

McLean Zone 3 Fiscal Impact Analysis Final - 2020 (25)		
57 Non-age Restricted, 93 Age Restricted		
REVENUES		
Annual General Fund Revenue		
<i>Real estate taxes</i>		\$1,096,980
# of units	150	
average assessed value/unit	\$626,667	
110 apartments @ value/unit	\$400,000	
40 townhomes @ value/unit	\$1,250,000	
total assessed value	\$94,000,000	
tax rate per \$1,000	\$11.67	
<i>CPA surcharge tax</i>		\$13,829
assessed value/unit	\$626,667	
exemption per unit	\$100,000	
surcharge rate per \$1,000	1.5%	
surcharge per unit	\$92.19	
<i>Personal property taxes</i>		
<i>Excise taxes</i>		\$45,938
# of cars per unit	1.75	
total # of cars	262.5	
average excise tax bill per car	\$175	
<i>Ambulance receipts</i>		\$4,782
# of calls	11.55	
average reimbursement per call	\$414	
Total - Annual General Fund Revenue		\$1,161,528
Nonrecurring General Fund revenue		
<i>Construction Permit Fees</i>		\$742,500
estimated construction cost	\$49,500,000	
rate per \$1,000 value	\$15.00	
<i>Infiltration & Inflow</i>	\$2,079.00	
		\$311,850
Total - Nonrecurring General Fund Revenue		\$1,054,350
EXPENDITURES		
Annual Departmental Costs		
<i>Police</i>		\$1,037
number of calls	71	
average cost per call	\$14.71	
<i>Senior Costs</i>		\$3,819
total number of seniors	67	
cost for service	\$57	
<i>Education Costs</i>		\$340,895
total number of school children	23	
incremental cost per student	\$14,822	
Total - Expenditures		\$345,751
Recurring Positive Net Fiscal Impact (FY20)		\$815,777
One time construction permit fees		\$1,054,350
Plus:		
-Construction Jobs		
-Increase in personal spending in local economy		
-Services - private trash removal, road maintenance, landscaping, snow plowing		

McLean Zone 3 Fiscal Impact Analysis Final - 2030		
57 Non-age Restricted, 93 Age Restricted		
REVENUES		
Annual General Fund Revenue		
<i>Real estate taxes</i>		\$1,096,980
# of units	150	
average assessed value/unit	\$626,667	
110 apartments @ value/unit	\$400,000	
40 townhomes @ value/unit	\$1,250,000	
total assessed value	\$94,000,000	
tax rate per \$1,000	\$11.67	
<i>CPA surcharge tax</i>		\$13,829
assessed value/unit	\$626,667	
exemption per unit	\$100,000	
surcharge rate per \$1,000	1.5%	
surcharge per unit	\$92.19	
<i>Personal property taxes</i>		
<i>Excise taxes</i>		\$45,938
# of cars per unit	1.75	
total # of cars	262.5	
average excise tax bill per car	\$175	
<i>Ambulance receipts</i>		\$4,782
# of calls	11.55	
average reimbursement per call	\$414	
Total - Annual General Fund Revenue		\$1,161,528
Nonrecurring General Fund revenue		
<i>Construction Permit Fees</i>		\$742,500
estimated construction cost	\$49,500,000	
rate per \$1,000 value	\$15.00	
<i>Infiltration & Inflow</i>	\$2,079.00	
		\$311,850
Total - Nonrecurring General Fund Revenue		\$1,054,350
EXPENDITURES		
Annual Departmental Costs		
<i>Police</i>		\$1,037
number of calls	71	
average cost per call	\$14.71	
<i>Senior Costs</i>		\$3,819
total number of seniors	67	
cost for service	\$57	
<i>Education Costs</i>		\$563,218
total number of school children	38	
incremental cost per student	\$14,822	
Total - Expenditures		\$568,075
Recurring Positive Net Fiscal Impact (FY20)		\$593,454
One time construction permit fees		\$1,054,350
Plus:		
-Construction Jobs		
-Increase in personal spending in local economy		
-Services - private trash removal, road maintenance, landscaping, snow plowing		

McLean Development - Final Northland Proposal

Annual Revenue Rate Increase = 2.5%										
Annual Cost Inflation Rate = 3.0%										
<u>Year</u>	<u>RE Taxes</u>	<u>CPA Surcharge</u>	<u>Excise Tax</u>	<u>Ambulance</u>	<u>Total Revenue</u>	<u>Police</u>	<u>Seniors</u>	<u>Education</u>	<u>Total Costs</u>	<u>Net Impact</u>
FY20*	\$1,096,980	\$13,829	\$45,938	\$4,782	\$1,161,529	\$1,037	\$3,819	\$340,895	\$345,751	\$815,778
FY21	\$1,124,405	\$14,175	\$47,086	\$4,902	\$1,190,567	\$1,068	\$3,934	\$351,122	\$356,124	\$834,444
FY22	\$1,152,515	\$14,529	\$48,264	\$5,024	\$1,220,331	\$1,100	\$4,052	\$361,656	\$366,807	\$853,524
FY23	\$1,181,327	\$14,892	\$49,470	\$5,150	\$1,250,840	\$1,133	\$4,173	\$372,505	\$377,811	\$873,028
FY24	\$1,210,861	\$15,265	\$50,707	\$5,278	\$1,282,111	\$1,167	\$4,298	\$383,680	\$389,146	\$892,965
FY25	\$1,241,132	\$15,646	\$51,975	\$5,410	\$1,314,163	\$1,202	\$4,427	\$395,191	\$400,820	\$913,343
FY26	\$1,272,160	\$16,037	\$53,274	\$5,546	\$1,347,018	\$1,238	\$4,560	\$467,537	\$473,335	\$873,683
FY27	\$1,303,964	\$16,438	\$54,606	\$5,684	\$1,380,693	\$1,275	\$4,697	\$539,882	\$545,854	\$834,839
FY28	\$1,336,564	\$16,849	\$55,971	\$5,826	\$1,415,210	\$1,314	\$4,838	\$612,228	\$618,379	\$796,831
FY29	\$1,369,978	\$17,271	\$57,370	\$5,972	\$1,450,591	\$1,353	\$4,983	\$684,573	\$690,909	\$759,681
FY30	\$1,404,227	\$17,702	\$58,805	\$6,121	\$1,486,855	\$1,394	\$5,132	\$756,919	\$763,445	\$723,410
FY31	\$1,439,333	\$18,145	\$60,275	\$6,274	\$1,524,027	\$1,435	\$5,286	\$779,627	\$786,348	\$737,678
FY32	\$1,475,316	\$18,598	\$61,782	\$6,431	\$1,562,127	\$1,479	\$5,445	\$803,015	\$809,939	\$752,189
FY33	\$1,512,199	\$19,063	\$63,326	\$6,592	\$1,601,181	\$1,523	\$5,608	\$827,106	\$834,237	\$766,944
FY34	\$1,550,004	\$19,540	\$64,909	\$6,757	\$1,641,210	\$1,569	\$5,777	\$851,919	\$859,264	\$781,946
FY35	\$1,588,754	\$20,029	\$66,532	\$6,926	\$1,682,240	\$1,616	\$5,950	\$877,477	\$885,042	\$797,198
*See attached worksheet for supporting information										
FY 30 Education Cost reflects increase in enrollment in 2030										