

**Wilbur Avenue Parcel
Annual Fiscal Impact Analysis
Concept A--Residential/Commercial Mix
18-Jun-2021**

Annual Fiscal Impacts (2021 \$)*

Individual Use Type	Units	Assumptions				Revenue / Annum				Fiscal Expense / Annum				Net Revenue / Annum
		Property value/unit	School children / use	School Children	Vehicles	RE Tax Revenue	Excise Tax	Personal Property	Total Revenue	Net Education Cost	Public Safety Cost**	Misc. Cost**	Total Fiscal Expense	Net Revenue
Continuing Care Retirement Community (CCRC):														
Independent Living Homes	60 du	\$ 350,000	-	-	60	\$ 308,280	-	-	-	-	-	-	-	-
Senior Apartments	60 du	\$ 300,000	-	-	45	264,240	-	-	-	-	-	-	-	-
Assisted Living	100 beds	\$ 150,000	-	-	5	220,200	-	40,000	-	-	-	-	-	-
Skilled Nursing Facility	80 beds	\$ 75,000	-	-	5	170,400	-	350,000	-	-	-	-	-	-
Total CCRC					115	\$ 963,120	\$23,000	\$ 390,000	\$ 1,376,120	-	-	-	-	\$ 1,376,120
Multifamily Housing	150 du	\$ 250,000	0.25	37.5	180	550,500	36,000	\$ -	586,500	\$ 375,000	-	-	\$ 375,000	211,500
Single Family	50 lots	\$ 400,000	1.60	80.0	75	293,600	15,000	\$ -	308,600	800,000	-	-	800,000	(491,400)
Townhome	55 lots	\$ 275,000	1.60	88.0	83	222,035	16,500	\$ -	238,535	880,000	-	-	880,000	(641,465)
Medical/Professional Office	135,000 sf	\$ 300	-	-	3	1,150,200	600	\$ -	1,150,800	-	-	-	-	1,150,800
Back Office	- sf	\$ 200	-	-	-	-	-	\$ -	-	-	-	-	-	-
Industrial	- sf	\$ 25	-	\$ -	-	-	-	-	-	-	-	-	-	-
Solar Farm	- facility	\$ 5,500,000	-	-	-	-	-	-	-	-	-	-	-	-
Total					206	\$ 3,179,455	\$91,100	\$ 390,000	\$3,660,555	\$ 2,055,000	\$ -	\$ -	\$ 2,055,000	\$ 1,605,555

Tax assumptions

Residential
Commercial
Personal Property
Ave. Excise tax/vehicle
Net Cost/child/annum

Rates

\$ 0.01468 per thousand
\$ 0.02840 per thousand
Assessor comps/similar property
\$ 200
\$ 10,000

Notes

* Does not include potential spinoff development and multiplier impact.
**Would include incremental annual Fire , Police and Ambulance costs under "Public Safety" and incremental Public Works and other municipal costs under "Misc.". At this level of analysis, we do not presently anticipate large significant differences between the two concepts.

**Wilbur Avenue Parcel
Annual Fiscal Impact Analysis
Concept B--Commercial Focus
18-Jun-2021**

Annual Fiscal Impacts (2021 \$)*

Individual Use Type	Units	Assumptions				Revenue /Annum				Fiscal Expense / Annum				Net Revenue / Annum
		Property value/unit	School children / use	School Children	Vehicles	RE Tax Revenue	Excise Tax	Personal Property	Total Revenue	Net Education Cost	Public Safety Cost**	Misc. Cost**	Total Fiscal Expense	Net Revenue
Continuing Care Retirement Community (CCRC):														
Independent Living Homes	60 du	\$ 350,000	-	-	60	\$ 308,280				-				
Senior Apartments	60 du	\$ 300,000	-	-	45	264,240				-				
Assisted Living	100 beds	\$ 150,000	-	-	5	220,200		40,000		-				
Skilled Nursing Facility	80 beds	\$ 75,000	-	-	5	170,400		350,000		-				
Total CCRC					115	\$ 963,120	\$ 23,000	\$ 390,000	\$ 1,376,120	-			-	\$ 1,376,120
Multifamily Housing	- du	\$ 250,000	0.25	-	-	-	-	-	-	-			-	-
Single Family	- lots	\$ 400,000	1.60	-	-	-	-	-	-	-			-	-
Townhomes	- lots	\$ 275,000	1.60	-	-	-	-	-	-	-			-	-
Medical/Professional Office	135,000 sf	\$ 300	-	-	3	1,150,200	600	\$ 1,000,000	1,150,800	-			-	1,150,800
Back Office	100,000 sf	\$ 200	-	-	5	568,000	1,000	\$ 500,000	569,000	-			-	569,000
Industrial	- sf	\$ 25	-	-	-	-	-	-	-	-			-	-
Solar Farm	1 facility	\$ 5,500,000	-	-	1	156,200	200		156,400	-			-	156,400
Total					124	\$ 2,837,520	\$ 24,800	\$ 1,890,000	\$ 3,252,320	\$ -	\$ -	\$ -	\$ -	\$ 3,252,320

Tax assumptions

Residential	\$ 0.01468 per thousand
Commercial	\$ 0.02840
Personal Property	Assessor comps/similar property
Ave. Excise tax/vehicle	\$ 200
Net Cost/child	\$ 10,000

Notes

* Does not include potential spinoff development and multiplier impact.
 **Would include incremental annual Fire , Police and Ambulance costs under "Public Safety" and incremental Public Works and other municipal costs under "Misc.". At this level of analysis, we do not presently anticipate large significant differences between the two concepts.

**Wilbur Avenue Parcel
Summary--Annual Fiscal Impact Analysis**

Concept A--Residential / Commercial Mix		Annual Fiscal Impacts (2021 \$)*			Concept B--Commercial Focus		Annual Fiscal Impacts (2021 \$)*		
		Revenue / Annum	Fiscal Expense / Annum	Net Revenue / Annum			Revenue / Annum	Fiscal Expense / Annum	Net Revenue / Annum
Individual Use Type	Units	Total Revenue	Total Fiscal Expense**	Net Revenue	Individual Use Type	Units	Total Revenue	Total Fiscal Expense**	Net Revenue
Continuing Care Retirement Community (CCRC):					Continuing Care Retirement Community (CCRC):				
Independent Living Homes	60 du				Independent Living Homes	60 du			
Senior Apartments	60 du				Senior Apartments	60 du			
Assisted Living	100 beds				Assisted Living	100 beds			
Skilled Nursing Facility	80 beds				Skilled Nursing Facility	80 beds			
Total CCRC		\$ 1,376,120	-	\$ 1,376,120	Total CCRC		\$1,376,120	-	\$ 1,376,120
Multifamily Housing	150 du	586,500	\$ 375,000	211,500	Multifamily Housing	- du	-	-	-
Single Family	50 lots	308,600	800,000	(491,400)	Single Family	- lots	-	-	-
Townhome	55 lots	238,535	880,000	(641,465)	Townhome	- lots	-	-	-
Medical/Professional Office	135,000 sf	1,150,800	-	1,150,800	Medical/Professional Office	135,000 sf	1,150,800	-	1,150,800
Back Office	- sf	-	-	-	Back Office	100,000 sf	569,000	-	569,000
Industrial	- sf	-	-	-	Industrial	- sf	-	-	-
Solar Farm	- facility	-	-	-	Solar Farm	1 facility	156,400	-	156,400
Total		\$ 3,660,555	\$ 2,055,000	\$ 1,605,555	Total		\$3,252,320	\$ -	\$ 3,252,320

Notes

* Does not include potential spinoff development and multiplier impact.
 **Would include incremental annual Fire , Police and Ambulance costs under "Public Safety" and incremental Public Works and other municipal costs under "Misc.". At this level of analysis, we do not presently anticipate large significant differences between the two concepts.