

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%	
				\$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			
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		
				\$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 > included in LCC			\$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%	
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%	
			\$945	\$199,583	\$38,530	\$31,183	\$6,020	-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%	
				\$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)		% 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%
		\$639,164	100.0%	\$554,285	100.0%	-13%
	<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	
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%