

**Reser's Fine Foods
Cost Benefit Analysis
Streets**

This analysis assumes a 40-year cycle for regular preventative maintenance of **2,600** feet of SE 6th Street pavement and **3,600** feet of SE Croco Road*. The proposed development is a food manufacturing and distribution facility – up to 403,000 square feet of building.

Total property tax revenue to the City of Topeka would be approximately **\$104,189**, with approximately **\$4,167,560** collected over 40 years.

The annualized 40-year cycle cost of maintaining and replacing the **6,200** feet of street is **\$96,830**. The annualized street sweeping and winter treatment/snow plowing cost is **\$4,500**. The annualized total street maintenance cost is **\$101,330**. The annual property tax revenue to the City of Topeka is **\$104,189** for a net annualized revenue of **\$2,859**.

Street Preventative Maintenance	Cost	Property Tax	Difference
Joint repairs, mill and overlay, signal repair/replace and full street replacement (Annualized)	\$96,830	\$104,189	+\$7,359
Annual street sweeping (Annualized)	\$2,000		-\$2,000
Annual winter treatment/snow plowing (Annualized)	\$2,500		-\$2,500
Total (Annualized)	\$101,330	\$104,189	+\$2,859

The cost benefit analysis to maintain the streets over the course of 40 years demonstrates that COT property tax revenue from the subdivision should be adequate.

*SE Croco Road is proposed to rebuilt by the applicant as a 5-lane section from SE 6th Street to SE Jane Way. COT will maintain the street from the edge of the proposed development to the centerline, or enter into an agreement with Shawnee County to maintain it on the City's behalf.