

TO: Tamara Baxter, Planning Supervisor, Planning Department

FROM: Kortne Deloney, Budget Analyst II, Budget Office

DATE: June 16, 2025

SUBJECT: Miller Downs at Wyoming Lane Annexation and Land Use Plan - **Fiscal Impact Analysis**

A copy of the Fiscal Impact Analysis for the Miller Downs at Wyoming Lane Annexation and Land Use Plan 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 Miller Downs at Wyoming Lane Annexation and Land Use Plan for a ten-year horizon. The Fiscal Impact model incorporates the land uses proposed by the Miller Downs at Wyoming Lane Annexation and calculates the average City expenditures and revenue generated by the project.

Miller Downs at Wyoming Lane annexes approximately 21.372-acre property in the City. Based on the planned zoning uses, this analysis evaluates the fiscal impact to the City of annexing 21.372 acres, of which in a 5-year build-out develops detached single-family residential properties and attached single-family residential properties with a medium density of 6.55 dwelling unit per acre and 4 acres of open space, trails, pocket parks, and detention basin built by the developer and maintained by the metro district.

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 that the use tax revenue collected from residential construction early in the development is enough to maintain a positive result for the timeframe.

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 - Miller Downs at Wyoming Lane Annexation and Land Use Plan										
	1	2	3	4	5	6	7	8	9	10
	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
<i>Revenue</i>										
General Fund	\$108,391	\$125,139	\$141,887	\$158,634	\$175,382	\$83,739	\$83,739	\$83,739	\$83,739	\$83,739
Special Revenue Funds	\$132,886	\$136,583	\$140,281	\$143,978	\$147,676	\$18,488	\$18,488	\$18,488	\$18,488	\$18,488
TOTAL REVENUE	\$241,277	\$261,722	\$282,167	\$302,613	\$323,058	\$102,227	\$102,227	\$102,227	\$102,227	\$102,227
<i>Expenditures</i>										
Operating	\$20,018	\$40,058	\$60,099	\$80,120	\$100,160	\$100,160	\$100,160	\$100,160	\$100,160	\$100,160
Special Revenue Fund Expenditu	\$15,153	\$30,318	\$45,483	\$60,636	\$75,801	\$75,801	\$75,801	\$75,801	\$75,801	\$75,801
Capital Expenditures	\$11,790	\$12,700	\$12,755	\$12,270	\$12,700	\$0	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$46,961	\$83,076	\$118,337	\$153,026	\$188,661	\$175,961	\$175,961	\$175,961	\$175,961	\$175,961
GRAND TOTAL NET RESULT	\$194,316	\$178,646	\$163,830	\$149,586	\$134,397	(\$73,734)	(\$73,734)	(\$73,734)	(\$73,734)	(\$73,734)
CUMULATIVE NET RESULT	\$194,316	\$372,962	\$536,792	\$686,378	\$820,775	\$747,041	\$673,307	\$599,573	\$525,838	\$452,104