

Appendix C: Community Impacts

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Association (NEDA)

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Goss & Associates Economic Solutions
600 17th Street, Suite 2800 South
Denver, Colorado 80202-5428
303.226.5882
ernieg@creighton.edu

Ernest Goss, PhD, Principal Investigator
Scott Strain, MS, Senior Research Economist
Jackson Blalock, Research Assistant



A VETERAN-OWNED FIRM

Community Aggregate Impacts

Community aggregate impact:	2016 TIF projects, duration of three years or more		
Project count:	3 commercial and industrial		
City:	Atkinson		
County:	Holt		
Community impact in 2017 dollars			
	Total	15 year TIF period	Construction
Sales (output)	\$634,018,649	\$594,621,438	\$39,397,211
Wage and salary income	\$61,108,197	\$47,657,369	\$13,450,829
Self-employment income	\$6,907,249	\$4,995,065	\$1,912,184
Average annual employment		66.3	363.9
	Net benefit (cost)	Total taxes collected	Public costs
15 years	\$1,226,470	\$3,265,758	\$2,039,289
20 years	\$3,275,683	\$5,810,919	\$2,535,236
25 years	\$5,489,608	\$8,560,893	\$3,071,285
30 years	\$7,790,958	\$11,441,636	\$3,650,678
Impact on property tax	Initial year base property tax at project	Year 16 total property tax at project	Change in tax revenue
Atkinson	\$2,124	\$408,963	\$406,840
20 year impact on property tax	With TIF	Without TIF	Change in tax revenue
City share of property tax	\$171,919	\$819	\$171,100
School district share of property tax	\$2,852,511	\$13,596	\$2,838,915
Goss and Associates estimates from IMPLAN model system			

Community aggregate impact:	2016 TIF projects, duration of three years or more		
Project count:	8 commercial and industrial; 2 residential		
City:	Auburn		
County:	Nemaha		
Community impact in 2017 dollars			
	Total	15 year TIF period	Construction
Sales (output)	\$264,884,278	\$248,310,850	\$16,573,429
Wage and salary income	\$94,202,171	\$89,432,757	\$4,769,415
Self-employment income	\$11,880,992	\$11,081,954	\$799,038
Average annual employment		213.6	138.3
	Net benefit (cost)	Total taxes collected	Public costs
15 years	\$9,466,232	\$11,711,682	\$2,245,450
20 years	\$13,550,532	\$16,938,368	\$3,387,837
25 years	\$17,503,634	\$22,128,407	\$4,624,773
30 years	\$21,202,481	\$27,166,566	\$5,964,085
Impact on property tax	Initial year base property tax at project	Year 16 total property tax at project	Change in tax revenue
Auburn	\$717,871	\$743,393	\$25,522
20 year impact on property tax	With TIF	Without TIF	Change in tax revenue
City share of property tax	\$689,077	\$488,875	\$200,201
School district share of property tax	\$8,807,411	\$6,248,543	\$2,558,868
Goss and Associates estimates from IMPLAN model system			

Community aggregate impact:	2016 TIF projects, duration of three years or more		
Project count:	2 commercial and industrial		
City:	Bayard		
County:	Morrill		
Community impact in 2017 dollars			
	Total	15 year TIF period	Construction
Sales (output)	\$6,855,567	\$6,482,486	\$373,081
Wage and salary income	\$43,428	\$4,878,449	\$4,834,995
Self-employment income	\$2,569,900	\$8,923,951	\$6,354,051
Average annual employment		21646538.7	9564605.7
	Net benefit (cost)	Total taxes collected	Public costs
15 years	\$12,030,386	\$15,063,729	\$3,033,343
20 years	\$14,960,763	\$19,138,290	\$4,177,527
25 years	\$192	\$565,107	\$564,915
30 years	\$0	\$0	\$0
Impact on property tax	Initial year base property tax at project	Year 16 total property tax at project	Change in tax revenue
Bayard	\$4,559,275	\$1,798	-\$4,557,477
20 year impact on property tax	With TIF	Without TIF	Change in tax revenue
City share of property tax	\$0	\$0	\$0
School district share of property tax	\$0	\$0	\$0
Goss and Associates estimates from IMPLAN model system			

Community aggregate impact:	2016 TIF projects, duration of three years or more		
Project count:	2 commercial and industrial		
City:	Blair		
County:	Washington		
Community impact in 2017 dollars			
	Total	15 year TIF period	Construction
Sales (output)	\$148,604,543	\$140,133,599	\$8,470,943
Wage and salary income	\$69,778,894	\$67,148,919	\$2,629,975
Self-employment income	\$6,855,567	\$6,482,486	\$373,081
Average annual employment		98.6	73.7
	Net benefit (cost)	Total taxes collected	Public costs
15 years	\$6,509,662	\$7,914,832	\$1,405,170
20 years	\$9,201,524	\$11,327,019	\$2,125,496
25 years	\$12,030,386	\$15,063,729	\$3,033,343
30 years	\$14,960,763	\$19,138,290	\$4,177,527
Impact on property tax	Initial year base property tax at project	Year 16 total property tax at project	Change in tax revenue
Blair	\$546,650	\$533,902	-12,748
20 year impact on property tax	With TIF	Without TIF	Change in tax revenue
City share of property tax	\$550,886	\$395,269	\$155,618
School district share of property tax	\$6,644,625	\$4,767,611	\$1,877,015
Goss and Associates estimates from IMPLAN model system			

Community aggregate impact:	2016 TIF projects, duration of three years or more		
Project count:	1 commercial and industrial		
City:	Bridgeport		
County:	Morrill		
Community impact in 2017 dollars			
	Total	15 year TIF period	Construction
Sales (output)	\$661,944,390	\$621,097,004	\$40,847,386
Wage and salary income	\$73,496,636	\$59,634,197	\$13,862,439
Self-employment income	\$9,605,700	\$7,630,611	\$1,975,089
Average annual employment		79.1	377.9
	Net benefit (cost)	Total taxes collected	Public costs
15 years	\$43,428	\$4,878,350	\$4,834,922
20 years	\$2,569,900	\$8,923,951	\$6,354,051
25 years	\$5,572,271	\$13,731,707	\$8,159,436
30 years	\$8,937,395	\$19,242,410	\$10,305,014
Impact on property tax	Initial year base property tax at project	Year 16 total property tax at project	Change in tax revenue
Bridgeport	\$192	\$565,107	\$564,915
20 year impact on property tax	With TIF	Without TIF	Change in tax revenue
City share of property tax	\$226,476	\$89	\$226,387
School district share of property tax	\$4,559,275	\$1,798	\$4,557,477
Goss and Associates estimates from IMPLAN model system			

Community aggregate impact:	2011 TIF projects, duration of three years or more		
Project count:	1 commercial and industrial		
City:	Chadron		
County:	Dawes		
Community impact in 2017 dollars			
	Total	15 year TIF period	Construction
Sales (output)	\$62,378,320	\$58,674,804	\$3,703,516
Wage and salary income	\$17,073,797	\$15,922,361	\$1,151,436
Self-employment income	\$1,376,663	\$1,213,667	\$162,996
Average annual employment		51.5	32.3
	Net benefit (cost)	Total taxes collected	Public costs
15 years	-\$231,974	\$1,006,945	\$1,238,919
20 years	-\$139,609	\$1,349,809	\$1,489,418
25 years	-\$40,945	\$1,716,268	\$1,757,213
30 years	\$49,799	\$2,093,296	\$2,043,497
Impact on property tax	Initial year base property tax at project	Year 16 total property tax at project	Change in tax revenue
Chadron	\$185	\$33,176	\$32,991
20 year impact on property tax	With TIF	Without TIF	Change in tax revenue
City share of property tax	\$49,735	\$149	\$49,586
School district share of property tax	\$407,461	\$1,224	\$406,237
Goss and Associates estimates from IMPLAN model system			

Community aggregate impact:	2016 TIF projects, duration of three years or more		
Project count:	3 commercial and industrial		
City:	Fairmont		
County:	Fillmore		
Community impact in 2017 dollars			
	Total	15 year TIF period	Construction
Sales (output)	\$1,427,280,979	\$1,338,821,926	\$88,459,053
Wage and salary income	\$248,751,836	\$218,458,120	\$30,293,716
Self-employment income	\$15,455,219	\$11,147,707	\$4,307,512
Average annual employment		369.5	818.6
	Net benefit (cost)	Total taxes collected	Public costs
15 years	\$3,898,354	\$8,665,198	\$4,766,844
20 years	\$12,485,185	\$18,952,048	\$6,466,863
25 years	\$22,232,471	\$30,632,617	\$8,400,146
30 years	\$32,935,713	\$43,534,413	\$10,598,700
Impact on property tax	Initial year base property tax at project	Year 16 total property tax at project	Change in tax revenue
Fairmont	\$27,917	\$1,665,777	\$1,637,860
20 year impact on property tax	With TIF	Without TIF	Change in tax revenue
City share of property tax	\$950,374	\$21,680	\$928,694
School district share of property tax	\$9,694,326	\$221,150	\$9,473,176
Goss and Associates estimates from IMPLAN model system			

Community aggregate impact:	2016 TIF projects, duration of three years or more		
Project count:	4 commercial and industrial		
City:	Falls City		
County:	Richardson		
Community impact in 2017 dollars			
	Total	15 year TIF period	Construction
Sales (output)	\$460,277,871	\$431,322,079	\$28,955,792
Wage and salary income	\$105,516,356	\$95,829,742	\$9,686,613
Self-employment income	\$73,605,736	\$64,347,887	\$9,257,849
Average annual employment		152.7	266.4
	Net benefit (cost)	Total taxes collected	Public costs
15 years	\$5,048,770	\$9,867,578	\$4,818,808
20 years	\$9,703,870	\$16,445,147	\$6,741,277
25 years	\$14,954,842	\$23,868,861	\$8,914,019
30 years	\$20,438,305	\$31,807,919	\$11,369,615
Impact on property tax	Initial year base property tax at project	Year 16 total property tax at project	Change in tax revenue
Falls City	\$15,304	\$601,618	\$586,314
20 year impact on property tax	With TIF	Without TIF	Change in tax revenue
City share of property tax	\$309,367	\$10,024	\$299,342
School district share of property tax	\$4,809,753	\$155,849	\$4,653,904
Goss and Associates estimates from IMPLAN model system			

Community aggregate impact:	2016 TIF projects, duration of three years or more		
Project count:	5 commercial and industrial		
City:	Fremont		
County:	Dodge		
Community impact in 2017 dollars			
	Total	15 year TIF period	Construction
Sales (output)	\$397,329,183	\$372,994,414	\$24,334,769
Wage and salary income	\$141,034,934	\$133,466,080	\$7,568,853
Self-employment income	\$19,697,591	\$18,626,818	\$1,070,773
Average annual employment		242.1	212.7
	Net benefit (cost)	Total taxes collected	Public costs
15 years	\$4,697,522	\$9,178,152	\$4,480,630
20 years	\$7,967,742	\$14,231,819	\$6,264,077
25 years	\$11,592,403	\$19,902,837	\$8,310,434
30 years	\$15,444,252	\$26,102,707	\$10,658,456
Impact on property tax	Initial year base property tax at project	Year 16 total property tax at project	Change in tax revenue
Fremont	\$159,636	\$462,291	\$302,655
20 year impact on property tax	With TIF	Without TIF	Change in tax revenue
City share of property tax	\$878,456	\$223,013	\$655,443
School district share of property tax	\$4,927,241	\$1,250,873	\$3,676,368
Goss and Associates estimates from IMPLAN model system			

Community aggregate impact:	2016 TIF projects, duration of three years or more		
Project count:	16 commercial and industrial		
City:	Gering		
County:	Scotts Bluff		
Community impact in 2017 dollars			
	Total	15 year TIF period	Construction
Sales (output)	\$308,342,522	\$289,217,608	\$19,124,914
Wage and salary income	\$113,464,109	\$107,723,149	\$5,740,960
Self-employment income	\$12,930,509	\$12,040,604	\$889,905
Average annual employment		239.1	162.5
	Net benefit (cost)	Total taxes collected	Public costs
15 years	\$2,977,165	\$4,554,009	\$1,576,844
20 years	\$5,506,677	\$7,638,045	\$2,131,367
25 years	\$8,421,410	\$11,200,794	\$2,779,384
30 years	\$11,562,998	\$15,099,655	\$3,536,658
Impact on property tax	Initial year base property tax at project	Year 16 total property tax at project	Change in tax revenue
Gering	\$51,275	\$391,364	\$340,089
20 year impact on property tax	With TIF	Without TIF	Change in tax revenue
City share of property tax	\$313,622	\$50,807	\$262,815
School district share of property tax	\$2,802,033	\$453,927	\$2,348,105
Goss and Associates estimates from IMPLAN model system			

Community aggregate impact:	2016 TIF projects, duration of three years or more		
Project count:	11 commercial and industrial; 5 residential		
City:	Hastings		
County:	Adams		
Community impact in 2017 dollars			
	Total	15 year TIF period	Construction
Sales (output)	\$311,011,083	\$291,508,654	\$19,502,429
Wage and salary income	\$108,349,560	\$102,551,004	\$5,798,556
Self-employment income	\$11,754,468	\$10,846,561	\$907,907
Average annual employment		238.2	166.8
	Net benefit (cost)	Total taxes collected	Public costs
15 years	\$1,462,496	\$5,425,588	\$3,963,092
20 years	\$3,350,250	\$8,605,877	\$5,255,627
25 years	\$5,457,877	\$12,170,865	\$6,712,987
30 years	\$7,733,257	\$16,089,450	\$8,356,192
Impact on property tax	Initial year base property tax at project	Year 16 total property tax at project	Change in tax revenue
Hastings	\$34,933	\$332,735	\$297,802
20 year impact on property tax	With TIF	Without TIF	Change in tax revenue
City share of property tax	\$568,933	\$76,027	\$492,906
School district share of property tax	\$3,191,134	\$426,436	\$2,764,698
Goss and Associates estimates from IMPLAN model system			

Community aggregate impact:	2016 TIF projects, duration of three years or more		
Project count:	10 commercial and industrial; 1 residential		
City:	Holdrege		
County:	Phelps		
Community impact in 2017 dollars			
	Total	15 year TIF period	Construction
Sales (output)	\$151,405,799	\$141,873,497	\$9,532,303
Wage and salary income	\$52,862,751	\$50,346,955	\$2,515,796
Self-employment income	\$7,243,509	\$6,787,163	\$456,346
Average annual employment		102.1	80.2
	Net benefit (cost)	Total taxes collected	Public costs
15 years	\$1,234,195	\$3,069,948	\$1,835,754
20 years	\$3,000,792	\$5,657,758	\$2,656,966
25 years	\$5,154,657	\$8,822,334	\$3,667,677
30 years	\$7,629,484	\$12,541,101	\$4,911,618
Impact on property tax	Initial year base property tax at project	Year 16 total property tax at project	Change in tax revenue
Holdrege	\$20,882	\$255,023	\$234,141
20 year impact on property tax	With TIF	Without TIF	Change in tax revenue
City share of property tax	\$144,033	\$13,084	\$130,949
School district share of property tax	\$2,088,200	\$189,689	\$1,898,511
Goss and Associates estimates from IMPLAN model system			

Community aggregate impact:	2016 TIF projects, duration of three years or more		
Project count:	17 commercial and industrial; 1 residential		
City:	Kearney		
County:	Buffalo		
Community impact in 2017 dollars			
	Total	15 year TIF period	Construction
Sales (output)	\$684,441,689	\$642,580,080	\$41,861,609
Wage and salary income	\$218,014,527	\$205,033,092	\$12,981,435
Self-employment income	\$20,575,736	\$18,726,910	\$1,848,826
Average annual employment		492.3	365.3
	Net benefit (cost)	Total taxes collected	Public costs
15 years	\$2,815,012	\$11,062,532	\$8,247,521
20 years	\$8,352,526	\$24,231,303	\$15,878,777
25 years	\$15,218,354	\$40,938,469	\$25,720,115
30 years	\$23,011,728	\$61,423,323	\$38,411,595
Impact on property tax	Initial year base property tax at project	Year 16 total property tax at project	Change in tax revenue
Kearney	\$199,635	\$1,167,190	\$967,554
20 year impact on property tax	With TIF	Without TIF	Change in tax revenue
City share of property tax	\$778,062	\$171,603	\$606,459
School district share of property tax	\$10,149,856	\$2,238,567	\$7,911,289
Goss and Associates estimates from IMPLAN model system			

Community aggregate impact:	2016 TIF projects, duration of three years or more		
Project count:	4 commercial and industrial		
City:	Nebraska City		
County:	Otoe		
Community impact in 2017 dollars			
	Total	15 year TIF period	Construction
Sales (output)	\$72,099,171	\$67,862,489	\$4,236,682
Wage and salary income	\$22,327,560	\$21,011,658	\$1,315,902
Self-employment income	\$2,220,646	\$2,034,092	\$186,554
Average annual employment		52.5	36.8
	Net benefit (cost)	Total taxes collected	Public costs
15 years	\$790,428	\$1,277,924	\$487,495
20 years	\$1,356,719	\$2,013,863	\$657,144
25 years	\$1,928,538	\$2,758,883	\$830,344
30 years	\$2,469,699	\$3,476,871	\$1,007,172
Impact on property tax	Initial year base property tax at project	Year 16 total property tax at project	Change in tax revenue
Nebraska City	\$18,156	\$82,022	\$63,866
20 year impact on property tax	With TIF	Without TIF	Change in tax revenue
City share of property tax	\$71,479	\$15,950	\$55,528
School district share of property tax	\$783,212	\$174,773	\$608,439
Goss and Associates estimates from IMPLAN model system			

Community aggregate impact:	2016 TIF projects, duration of three years or more		
Project count:	2 commercial and industrial; 1 residential		
City:	North Platte		
County:	Lincoln		
Community impact in 2017 dollars			
	Total	15 year TIF period	Construction
Sales (output)	\$197,393,787	\$184,465,450	\$12,928,337
Wage and salary income	\$62,132,002	\$58,405,409	\$3,726,592
Self-employment income	\$8,999,426	\$8,376,305	\$623,121
Average annual employment		118.1	108.5
	Net benefit (cost)	Total taxes collected	Public costs
15 years	\$2,327,448	\$4,444,237	\$2,116,790
20 years	\$4,956,495	\$8,020,667	\$3,064,171
25 years	\$8,367,877	\$12,671,331	\$4,303,454
30 years	\$12,579,208	\$18,503,786	\$5,924,577
Impact on property tax	Initial year base property tax at project	Year 16 total property tax at project	Change in tax revenue
North Platte	\$23,504	\$309,183	\$285,679
20 year impact on property tax	With TIF	Without TIF	Change in tax revenue
City share of property tax	\$404,889	\$34,347	\$370,542
School district share of property tax	\$2,459,220	\$208,620	\$2,250,600
Goss and Associates estimates from IMPLAN model system			

Community aggregate impact:	2016 TIF projects, duration of three years or more		
Project count:	14 commercial and industrial		
City:	Ogallala		
County:	Keith		
Community impact in 2017 dollars			
	Total	15 year TIF period	Construction
Sales (output)	\$329,458,961	\$309,085,642	\$20,373,320
Wage and salary income	\$112,249,193	\$105,926,595	\$6,322,599
Self-employment income	\$14,861,159	\$13,962,651	\$898,508
Average annual employment		207.8	177.7
	Net benefit (cost)	Total taxes collected	Public costs
15 years	\$2,882,348	\$6,783,466	\$3,901,118
20 years	\$5,089,831	\$10,356,433	\$5,266,602
25 years	\$7,570,797	\$14,408,150	\$6,837,353
30 years	\$10,163,733	\$18,807,961	\$8,644,227
Impact on property tax	Initial year base property tax at project	Year 16 total property tax at project	Change in tax revenue
Ogallala	\$72,546	\$352,497	\$279,951
20 year impact on property tax	With TIF	Without TIF	Change in tax revenue
City share of property tax	\$285,649	\$53,704	\$231,945
School district share of property tax	\$3,843,250	\$722,558	\$3,120,692
Goss and Associates estimates from IMPLAN model system			

Community aggregate impact:	2016 TIF projects, duration of three years or more		
Project count:	2 commercial and industrial; 2 residential		
City:	Ord		
County:	Valley		
Community impact in 2017 dollars			
	Total	15 year TIF period	Construction
Sales (output)	\$490,238,146	\$459,892,749	\$30,345,397
Wage and salary income	\$62,484,773	\$52,393,482	\$10,091,291
Self-employment income	\$9,318,957	\$7,848,198	\$1,470,759
Average annual employment		84.1	278.5
	Net benefit (cost)	Total taxes collected	Public costs
15 years	-\$672,664	\$6,946,317	\$7,618,981
20 years	\$2,582,389	\$13,060,537	\$10,478,148
25 years	\$6,724,017	\$20,847,615	\$14,123,598
30 years	\$11,687,641	\$30,459,204	\$18,771,564
Impact on property tax	Initial year base property tax at project	Year 16 total property tax at project	Change in tax revenue
Ord	\$8,857	\$759,461	\$750,604
20 year impact on property tax	With TIF	Without TIF	Change in tax revenue
City share of property tax	\$678,896	\$7,486	\$671,410
School district share of property tax	\$6,593,483	\$72,709	\$6,520,774
Goss and Associates estimates from IMPLAN model system			

Community aggregate impact:	2016 TIF projects, duration of three years or more		
Project count:	9 commercial and industrial; 1 residential		
City:	Ralston		
County:	Douglas		
	Community impact in 2017 dollars		
	Total	15 year TIF period	Construction
Sales (output)	\$521,836,606	\$489,149,008	\$32,687,598
Wage and salary income	\$131,688,474	\$122,060,428	\$9,628,046
Self-employment income	\$17,935,539	\$16,405,687	\$1,529,852
Average annual employment		379.2	272.8
	Net benefit (cost)	Total taxes collected	Public costs
15 years	\$7,230,491	\$7,334,305	\$103,814
20 years	\$18,703,268	\$18,891,457	\$188,189
25 years	\$32,373,794	\$32,663,808	\$290,015
30 years	\$47,625,735	\$48,038,635	\$412,901
Impact on property tax	Initial year base property tax at project	Year 16 total property tax at project	Change in tax revenue
Ralston	\$180,834	\$1,493,721	\$1,312,887
20 year impact on property tax	With TIF	Without TIF	Change in tax revenue
City share of property tax	\$1,947,703	\$420,848	\$1,526,855
School district share of property tax	\$6,399,901	\$1,382,852	\$5,017,049
Goss and Associates estimates from IMPLAN model system			

Community aggregate impact:	2016 TIF projects, duration of three years or more		
Project count:	1 commercial and industrial		
City:	St. Paul		
County:	Howard		
Community impact in 2017 dollars			
	Total	15 year TIF period	Construction
Sales (output)	\$9,428,910	\$8,843,018	\$585,892
Wage and salary income	\$3,029,567	\$2,847,706	\$181,861
Self-employment income	\$1,390,816	\$1,365,008	\$25,808
Average annual employment		7.6	5.1
	Net benefit (cost)	Total taxes collected	Public costs
15 years	\$200,569	\$281,405	\$80,836
20 years	\$371,609	\$496,289	\$124,680
25 years	\$584,461	\$766,177	\$181,716
30 years	\$833,483	\$1,089,398	\$255,915
Impact on property tax	Initial year base property tax at project	Year 16 total property tax at project	Change in tax revenue
St. Paul	\$9,280	\$24,551	\$15,271
20 year impact on property tax	With TIF	Without TIF	Change in tax revenue
City share of property tax	\$17,568	\$6,249	\$11,320
School district share of property tax	\$230,406	\$81,949	\$148,457
Goss and Associates estimates from IMPLAN model system			

Community aggregate impact:	2016 TIF projects, duration of three years or more		
Project count:	2 commercial and industrial		
City:	Scottsbluff		
County:	Scotts Bluff		
Community impact in 2017 dollars			
	Total	15 year TIF period	Construction
Sales (output)	\$1,860,869	\$1,684,346	\$176,523
Wage and salary income	\$14,343,972	\$13,449,103	\$894,957
Self-employment income	\$6,521,308	\$6,243,730	\$277,578
Average annual employment		1,236,935.0	906,242.6
	Net benefit (cost)	Total taxes collected	Public costs
15 years	\$1,004,856	\$2,502,463	\$1,497,607
20 years	\$1,687,264	\$3,619,151	\$1,931,887
25 years	\$592,024	\$719,561	\$127,537
30 years	\$908,778	\$1,084,972	\$176,194
Impact on property tax	Initial year base property tax at project	Year 16 total property tax at project	Change in tax revenue
Scottsbluff	\$5,160	\$62,153	\$56,993
20 year impact on property tax	With TIF	Without TIF	Change in tax revenue
City share of property tax	\$50,556	\$6,063	\$44,493
School district share of property tax	\$451,687	\$54,173	\$397,514
Goss and Associates estimates from IMPLAN model system			

Community aggregate impact:	2016 TIF projects, duration of three years or more		
Project count:	5 commercial and industrial		
City:	Seward		
County:	Seward		
Community impact in 2017 dollars			
	Total	15 year TIF period	Construction
Sales (output)	\$66,056,537	\$62,063,891	\$3,992,645
Wage and salary income	\$19,599,652	\$18,355,306	\$1,244,345
Self-employment income	\$1,860,869	\$1,684,346	\$176,523
Average annual employment		52.8	34.8
	Net benefit (cost)	Total taxes collected	Public costs
15 years	\$284,863	\$1,151,672	\$866,808
20 years	\$634,689	\$1,807,023	\$1,172,335
25 years	\$1,004,856	\$2,502,463	\$1,497,607
30 years	\$1,353,010	\$3,196,912	\$1,843,902
Impact on property tax	Initial year base property tax at project	Year 16 total property tax at project	Change in tax revenue
Seward	\$4,902	\$64,922	\$60,020
20 year impact on property tax	With TIF	Without TIF	Change in tax revenue
City share of property tax	\$52,824	\$4,560	\$48,265
School district share of property tax	\$560,494	\$48,382	\$512,113
Goss and Associates estimates from IMPLAN model system			

Community aggregate impact:	2016 TIF projects, duration of three years or more		
Project count:	1 commercial and industrial		
City:	Tekamah		
County:	Burt		
Community impact in 2017 dollars			
	Total	15 year TIF period	Construction
Sales (output)	\$14,343,972	\$13,449,050	\$894,923
Wage and salary income	\$6,521,308	\$6,243,730	\$277,578
Self-employment income	\$124,697	\$85,263	\$39,434
Average annual employment		17.6	7.7
	Net benefit (cost)	Total taxes collected	Public costs
15 years	\$334,254	\$422,239	\$87,985
20 years	\$592,024	\$719,561	\$127,537
25 years	\$908,778	\$1,084,972	\$176,194
30 years	\$1,255,832	\$1,491,883	\$236,051
Impact on property tax	Initial year base property tax at project	Year 16 total property tax at project	Change in tax revenue
Tekamah	\$375	\$22,930	\$22,555
20 year impact on property tax	With TIF	Without TIF	Change in tax revenue
City share of property tax	\$11,437	\$253	\$11,184
School district share of property tax	\$149,377	\$3,303	\$146,073
Goss and Associates estimates from IMPLAN model system			

Community aggregate impact:	2016 TIF projects, duration of three years or more		
Project count:	3 commercial and industrial		
City:	York		
County:	York		
Community impact in 2017 dollars			
	Total	15 year TIF period	Construction
Sales (output)	\$344,906,872	\$323,879,026	\$21,027,846
Wage and salary income	\$129,411,467	\$122,531,202	\$6,880,265
Self-employment income	\$17,130,140	\$16,124,078	\$1,006,062
Average annual employment		161.3	190.8
	Net benefit (cost)	Total taxes collected	Public costs
15 years	\$5,541,013	\$8,814,867	\$3,273,854
20 years	\$9,643,389	\$14,258,251	\$4,614,863
25 years	\$14,463,209	\$20,657,180	\$6,193,971
30 years	\$19,694,585	\$27,748,038	\$8,053,454
Impact on property tax	Initial year base property tax at project	Year 16 total property tax at project	Change in tax revenue
York	\$13,902	\$379,653	\$365,751
20 year impact on property tax	With TIF	Without TIF	Change in tax revenue
City share of property tax	\$260,755	\$9,461	\$251,294
School district share of property tax	\$3,746,911	\$135,955	\$3,610,956
Goss and Associates estimates from IMPLAN model system			

Individual Project Impacts

TIF ID #:	45-8613		
Project date:	2005		
Project name:	Atkinson Motel, LLC		
Project type:	Commercial and industrial		
City:	Atkinson		
County:	Holt		
Community impact in 2017 dollars			
	Total	15 year TIF period	Construction
Sales (output)	\$13,769,238	\$12,920,866	\$848,371
Wage and salary income	\$3,575,404	\$3,312,514	\$262,890
Self-employment income	\$219,306	\$181,905	\$37,401
Average annual employment		12.4	7.3
	Net benefit (cost)	Total taxes collected	Public costs
15 years	\$115,739	\$190,512	\$74,773
20 years	\$186,526	\$280,009	\$93,483
25 years	\$262,930	\$376,635	\$113,705
30 years	\$337,348	\$472,912	\$135,563
Impact on property tax	Initial year base property tax at project	Year 16 total property tax at project	Change in tax revenue
Atkinson Motel, LLC	\$226	\$9,842	\$9,617
20 year impact on property tax	With TIF	Without TIF	Change in tax revenue
City share of property tax	\$4,152	\$89	\$4,063
School district share of property tax	\$68,896	\$1,478	\$67,417
Goss and Associates estimates from IMPLAN model system			

TIF ID #:	45-8615		
Project date:	2007		
Project name:	NEDAK Ethanol, LLC		
Project type:	Commercial and industrial		
City:	Atkinson		
County:	Holt		
Community impact in 2017 dollars			
	Total	15 year TIF period	Construction
Sales (output)	\$616,315,994	\$578,012,386	\$38,303,608
Wage and salary income	\$56,261,205	\$43,149,257	\$13,111,948
Self-employment income	\$6,051,674	\$4,187,703	\$1,863,971
Average annual employment		50.6	354.6
	Net benefit (cost)	Total taxes collected	Public costs
15 years	\$1,072,148	\$3,026,109	\$1,953,962
20 years	\$3,028,599	\$5,457,148	\$2,428,549
25 years	\$5,142,426	\$8,083,937	\$2,941,511
30 years	\$7,345,867	\$10,841,818	\$3,495,951
Impact on property tax	Initial year base property tax at project	Year 16 total property tax at project	Change in tax revenue
NEDAK Ethanol, LLC	\$1,772	\$396,272	\$394,500
20 year impact on property tax	With TIF	Without TIF	Change in tax revenue
City share of property tax	\$166,512	\$682	\$165,829
School district share of property tax	\$2,762,782	\$11,318	\$2,751,465
Goss and Associates estimates from IMPLAN model system			

TIF ID #:	45-8616		
Project date:	2007		
Project name:	Triple R Tire		
Project type:	Commercial and industrial		
City:	Atkinson		
County:	Holt		
Community impact in 2017 dollars			
	Total	15 year TIF period	Construction
Sales (output)	\$3,933,418	\$3,688,185	\$245,232
Wage and salary income	\$1,271,589	\$1,195,597	\$75,991
Self-employment income	\$636,269	\$625,457	\$10,812
Average annual employment		3.3	2.1
	Net benefit (cost)	Total taxes collected	Public costs
15 years	\$38,583	\$49,137	\$10,554
20 years	\$60,558	\$73,762	\$13,204
25 years	\$84,251	\$100,320	\$16,068
30 years	\$107,742	\$126,907	\$19,164
Impact on property tax	Initial year base property tax at project	Year 16 total property tax at project	Change in tax revenue
Triple R Tire	\$126	\$2,849	\$2,723
20 year impact on property tax	With TIF	Without TIF	Change in tax revenue
City share of property tax	\$1,256	\$48	\$1,207
School district share of property tax	\$20,833	\$800	\$20,033
Goss and Associates estimates from IMPLAN model system			

TIF ID #:	64-0803		
Project date:	2005		
Project name:	Auburn Bowling Center, LLC		
Project type:	Commercial and industrial		
City:	Auburn		
County:	Nemaha		
Community impact in 2017 dollars			
	Total	15 year TIF period	Construction
Sales (output)	\$10,449,855	\$9,791,401	\$658,454
Wage and salary income	\$3,251,184	\$3,046,653	\$204,531
Self-employment income	\$123,420	\$94,427	\$28,993
Average annual employment		17.4	5.8
	Net benefit (cost)	Total taxes collected	Public costs
15 years	-\$6,866	\$173,144	\$180,009
20 years	\$27,907	\$261,646	\$233,739
25 years	\$64,969	\$356,885	\$291,916
30 years	\$99,495	\$454,402	\$354,907
Impact on property tax	Initial year base property tax at project	Year 16 total property tax at project	Change in tax revenue
Auburn Bowling Center, LLC	\$1,057	\$9,423	\$8,366
20 year impact on property tax	With TIF	Without TIF	Change in tax revenue
City share of property tax	\$6,841	\$685	\$6,156
School district share of property tax	\$87,438	\$8,761	\$78,677
Goss and Associates estimates from IMPLAN model system			

TIF ID #:	64-0808		
Project date:	2011		
Project name:	Orscheln Project		
Project type:	Commercial and industrial		
City:	Auburn		
County:	Nemaha		
Community impact in 2017 dollars			
	Total	15 year TIF period	Construction
Sales (output)	\$23,942,018	\$22,450,017	\$1,492,001
Wage and salary income	\$10,498,519	\$10,035,070	\$463,449
Self-employment income	\$285,693	\$219,999	\$65,694
Average annual employment		27.7	13.0
	Net benefit (cost)	Total taxes collected	Public costs
15 years	\$485,371	\$736,348	\$250,978
20 years	\$803,851	\$1,150,455	\$346,604
25 years	\$1,147,558	\$1,597,703	\$450,145
30 years	\$1,486,610	\$2,048,865	\$562,255
Impact on property tax	Initial year base property tax at project	Year 16 total property tax at project	Change in tax revenue
Orscheln Project	\$2,145	\$31,539	\$29,394
20 year impact on property tax	With TIF	Without TIF	Change in tax revenue
City share of property tax	\$21,077	\$1,503	\$19,574
School district share of property tax	\$269,394	\$19,207	\$250,187
Goss and Associates estimates from IMPLAN model system			

TIF ID #:	64-0809		
Project date:	2011		
Project name:	Auburn West Project #1		
Project type:	Residential		
City:	Auburn		
County:	Nemaha		
Community impact in 2017 dollars			
	Total	15 year TIF period	Construction
Sales (output)	\$22,609,584	\$20,928,118	\$1,681,466
Wage and salary income	\$2,739,303	\$2,332,952	\$406,350
Self-employment income	\$747,833	\$652,580	\$95,254
Average annual employment		15.7	12.8
	Net benefit (cost)	Total taxes collected	Public costs
15 years	\$719,654	\$861,805	\$142,151
20 years	\$1,107,353	\$1,302,018	\$194,665
25 years	\$1,503,806	\$1,755,332	\$251,526
30 years	\$1,893,903	\$2,206,995	\$313,092
Impact on property tax	Initial year base property tax at project	Year 16 total property tax at project	Change in tax revenue
Auburn West Project #1	\$44,318	\$59,249	\$14,932
20 year impact on property tax	With TIF	Without TIF	Change in tax revenue
City share of property tax	\$42,639	\$30,501	\$12,138
School district share of property tax	\$544,991	\$389,852	\$155,139
Goss and Associates estimates from IMPLAN model system			

TIF ID #:	62-9515		
Project date:	2003		
Project name:	Dollar General Store		
Project type:	Commercial and industrial		
City:	Bayard		
County:	Morrill		
Community impact in 2017 dollars			
	Total	15 year TIF period	Construction
Sales (output)	\$6,020,956	\$5,645,249	\$375,707
Wage and salary income	\$2,750,417	\$2,633,907	\$116,510
Self-employment income	\$49,719	\$33,162	\$16,557
Average annual employment		7.5	3.2
	Net benefit (cost)	Total taxes collected	Public costs
15 years	\$131,994	\$161,778	\$29,784
20 years	\$200,030	\$238,423	\$38,393
25 years	\$280,560	\$329,184	\$48,624
30 years	\$366,379	\$427,163	\$60,784
Impact on property tax	Initial year base property tax at project	Year 16 total property tax at project	Change in tax revenue
Dollar General Store	\$424	\$6,625	\$6,201
20 year impact on property tax	With TIF	Without TIF	Change in tax revenue
City share of property tax	\$2,448	\$161	\$2,287
School district share of property tax	\$49,286	\$3,241	\$46,045
Goss and Associates estimates from IMPLAN model system			

TIF ID #:	62-9519		
Project date:	2013		
Project name:	Claver Trust Project		
Project type:	Commercial and industrial		
City:	Bayard		
County:	Morrill		
Community impact in 2017 dollars			
	Total	15 year TIF period	Construction
Sales (output)	\$1,937,948	\$1,819,704	\$118,243
Wage and salary income	\$856,199	\$819,531	\$36,668
Self-employment income	\$28,853	\$23,642	\$5,211
Average annual employment		1.6	1.0
	Net benefit (cost)	Total taxes collected	Public costs
15 years	\$7,043	\$24,817	\$17,774
20 years	\$24,409	\$50,150	\$25,741
25 years	\$44,666	\$79,876	\$35,211
30 years	\$67,091	\$113,555	\$46,464
Impact on property tax	Initial year base property tax at project	Year 16 total property tax at project	Change in tax revenue
Claver Trust Project	\$441	\$3,727	\$3,286
20 year impact on property tax	With TIF	Without TIF	Change in tax revenue
City share of property tax	\$1,285	\$225	\$1,059
School district share of property tax	\$25,859	\$4,540	\$21,319
Goss and Associates estimates from IMPLAN model system			

TIF ID #:	34-8787		
Project date:	2006		
Project name:	Toby and Teresa Bissegger		
Project type:	Commercial and industrial		
City:	Beatrice		
County:	Gage		
Community impact in 2017 dollars			
	Total	15 year TIF period	Construction
Sales (output)	\$11,617,515	\$10,973,667	\$643,847
Wage and salary income	\$5,267,986	\$5,067,885	\$200,101
Self-employment income	\$532,944	\$504,601	\$28,342
Average annual employment		7.7	5.6
	Net benefit (cost)	Total taxes collected	Public costs
15 years	\$69,731	\$186,676	\$116,945
20 years	\$123,280	\$276,809	\$153,529
25 years	\$179,518	\$373,595	\$194,077
30 years	\$235,492	\$474,511	\$239,019
Impact on property tax	Initial year base property tax at project	Year 16 total property tax at project	Change in tax revenue
Toby and Teresa Bissegger	\$4,956	\$11,065	\$6,109
20 year impact on property tax	With TIF	Without TIF	Change in tax revenue
City share of property tax	\$14,165	\$4,180	\$9,985
School district share of property tax	\$138,957	\$41,005	\$97,952
Goss and Associates estimates from IMPLAN model system			

TIF ID #:	34-8789		
Project date:	2006		
Project name:	Beatrice BioDiesel, LLC		
Project type:	Commercial and industrial		
City:	Beatrice		
County:	Gage		
Community impact in 2017 dollars			
	Total	15 year TIF period	Construction
Sales (output)	\$411,968,219	\$386,364,683	\$25,603,537
Wage and salary income	\$37,607,047	\$28,842,540	\$8,764,507
Self-employment income	\$4,045,168	\$2,799,221	\$1,245,947
Average annual employment		33.8	237.0
	Net benefit (cost)	Total taxes collected	Public costs
15 years	\$886,481	\$2,215,350	\$1,328,869
20 years	\$2,603,805	\$4,283,212	\$1,679,407
25 years	\$4,506,805	\$6,574,733	\$2,067,928
30 years	\$6,552,370	\$9,050,919	\$2,498,549
Impact on property tax	Initial year base property tax at project	Year 16 total property tax at project	Change in tax revenue
Beatrice BioDiesel, LLC	\$649	\$341,927	\$341,279
20 year impact on property tax	With TIF	Without TIF	Change in tax revenue
City share of property tax	\$228,344	\$547	\$227,797
School district share of property tax	\$2,240,030	\$5,368	\$2,234,663
Goss and Associates estimates from IMPLAN model system			

TIF ID #:	34-8791		
Project date:	2006		
Project name:	Precise Fabrication, LLC		
Project type:	Commercial and industrial		
City:	Beatrice		
County:	Gage		
Community impact in 2017 dollars			
	Total	15 year TIF period	Construction
Sales (output)	\$47,522,100	\$44,636,452	\$2,885,648
Wage and salary income	\$14,979,404	\$14,007,881	\$971,524
Self-employment income	\$613,115	\$474,405	\$138,709
Average annual employment		19.6	26.7
	Net benefit (cost)	Total taxes collected	Public costs
15 years	\$89,618	\$489,158	\$399,540
20 years	\$290,467	\$818,867	\$528,400
25 years	\$512,711	\$1,183,934	\$671,223
30 years	\$745,169	\$1,574,691	\$829,522
Impact on property tax	Initial year base property tax at project	Year 16 total property tax at project	Change in tax revenue
Precise Fabrication, LLC	\$634	\$39,800	\$39,165
20 year impact on property tax	With TIF	Without TIF	Change in tax revenue
City share of property tax	\$38,953	\$500	\$38,453
School district share of property tax	\$382,125	\$4,907	\$377,218
Goss and Associates estimates from IMPLAN model system			

TIF ID #:	89-8901		
Project date:	2007		
Project name:	TIF Blair redevelopment project 1		
Project type:	Commercial and industrial		
City:	Blair		
County:	Washington		
Community impact in 2017 dollars			
	Total	15 year TIF period	Construction
Sales (output)	\$48,238,368	\$45,488,624	\$2,749,744
Wage and salary income	\$22,650,849	\$21,797,136	\$853,713
Self-employment income	\$2,225,374	\$2,104,268	\$121,106
Average annual employment		32.0	24.0
	Net benefit (cost)	Total taxes collected	Public costs
15 years	\$392,537	\$827,418	\$434,881
20 years	\$824,895	\$1,466,820	\$641,926
25 years	\$1,345,103	\$2,247,973	\$902,870
30 years	\$1,936,102	\$3,167,846	\$1,231,745
Impact on property tax	Initial year base property tax at project	Year 16 total property tax at project	Change in tax revenue
TIF Blair redevelopment project 1	\$23,388	\$80,942	\$57,554
20 year impact on property tax	With TIF	Without TIF	Change in tax revenue
City share of property tax	\$63,516	\$17,329	\$46,187
School district share of property tax	\$766,105	\$209,017	\$557,088
Goss and Associates estimates from IMPLAN model system			

TIF ID #:	89-8902		
Project date:	2007		
Project name:	TIF Blair redevelopment project 2		
Project type:	Commercial and industrial		
City:	Blair		
County:	Washington		
Community impact in 2017 dollars			
	Total	15 year TIF period	Construction
Sales (output)	\$100,366,175	\$94,644,975	\$5,721,199
Wage and salary income	\$47,128,044	\$45,351,783	\$1,776,262
Self-employment income	\$4,630,193	\$4,378,218	\$251,976
Average annual employment		66.6	49.8
	Net benefit (cost)	Total taxes collected	Public costs
15 years	\$6,117,125	\$7,087,414	\$970,289
20 years	\$8,376,629	\$9,860,199	\$1,483,570
25 years	\$10,685,283	\$12,815,756	\$2,130,473
30 years	\$13,024,662	\$15,970,444	\$2,945,782
Impact on property tax	Initial year base property tax at project	Year 16 total property tax at project	Change in tax revenue
TIF Blair redevelopment project 2	\$523,262	\$452,960	-\$70,303
20 year impact on property tax	With TIF	Without TIF	Change in tax revenue
City share of property tax	\$487,371	\$377,940	\$109,431
School district share of property tax	\$5,878,520	\$4,558,594	\$1,319,926
Goss and Associates estimates from IMPLAN model system			

TIF ID #:	62-9517		
Project date:	2007		
Project name:	Bridgeport Ethanol		
Project type:	Commercial and industrial		
City:	Bridgeport		
County:	Morrill		
Community impact in 2017 dollars			
	Total	15 year TIF period	Construction
Sales (output)	\$661,944,390	\$621,097,004	\$40,847,386
Wage and salary income	\$73,496,636	\$59,634,197	\$13,862,439
Self-employment income	\$9,605,700	\$7,630,611	\$1,975,089
Average annual employment		79.1	377.9
	Net benefit (cost)	Total taxes collected	Public costs
15 years	\$43,428	\$4,878,350	\$4,834,922
20 years	\$2,569,900	\$8,923,951	\$6,354,051
25 years	\$5,572,271	\$13,731,707	\$8,159,436
30 years	\$8,937,395	\$19,242,410	\$10,305,014
Impact on property tax	Initial year base property tax at project	Year 16 total property tax at project	Change in tax revenue
Bridgeport Ethanol	\$192	\$565,107	\$564,915
20 year impact on property tax	With TIF	Without TIF	Change in tax revenue
City share of property tax	\$226,476	\$89	\$226,387
School district share of property tax	\$4,559,275	\$1,798	\$4,557,477
Goss and Associates estimates from IMPLAN model system			

TIF ID #:	11-1001		
Project date:	1997		
Project name:	Microtel		
Project type:	Commercial and industrial		
City:	Chadron		
County:	Dawes		
Community impact in 2017 dollars			
	Total	15 year TIF period	Construction
Sales (output)	\$62,378,320	\$58,674,804	\$3,703,516
Wage and salary income	\$17,073,797	\$15,922,361	\$1,151,436
Self-employment income	\$1,376,663	\$1,213,667	\$162,996
Average annual employment		51.5	32.3
	Net benefit (cost)	Total taxes collected	Public costs
15 years	-\$231,974	\$1,006,945	\$1,238,919
20 years	-\$139,609	\$1,349,809	\$1,489,418
25 years	-\$40,945	\$1,716,268	\$1,757,213
30 years	\$49,799	\$2,093,296	\$2,043,497
Impact on property tax	Initial year base property tax at project	Year 16 total property tax at project	Change in tax revenue
Microtel	\$185	\$33,176	\$32,991
20 year impact on property tax	With TIF	Without TIF	Change in tax revenue
City share of property tax	\$49,735	\$149	\$49,586
School district share of property tax	\$407,461	\$1,224	\$406,237
Goss and Associates estimates from IMPLAN model system			

TIF ID #:	30-0047		
Project date:	2012		
Project name:	CPI-Lansing Inc.		
Project type:	Commercial and industrial		
City:	Fairmont		
County:	Fillmore		
Community impact in 2017 dollars			
	Total	15 year TIF period	Construction
Sales (output)	\$330,008,086	\$309,800,505	\$20,207,581
Wage and salary income	\$149,627,371	\$142,703,480	\$6,923,891
Self-employment income	\$4,360,497	\$3,376,448	\$984,049
Average annual employment		279.7	187.1
	Net benefit (cost)	Total taxes collected	Public costs
15 years	\$1,002,232	\$2,476,236	\$1,474,004
20 years	\$3,239,119	\$5,307,741	\$2,068,622
25 years	\$5,772,470	\$8,517,299	\$2,744,829
30 years	\$8,510,654	\$12,024,473	\$3,513,819
Impact on property tax	Initial year base property tax at project	Year 16 total property tax at project	Change in tax revenue
CPI-Lansing Inc.	\$15,304	\$433,463	\$418,159
20 year impact on property tax	With TIF	Without TIF	Change in tax revenue
City share of property tax	\$250,398	\$13,614	\$236,784
School district share of property tax	\$2,554,193	\$138,866	\$2,415,327
Goss and Associates estimates from IMPLAN model system			

TIF ID #:	30-0048		
Project date:	2012		
Project name:	Shropfer		
Project type:	Commercial and industrial		
City:	Fairmont		
County:	Fillmore		
Community impact in 2017 dollars			
	Total	15 year TIF period	Construction
Sales (output)	\$5,761,407	\$5,399,676	\$361,731
Wage and salary income	\$1,859,794	\$1,751,593	\$108,201
Self-employment income	\$941,534	\$924,096	\$17,437
Average annual employment		4.7	2.9
	Net benefit (cost)	Total taxes collected	Public costs
15 years	\$62,716	\$77,498	\$14,782
20 years	\$118,226	\$138,607	\$20,381
25 years	\$181,314	\$208,062	\$26,748
30 years	\$247,258	\$281,247	\$33,989
Impact on property tax	Initial year base property tax at project	Year 16 total property tax at project	Change in tax revenue
Shropfer	\$85	\$7,058	\$6,972
20 year impact on property tax	With TIF	Without TIF	Change in tax revenue
City share of property tax	\$4,018	\$43	\$3,975
School district share of property tax	\$40,988	\$438	\$40,550
Goss and Associates estimates from IMPLAN model system			

TIF ID #:	30-0049		
Project date:	2006		
Project name:	Advanced Bioenergy, LLC		
Project type:	Commercial and industrial		
City:	Fairmont		
County:	Fillmore		
Community impact in 2017 dollars			
	Total	15 year TIF period	Construction
Sales (output)	\$1,091,511,485	\$1,023,621,744	\$67,889,741
Wage and salary income	\$97,264,670	\$74,003,047	\$23,261,624
Self-employment income	\$10,153,189	\$6,847,163	\$3,306,026
Average annual employment		85.0	628.5
	Net benefit (cost)	Total taxes collected	Public costs
15 years	\$2,833,406	\$6,111,464	\$3,278,058
20 years	\$9,127,840	\$13,505,701	\$4,377,861
25 years	\$16,278,686	\$21,907,256	\$5,628,570
30 years	\$24,177,801	\$31,228,693	\$7,050,892
Impact on property tax	Initial year base property tax at project	Year 16 total property tax at project	Change in tax revenue
Advanced Bioenergy, LLC	\$12,528	\$1,225,256	\$1,212,728
20 year impact on property tax	With TIF	Without TIF	Change in tax revenue
City share of property tax	\$695,958	\$8,024	\$687,934
School district share of property tax	\$7,099,146	\$81,847	\$7,017,299
Goss and Associates estimates from IMPLAN model system			

TIF ID #:	74-0840		
Project date:	2013		
Project name:	Consolidated Grain and Barge Co.		
Project type:	Commercial and industrial		
City:	Falls City		
County:	Richardson		
Community impact in 2017 dollars			
	Total	15 year TIF period	Construction
Sales (output)	\$432,064,989	\$404,855,425	\$27,209,563
Wage and salary income	\$97,056,061	\$87,880,810	\$9,175,251
Self-employment income	\$72,709,022	\$63,533,771	\$9,175,251
Average annual employment		131.5	251.7
	Net benefit (cost)	Total taxes collected	Public costs
15 years	\$4,921,362	\$9,360,311	\$4,438,949
20 years	\$9,417,701	\$15,634,296	\$6,216,595
25 years	\$14,493,131	\$22,718,790	\$8,225,660
30 years	\$19,798,734	\$30,295,005	\$10,496,271
Impact on property tax	Initial year base property tax at project	Year 16 total property tax at project	Change in tax revenue
Consolidated Grain and Barge Co.	\$9,324	\$568,822	\$559,498
20 year impact on property tax	With TIF	Without TIF	Change in tax revenue
City share of property tax	\$289,568	\$6,812	\$282,756
School district share of property tax	\$4,501,938	\$105,909	\$4,396,029
Goss and Associates estimates from IMPLAN model system			

TIF ID #:	74-0810		
Project date:	2010		
Project name:	Falls City Area Project #1		
Project type:	Commercial and industrial		
City:	Falls City		
County:	Richardson		
Community impact in 2017 dollars			
	Total	15 year TIF period	Construction
Sales (output)	\$9,243,404	\$8,727,331	\$516,073
Wage and salary income	\$4,230,105	\$4,069,759	\$160,346
Self-employment income	\$424,656	\$401,936	\$22,720
Average annual employment		6.1	4.4
	Net benefit (cost)	Total taxes collected	Public costs
15 years	\$50,251	\$141,707	\$91,456
20 years	\$103,305	\$228,646	\$125,341
25 years	\$161,134	\$324,772	\$163,637
30 years	\$220,540	\$427,459	\$206,919
Impact on property tax	Initial year base property tax at project	Year 16 total property tax at project	Change in tax revenue
Falls City Area Project #1	\$3,305	\$10,671	\$7,366
20 year impact on property tax	With TIF	Without TIF	Change in tax revenue
City share of property tax	\$7,579	\$1,758	\$5,821
School district share of property tax	\$117,833	\$27,336	\$90,497
Goss and Associates estimates from IMPLAN model system			

TIF ID #:	74-0820		
Project date:	2010		
Project name:	Vision Inn Motel		
Project type:	Commercial and industrial		
City:	Falls City		
County:	Richardson		
Community impact in 2017 dollars			
	Total	15 year TIF period	Construction
Sales (output)	\$12,814,176	\$12,047,974	\$766,202
Wage and salary income	\$3,473,579	\$3,235,517	\$238,062
Self-employment income	\$268,016	\$234,283	\$33,732
Average annual employment		10.8	6.7
	Net benefit (cost)	Total taxes collected	Public costs
15 years	\$4,423	\$256,161	\$251,738
20 years	\$68,933	\$422,954	\$354,022
25 years	\$140,230	\$609,850	\$469,620
30 years	\$209,194	\$809,461	\$600,268
Impact on property tax	Initial year base property tax at project	Year 16 total property tax at project	Change in tax revenue
Vision Inn Motel	\$2,497	\$16,812	\$14,315
20 year impact on property tax	With TIF	Without TIF	Change in tax revenue
City share of property tax	\$9,598	\$1,328	\$8,269
School district share of property tax	\$149,214	\$20,651	\$128,563
Goss and Associates estimates from IMPLAN model system			

TIF ID #:	27-6667		
Project date:	2005		
Project name:	Logger Investments, LLC		
Project type:	Commercial and industrial		
City:	Fremont		
County:	Dodge		
Community impact in 2017 dollars			
	Total	15 year TIF period	Construction
Sales (output)	\$54,291,376	\$51,024,176	\$3,267,200
Wage and salary income	\$21,458,346	\$20,442,145	\$1,016,201
Self-employment income	\$1,405,155	\$1,261,393	\$143,763
Average annual employment		43.8	28.5
	Net benefit (cost)	Total taxes collected	Public costs
15 years	\$959,303	\$1,807,797	\$848,494
20 years	\$1,662,175	\$2,925,074	\$1,262,899
25 years	\$2,448,235	\$4,186,628	\$1,738,393
30 years	\$3,279,870	\$5,563,853	\$2,283,983
Impact on property tax	Initial year base property tax at project	Year 16 total property tax at project	Change in tax revenue
Logger Investments, LLC	\$26,177	\$83,826	\$57,649
20 year impact on property tax	With TIF	Without TIF	Change in tax revenue
City share of property tax	\$131,271	\$34,645	\$96,626
School district share of property tax	\$891,066	\$235,169	\$655,896
Goss and Associates estimates from IMPLAN model system			

TIF ID #:	27-6668		
Project date:	2005		
Project name:	TCK Leasing, LLC		
Project type:	Commercial and industrial		
City:	Fremont		
County:	Dodge		
Community impact in 2017 dollars			
	Total	15 year TIF period	Construction
Sales (output)	\$107,619,434	\$100,740,140	\$6,879,293
Wage and salary income	\$38,556,917	\$36,147,110	\$2,409,807
Self-employment income	\$5,999,507	\$5,624,537	\$374,969
Average annual employment		51.0	60.2
	Net benefit (cost)	Total taxes collected	Public costs
15 years	\$1,912,807	\$3,054,046	\$1,141,239
20 years	\$3,312,462	\$4,938,989	\$1,626,527
25 years	\$4,912,618	\$7,095,973	\$2,183,355
30 years	\$6,651,422	\$9,473,690	\$2,822,268
Impact on property tax	Initial year base property tax at project	Year 16 total property tax at project	Change in tax revenue
TCK Leasing, LLC	\$7,629	\$131,723	\$124,095
20 year impact on property tax	With TIF	Without TIF	Change in tax revenue
City share of property tax	\$185,289	\$10,005	\$175,283
School district share of property tax	\$1,257,736	\$67,917	\$1,189,819
Goss and Associates estimates from IMPLAN model system			

TIF ID #:	27-6669		
Project date:	2005		
Project name:	JAKK Investments, LLC		
Project type:	Commercial and industrial		
City:	Fremont		
County:	Dodge		
Community impact in 2017 dollars			
	Total	15 year TIF period	Construction
Sales (output)	\$177,451,798	\$167,070,537	\$10,381,261
Wage and salary income	\$62,141,917	\$58,913,024	\$3,228,893
Self-employment income	\$11,091,398	\$10,634,604	\$456,794
Average annual employment		104.2	90.7
	Net benefit (cost)	Total taxes collected	Public costs
15 years	\$398,825	\$2,388,452	\$1,989,628
20 years	\$1,104,608	\$3,761,412	\$2,656,804
25 years	\$1,898,243	\$5,320,575	\$3,422,332
30 years	\$2,748,728	\$7,049,440	\$4,300,711
Impact on property tax	Initial year base property tax at project	Year 16 total property tax at project	Change in tax revenue
JAKK Investments, LLC	\$21,185	\$148,123	\$126,938
20 year impact on property tax	With TIF	Without TIF	Change in tax revenue
City share of property tax	\$262,152	\$27,785	\$234,366
School district share of property tax	\$1,779,478	\$188,607	\$1,590,871
Goss and Associates estimates from IMPLAN model system			

TIF ID #:	79-0769		
Project date:	2000		
Project name:	Red Barn Subdivision		
Project type:	Commercial and industrial		
City:	Gering		
County:	Scotts Bluff		
Community impact in 2017 dollars			
	Total	15 year TIF period	Construction
Sales (output)	\$61,897,815	\$58,252,722	\$3,645,093
Wage and salary income	\$30,252,623	\$29,122,233	\$1,130,391
Self-employment income	\$2,874,666	\$2,714,032	\$160,634
Average annual employment		41.3	31.6
	Net benefit (cost)	Total taxes collected	Public costs
15 years	\$234,783	\$570,151	\$335,368
20 years	\$593,387	\$1,042,698	\$449,310
25 years	\$1,012,445	\$1,594,908	\$582,464
30 years	\$1,473,097	\$2,211,163	\$738,067
Impact on property tax	Initial year base property tax at project	Year 16 total property tax at project	Change in tax revenue
Red Barn Subdivision	\$4,704	\$64,333	\$59,629
20 year impact on property tax	With TIF	Without TIF	Change in tax revenue
City share of property tax	\$53,737	\$1,215	\$52,522
School district share of property tax	\$480,113	\$10,858	\$469,255
Goss and Associates estimates from IMPLAN model system			

TIF ID #:	79-0771		
Project date:	2002		
Project name:	Cottonwood Apartments		
Project type:	Commercial and industrial		
City:	Gering		
County:	Scotts Bluff		
Community impact in 2017 dollars			
	Total	15 year TIF period	Construction
Sales (output)	\$41,810,551	\$38,943,130	\$2,867,421
Wage and salary income	\$4,640,530	\$3,980,190	\$660,340
Self-employment income	\$1,365,586	\$1,197,752	\$167,834
Average annual employment		29.5	20.8
	Net benefit (cost)	Total taxes collected	Public costs
15 years	\$605,288	\$726,084	\$120,796
20 years	\$890,210	\$1,036,781	\$146,570
25 years	\$1,222,741	\$1,399,431	\$176,690
30 years	\$1,580,811	\$1,792,699	\$211,889
Impact on property tax	Initial year base property tax at project	Year 16 total property tax at project	Change in tax revenue
Cottonwood Apartments	\$476	\$33,051	\$32,575
20 year impact on property tax	With TIF	Without TIF	Change in tax revenue
City share of property tax	\$24,172	\$477	\$23,696
School district share of property tax	\$215,967	\$4,258	\$211,709
Goss and Associates estimates from IMPLAN model system			

TIF ID #:	79-0778		
Project date:	2008		
Project name:	C.S. Precision Manufacturing, Inc		
Project type:	Commercial and industrial		
City:	Gering		
County:	Scotts Bluff		
Community impact in 2017 dollars			
	Total	15 year TIF period	Construction
Sales (output)	\$20,027,538	\$18,760,881	\$1,266,657
Wage and salary income	\$5,468,838	\$5,037,070	\$431,768
Self-employment income	\$201,058	\$139,612	\$61,446
Average annual employment		7.4	11.7
	Net benefit (cost)	Total taxes collected	Public costs
15 years	\$301,112	\$421,802	\$120,690
20 years	\$631,325	\$818,089	\$186,764
25 years	\$1,001,165	\$1,265,143	\$263,978
30 years	\$1,405,972	\$1,760,183	\$354,211
Impact on property tax	Initial year base property tax at project	Year 16 total property tax at project	Change in tax revenue
C.S. Precision Manufacturing, Inc	\$19,703	\$64,641	\$44,939
20 year impact on property tax	With TIF	Without TIF	Change in tax revenue
City share of property tax	\$49,709	\$19,361	\$30,348
School district share of property tax	\$444,119	\$172,977	\$271,142
Goss and Associates estimates from IMPLAN model system			

TIF ID #:	01-0047		
Project date:	2004		
Project name:	North Burlington		
Project type:	Commercial and industrial		
City:	Hastings		
County:	Adams		
Community impact in 2017 dollars			
	Total	15 year TIF period	Construction
Sales (output)	\$83,065,491	\$78,507,053	\$4,558,438
Wage and salary income	\$35,931,789	\$34,667,132	\$1,264,657
Self-employment income	\$1,523,808	\$1,344,831	\$178,976
Average annual employment		37.8	32.1
	Net benefit (cost)	Total taxes collected	Public costs
15 years	\$459,504	\$1,450,474	\$990,970
20 years	\$986,276	\$2,335,251	\$1,348,976
25 years	\$1,600,750	\$3,353,384	\$1,752,635
30 years	\$2,299,797	\$4,507,566	\$2,207,768
Impact on property tax	Initial year base property tax at project	Year 16 total property tax at project	Change in tax revenue
North Burlington	\$6,570	\$96,567	\$89,997
20 year impact on property tax	With TIF	Without TIF	Change in tax revenue
City share of property tax	\$183,765	\$36,869	\$146,896
School district share of property tax	\$1,030,734	\$206,796	\$823,938
Goss and Associates estimates from IMPLAN model system			

TIF ID #:	01-0050		
Project date:	2008		
Project name:	Midland Corp.		
Project type:	Commercial and industrial		
City:	Hastings		
County:	Adams		
Community impact in 2017 dollars			
	Total	15 year TIF period	Construction
Sales (output)	\$12,650,166	\$11,870,135	\$780,031
Wage and salary income	\$4,506,406	\$4,245,493	\$260,913
Self-employment income	\$694,572	\$657,257	\$37,315
Average annual employment		6.2	7.2
	Net benefit (cost)	Total taxes collected	Public costs
15 years	\$208,190	\$339,276	\$131,086
20 years	\$341,953	\$519,606	\$177,653
25 years	\$491,817	\$721,976	\$230,158
30 years	\$653,998	\$943,358	\$289,359
Impact on property tax	Initial year base property tax at project	Year 16 total property tax at project	Change in tax revenue
Midland Corp.	\$1,418	\$13,970	\$12,553
20 year impact on property tax	With TIF	Without TIF	Change in tax revenue
City share of property tax	\$23,845	\$2,127	\$21,718
School district share of property tax	\$133,746	\$11,931	\$121,815
Goss and Associates estimates from IMPLAN model system			

TIF ID #:	01-0054		
Project date:	2006		
Project name:	Southwood IV Redevelp. Project		
Project type:	Residential		
City:	Hastings		
County:	Adams		
Community impact in 2017 dollars			
	Total	15 year TIF period	Construction
Sales (output)	\$35,472,632	\$32,599,308	\$2,873,324
Wage and salary income	\$4,710,923	\$3,984,842	\$726,081
Self-employment income	\$1,190,158	\$1,032,633	\$157,525
Average annual employment		24.2	22.7
	Net benefit (cost)	Total taxes collected	Public costs
15 years	\$80,412	\$187,817	\$107,406
20 years	\$159,512	\$295,880	\$136,369
25 years	\$245,767	\$413,757	\$167,990
30 years	\$337,101	\$539,616	\$202,514
Impact on property tax	Initial year base property tax at project	Year 16 total property tax at project	Change in tax revenue
Southwood IV Redevelp. Project	\$236	\$10,756	\$10,519
20 year impact on property tax	With TIF	Without TIF	Change in tax revenue
City share of property tax	\$12,635	\$624	\$12,011
School district share of property tax	\$70,870	\$3,499	\$67,371
Goss and Associates estimates from IMPLAN model system			

TIF ID #:	69-9519		
Project date:	2007		
Project name:	Holdrege VA Clinic		
Project type:	Commercial and industrial		
City:	Holdrege		
County:	Phelps		
Community impact in 2017 dollars			
	Total	15 year TIF period	Construction
Sales (output)	\$27,595,465	\$25,986,977	\$1,608,488
Wage and salary income	\$12,347,359	\$11,847,371	\$499,988
Self-employment income	\$2,265,112	\$2,194,314	\$70,799
Average annual employment		15.4	14.0
	Net benefit (cost)	Total taxes collected	Public costs
15 years	\$93,235	\$405,739	\$312,504
20 years	\$279,054	\$730,602	\$451,549
25 years	\$506,039	\$1,128,717	\$622,678
30 years	\$765,200	\$1,598,497	\$833,296
Impact on property tax	Initial year base property tax at project	Year 16 total property tax at project	Change in tax revenue
Holdrege VA Clinic	\$1,995	\$33,705	\$31,711
20 year impact on property tax	With TIF	Without TIF	Change in tax revenue
City share of property tax	\$24,937	\$1,159	\$23,778
School district share of property tax	\$361,537	\$16,804	\$344,733
Goss and Associates estimates from IMPLAN model system			

TIF ID #:	69-9521		
Project date:	2008		
Project name:	Lincoln Place		
Project type:	Residential		
City:	Holdrege		
County:	Phelps		
Community impact in 2017 dollars			
	Total	15 year TIF period	Construction
Sales (output)	\$35,399,279	\$32,668,297	\$2,730,982
Wage and salary income	\$4,461,604	\$3,788,369	\$673,235
Self-employment income	\$1,177,915	\$1,025,401	\$152,514
Average annual employment		24.4	21.2
	Net benefit (cost)	Total taxes collected	Public costs
15 years	\$607,956	\$1,045,189	\$437,233
20 years	\$1,594,507	\$2,285,674	\$691,167
25 years	\$2,802,149	\$3,805,847	\$1,003,699
30 years	\$4,207,566	\$5,595,915	\$1,388,349
Impact on property tax	Initial year base property tax at project	Year 16 total property tax at project	Change in tax revenue
Lincoln Place	\$7,215	\$123,462	\$116,247
20 year impact on property tax	With TIF	Without TIF	Change in tax revenue
City share of property tax	\$44,199	\$4,456	\$39,743
School district share of property tax	\$640,796	\$64,600	\$576,197
Goss and Associates estimates from IMPLAN model system			

TIF ID #:	69-9523		
Project date:	2012		
Project name:	Tower Renovation Project		
Project type:	Commercial and industrial		
City:	Holdrege		
County:	Phelps		
Community impact in 2017 dollars			
	Total	15 year TIF period	Construction
Sales (output)	\$32,678,688	\$30,876,204	\$1,802,484
Wage and salary income	\$14,483,579	\$14,170,584	\$312,995
Self-employment income	\$1,497,668	\$1,418,330	\$79,338
Average annual employment		21.6	15.8
	Net benefit (cost)	Total taxes collected	Public costs
15 years	\$50,291	\$478,604	\$428,313
20 years	\$265,325	\$896,345	\$631,020
25 years	\$529,667	\$1,410,170	\$880,503
30 years	\$830,335	\$2,017,890	\$1,187,555
Impact on property tax	Initial year base property tax at project	Year 16 total property tax at project	Change in tax revenue
Tower Renovation Project	\$318	\$42,663	\$42,345
20 year impact on property tax	With TIF	Without TIF	Change in tax revenue
City share of property tax	\$31,037	\$215	\$30,822
School district share of property tax	\$449,982	\$3,120	\$446,863
Goss and Associates estimates from IMPLAN model system			

TIF ID #:	10-9016		
Project date:	2008		
Project name:	Cash-Wa Distributing Co.		
Project type:	Commercial and industrial		
City:	Kearney		
County:	Buffalo		
Community impact in 2017 dollars			
	Total	15 year TIF period	Construction
Sales (output)	\$137,571,332	\$128,792,671	\$8,778,661
Wage and salary income	\$49,215,649	\$46,313,412	\$2,902,237
Self-employment income	\$7,645,682	\$7,230,958	\$414,725
Average annual employment		64.9	78.4
	Net benefit (cost)	Total taxes collected	Public costs
15 years	\$3,246,673	\$4,974,235	\$1,727,562
20 years	\$6,675,125	\$9,370,688	\$2,695,563
25 years	\$11,990,862	\$15,934,767	\$3,943,906
30 years	\$21,433,689	\$26,987,469	\$5,553,780
Impact on property tax	Initial year base property tax at project	Year 16 total property tax at project	Change in tax revenue
Cash-Wa Distributing Co.	\$318	\$316,102	\$315,784
20 year impact on property tax	With TIF	Without TIF	Change in tax revenue
City share of property tax	\$212,575	\$36,066	\$176,509
School district share of property tax	\$2,773,047	\$470,479	\$2,302,568
Goss and Associates estimates from IMPLAN model system			

TIF ID #:	10-9018		
Project date:	2010		
Project name:	The Johnstone Building		
Project type:	Commercial and industrial		
City:	Kearney		
County:	Buffalo		
Community impact in 2017 dollars			
	Total	15 year TIF period	Construction
Sales (output)	\$58,029,455	\$54,737,985	\$3,291,470
Wage and salary income	\$25,648,200	\$24,624,661	\$1,023,539
Self-employment income	\$997,365	\$852,519	\$144,846
Average annual employment		25.9	28.7
	Net benefit (cost)	Total taxes collected	Public costs
15 years	\$285,183	\$994,489	\$709,306
20 years	\$739,475	\$1,795,364	\$1,055,889
25 years	\$1,317,142	\$2,820,021	\$1,502,880
30 years	\$2,009,942	\$4,089,309	\$2,079,367
Impact on property tax	Initial year base property tax at project	Year 16 total property tax at project	Change in tax revenue
The Johnstone Building	\$8,995	\$77,706	\$68,710
20 year impact on property tax	With TIF	Without TIF	Change in tax revenue
City share of property tax	\$65,521	\$6,481	\$59,040
School district share of property tax	\$854,731	\$84,549	\$770,182
Goss and Associates estimates from IMPLAN model system			

TIF ID #:	10-9020		
Project date:	2010		
Project name:	Fairfield Inn & Suites		
Project type:	Commercial and industrial		
City:	Kearney		
County:	Buffalo		
Community impact in 2017 dollars			
	Total	15 year TIF period	Construction
Sales (output)	\$110,769,954	\$104,208,117	\$6,561,837
Wage and salary income	\$30,411,883	\$28,371,368	\$2,040,515
Self-employment income	\$2,485,162	\$2,196,399	\$288,763
Average annual employment		90.9	57.4
	Net benefit (cost)	Total taxes collected	Public costs
15 years	-\$784,085	\$2,647,323	\$3,431,408
20 years	-\$353,401	\$4,863,600	\$5,217,001
25 years	\$200,924	\$7,720,819	\$7,519,895
30 years	\$774,484	\$11,264,441	\$10,489,957
Impact on property tax	Initial year base property tax at project	Year 16 total property tax at project	Change in tax revenue
Fairfield Inn & Suites	\$1,168	\$185,072	\$183,904
20 year impact on property tax	With TIF	Without TIF	Change in tax revenue
City share of property tax	\$132,621	\$729	\$131,892
School district share of property tax	\$1,730,050	\$9,505	\$1,720,545
Goss and Associates estimates from IMPLAN model system			

TIF ID #:	66-0250		
Project date:	2007		
Project name:	Commercial State Bank Redevelopment		
Project type:	Commercial and industrial		
City:	Nebraska City		
County:	Otoe		
Community impact in 2017 dollars			
	Total	15 year TIF period	Construction
Sales (output)	\$34,671,588	\$32,708,770	\$1,962,818
Wage and salary income	\$6,622,749	\$6,013,103	\$609,647
Self-employment income	\$389,536	\$303,107	\$86,429
Average annual employment		10.8	17.1
	Net benefit (cost)	Total taxes collected	Public costs
15 years	\$159,694	\$311,395	\$151,701
20 years	\$333,483	\$528,909	\$195,426
25 years	\$510,058	\$750,126	\$240,067
30 years	\$682,748	\$968,392	\$285,643
Impact on property tax	Initial year base property tax at project	Year 16 total property tax at project	Change in tax revenue
Commercial State Bank Redevelopment	\$2,108	\$31,247	\$29,139
20 year impact on property tax	With TIF	Without TIF	Change in tax revenue
City share of property tax	\$25,430	\$1,689	\$23,742
School district share of property tax	\$278,648	\$18,504	\$260,144
Goss and Associates estimates from IMPLAN model system			

TIF ID #:	66-0253		
Project date:	2012		
Project name:	Fareway Foods		
Project type:	Commercial and industrial		
City:	Nebraska City		
County:	Otoe		
Community impact in 2017 dollars			
	Total	15 year TIF period	Construction
Sales (output)	\$22,131,034	\$20,772,798	\$1,358,236
Wage and salary income	\$9,307,053	\$8,885,189	\$421,864
Self-employment income	\$904,345	\$844,538	\$59,807
Average annual employment		27.8	11.9
	Net benefit (cost)	Total taxes collected	Public costs
15 years	\$501,442	\$706,466	\$205,024
20 years	\$746,389	\$1,016,651	\$270,262
25 years	\$991,752	\$1,328,618	\$336,865
30 years	\$1,219,900	\$1,624,763	\$404,863
Impact on property tax	Initial year base property tax at project	Year 16 total property tax at project	Change in tax revenue
Fareway Foods	\$14,330	\$30,407	\$16,077
20 year impact on property tax	With TIF	Without TIF	Change in tax revenue
City share of property tax	\$30,342	\$12,669	\$17,673
School district share of property tax	\$332,466	\$138,823	\$193,644
Goss and Associates estimates from IMPLAN model system			

TIF ID #:	66-0252		
Project date:	2011		
Project name:	McNeeley Project		
Project type:	Commercial and industrial		
City:	Nebraska City		
County:	Otoe		
Community impact in 2017 dollars			
	Total	15 year TIF period	Construction
Sales (output)	\$8,123,125	\$7,643,775	\$479,349
Wage and salary income	\$3,726,655	\$3,577,770	\$148,885
Self-employment income	\$693,889	\$672,781	\$21,108
Average annual employment		4.5	4.2
	Net benefit (cost)	Total taxes collected	Public costs
15 years	\$29,185	\$94,932	\$65,747
20 years	\$68,712	\$154,801	\$86,089
25 years	\$108,935	\$215,792	\$106,857
30 years	\$147,381	\$275,441	\$128,060
Impact on property tax	Initial year base property tax at project	Year 16 total property tax at project	Change in tax revenue
McNeeley Project	\$374	\$7,517	\$7,143
20 year impact on property tax	With TIF	Without TIF	Change in tax revenue
City share of property tax	\$7,019	\$320	\$6,699
School district share of property tax	\$76,905	\$3,505	\$73,401
Goss and Associates estimates from IMPLAN model system			

TIF ID #:	56-0012		
Project date:	2004		
Project name:	Wilkinson Development, Inc		
Project type:	Commercial and industrial		
City:	North Platte		
County:	Lincoln		
Community impact in 2017 dollars			
	Total	15 year TIF period	Construction
Sales (output)	\$62,398,970	\$58,994,058	\$3,404,912
Wage and salary income	\$27,752,858	\$26,694,038	\$1,058,819
Self-employment income	\$2,853,728	\$2,703,890	\$149,838
Average annual employment		41.2	29.7
	Net benefit (cost)	Total taxes collected	Public costs
15 years	\$124,255	\$854,893	\$730,639
20 years	\$386,941	\$1,368,564	\$981,624
25 years	\$724,314	\$2,034,255	\$1,309,941
30 years	\$1,133,052	\$2,872,469	\$1,739,417
Impact on property tax	Initial year base property tax at project	Year 16 total property tax at project	Change in tax revenue
Wilkinson Development, Inc	\$5,533	\$52,028	\$46,494
20 year impact on property tax	With TIF	Without TIF	Change in tax revenue
City share of property tax	\$108,196	\$7,673	\$100,524
School district share of property tax	\$657,164	\$46,601	\$610,562
Goss and Associates estimates from IMPLAN model system			

TIF ID #:	56-0015		
Project date:	2011		
Project name:	Eagle Estates Development		
Project type:	Residential		
City:	North Platte		
County:	Lincoln		
Community impact in 2017 dollars			
	Total	15 year TIF period	Construction
Sales (output)	\$60,386,679	\$55,627,975	\$4,758,703
Wage and salary income	\$7,786,562	\$6,600,467	\$1,186,095
Self-employment income	\$2,016,533	\$1,752,928	\$263,604
Average annual employment		41.6	37.2
	Net benefit (cost)	Total taxes collected	Public costs
15 years	\$581,547	\$1,137,667	\$556,119
20 years	\$1,563,243	\$2,396,696	\$833,453
25 years	\$2,844,228	\$4,040,464	\$1,196,237
30 years	\$4,448,315	\$6,119,114	\$1,670,799
Impact on property tax	Initial year base property tax at project	Year 16 total property tax at project	Change in tax revenue
Eagle Estates Development	\$2,666	\$124,668	\$122,001
20 year impact on property tax	With TIF	Without TIF	Change in tax revenue
City share of property tax	\$103,568	\$3,958	\$99,611
School district share of property tax	\$629,054	\$24,037	\$605,016
Goss and Associates estimates from IMPLAN model system			

TIF ID #:	56-0016		
Project date:	2011		
Project name:	Southwest Implement		
Project type:	Commercial and industrial		
City:	North Platte		
County:	Lincoln		
Community impact in 2017 dollars			
	Total	15 year TIF period	Construction
Sales (output)	\$74,608,138	\$69,843,417	\$4,764,722
Wage and salary income	\$26,592,582	\$25,110,904	\$1,481,678
Self-employment income	\$4,129,166	\$3,919,487	\$209,678
Average annual employment		35.2	41.6
	Net benefit (cost)	Total taxes collected	Public costs
15 years	\$1,621,645	\$2,451,677	\$830,032
20 years	\$3,006,312	\$4,255,407	\$1,249,095
25 years	\$4,799,336	\$6,596,612	\$1,797,277
30 years	\$6,997,841	\$9,512,202	\$2,514,361
Impact on property tax	Initial year base property tax at project	Year 16 total property tax at project	Change in tax revenue
Southwest Implement	\$15,305	\$132,488	\$117,183
20 year impact on property tax	With TIF	Without TIF	Change in tax revenue
City share of property tax	\$193,125	\$22,717	\$170,407
School district share of property tax	\$1,173,002	\$137,981	\$1,035,021
Goss and Associates estimates from IMPLAN model system			

TIF ID #:	51-8515		
Project date:	2002		
Project name:	Yada, Inc. Apartment Project		
Project type:	Commercial and industrial		
City:	Ogallala		
County:	Keith		
Community impact in 2017 dollars			
	Total	15 year TIF period	Construction
Sales (output)	\$1,832,527	\$1,692,473	\$140,054
Wage and salary income	\$228,645	\$194,292	\$34,353
Self-employment income	\$60,871	\$53,020	\$7,851
Average annual employment		1.3	1.1
	Net benefit (cost)	Total taxes collected	Public costs
15 years	\$51,081	\$62,771	\$11,690
20 years	\$63,853	\$77,178	\$13,326
25 years	\$76,366	\$91,573	\$15,208
30 years	\$88,583	\$105,955	\$17,372
Impact on property tax	Initial year base property tax at project	Year 16 total property tax at project	Change in tax revenue
Yada, Inc. Apartment Project	\$2,297	\$2,177	-\$119
20 year impact on property tax	With TIF	Without TIF	Change in tax revenue
City share of property tax	\$2,557	\$1,850	\$707
School district share of property tax	\$34,406	\$24,891	\$9,515
Goss and Associates estimates from IMPLAN model system			

TIF ID #:	51-8521		
Project date:	2011		
Project name:	Kennedy Hospitality Group		
Project type:	Commercial and industrial		
City:	Ogallala		
County:	Keith		
Community impact in 2017 dollars			
	Total	15 year TIF period	Construction
Sales (output)	\$73,151,538	\$68,790,499	\$4,361,039
Wage and salary income	\$19,910,427	\$18,555,070	\$1,355,356
Self-employment income	\$1,565,393	\$1,373,423	\$191,970
Average annual employment		61.1	38.1
	Net benefit (cost)	Total taxes collected	Public costs
15 years	\$164,288	\$1,642,092	\$1,477,804
20 years	\$530,468	\$2,608,041	\$2,077,573
25 years	\$928,562	\$3,696,065	\$2,767,503
30 years	\$1,312,395	\$4,873,541	\$3,561,146
Impact on property tax	Initial year base property tax at project	Year 16 total property tax at project	Change in tax revenue
Kennedy Hospitality Group	\$32,299	\$101,036	\$68,737
20 year impact on property tax	With TIF	Without TIF	Change in tax revenue
City share of property tax	\$77,973	\$22,644	\$55,329
School district share of property tax	\$1,049,089	\$304,664	\$744,425
Goss and Associates estimates from IMPLAN model system			

TIF ID #:	51-8520		
Project date:	2010		
Project name:	US Recycling		
Project type:	Commercial and industrial		
City:	Ogallala		
County:	Keith		
Community impact in 2017 dollars			
	Total	15 year TIF period	Construction
Sales (output)	\$8,922,547	\$8,361,516	\$561,031
Wage and salary income	\$2,618,210	\$2,443,848	\$174,361
Self-employment income	\$146,899	\$122,203	\$24,696
Average annual employment		4.2	5.0
	Net benefit (cost)	Total taxes collected	Public costs
15 years	\$35,055	\$119,190	\$84,135
20 years	\$90,901	\$207,006	\$116,106
25 years	\$154,725	\$307,607	\$152,882
30 years	\$223,612	\$418,799	\$195,187
Impact on property tax	Initial year base property tax at project	Year 16 total property tax at project	Change in tax revenue
US Recycling	\$576	\$10,136	\$9,559
20 year impact on property tax	With TIF	Without TIF	Change in tax revenue
City share of property tax	\$6,881	\$406	\$6,475
School district share of property tax	\$92,573	\$5,460	\$87,114
Goss and Associates estimates from IMPLAN model system			

TIF ID #:	88-1303		
Project date:	2012		
Project name:	TIF Rolling Hills Proj 2		
Project type:	Residential		
City:	Ord		
County:	Valley		
Community impact in 2017 dollars			
	Total	15 year TIF period	Construction
Sales (output)	\$4,959,376	\$4,582,219	\$377,157
Wage and salary income	\$615,487	\$523,218	\$92,269
Self-employment income	\$164,638	\$143,458	\$21,180
Average annual employment		3.4	2.9
	Net benefit (cost)	Total taxes collected	Public costs
15 years	\$79,882	\$135,299	\$55,417
20 years	\$211,754	\$295,432	\$83,678
25 years	\$379,538	\$499,249	\$119,711
30 years	\$582,134	\$747,787	\$165,653
Impact on property tax	Initial year base property tax at project	Year 16 total property tax at project	Change in tax revenue
TIF Rolling Hills Proj 2	\$368	\$16,634	\$16,266
20 year impact on property tax	With TIF	Without TIF	Change in tax revenue
City share of property tax	\$8,031	\$300	\$7,731
School district share of property tax	\$77,994	\$2,909	\$75,085
Goss and Associates estimates from IMPLAN model system			

TIF ID #:	88-1304		
Project date:	2005		
Project name:	TIF Rolling Hills Proj 3		
Project type:	Residential		
City:	Ord		
County:	Valley		
Community impact in 2017 dollars			
	Total	15 year TIF period	Construction
Sales (output)	\$2,677,213	\$2,473,613	\$203,600
Wage and salary income	\$332,252	\$282,444	\$49,808
Self-employment income	\$88,878	\$77,445	\$11,433
Average annual employment		1.9	1.5
	Net benefit (cost)	Total taxes collected	Public costs
15 years	\$31,517	\$52,165	\$20,648
20 years	\$80,577	\$111,352	\$30,775
25 years	\$142,782	\$186,468	\$43,686
30 years	\$217,834	\$277,983	\$60,148
Impact on property tax	Initial year base property tax at project	Year 16 total property tax at project	Change in tax revenue
TIF Rolling Hills Proj 3	\$334	\$6,304	\$5,970
20 year impact on property tax	With TIF	Without TIF	Change in tax revenue
City share of property tax	\$3,183	\$294	\$2,889
School district share of property tax	\$30,911	\$2,851	\$28,059
Goss and Associates estimates from IMPLAN model system			

TIF ID #:	88-1301		
Project date:	2005		
Project name:	TIF Green Plains Ethanol LLC		
Project type:	Commercial and industrial		
City:	Ord		
County:	Valley		
Community impact in 2017 dollars			
	Total	15 year TIF period	Construction
Sales (output)	\$471,541,126	\$442,617,625	\$28,923,501
Wage and salary income	\$60,164,363	\$50,420,926	\$9,743,437
Self-employment income	\$8,698,284	\$7,307,374	\$1,390,910
Average annual employment		71.2	267.5
	Net benefit (cost)	Total taxes collected	Public costs
15 years	-\$880,033	\$6,593,770	\$7,473,802
20 years	\$2,067,710	\$12,333,374	\$10,265,664
25 years	\$5,818,542	\$19,643,842	\$13,825,300
30 years	\$10,311,051	\$28,674,902	\$18,363,851
Impact on property tax	Initial year base property tax at project	Year 16 total property tax at project	Change in tax revenue
TIF Green Plains Ethanol LLC	\$7,818	\$721,060	\$713,242
20 year impact on property tax	With TIF	Without TIF	Change in tax revenue
City share of property tax	\$659,647	\$6,619	\$653,028
School district share of property tax	\$6,406,535	\$64,281	\$6,342,253
Associates estimates from IMPLAN model system			

TIF ID #:	28-5456		
Project date:	2000		
Project name:	Keystone Ralston, LLC.		
Project type:	Commercial and industrial		
City:	Ralston		
County:	Douglas		
Community impact in 2017 dollars			
	Total	15 year TIF period	Construction
Sales (output)	\$167,576,537	\$157,144,800	\$10,431,737
Wage and salary income	\$87,636,428	\$84,407,495	\$3,228,933
Self-employment income	\$7,874,980	\$7,414,825	\$460,154
Average annual employment		112.4	90.0
	Net benefit (cost)	Total taxes collected	Public costs
15 years	\$1,201,293	\$1,263,995	\$62,703
20 years	\$2,357,381	\$2,437,343	\$79,962
25 years	\$3,734,421	\$3,835,212	\$100,791
30 years	\$5,344,102	\$5,470,030	\$125,928
Impact on property tax	Initial year base property tax at project	Year 16 total property tax at project	Change in tax revenue
Keystone Ralston, LLC.	\$19,318	\$196,219	\$176,901
20 year impact on property tax	With TIF	Without TIF	Change in tax revenue
City share of property tax	\$334,946	\$43,268	\$291,679
School district share of property tax	\$1,100,590	\$142,172	\$958,418
Goss and Associates estimates from IMPLAN model system			

TIF ID #:	28-5462		
Project date:	2010		
Project name:	KEYFM Lakeview, LLC		
Project type:	Commercial and industrial		
City:	Ralston		
County:	Douglas		
Community impact in 2017 dollars			
	Total	15 year TIF period	Construction
Sales (output)	\$427,270,840	\$400,428,640	\$26,842,200
Wage and salary income	\$45,616,007	\$37,307,547	\$8,308,461
Self-employment income	\$13,333,489	\$12,149,452	\$1,184,036
Average annual employment		305.7	231.5
	Net benefit (cost)	Total taxes collected	Public costs
15 years	\$3,091,318	\$3,124,024	\$32,706
20 years	\$4,769,245	\$4,809,444	\$40,199
25 years	\$6,778,586	\$6,827,828	\$49,242
30 years	\$8,994,441	\$9,054,596	\$60,155
Impact on property tax	Initial year base property tax at project	Year 16 total property tax at project	Change in tax revenue
KEYFM Lakeview, LLC	\$4,926	\$196,398	\$191,472
20 year impact on property tax	With TIF	Without TIF	Change in tax revenue
City share of property tax	\$330,288	\$43,679	\$286,609
School district share of property tax	\$1,085,284	\$143,524	\$941,760
Goss and Associates estimates from IMPLAN model system			

TIF ID #:	28-5454		
Project date:	2000		
Project name:	The Colonies at Cedar Crest		
Project type:	Residential		
City:	Ralston		
County:	Douglas		
Community impact in 2017 dollars			
	Total	15 year TIF period	Construction
Sales (output)	\$152,201,152	\$142,632,524	\$9,568,628
Wage and salary income	\$15,365,439	\$13,288,940	\$2,076,499
Self-employment income	\$4,908,722	\$4,327,630	\$581,092
Average annual employment		109.0	66.1
	Net benefit (cost)	Total taxes collected	Public costs
15 years	\$2,702,351	\$2,728,981	\$26,631
20 years	\$5,204,429	\$5,242,539	\$38,110
25 years	\$8,108,418	\$8,159,892	\$51,475
30 years	\$11,207,210	\$11,274,243	\$67,033
Impact on property tax	Initial year base property tax at project	Year 16 total property tax at project	Change in tax revenue
The Colonies at Cedar Crest	\$10,366	\$291,362	\$280,996
20 year impact on property tax	With TIF	Without TIF	Change in tax revenue
City share of property tax	\$377,915	\$23,432	\$354,483
School district share of property tax	\$1,241,781	\$76,995	\$1,164,785
Goss and Associates estimates from IMPLAN model system			

TIF ID #:	47-8651		
Project date:	2008		
Project name:	CHS Enterprises, LLC		
Project type:	Commercial and industrial		
City:	St. Paul		
County:	Howard		
Community impact in 2017 dollars			
	Total	15 year TIF period	Construction
Sales (output)	\$9,428,910	\$8,843,018	\$585,892
Wage and salary income	\$3,029,567	\$2,847,706	\$181,861
Self-employment income	\$1,390,816	\$1,365,008	\$25,808
Average annual employment		7.6	5.1
	Net benefit (cost)	Total taxes collected	Public costs
15 years	\$200,569	\$281,405	\$80,836
20 years	\$371,609	\$496,289	\$124,680
25 years	\$584,461	\$766,177	\$181,716
30 years	\$833,483	\$1,089,398	\$255,915
Impact on property tax	Initial year base property tax at project	Year 16 total property tax at project	Change in tax revenue
CHS Enterprises, LLC	\$9,280	\$24,551	\$15,271
20 year impact on property tax	With TIF	Without TIF	Change in tax revenue
City share of property tax	\$17,568	\$6,249	\$11,320
School district share of property tax	\$230,406	\$81,949	\$148,457
Goss and Associates estimates from IMPLAN model system			

TIF ID #:	79-0772		
Project date:	2002		
Project name:	Cirrus House Apartment Redevelopment		
Project type:	Commercial and industrial		
City:	Scottsbluff		
County:	Scotts Bluff		
Community impact in 2017 dollars			
	Total	15 year TIF period	Construction
Sales (output)	\$25,787,906	\$23,908,401	\$1,879,505
Wage and salary income	\$3,057,042	\$2,607,998	\$449,044
Self-employment income	\$850,216	\$742,889	\$107,327
Average annual employment		18.0	14.2
	Net benefit (cost)	Total taxes collected	Public costs
15 years	\$352,353	\$479,010	\$126,657
20 years	\$606,055	\$774,477	\$168,422
25 years	\$900,419	\$1,117,648	\$217,228
30 years	\$1,220,200	\$1,494,463	\$274,264
Impact on property tax	Initial year base property tax at project	Year 16 total property tax at project	Change in tax revenue
Cirrus House Apartment Redevelopment	\$1,602	\$31,182	\$29,580
20 year impact on property tax	With TIF	Without TIF	Change in tax revenue
City share of property tax	\$21,834	\$2,394	\$19,440
School district share of property tax	\$195,074	\$21,388	\$173,686
Goss and Associates estimates from IMPLAN model system			

TIF ID #:	79-0780		
Project date:	2009		
Project name:	Airport Development, LLC		
Project type:	Commercial and industrial		
City:	Scottsbluff		
County:	Scotts Bluff		
Community impact in 2017 dollars			
	Total	15 year TIF period	Construction
Sales (output)	\$21,539,320	\$20,314,646	\$1,224,674
Wage and salary income	\$10,082,089	\$9,701,830	\$380,259
Self-employment income	\$993,157	\$939,222	\$53,935
Average annual employment		14.3	10.7
	Net benefit (cost)	Total taxes collected	Public costs
15 years	\$101,060	\$295,093	\$194,033
20 years	\$263,326	\$537,640	\$274,314
25 years	\$450,004	\$818,133	\$368,130
30 years	\$651,919	\$1,129,682	\$477,763
Impact on property tax	Initial year base property tax at project	Year 16 total property tax at project	Change in tax revenue
Airport Development, LLC	\$3,558	\$30,971	\$27,413
20 year impact on property tax	With TIF	Without TIF	Change in tax revenue
City share of property tax	\$28,722	\$3,670	\$25,052
School district share of property tax	\$256,613	\$32,785	\$223,827
Goss and Associates estimates from IMPLAN model system			

TIF ID #:	80-9701		
Project date:	2013		
Project name:	Cobblestone Inn Project		
Project type:	Commercial and industrial		
City:	Seward		
County:	Seward		
Community impact in 2017 dollars			
	Total	15 year TIF period	Construction
Sales (output)	\$46,143,173	\$43,365,457	\$2,777,716
Wage and salary income	\$12,391,197	\$11,528,673	\$862,524
Self-employment income	\$913,947	\$791,619	\$122,328
Average annual employment		39.5	24.1
	Net benefit (cost)	Total taxes collected	Public costs
15 years	\$38,062	\$736,803	\$698,740
20 years	\$222,540	\$1,169,998	\$947,458
25 years	\$418,347	\$1,630,598	\$1,212,251
30 years	\$596,439	\$2,090,597	\$1,494,157
Impact on property tax	Initial year base property tax at project	Year 16 total property tax at project	Change in tax revenue
Cobblestone Inn Project	\$1,303	\$41,610	\$40,307
20 year impact on property tax	With TIF	Without TIF	Change in tax revenue
City share of property tax	\$32,654	\$1,084	\$31,570
School district share of property tax	\$346,471	\$11,498	\$334,973
Goss and Associates estimates from IMPLAN model system			

TIF ID #:	80-9704		
Project date:	2013		
Project name:	Progressive Sheet Metal Project		
Project type:	Commercial and industrial		
City:	Seward		
County:	Seward		
Community impact in 2017 dollars			
	Total	15 year TIF period	Construction
Sales (output)	\$2,570,103	\$2,406,261	\$163,842
Wage and salary income	\$707,025	\$651,583	\$55,442
Self-employment income	\$31,812	\$23,907	\$7,905
Average annual employment		1.0	1.5
	Net benefit (cost)	Total taxes collected	Public costs
15 years	\$10,322	\$28,548	\$18,226
20 years	\$23,788	\$48,314	\$24,525
25 years	\$37,782	\$69,014	\$31,232
30 years	\$51,711	\$90,083	\$38,372
Impact on property tax	Initial year base property tax at project	Year 16 total property tax at project	Change in tax revenue
Progressive Sheet Metal Project	\$753	\$2,939	\$2,185
20 year impact on property tax	With TIF	Without TIF	Change in tax revenue
City share of property tax	\$2,390	\$627	\$1,763
School district share of property tax	\$25,360	\$6,649	\$18,712
Goss and Associates estimates from IMPLAN model system			

TIF ID #:	80-9706		
Project date:	2014		
Project name:	Jones Insurance Agency		
Project type:	Commercial and industrial		
City:	Seward		
County:	Seward		
Community impact in 2017 dollars			
	Total	15 year TIF period	Construction
Sales (output)	\$7,025,538	\$6,618,237	\$407,301
Wage and salary income	\$2,719,855	\$2,593,381	\$126,474
Self-employment income	\$431,679	\$413,742	\$17,937
Average annual employment		4.0	3.6
	Net benefit (cost)	Total taxes collected	Public costs
15 years	\$48,490	\$117,109	\$68,618
20 years	\$106,939	\$202,046	\$95,107
25 years	\$168,477	\$291,786	\$123,309
30 years	\$229,477	\$382,810	\$153,332
Impact on property tax	Initial year base property tax at project	Year 16 total property tax at project	Change in tax revenue
Jones Insurance Agency	\$1,686	\$11,076	\$9,390
20 year impact on property tax	With TIF	Without TIF	Change in tax revenue
City share of property tax	\$9,508	\$1,698	\$7,810
School district share of property tax	\$100,884	\$18,013	\$82,872
Goss and Associates estimates from IMPLAN model system			

TIF ID #:	11-1001		
Project date:	2012		
Project name:	Dollar General		
Project type:	Commercial and industrial		
City:	Tekamah		
County:	Burt		
Community impact in 2017 dollars			
	Total	15 year TIF period	Construction
Sales (output)	\$14,343,972	\$13,449,050	\$894,923
Wage and salary income	\$6,521,308	\$6,243,730	\$277,578
Self-employment income	\$124,697	\$85,263	\$39,434
Average annual employment		17.6	7.7
	Net benefit (cost)	Total taxes collected	Public costs
15 years	\$334,254	\$422,239	\$87,985
20 years	\$592,024	\$719,561	\$127,537
25 years	\$908,778	\$1,084,972	\$176,194
30 years	\$1,255,832	\$1,491,883	\$236,051
Impact on property tax	Initial year base property tax at project	Year 16 total property tax at project	Change in tax revenue
Dollar General	\$375	\$22,930	\$22,555
20 year impact on property tax	With TIF	Without TIF	Change in tax revenue
City share of property tax	\$11,437	\$253	\$11,184
School district share of property tax	\$149,377	\$3,303	\$146,073
Goss and Associates estimates from IMPLAN model system			

TIF ID #:	93-0537		
Project date:	2004		
Project name:	Nolan Transportation, LLC		
Project type:	Commercial and industrial		
City:	York		
County:	York		
Community impact in 2017 dollars			
	Total	15 year TIF period	Construction
Sales (output)	\$19,662,523	\$18,473,598	\$1,188,925
Wage and salary income	\$6,824,804	\$6,532,997	\$291,807
Self-employment income	\$1,278,461	\$1,211,852	\$66,609
Average annual employment		11.4	9.2
	Net benefit (cost)	Total taxes collected	Public costs
15 years	\$57,329	\$241,179	\$183,850
20 years	\$127,893	\$365,597	\$237,704
25 years	\$208,877	\$509,997	\$301,120
30 years	\$296,155	\$671,951	\$375,795
Impact on property tax	Initial year base property tax at project	Year 16 total property tax at project	Change in tax revenue
Nolan Transportation, LLC	\$2,697	\$14,041	\$11,344
20 year impact on property tax	With TIF	Without TIF	Change in tax revenue
City share of property tax	\$12,516	\$1,552	\$10,964
School district share of property tax	\$179,854	\$22,305	\$157,549
Goss and Associates estimates from IMPLAN model system			

TIF ID #:	93-0540		
Project date:	2006		
Project name:	United Farmers Cooperative		
Project type:	Commercial and industrial		
City:	York		
County:	York		
Community impact in 2017 dollars			
	Total	15 year TIF period	Construction
Sales (output)	\$60,809,570	\$57,322,675	\$3,486,895
Wage and salary income	\$27,396,810	\$26,313,104	\$1,083,706
Self-employment income	\$947,549	\$794,059	\$153,489
Average annual employment		26.6	30.4
	Net benefit (cost)	Total taxes collected	Public costs
15 years	\$208,274	\$773,560	\$565,286
20 years	\$484,138	\$1,250,007	\$765,869
25 years	\$807,269	\$1,809,334	\$1,002,065
30 years	\$1,157,578	\$2,437,776	\$1,280,198
Impact on property tax	Initial year base property tax at project	Year 16 total property tax at project	Change in tax revenue
United Farmers Cooperative	\$2,187	\$46,953	\$44,766
20 year impact on property tax	With TIF	Without TIF	Change in tax revenue
City share of property tax	\$38,568	\$1,313	\$37,254
School district share of property tax	\$554,195	\$18,868	\$535,327
Goss and Associates estimates from IMPLAN model system			

TIF ID #:	93-0543		
Project date:	2013		
Project name:	Scannell/Pioneer Redevelopment		
Project type:	Commercial and industrial		
City:	York		
County:	York		
Community impact in 2017 dollars			
	Total	15 year TIF period	Construction
Sales (output)	\$264,434,779	\$248,082,753	\$16,352,026
Wage and salary income	\$95,189,853	\$89,685,100	\$5,504,753
Self-employment income	\$14,904,130	\$14,118,167	\$785,963
Average annual employment		123.3	151.2
	Net benefit (cost)	Total taxes collected	Public costs
15 years	\$5,275,410	\$7,800,128	\$2,524,718
20 years	\$9,031,358	\$12,642,648	\$3,611,290
25 years	\$13,447,063	\$18,337,849	\$4,890,786
30 years	\$18,240,851	\$24,638,312	\$6,397,460
Impact on property tax	Initial year base property tax at project	Year 16 total property tax at project	Change in tax revenue
Scannell/Pioneer Redevelopment	\$9,019	\$318,659	\$309,640
20 year impact on property tax	With TIF	Without TIF	Change in tax revenue
City share of property tax	\$209,671	\$6,596	\$203,075
School district share of property tax	\$3,012,862	\$94,782	\$2,918,080
Goss and Associates estimates from IMPLAN model system			