

SUMMARY OF LOCAL COMMUNITY BENEFITS

PANASONIC DEVELOPMENT OF \$4B DE SOTO FACILITY

By investing an already-budgeted \$2 Million for road improvements, De Soto is poised to see a return of an estimated \$400 Million dollars – in combined infrastructure, educational, and community benefits – over a 20-year period.

TAX INCENTIVES FROM CITY AND NWCDF

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	Initial	Annual	Total Over 20 Years
City Property Taxes	-	\$1,828,035	\$36,560,704
NWCFD Property Taxes	-	\$1,687,424	\$33,748,477
		TOTAL	\$70,309,181

LOCAL BENEFITS & IMPROVEMENTS

CAPITAL IMPROVEMENTS RESULTING FROM PANASONIC DEVELOPMENT

	Amount Funded by De Soto	Amount Funded by Panasonic	Amount Funded by KDOT or Johnson County	Total Project Costs
Water Treatment Facility	-	\$54,500,000	\$0	\$54,500,000
Sewer Treatment Facility	-	\$43,300,000	\$0	\$43,300,000
Sewer System Expansions	-	\$40,000,000	\$0	\$40,000,000
New Water Tower	-	\$7,700,000	\$0	\$7,700,000
Local Road Construction	\$2,000,000	\$9,570,000	\$72,430,000	\$84,000,000
New Fire Station	-	\$9,650,418	\$7,500,000	\$17,150,418
New Fire Truck	-	\$1,800,000	\$0	\$1,800,000
TOTALS	\$2,000,000	\$166,520,418	\$79,930,000	\$248,450,418

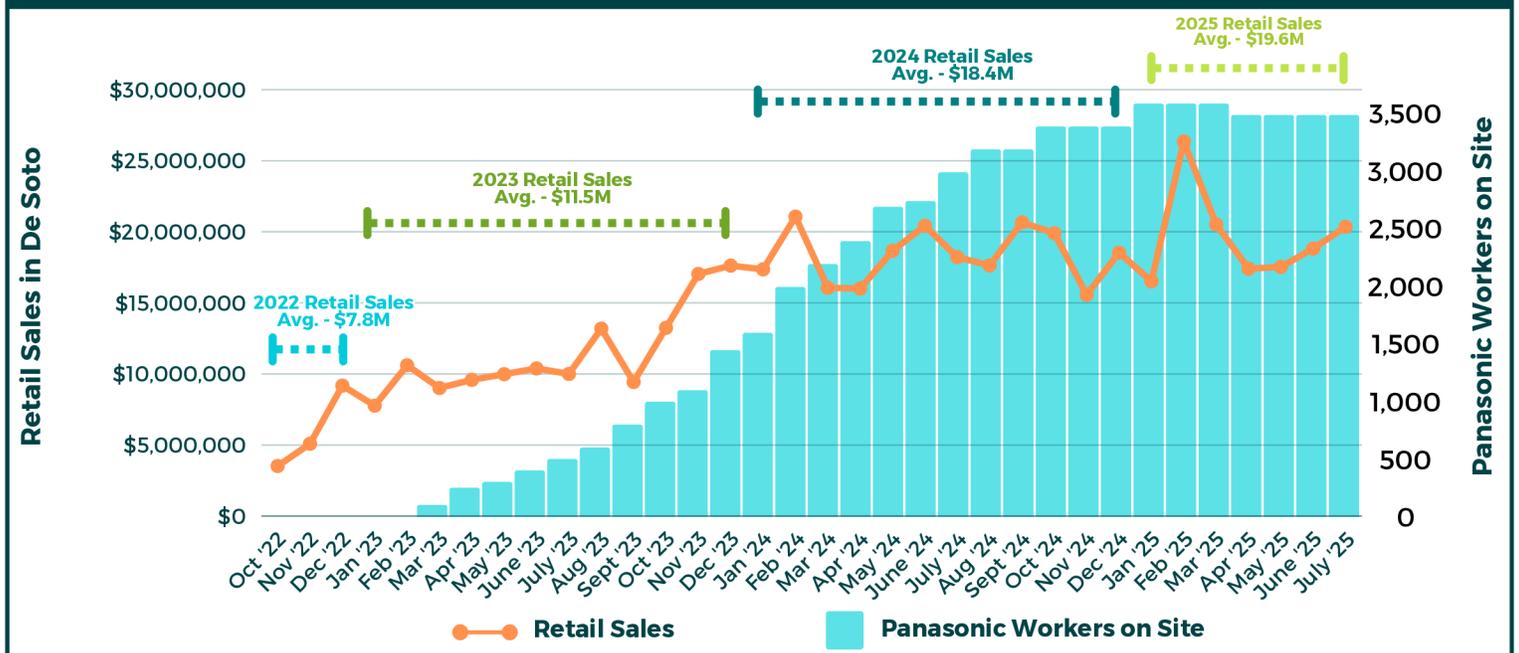
OTHER LOCAL COMMUNITY BENEFITS

	Initial or Annual Benefit	Total over 20-years
Investment Gains on Capital Project Funding Deposits Made to City by Panasonic	\$3,932,000	\$3,932,000
Franchise Tax on Electrical Usage	\$3,680,217	\$77,204,340
State School Funding (20 Mills Protected from TIF)	\$1,748,898	\$34,977,952
USD 232 Local School Funding (8 Mills Protected from TIF)	\$700,000	\$14,000,000
Annual Panasonic Payments for Fire Service	\$700,000	\$17,008,093
Annual Panasonic Payments for Roads and Police	\$100,000	\$2,429,727
	TOTAL	\$149,552,112

FINANCIAL BENEFITS ACCUMULATED TO DATE
(AUGUST 2023 – AUGUST 2024)

	Increased Collections to Date	2024 Budget	2024 Updated Projection
City Sales Tax Collections <i>(See comparison chart below)</i>	\$2,560,000	\$1,980,000	\$3,650,000
Electric Franchise Fees	\$100,000	\$725,000	\$1,200,000
Investment Gains on Capital Project Funding Deposits Made to City by Panasonic	\$2,300,000	\$0	\$3,000,000
Building Permit Fee	\$955,105	N/A	N/A
Excise Tax	\$1,257,000	N/A	N/A
TOTAL	\$ 4,161,604		

DE SOTO RETAIL SALES ACTIVITY COMPARED TO PANASONIC WORKERS ON SITE



SUMMARY OF BENEFITS

Significant Return on Investment:

In exchange for forgoing \$70.3 Million in property taxes (potential revenues only made possible by Panasonic's development) De Soto and NWCFD will receive over \$248.5 million in essential infrastructure upgrades alone – a return of more than triple the investment.

Enhanced Education Resources, Without Added Strain:

During the 20-year incentive period, local schools will receive \$14 Million in property taxes, and State education will receive \$35 Million in property taxes - without the addition of a single student to its enrollment.

Panasonic's Financial Commitment:

Beyond construction, Panasonic will contribute \$19.4 million in special assessment taxes, supporting fire and City services that keep our community safe and well-managed.

Sustainable Municipal Revenue:

The franchise fees from Panasonic, estimated at \$3.68 million annually, promise a sustained financial stream for City initiatives, infrastructure maintenance, and could lower the tax burden on residents.

Boost to the Local Economy:

Panasonic's presence has already energized De Soto's retail environment, with retail sales activity in 2024 exceeding 2022 by an impressive 135%.

