

TABLE 7: ERIN RIDGE NORTH DCMU SITE - FISCAL IMPACTS

		Erin Ridge North ASP Amendment - DCMU Site						Report Reference	
		DCMU (Current)			COMMERCIAL (Proposed)		% From Current		
7.1	LAND AREA (HA)								Section 2.1, Table 1
	Site Area	5.18			5.18				
	Residential								
	Units	avg HHS	120		0				
	Population	1.76	211		0				
	Non-Residential								
	Commercial Space (Square Feet)	118,000			165,000				
7.2	ASSESSMENT (2019 Tax Year)								Section 2.1.3
	Total Assessment	assmt/unit							
	Residential	\$200,000	\$24,000,000	37%	\$0	0%	-100%		
	Non-Residential		\$40,550,000	63%	\$50,325,000	100%	24%		
			<u>\$64,550,000</u>	100%	<u>\$50,325,000</u>	100%	-22%		
	Assmt Per Net Area Ha								
	Residential		\$4,633,205		\$0				
	Non-Residential		\$7,828,185		\$9,715,251				
	Total		<u>\$12,461,390</u>		<u>\$9,715,251</u>				
7.3	CAPITAL EXPENDITURES	Per NDA			Per NDA				
	Infrastructure - NEW (Annual City, 20 Years)								
	Tax-Supported		\$29,858	\$5,764	\$7,421	\$1,433			
	Utilities		\$0	\$0	\$0	\$0			
			<u>\$29,858</u>	<u>\$5,764</u>	<u>\$7,421</u>	<u>\$1,433</u>	-75%		
	Infrastructure - LIFECYCLE (Annual City)								
	Tax-Supported		\$40,583	\$7,835	\$32,134	\$6,204			
	Utilities		\$28,143	\$5,433	\$28,143	\$5,433			
			<u>\$68,726</u>	<u>\$13,268</u>	<u>\$60,277</u>	<u>\$11,637</u>	-12%		
	Infrastructure - REPLACEMENT (Annual City)								
	Tax-Supported		\$60,451	\$11,670	\$51,930	\$10,025			
	Utilities > Included in LCC		\$0	\$0	\$0	\$0			
			<u>\$60,451</u>	<u>\$11,670</u>	<u>\$51,930</u>	<u>\$10,025</u>	-14%		
	Total Capital Expenditures								
	Tax-Supported		\$130,892	\$25,269	\$91,485	\$17,661	-30%		
	Utilities		\$28,143	\$5,433	\$28,143	\$5,433	0%		
			<u>\$159,035</u>	<u>\$30,702</u>	<u>\$119,628</u>	<u>\$23,094</u>	-25%		
7.4	OPERATING EXPENDITURES	Per NDA			Per NDA			Section 2.4, Table 6	
	Operating Exps (Annual City)	per capita							
	Tax-Supported	\$937	\$197,819	\$38,189	\$29,419	\$5,679	-85%		
	Utilities	\$8	\$1,764	\$341	\$1,764	\$341	0%		
		<u>\$945</u>	<u>\$199,583</u>	<u>\$38,530</u>	<u>\$31,183</u>	<u>\$6,020</u>	-84%		
7.5	OPERATING REVENUES	Per NDA			Per NDA			Section 2.4, Table 6	
	Operating Revenues (Annual City)								
	Tax-Supported		\$78,421	\$15,139	\$6,151	\$1,187	-92%		
	Utilities		\$29,907	\$5,774	\$29,907	\$5,774	0%		
			<u>\$108,328</u>	<u>\$20,913</u>	<u>\$36,058</u>	<u>\$6,961</u>	-67%		

TABLE 7: ERIN RIDGE NORTH DCMU SITE - FISCAL IMPACTS (CONT'D)

		Erin Ridge North ASP Amendment - DCMU Site				Report Reference
		DCMU (Current)		COMMERCIAL (Proposed)		% From Current
7.6	PROPERTY TAX REVENUES (MUNICIPAL)	Allocation %		Allocation %		
	Municipal Property Tax Rates (2019) *					
	Residential / Farm	8.0226		8.0226		
	Non-Residential	11.0141		11.0141		
	Municipal Property Tax Revenues					
	Residential	\$192,542	30.1%	\$0	0.0%	-100%
	Non-Residential	\$446,622	69.9%	\$554,285	100.0%	24%
		<u>\$639,164</u>	<u>100.0%</u>	<u>\$554,285</u>	<u>100.0%</u>	<u>-13%</u>
	<i>* General Municipal (Total) + Servus Place (Capital)</i>					
7.7	NET MUNICIPAL IMPACTS (ANNUAL AT FULL BUILD-OUT)	Per NDA		Per NDA		
	Municipal Property Tax Revenues	\$639,164	\$123,391	\$554,285	\$107,005	
	<i>plus</i> Operating Revenues	\$108,328	\$20,913	\$36,058	\$6,961	
	<i>less</i> Operating Expenditures	\$199,583	\$38,530	\$31,183	\$6,020	
	Capital Expenditures - New (City Funded)	\$29,858	\$5,764	\$7,421	\$1,433	
	Operating Rev - Utility Capital Reinvestment	\$28,143	\$5,433	\$28,143	\$5,433	
	Net Gain (Loss) Without Capital Reinvestment	\$489,908	\$94,577	\$523,595	\$101,080	7%
	<i>less</i> Capital Expenditures - Lifecycle & Replacement	\$129,177	\$24,938	\$112,207	\$21,662	
	<i>plus</i> Operating Rev - Utility Capital Reinvestment	\$28,143	\$5,433	\$28,143	\$5,433	
	Net Gain (Loss) With Capital Reinvestment	\$388,874	\$75,072	\$439,531	\$84,852	13%
	<i>plus</i> Capital Exp - New	\$29,858	\$5,764	\$7,421	\$1,433	
	<i>less</i> Operating Rev - Utility New	\$0	\$0	\$0	\$0	
	Net Gain (Loss) With Capital Reinvestment - After Payment of New Infrastructure (20 Years+)	\$418,732	\$80,836	\$446,952	\$86,284	7%