

Ni Village

Fiscal Impact Analysis

- » RCLCO, a national real estate economics advisory firm, completed a fiscal impact analysis for Ni Village in September 2009.
- » The fiscal impact analysis is based on market assumptions developed independently by RCLCO, which validate that the proposed development program for Ni Village is feasible over a 20-year timeframe.
- » The analysis compares the net fiscal impact of the proposed development, a catalytic, mixed use village, relative to an alternative scenario, wherein the site is developed in a conventional manner up to its maximum capacity of 600,000 square feet of light industrial and office space over a 20-year period as currently zoned.
- » The fiscal impact model demonstrates that the proposed program of uses will create a net fiscal benefit of \$62.9 million in revenue to Spotsylvania County over the next 20 years. The conventional model with build out of the property under the existing zoning will create a net fiscal benefit of \$19.3 million in revenue over the same 20-year period.
- » The positive net fiscal benefit for Ni Village projects job creation of over 2,356 jobs, versus a projected 1,450 jobs under the conventional build out.
- » The positive net fiscal benefit is driven primarily by the collection of real and personal property taxes, which alone bring in more revenue than the total estimated expenditures necessary to service the development over the 20-year period. Additional revenue comes from business license fees, cash proffers, sales and meals taxes, transient occupancy taxes, and other sources indicated on Exhibit 2 of the fiscal impact model, attached to the fiscal impact analysis.
- » The fiscal impact model accounts for 149 new school pupils generated by the development and the educational operating costs to serve those children. The number of school children generated is based on the level of service standards created by the County. The expected students in elementary, middle and high school are indicated on Exhibit 2 of the fiscal impact model, attached to the first impact analysis.
- » County revenues and expenditures are derived from the County's Fiscal Year 2009/2010 approved General Fund budget, the 2009/2010 Spotsylvania School District budget, the current proposed Zoning and Proffer Policy Guide, the current proposed Level of Service Standards for Public Facilities & Services, and assumptions from various other sources, including the U.S. Census, the Bureau of Labor Statistics, and demographic projections from the Spotsylvania County Planning Department.
- » An accompanying economic impact analysis demonstrates that the proposed trail system, the creation of which LDP is leading, has the potential to generate significant retail expenditures – up to \$3.7 million annually and by extension, up to 60 new jobs for the County.

