

Town of Ridgeland

Fiscal Impact Analysis Summary

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Summary of Results

Growth is Economic Development

While new development brings additional costs (public service requirements), density is significantly beneficial.

Significant Positive Long-term Fiscal Benefits

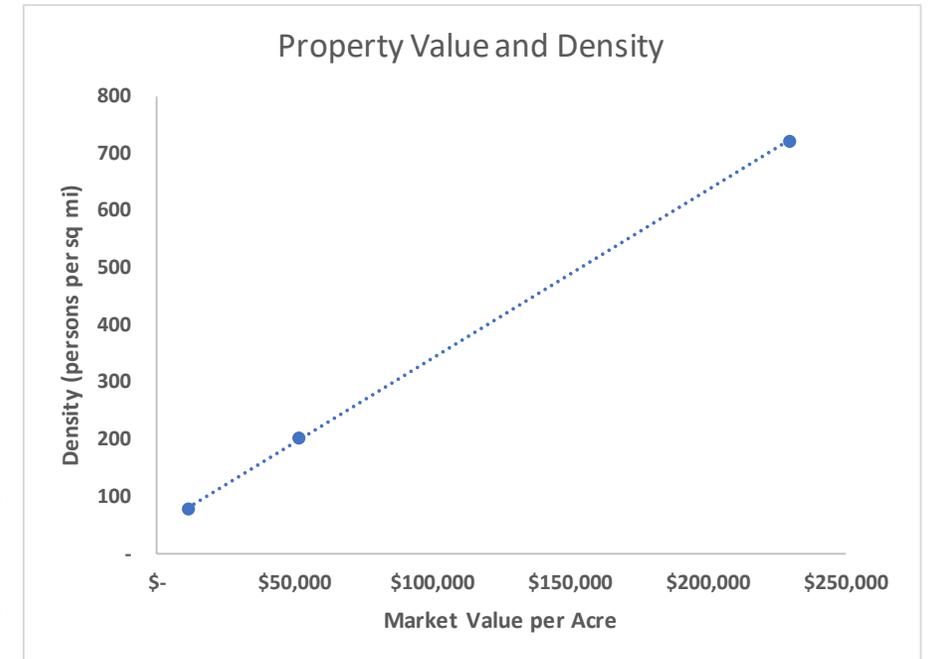
Over long-term, Town return on investment >20%, driven by an average ~\$3m annual fiscal benefit on average.

Challenging in the Short-term

Upfront operating expense plus capital outlays could represent over 40% deficit from current spending and capital requirements exceed borrowing capacity

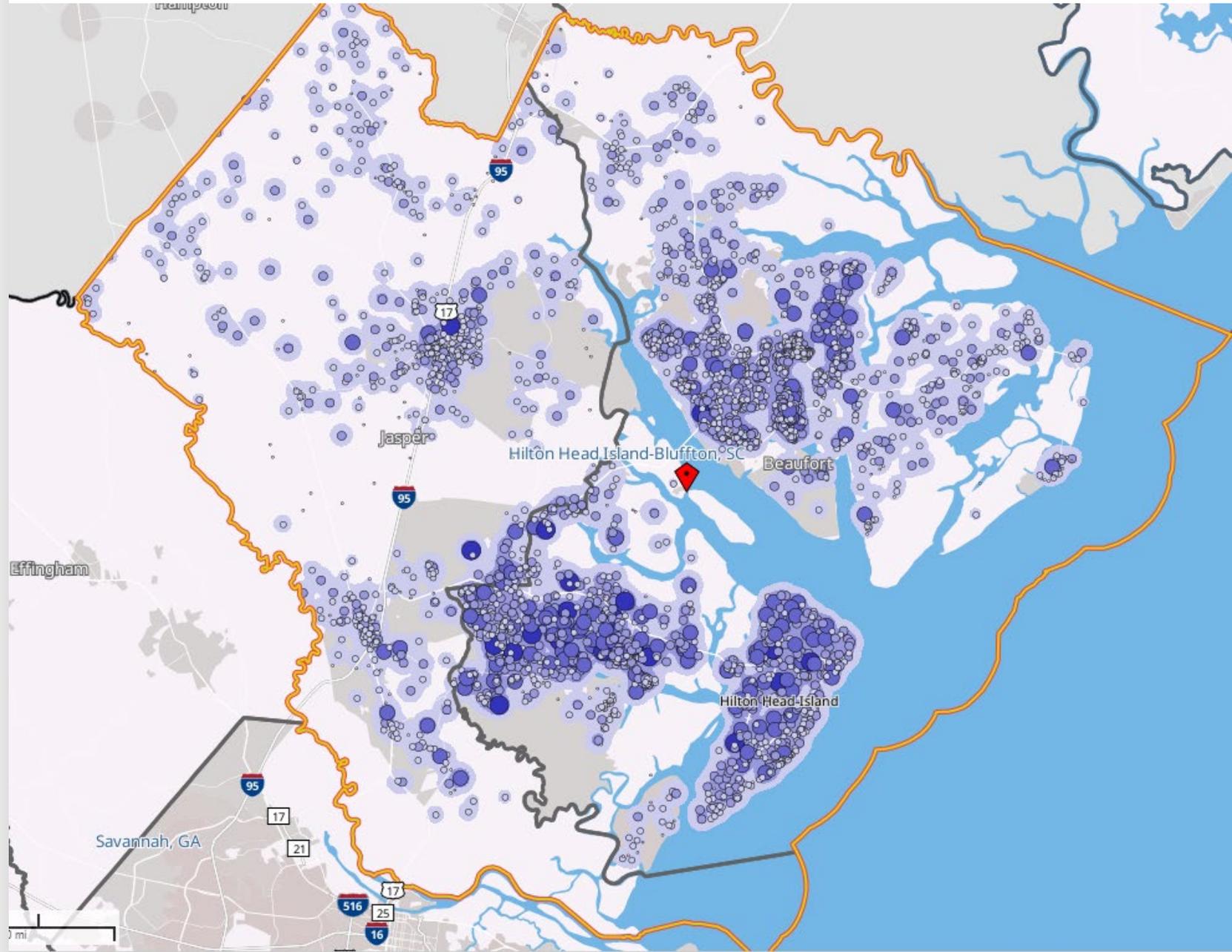
Growth is Economic Development

	Ridgeland	Hardeville	Bluffton
Land Area	48.8	56.8	52.1
Population	3,810	11,500	37,600
Employment	3,570	2,860	12,200
FTE	5,965	11,496	44,432
Ratio FTE/Population	157%	100%	118%
Households	1,090	5,864	13,672
Density (population/sq mi)	78	202	721
Total Market Value per acre	\$ 11,240	\$ 51,370	\$ 229,410
Total Assessment Ratio	2.8%	4.0%	4.5%
Total Assessed Property Value	\$ 9,775,330	\$ 87,574,073	\$ 347,568,332
Assessed value per capita	2,566	7,615	9,244
Assessed value per household	8,971	14,934	25,421
Assessed Values (developed):			
Single-family	44%	77%	
Commercial	44%	8%	
Total	89%	85%	
Government balance (per capita):			
General revenues	\$ 1,467	\$ 1,537	\$ 826
Direct (charges for services)	176	803	499
Total revenues	1,644	2,340	1,325
Operating spending	1,274	2,119	926
P&I	147	233	69
Total Spending	\$ 1,420	\$ 2,352	\$ 995
Net Surplus/(deficit)	223	(12)	330



Economic Development

In east-coast markets, growth generally moves east to west. Ridgeland is likely the next growth market.



Significant Positive Fiscal Impacts

At build-out in 2045, annexation of the proposed project would be expected to provide Ridgeland with an annual \$4M in positive fiscal impacts (not including inflation).

In addition, the proposed project would be expected to initially contribute \$9.8M in development fees, \$6M in planning and building permit fees, and possibly \$1M in sales taxes from construction activities.



Property Taxes

\$40M in taxable value. ~\$5M+ in incremental property taxes.



Sales Taxes

Increased household spending contributing to \$4M+ sales taxes.



Total Revenues

With other revenues, expected \$1,300 incremental revenues per FTE (~\$13M).



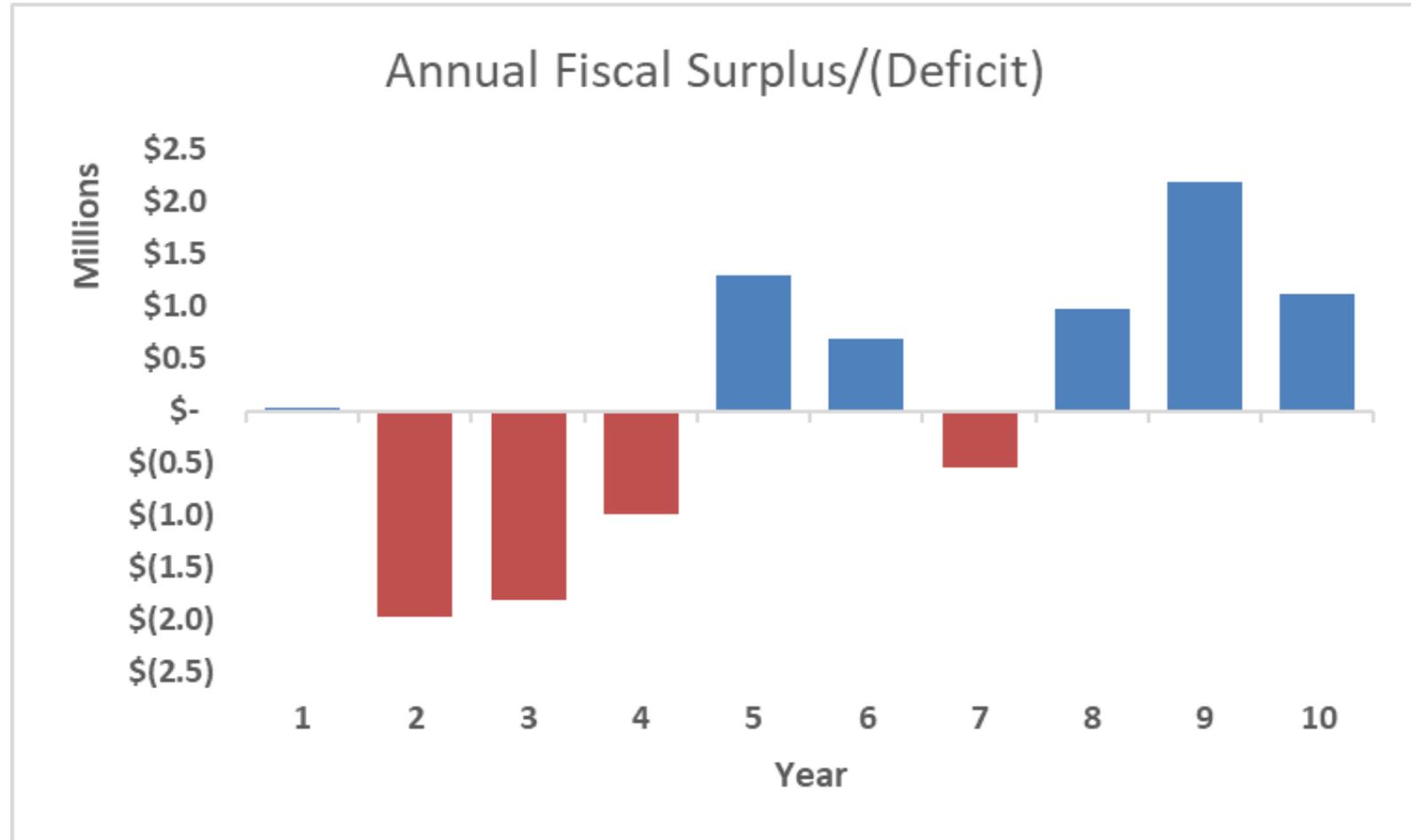
Annual Incremental Cost

\$10M in total spending, \$4M+ in public safety; more than 50 new employees.

Short-term Challenges

Meeting public service requirements with upfront staff, operating, and capital could result in a 40% deficit of current annual spending.

In addition, capital requirements could exceed current debt capacity.



Q&A



Thank you!

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