

The Economic & Fiscal Impacts of the Blanche Hotel Redevelopment Project



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Prepared by

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Executive Summary

Fishkind & Associates performed an economic and fiscal impact analysis for the Blanche Hotel Redevelopment Project.

- The Project will generate significant economic impact for the community during the construction phase generating 65 annual jobs with earnings of \$2.3 million, and a total local output of \$7.5 million.

Total Employment	65
Total Earnings	\$2,332,241
Total Output/Sales	\$7,559,882

- The residents and workers associated with the Project will generate on-going, permanent economic impacts each year for the community generating 125 permanent jobs with earnings of \$4.8 million. The total economic impact will be 168 jobs and a total local output of \$20.2 million.

	Direct	Indirect	Total
Total Employment	125	42	168
Total Earnings	\$4,827,429	\$1,628,754	\$6,456,184
Total Output/Sales	\$15,333,327	\$4,697,565	\$20,230,892

- The Project is projected to generate \$35,960 in annual ad valorem revenue for the City of Lake City and the CRA the first year on the tax roll.
- The Project is projected to generate a combined positive net fiscal benefit of \$31,271 per year for the City and CRA.
- The Project is projected to generate \$70,686 in ad valorem revenue for Columbia County each year.
- The Project is not expected to have any measurable impact on the School District, generating less than 3 additional students.

1.0 Introduction

The Blanche Hotel, an important historical building in the City of Lake City, has been allowed to fall into disrepair. Integrity Development Partners, LLC. would like to purchase the building and redevelop it with retail, office and residential components. The building is located within the Community Redevelopment Area (CRA) of Lake City.

Fishkind & Associates, Inc (“the Consultant”) has contracted with the City of Lake City (“Client”) to conduct an economic and fiscal impact analysis of the Blanche Hotel Redevelopment Project to determine the impacts of this project on the City budget and the local community.

The following report provides a detailed analysis complete with appendix tables for tax revenues, sales taxes, expenditures, jobs, economic output, and other fiscal and economic impact information for condominium project. It is based upon the 60-unit development assumption.

2.0 Defining an Economic Impact and a Fiscal Impact

An economic impact analysis addresses the impacts of a proposed development on jobs, economic output, and wages. These impacts can be both directly and indirectly generated by a development. A direct economic impact is generated as a result of workers directly employed by the development, wages earned by those workers, and money spent in the community by those workers. In addition, the money spent in the community by the residents also creates an economic impact. Indirect impacts refer to the downstream effect of the direct impacts that create additional economic benefits for the community as a result of the direct employment, wages, and spending creating further economic opportunities as dollars are spent in the economy. The City and County do not directly receive economic impacts into their budget. These economic impacts create sales and jobs within the City and County budgets.

A fiscal impact pertains to those revenues and expenditures directly received by the local government as a result of the Project’s operations and construction activity. Fiscal impact revenues include ad valorem taxes, gas taxes, sales taxes, charges for service, and other revenues received. Fiscal impact expenditures include items such as general government expenses, law enforcement, roads, fire department, and others. Therefore, fiscal impacts directly impact the budget revenues and expenditures.

3.0 Economic Impacts

3.1 Economic Impact of the Blanche Hotel Redevelopment

Table 1 displays the economic impacts from the construction of the Project and park. Employment from both direct and indirect economic impacts is expected to average 65 jobs during the construction period. Total earnings are expected to be \$2.3 million and economic output into the local economy is forecast to be \$7.5 million.

Table 1. Direct and Indirect Economic Impacts from Construction

Total Employment	65
Total Earnings	\$2,332,241
Total Output/Sales	\$7,559,882

Table 2 displays the permanent economic impacts from residents, employees and the operations of the project. The residents, employees and on-going operations of the project are projected to generate 125 new jobs on site with earnings of \$4.8 million. The multiplier effect of their spending will generate an additional 42 indirect jobs with earnings of \$1.6 million. The county's total annual economic output from the development is expected to be \$20.2 million.

Table 2. Annual Direct and Indirect Economic Impacts-Permanent

	Direct	Indirect	Total
Total Employment	125	42	168
Total Earnings	\$4,827,429	\$1,628,754	\$6,456,184
Total Output/Sales	\$15,333,327	\$4,697,565	\$20,230,892

Both the construction phase and the on-going condominium operations will provide a significant economic stimulus for the local economy.

3.2 Methodology

The Project and the residents generate economic impacts in the form of jobs, wages and economic output for the local economy. The construction activities will generate economic impacts in the form of material purchases, employment and wages. Economic multipliers are used to quantify the economic impact of a project on a community. The United

States Bureau of Economic Analysis (“BEA”) developed the Regional Industrial Multiplier System (“RIMS”). RIMS II multipliers are effective planning tools for both the public and private sectors on the local level. RIMS II multipliers take into account the relationship between different industries and are appropriate tools for conducting economic impact analyses.

For this analysis, RIMS II multipliers for Columbia County housing and construction industries have been used in order to calculate the economic impacts.

4.0 Fiscal Impact of the Blanche Hotel Redevelopments

4.1 Introduction

The focus of the remainder of this report is to quantify the revenues and expenditures generated by the redevelopment project on the City of Lake City and the Columbia County School District. The primary revenue sources are taxes on property, purchases, utilities, and fuel. Other revenues and most expenditures result from the day-to-day activities and services provided by the City and School District to the project’s residents and employees.

4.2 Taxable Property Values

The taxable property value at build out in 2017 is provided in Table 1 and detailed in Appendix Table 3. The taxable values are offset by one year for the timing of their appearance on the tax roll. By 2017, the Project will have a taxable value of \$9.0 million.

4.3 Fiscal Impacts – City of City of Lake City County

Table 3 provides a summary of the fiscal impacts of the development on the City of City of Lake City. Additional details are provided Appendix Table 2. This table shows that the total ad valorem taxes generated by the project will reach \$35,960 by 2017. With a CRA Base value of \$268,400, the City will get \$1,062 and the CRA will get \$34,898 for its development projects.

The City will also receive other revenues generated by the development’s population such as sales tax, franchise fees, excise tax and permit fees. Total annual revenues flowing from the project to the City are projected at \$36,004 by 2017.

Table 3: Fiscal Impacts Summary – City of Lake City

Year	Taxable Value	Ad Valorem Revenue	Total Revenue	Total Expenditure	Net Impact
2017	\$9,087,563	\$35,960	\$70,902	\$39,631	\$31,271
Base	\$268,400	\$1,062	\$36,004	\$39,631	-\$3,628
CRA	\$8,819,163	\$34,898	\$34,898		\$34,898

Expenditures will be made by the City on behalf of the residents and employees generated by the development. These expenditures include general government services, police, fire, transportation, etc. and are projected to be \$39,631 due to the relatively small number of residences.

Although total revenues generated by the Project are projected to far exceed the expenditures made on behalf of the residents and employees, the revenues allocated to the City, net of the CRA allocation, is slightly less than the total expenditures. The annual net fiscal impact for the City will be -\$3,628 by 2017. With the combined City and CRA revenues, the net fiscal impact is a benefit of \$31,271.

The annual allocation of ad valorem to the CRA will insure that new city improvement projects will continue on into the future.

4.4 Columbia County Impacts

The Project will also generate revenue for Columbia County. The countywide operating millage of 8.015 will yield \$70,686 in revenue for the County each year beginning in 2017.

Columbia County Operating Ad Valorem: \$70,686

The redevelopment project will include about 6 units with a projected population of 11 residents and non-residential development with 125 employees. The small population increment and the infill location of the project will make no significant demand for increased capital expenditures by the City or the County.

4.5 Fiscal Impacts –Columbia County School District

A summary of the operating fiscal impacts of the project on the School District is provided in Table 5 (detailed in Appendix Table 1). This table shows that the operating ad Valorem taxes generated by the project for the School District will approach \$50,000 by 2017, based upon the current millage rate. However, most operating property tax receipts are collected and then redistributed by the State. Therefore, the actual operating revenue to the School District may not equal these projections and will likely have a zero net fiscal impact.

Table 5: Columbia County School District Operating Impacts

	Number of Students	Operating Ad Valorem Revenues	Most Likely Operating Net Impact
2017	2	\$49,670	\$0

The capital portion of this analysis uses the State's student station cost for elementary (\$19,341), middle (\$20,886) and high school (\$27,130) students to calculate the capital facility impacts. Multiplying these average costs by the total number of students provides an accurate capital cost of capacity for the development. The maximum number of students generated from the Project is projected to be 2.3. The total capital cost, if new facilities were required, is projected to be \$52,941 (Table 6).

Table 6: Capital Cost of Student Stations

Elementary School Student Stations	\$24,351
Middle School Student Stations	\$11,543
High School Student Stations	<u>\$17,046</u>
Cost of Student Stations Required	\$52,941

The revenue to cover these costs is derived from capital ad valorem taxes and from the State. The project will generate \$13,229 in capital ad valorem revenue each year by 2017 (Table 7). Capital revenues generated by the Project cover the entire capital cost of new student stations within 5 years on the tax roll.

Table 7: Fiscal Impacts Summary – School Capital Facilities

Capital Ad Valorem per Year*	\$13,229
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* Based upon current millage rates

5.0 Fiscal Impact Model Methodology

5.1 Modified Per Capita Methodology

A variety of methods exist for quantifying the revenue impacts flowing from a development opportunity such as the one presented here. The approach used in this report is the modified per capita approach.

The per capita approach involves the calculation of revenues using the latest published financial reports for the appropriate population basis (ie. per person, per employee, per person and employee, etc.). Ad valorem and some other fees and tax revenues for the project are usually estimated directly.

From an economic perspective the per capita approach is equivalent to assuming that average revenue generation applies to the particular situation being evaluated. This is a reasonable assumption in most cases for two reasons. First, local governments must run balanced budgets, so that current costs and current revenues balance and are appropriate for current circumstances. Second, assuming that long run averages apply, also means that any excess capacity is maintained in the various systems and not allocated to the project. Furthermore, there is nothing peculiar about the location or the type of project that indicates that per capita parameters estimated from the latest budgets would not be reflective of actual costs and revenues.

5.2 City Fiscal Impact Calculations

Property taxes are calculated based upon the taxable property value and the current Millage rate (see Appendix Tables 3 and 5). The residential units are assumed to be rentals and do not have a Homestead exemption.

The sales taxes are projected based upon the 17,600 square feet of commercial space generating sales of \$200 per square foot yielding annual sales of \$3.5 million. Sales taxes were calculated from the total annual sales. The City's portion of the half-cent and local option one-cent sales tax is currently 16.3 percent.

Most other revenues and expenditures were made from the per capita methodology. The per capita numbers used are the full-time equivalents (FTE) residents, employees and, when appropriate, FTE visitors. The residential FTE is based upon the number of people per household using the estimate for multifamily of 1.89 people per unit. The employee FTE calculation is based upon the number of workers and the percentage of time they spend at work (40 hours per every 168-hour week). The FTE visitors number is calculated by the projected average occupancy and average people per room. The revenues and expenditures are calculated by multiplying the FTE residents and/or employees and/or visitors by the per capita amounts from the City Budget.

The Budget revenues and expenditures from the City's General Fund and Special Revenue Funds were divided by the FTE city population, the FTE city employment, and when appropriate, the FTE visitors to provide the per capita amount used for each new resident and FTE employee-resident.

5.3 Assumptions

Appendix Table 5 contains the basic data, assumptions and sources used in the fiscal impact model. These are provided for completeness and allow for the replication of our results. The estimated sales values were provided by the developers.

5.4 School District Impact Calculation

The total students were calculated using the current county average number of students per full-time households. The number of FTE students was calculated by multiplying the students per household times the total full-time households.

The ad valorem School Board revenues were calculated by multiplying the taxable value (Appendix Table 1) times the Millage rates (Appendix Table 6).

APPENDIX TABLES

Table 1
City of Lake City
Development Impact Summary

<u>(End of Year Totals)</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>
Households	6	6	6	6	6
Resident Population	11	11	11	11	11
<i>Full-Time Equivalent Population</i>	<i>9</i>	<i>9</i>	<i>9</i>	<i>9</i>	<i>9</i>
<u>Employment</u>					
Office	86	86	86	86	86
Retail / Commercial	<u>39</u>	<u>39</u>	<u>39</u>	<u>39</u>	<u>39</u>
Total Employees	125	125	125	125	125
<i>Full-Time Equivalent Employee-Residents</i>	<i>30</i>	<i>30</i>	<i>30</i>	<i>30</i>	<i>30</i>
 <u>City of Lake City</u>	 <u>2016</u>	 <u>2017</u>	 <u>2018</u>	 <u>2019</u>	 <u>2020</u>
Total Operating Revenues Generated	\$31,048	\$36,004	\$36,371	\$36,744	\$37,123
Total Operating Expenditures Generated	<u>\$39,046</u>	<u>\$39,631</u>	<u>\$40,226</u>	<u>\$40,829</u>	<u>\$41,442</u>
Net Fiscal Impact of Operations	-\$7,997	-\$3,628	-\$3,855	-\$4,085	-\$4,319
 Ad Valorem Revenue for CRA	 \$2,534	 \$34,898	 \$35,605	 \$36,325	 \$37,060
 Total Net Fiscal Impact	 -\$5,463	 \$31,271	 \$31,750	 \$32,240	 \$32,740
	<u>5 Years</u>	<u>10 Years</u>	<u>20 Years</u>	<u>30 Years</u>	
Net Present Value of Operating Impact	\$87,080	\$167,623	\$258,291	\$289,342	
 Columbia County Ad Valorem	 \$5,132	 \$70,686	 \$72,116	 \$73,575	 \$75,063
 <u>County School District</u>	 <u>2016</u>	 <u>2017</u>	 <u>2018</u>	 <u>2019</u>	 <u>2020</u>
Students	2	2	2	2	2
Net Capital Benefit (Cost)	-\$51,935	\$13,274	\$13,542	\$13,815	\$14,094
	<u>5 Years</u>	<u>10 Years</u>	<u>20 Years</u>	<u>30 Years</u>	
Net Present Value of Fiscal Impact	-\$7,882	\$27,217	\$67,802	\$86,882	

Table 1
City of Lake City
Development Impact Summary

<u>(End of Year Totals)</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
Households	6	6	6	6	6
Resident Population	11	11	11	11	11
<i>Full-Time Equivalent Population</i>	<i>9</i>	<i>9</i>	<i>9</i>	<i>9</i>	<i>9</i>
<u>Employment</u>					
Office	86	86	86	86	86
Retail / Commercial	<u>39</u>	<u>39</u>	<u>39</u>	<u>39</u>	<u>39</u>
Total Employees	125	125	125	125	125
<i>Full-Time Equivalent Employee-Residents</i>	<i>30</i>	<i>30</i>	<i>30</i>	<i>30</i>	<i>30</i>
 <u>City of Lake City</u>	 <u>2021</u>	 <u>2022</u>	 <u>2023</u>	 <u>2024</u>	 <u>2025</u>
Total Operating Revenues Generated	\$37,507	\$37,897	\$38,293	\$38,694	\$39,102
Total Operating Expenditures Generated	<u>\$42,063</u>	<u>\$42,694</u>	<u>\$43,335</u>	<u>\$43,985</u>	<u>\$44,644</u>
Net Fiscal Impact of Operations	-\$4,557	-\$4,798	-\$5,042	-\$5,290	-\$5,542
 Ad Valorem Revenue for CRA	 \$37,809	 \$38,572	 \$39,351	 \$40,146	 \$40,956
 Total Net Fiscal Impact	 \$33,252	 \$33,775	 \$34,309	 \$34,855	 \$35,413
 Net Present Value of Operating Impact					
 Columbia County Ad Valorem	 \$76,580	 \$78,128	 \$79,705	 \$81,314	 \$82,954
 <u>County School District</u>	 <u>2021</u>	 <u>2022</u>	 <u>2023</u>	 <u>2024</u>	 <u>2025</u>
Students	2	2	2	2	2
Net Capital Benefit (Cost)	\$14,378	\$14,667	\$14,962	\$15,263	\$15,570
 Net Present Value of Fiscal Impact					

Table 2
City of Lake City
Development Scenario

	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>
Residential Units	6	6	6	6	6
Office (sq.ft.)	29,500	29,500	29,500	29,500	29,500
Conference (sq.ft.)	4,150	4,150	4,150	4,150	4,150
Commercial (sq.ft.)	17,600	17,600	17,600	17,600	17,600
Common Use Area (sq.ft.)	<u>21,200</u>	<u>21,200</u>	<u>21,200</u>	<u>21,200</u>	<u>21,200</u>
Total	72,450	72,450	72,450	72,450	72,450

Table 3
City of Lake City
Taxable Property Values

	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>
Residential Taxable Value	\$64,706	\$647,063	\$656,768	\$666,620	\$676,619
Office (sq.ft.)	\$361,080	\$3,610,800	\$3,683,016	\$3,756,676	\$3,831,810
Conference (sq.ft.)	\$42,330	\$423,300	\$431,766	\$440,401	\$449,209
Commercial (sq.ft.)	\$224,400	\$2,244,000	\$2,288,880	\$2,334,658	\$2,381,351
Common Use Area (sq.ft.)	<u>\$216,240</u>	<u>\$2,162,400</u>	<u>\$2,205,648</u>	<u>\$2,249,761</u>	<u>\$2,294,756</u>
Total Taxable Value	\$908,756	\$9,087,563	\$9,266,078	\$9,448,116	\$9,633,745
CRA Base Taxable Value (to City)	\$268,400	\$268,400	\$268,400	\$268,400	\$268,400
TIF Taxable Value (to CRA)	\$640,356	\$8,819,163	\$8,997,678	\$9,179,716	\$9,365,345

Taxable values are shown in the year following construction

Table 2
City of Lake City
Development Scenario

	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
Residential Units	6	6	6	6	6
Office (sq.ft.)	29,500	29,500	29,500	29,500	29,500
Conference (sq.ft.)	4,150	4,150	4,150	4,150	4,150
Commercial (sq.ft.)	17,600	17,600	17,600	17,600	17,600
Common Use Area (sq.ft.)	<u>21,200</u>	<u>21,200</u>	<u>21,200</u>	<u>21,200</u>	<u>21,200</u>
Total	72,450	72,450	72,450	72,450	72,450

Table 3
City of Lake City
Taxable Property Values

	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
Residential Taxable Value	\$686,769	\$697,070	\$707,526	\$718,139	\$728,911
Office (sq.ft.)	\$3,908,446	\$3,986,615	\$4,066,347	\$4,147,674	\$4,230,628
Conference (sq.ft.)	\$458,194	\$467,357	\$476,705	\$486,239	\$495,963
Commercial (sq.ft.)	\$2,428,978	\$2,477,557	\$2,527,108	\$2,577,651	\$2,629,204
Common Use Area (sq.ft.)	<u>\$2,340,651</u>	<u>\$2,387,464</u>	<u>\$2,435,214</u>	<u>\$2,483,918</u>	<u>\$2,533,596</u>
Total Taxable Value	\$9,823,037	\$10,016,064	\$10,212,900	\$10,413,620	\$10,618,302
CRA Base Taxable Value (to City)	\$268,400	\$268,400	\$268,400	\$268,400	\$268,400
TIF Taxable Value (to CRA)	\$9,554,637	\$9,747,664	\$9,944,500	\$10,145,220	\$10,349,902

Table 4
City of Lake City
Fiscal Impact Detail

	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>
Revenues					
Ad Valorem Taxes-Property Value Taxes (1)	\$1,062	\$1,062	\$1,062	\$1,062	\$1,062
Local Option Fuel Taxes (1)	\$2,576	\$2,615	\$2,654	\$2,694	\$2,735
Local Option Sales Taxes (1)	\$2,909	\$5,905	\$5,993	\$6,083	\$6,174
Franchise Fees (1)	\$3,102	\$3,148	\$3,195	\$3,243	\$3,292
Utility Taxes (1)	\$5,467	\$5,549	\$5,633	\$5,717	\$5,803
Licenses & Permits (1)	\$1,163	\$1,181	\$1,199	\$1,217	\$1,235
State Revenue Sharing Proceeds (2)	\$526	\$534	\$542	\$551	\$559
Sales Tax - Half Cent	\$1,685	\$3,420	\$3,471	\$3,523	\$3,576
Gas Tax - Constitutional & County	\$284	\$288	\$293	\$297	\$301
Charges for Services (1)	\$1,746	\$1,772	\$1,799	\$1,826	\$1,853
Judgments, Fines and Forfeitures (3)	\$81	\$82	\$83	\$85	\$86
Interest and Other Earnings (1)	\$29	\$29	\$29	\$29	\$29
Miscellaneous Revenues (1)	\$297	\$297	\$297	\$297	\$297
Interfund Transfers & Other Sources (1)	\$4,538	\$4,538	\$4,538	\$4,538	\$4,538
Allocations	<u>\$5,583</u>	<u>\$5,583</u>	<u>\$5,583</u>	<u>\$5,583</u>	<u>\$5,583</u>
Total Revenues	\$31,048	\$36,004	\$36,371	\$36,744	\$37,123
Expenditures					
General Government (1)	\$693	\$704	\$714	\$725	\$736
Financial and Administrative (1)	\$9,625	\$9,770	\$9,916	\$10,065	\$10,216
Comprehensive Planning (1)	\$1,339	\$1,359	\$1,379	\$1,400	\$1,421
Law Enforcement (1)	\$14,417	\$14,634	\$14,853	\$15,076	\$15,302
Other Public Safety (1)	\$369	\$375	\$380	\$386	\$392
Garbage/Solid Waste (1)	\$1,225	\$1,243	\$1,262	\$1,281	\$1,300
Road/Street Facilities (1)	\$10,702	\$10,862	\$11,025	\$11,191	\$11,359
Health/Human Services (2)	\$148	\$150	\$152	\$155	\$157
Parks/Recreation (2)	<u>\$527</u>	<u>\$535</u>	<u>\$543</u>	<u>\$552</u>	<u>\$560</u>
Total Expenditures	\$39,046	\$39,631	\$40,226	\$40,829	\$41,442
Net Fiscal Impact	-\$7,997	-\$3,628	-\$3,855	-\$4,085	-\$4,319

Table 4
City of Lake City
Fiscal Impact Detail

	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
Revenues					
Ad Valorem Taxes-Property Value Taxes (1)	\$1,062	\$1,062	\$1,062	\$1,062	\$1,062
Local Option Fuel Taxes (1)	\$2,776	\$2,817	\$2,859	\$2,902	\$2,946
Local Option Sales Taxes (1)	\$6,267	\$6,361	\$6,456	\$6,553	\$6,652
Franchise Fees (1)	\$3,341	\$3,391	\$3,442	\$3,494	\$3,546
Utility Taxes (1)	\$5,890	\$5,978	\$6,068	\$6,159	\$6,251
Licenses & Permits (1)	\$1,253	\$1,272	\$1,291	\$1,311	\$1,330
State Revenue Sharing Proceeds (2)	\$567	\$576	\$584	\$593	\$602
Sales Tax - Half Cent	\$3,630	\$3,684	\$3,739	\$3,796	\$3,852
Gas Tax - Constitutional & County	\$306	\$311	\$315	\$320	\$325
Charges for Services (1)	\$1,881	\$1,909	\$1,938	\$1,967	\$1,996
Judgments, Fines and Forfeitures (3)	\$87	\$89	\$90	\$91	\$93
Interest and Other Earnings (1)	\$29	\$29	\$29	\$29	\$29
Miscellaneous Revenues (1)	\$297	\$297	\$297	\$297	\$297
Interfund Transfers & Other Sources (1)	\$4,538	\$4,538	\$4,538	\$4,538	\$4,538
Allocations	\$5,583	\$5,583	\$5,583	\$5,583	\$5,583
Total Revenues	\$37,507	\$37,897	\$38,293	\$38,694	\$39,102
Expenditures					
General Government (1)	\$747	\$758	\$769	\$781	\$793
Financial and Administrative (1)	\$10,369	\$10,525	\$10,683	\$10,843	\$11,005
Comprehensive Planning (1)	\$1,442	\$1,464	\$1,486	\$1,508	\$1,531
Law Enforcement (1)	\$15,532	\$15,764	\$16,001	\$16,241	\$16,485
Other Public Safety (1)	\$398	\$404	\$410	\$416	\$422
Garbage/Solid Waste (1)	\$1,319	\$1,339	\$1,359	\$1,380	\$1,400
Road/Street Facilities (1)	\$11,529	\$11,702	\$11,877	\$12,056	\$12,236
Health/Human Services (2)	\$159	\$162	\$164	\$167	\$169
Parks/Recreation (2)	\$568	\$577	\$585	\$594	\$603
Total Expenditures	\$42,063	\$42,694	\$43,335	\$43,985	\$44,644
Net Fiscal Impact	-\$4,557	-\$4,798	-\$5,042	-\$5,290	-\$5,542

Table 5
City of Lake City
Fiscal Impact Assumptions

Taxable Assessment Ratio	85% (from input data)
Homestead Exemption	\$50,000 (from input data)
% Single-Family with Homestead	90% (from input data)
% Multifamily with Homestead	0% (from input data)

Millage

General Fund	3.9571 Mills
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		Equivalent Factor	Full-Time Equivalent
Population-Working Residents	9,930	0.7619	7,566
Population-Non-Working Residents	2,203	1.0000	2,203
Population- Seasonal	0	0.34615	0
Population (peak season)	12,133		9,769
Population (total)	12,133		
ESRI 2014			
Employment (total)	12,731	0.2381	3,031
ESRI 2014			
Persons per Household - Single Family *	2.52	ESRI 2014	
Persons per Household - Multifamily	1.89		

Employment Assumptions

Project

Office (sq.ft.)	350 sq. ft. per employee
Conference (sq.ft.)	2,075 sq. ft. per employee
Commercial (sq.ft.)	500 sq. ft. per employee
Common Use Area (sq.ft.)	5,300 sq. ft. per employee
Annual growth rate of Residential Property	1.5%
Annual growth rate of Non-Residential Pro	2.0%

Average

Multifamily	\$125,000 per unit
Office (sq.ft.)	\$120 per sq.ft.
Conference (sq.ft.)	\$100 per sq.ft.
Commercial (sq.ft.)	\$125 per sq.ft.
Common Use Area (sq.ft.)	\$100 per sq.ft.

Table 6
City of Lake City
Fiscal Impact Detail - School District

	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>
Elementary School Students	1.2	1.2	1.2	1.2	1.2
Middle School Students	0.5	0.5	0.5	0.5	0.5
High School Students	<u>0.6</u>	<u>0.6</u>	<u>0.6</u>	<u>0.6</u>	<u>0.6</u>
Total Students (FTE)	2.3	2.3	2.3	2.3	2.3
<u>Operating Ad Valorem Revenue</u>	\$3,606	\$49,670	\$50,675	\$51,700	\$52,746
<u>Capital Revenues</u>					
Ad Valorem - Capital Improvement	\$961	\$13,229	\$13,497	\$13,770	\$14,048
State Sources - Capital Projects	\$46	\$46	\$46	\$46	\$46
Local Sales Tax-School Capital	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
Total Annual Capital Revenues	\$1,006	\$13,274	\$13,542	\$13,815	\$14,094
<u>Capital Expenditures</u>					
Capital Expenditures (cost of student stations)					
Elementary School Student Stations	\$24,351	\$0	\$0	\$0	\$0
Middle School Student Stations	\$11,543	\$0	\$0	\$0	\$0
High School Student Stations	<u>\$17,046</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
Cost of Student Stations Required	\$52,941	\$0	\$0	\$0	\$0
Net Capital Revenue (Expenditure)	-\$51,935	\$13,274	\$13,542	\$13,815	\$14,094
	<u>5 Years</u>	<u>10 Years</u>	<u>20 Years</u>	<u>30 Years</u>	
Net Present Value of Fiscal Impact	-\$7,882	\$27,217	\$67,802	\$86,882	

Operating Millage 5.6320 Mills
Capital Millage 1.5000 Mills

PECO and CO & DS Total Per Student
\$189,403 \$19.90

Students

Total Students 9,518
Elementary School 51.9%
Middle School 22.5%
High School 25.6%

Students per Household 0.3817

Capital Cost Per Student Station *

Elementary \$19,341
Middle \$20,886
High \$27,130

Table 6
City of Lake City
Fiscal Impact Detail - School District

	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
Elementary School Students	1.2	1.2	1.2	1.2	1.2
Middle School Students	0.5	0.5	0.5	0.5	0.5
High School Students	<u>0.6</u>	<u>0.6</u>	<u>0.6</u>	<u>0.6</u>	<u>0.6</u>
Total Students (FTE)	2.3	2.3	2.3	2.3	2.3
 <u>Operating Ad Valorem Revenue</u>	 \$53,812	 \$54,899	 \$56,007	 \$57,138	 \$58,291
 <u>Capital Revenues</u>					
Ad Valorem - Capital Improvement	\$14,332	\$14,621	\$14,917	\$15,218	\$15,525
State Sources - Capital Projects	\$46	\$46	\$46	\$46	\$46
Local Sales Tax-School Capital	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
Total Annual Capital Revenues	\$14,378	\$14,667	\$14,962	\$15,263	\$15,570
 <u>Capital Expenditures</u>					
Capital Expenditures (cost of student stations)					
Elementary School Student Stations	\$0	\$0	\$0	\$0	\$0
Middle School Student Stations	\$0	\$0	\$0	\$0	\$0
High School Student Stations	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
Cost of Student Stations Required	\$0	\$0	\$0	\$0	\$0
 Net Capital Revenue (Expenditure)	 \$14,378	 \$14,667	 \$14,962	 \$15,263	 \$15,570
 <div>Net Present Value of Fiscal Impact</div>					