

TO: Gabe Sevigny, Planning Supervisor, Planning and Neighborhood Services

FROM: Chris Fiandaca, Budget Office

DATE: September 5, 2023

SUBJECT: Colorado Centre Addition No. 3 - Fiscal Impact Analysis

A copy of the Fiscal Impact Analysis for the Colorado Centre Addition No. 3 is attached. At the request of the Planning Department, in accordance with City Code, the Budget Office prepared a Fiscal Impact Analysis estimating the City expenditure and revenues attributable to the Colorado Centre Addition No. 3 for a ten-year horizon. The Fiscal Impact model incorporates the land uses proposed by the annexation and calculates the average City expenditures and revenue generated by the project.

Colorado Centre Addition No. 3 annexes a 33-acre property into the City. Of the annexed property, only 2 acres are identified to be zoned as mixed-use commercial development. Based on the planned zoning uses, this analysis evaluates the fiscal impact to the City of the development of 2 commercial acres as follows: 1 acre of industrial, 0.7 acre of office and 0.35 acre of retail.

The result of the Fiscal Impact Analysis is a positive cumulative cashflow for the City during the 10-year timeframe. The reason for this outcome is the generation of sales and use tax revenue from commercial development.

A Combined Funds Summary of the cumulative fiscal impact is attached. In addition, the Fiscal Impact Model Notes at the end of this memo provide an overview of the Fiscal Impact model.

COMBINED FUNDS SUMMARY										
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Revenue										
General Fund	\$41,225	\$29,627	\$29,627	\$29,627	\$29,627	\$29,627	\$29,627	\$29,627	\$29,627	\$29,627
Special Revenue Funds	\$33,545	\$12,927	\$12,927	\$12,927	\$12,927	\$12,927	\$12,927	\$12,927	\$12,927	\$12,927
TOTAL REVENUE	\$74,770	\$42,555	\$42,555	\$42,555	\$42,555	\$42,555	\$42,555	\$42,555	\$42,555	\$42,555
Expenditures										
Operating	\$12,603	\$12,603	\$12,603	\$12,603	\$12,603	\$12,603	\$12,603	\$12,603	\$12,603	\$12,603
Special Revenue Fund Expenditu	\$5,862	\$5,862	\$5,862	\$5,862	\$5,862	\$5,862	\$5,862	\$5,862	\$5,862	\$5,862
Capital Expenditures	\$9,625	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$28,090	\$18,465	\$18,465	\$18,465	\$18,465	\$18,465	\$18,465	\$18,465	\$18,465	\$18,465
GRAND TOTAL NET RESULT	\$46,680	\$24,089	\$24,089	\$24,089	\$24,089	\$24,089	\$24,089	\$24,089	\$24,089	\$24,089
CUMULATIVE NET RESULT	\$46,680	\$70,769	\$94,858	\$118,947	\$143,036	\$167,125	\$191,214	\$215,303	\$239,392	\$263,481

FISCAL IMPACT MODEL NOTES

The Fiscal Impact Model used by the Budget Office was created and customized specifically for the City's needs by TischlerBise, one of the nation's leading consulting firms for fiscal impact work. The model is updated regularly to reflect current City budget data, tax rates, market values for built spaces, and assumptions for business tax revenue by category of commercial use.

The model measures the impact of a proposed development on the City's operating budget. It utilizes current demographic data, budget information for the City, and the City's current infrastructure capacity to determine service levels. These service levels are used to project annual operating costs and revenues across all City departments based on proposed land use.

What the Fiscal Impact Model Tells Us?

The Fiscal Impact Model is a mechanism for City stakeholders to gauge the impact created by new or amended development on City expenditures and revenues.

The Fiscal Impact Model estimates the difference between costs of providing services and the property tax, user fees and other revenues that could be generated from the new development.

The revenue and cost estimates are displayed as net annual and cumulative values for the ten-year horizon on the second page of this memo. The Fiscal Impact Model shows direct revenues and costs from new development only, and does not make comparisons to existing planned zoning and development.

The revenue projections and cost to serve are based on a "snapshot approach" in which it is assumed the current levels of service will continue through the ten-year horizon. This approach does not attempt to speculate about how levels of service, revenues, policies, and other factors will change over time.

The model assumes that future Park and Public Safety infrastructure will be City-owned and maintained. If, for instance, a special district will build and maintain a park located in the analysis area, it will be noted on page 1 of this memo.