065	\$ -	\$ 137,080
24	2047	\$ 519,505	\$ 15,878	\$ -	\$ 535,383	\$ 133,014	\$ 4,065	\$ -	\$ 137,080
25	2048	\$ 529,947	\$ 16,197	\$ -	\$ 546,144	\$ 133,014	\$ 4,065	\$ -	\$ 137,080
26	2049	\$ 529,947	\$ 16,197	\$ -	\$ 546,144	\$ 133,014	\$ 4,065	\$ -	\$ 137,080
27	2050	\$ 540,599	\$ 16,523	\$ -	\$ 557,122	\$ 133,014	\$ 4,065	\$ -	\$ 137,080
28	2051	\$ 540,599	\$ 16,523	\$ -	\$ 557,122	\$ 133,014	\$ 4,065	\$ -	\$ 137,080
29	2052	\$ 551,465	\$ 16,855	\$ -	\$ 568,320	\$ 133,014	\$ 4,065	\$ -	\$ 137,080
30	2053	\$ 551,465	\$ 16,855	\$ -	\$ 568,320	\$ 133,014	\$ 4,065	\$ -	\$ 137,080
<b>Total</b>		<b>\$ 6,822,859</b>	<b>\$ 412,676</b>	<b>\$ -</b>	<b>\$ 7,235,535</b>	<b>\$ 3,990,432</b>	<b>\$ 121,963</b>	<b>\$ -</b>	<b>\$ 4,112,395</b>

Notes:

- (1) This jurisdiction receives 34.43% of the Sur-Charge Tax per Cape Girardeau County data.
- (2) Ad Valorem Property Taxes and Sales Taxes without redevelopment are assumed to remain constant over 23 years.
- (3) The Total Benefit With Redevelopment described above is net of revenue captured by Tax Increment Finance.
- (4) Taxable sales grow at a stabilized annual rate of 2.00% following redevelopment.
- (5) These cost-benefit estimates were made based on projections of sales, property values and current tax levies.
- (6) This cost-benefit analysis shows certain direct economic tax benefits from this project to the taxing jurisdiction and does not include indirect economic impacts nor other benefits from additional development outside of the Project Areas.

Cost-Benefit Analysis  
Cape Girardeau Public Library

Year	With Redevelopment				Without Redevelopment				
	Ad Valorem Taxes	Sur-Charge Tax	Sales Tax	Total Benefit	Ad Valorem Taxes	Sur-Charge Tax	Sales Tax	Total Benefit	
1	2024	\$ 10,106	\$ -	\$ -	\$ 10,106	\$ 10,106	\$ -	\$ -	\$ 10,106
2	2025	\$ 10,106	\$ -	\$ -	\$ 10,106	\$ 10,106	\$ -	\$ -	\$ 10,106
3	2026	\$ 10,106	\$ -	\$ -	\$ 10,106	\$ 10,106	\$ -	\$ -	\$ 10,106
4	2027	\$ 10,106	\$ -	\$ -	\$ 10,106	\$ 10,106	\$ -	\$ -	\$ 10,106
5	2028	\$ 10,106	\$ -	\$ -	\$ 10,106	\$ 10,106	\$ -	\$ -	\$ 10,106
6	2029	\$ 10,106	\$ -	\$ -	\$ 10,106	\$ 10,106	\$ -	\$ -	\$ 10,106
7	2030	\$ 10,106	\$ -	\$ -	\$ 10,106	\$ 10,106	\$ -	\$ -	\$ 10,106
8	2031	\$ 10,106	\$ -	\$ -	\$ 10,106	\$ 10,106	\$ -	\$ -	\$ 10,106
9	2032	\$ 10,106	\$ -	\$ -	\$ 10,106	\$ 10,106	\$ -	\$ -	\$ 10,106
10	2033	\$ 10,106	\$ -	\$ -	\$ 10,106	\$ 10,106	\$ -	\$ -	\$ 10,106
11	2034	\$ 10,106	\$ -	\$ -	\$ 10,106	\$ 10,106	\$ -	\$ -	\$ 10,106
12	2035	\$ 10,106	\$ -	\$ -	\$ 10,106	\$ 10,106	\$ -	\$ -	\$ 10,106
13	2036	\$ 10,106	\$ -	\$ -	\$ 10,106	\$ 10,106	\$ -	\$ -	\$ 10,106
14	2037	\$ 10,106	\$ -	\$ -	\$ 10,106	\$ 10,106	\$ -	\$ -	\$ 10,106
15	2038	\$ 10,106	\$ -	\$ -	\$ 10,106	\$ 10,106	\$ -	\$ -	\$ 10,106
16	2039	\$ 10,106	\$ -	\$ -	\$ 10,106	\$ 10,106	\$ -	\$ -	\$ 10,106
17	2040	\$ 10,106	\$ -	\$ -	\$ 10,106	\$ 10,106	\$ -	\$ -	\$ 10,106
18	2041	\$ 10,106	\$ -	\$ -	\$ 10,106	\$ 10,106	\$ -	\$ -	\$ 10,106
19	2042	\$ 10,106	\$ -	\$ -	\$ 10,106	\$ 10,106	\$ -	\$ -	\$ 10,106
20	2043	\$ 10,106	\$ -	\$ -	\$ 10,106	\$ 10,106	\$ -	\$ -	\$ 10,106
21	2044	\$ 10,106	\$ -	\$ -	\$ 10,106	\$ 10,106	\$ -	\$ -	\$ 10,106
22	2045	\$ 10,106	\$ -	\$ -	\$ 10,106	\$ 10,106	\$ -	\$ -	\$ 10,106
23	2046	\$ 10,106	\$ -	\$ -	\$ 10,106	\$ 10,106	\$ -	\$ -	\$ 10,106
24	2047	\$ 39,469	\$ -	\$ -	\$ 39,469	\$ 10,106	\$ -	\$ -	\$ 10,106
25	2048	\$ 40,262	\$ -	\$ -	\$ 40,262	\$ 10,106	\$ -	\$ -	\$ 10,106
26	2049	\$ 40,262	\$ -	\$ -	\$ 40,262	\$ 10,106	\$ -	\$ -	\$ 10,106
27	2050	\$ 41,071	\$ -	\$ -	\$ 41,071	\$ 10,106	\$ -	\$ -	\$ 10,106
28	2051	\$ 41,071	\$ -	\$ -	\$ 41,071	\$ 10,106	\$ -	\$ -	\$ 10,106
29	2052	\$ 41,897	\$ -	\$ -	\$ 41,897	\$ 10,106	\$ -	\$ -	\$ 10,106
30	2053	\$ 41,897	\$ -	\$ -	\$ 41,897	\$ 10,106	\$ -	\$ -	\$ 10,106
<b>Total</b>		<b>\$ 518,358</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 518,358</b>	<b>\$ 303,168</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 303,168</b>

Notes:

- (1) This jurisdiction receives 0.00% of the Sur-Charge Tax per Cape Girardeau County data.
- (2) Ad Valorem Property Taxes and Sales Taxes without redevelopment are assumed to remain constant over 23 years.
- (3) The Total Benefit With Redevelopment described above is net of revenue captured by Tax Increment Finance.
- (4) Taxable sales grow at a stabilized annual rate of 2.00% following redevelopment.
- (5) These cost-benefit estimates were made based on projections of sales, property values and current tax levies.
- (6) This cost-benefit analysis shows certain direct economic tax benefits from this project to the taxing jurisdiction and does not include indirect economic impacts nor other benefits from additional development outside of the Project Areas.