

TABLE 7: ERIN RIDGE NORTH DCMU SITE - FISCAL IMPACTS

7.1	Erin Ridge North ASP Amendment - DCMU Site						Report Reference Section 2.1, Table 1	
	DCMU (Current)			COMMERCIAL (Proposed)		% From Current		
	Site Area	5.18		5.18				
LAND AREA (HA)								
Site Area		5.18		5.18				
Residential								
Units	avg HHS	120		0				
Population	1.76	211		0				
Non-Residential		118,000		165,000				
Commercial Space (Square Feet)		118,000		165,000				
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%		
		\$64,550,000	100%	\$50,325,000	100%	-22%		
Assmt Per Net Area	Ha							
Residential		\$4,633,205		\$0				
Non-Residential		\$7,828,185		\$9,715,251				
Total		\$12,461,390		\$9,715,251				
CAPITAL EXPENDITURES			Per NDA		Per NDA			
Infrastructure - NEW	(Annual City, 20 Years)						Section 2.3.1, Table 3	
Tax-Supported		\$29,858	\$5,764	\$7,421	\$1,433			
Utilities		\$0	\$0	\$0	\$0			
		\$29,858	\$5,764	\$7,421	\$1,433	-75%		
Infrastructure - LIFECYCLE	(Annual City)						Section 2.3.2, Table 4	
Tax-Supported		\$40,583	\$7,835	\$32,134	\$6,204			
Utilities		\$28,143	\$5,433	\$28,143	\$5,433			
		\$68,726	\$13,268	\$60,277	\$11,637	-12%		
Infrastructure - REPLACEMENT	(Annual City)						Section 2.3.2, Table 4	
Tax-Supported		\$60,451	\$11,670	\$51,930	\$10,025			
Utilities		\$0	\$0	\$0	\$0			
		\$60,451	\$11,670	\$51,930	\$10,025	-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%		
		\$159,035	\$30,702	\$119,628	\$23,094	-25%		
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%	
		\$945	\$199,583	\$38,530	\$31,183	\$6,020	-84%	
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%		
		\$108,328	\$20,913	\$36,058	\$6,961	-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)		
		Allocation %		Allocation %	% From Current
7.6 PROPERTY TAX REVENUES (MUNICIPAL)					
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%
* General Municipal (Total) + Servus Place (Capital)	\$639,164	100.0%	\$554,285	100.0%	-13%
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	
plus Operating Revenues	\$108,328	\$20,913	\$36,058	\$6,961	
less 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%
less Capital Expenditures - Lifecycle & Replacement	\$129,177	\$24,938	\$112,207	\$21,662	
plus 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%
plus Capital Exp - New	\$29,858	\$5,764	\$7,421	\$1,433	
less 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%