Parkland
15-Year Financial
Summary

Total Fiscal
Impact:
- $11M +/- 30%

Potential Annual
Household Tax
Impact: $36 per
$100,000 of
Assessed
Property Value

Infrastructure and
Building Costs
$14M

Municipal Revenues/
Taxes $2M

Land Sale Revenue $1M

Legend

Revenue/Income	
Expense/Outlay	
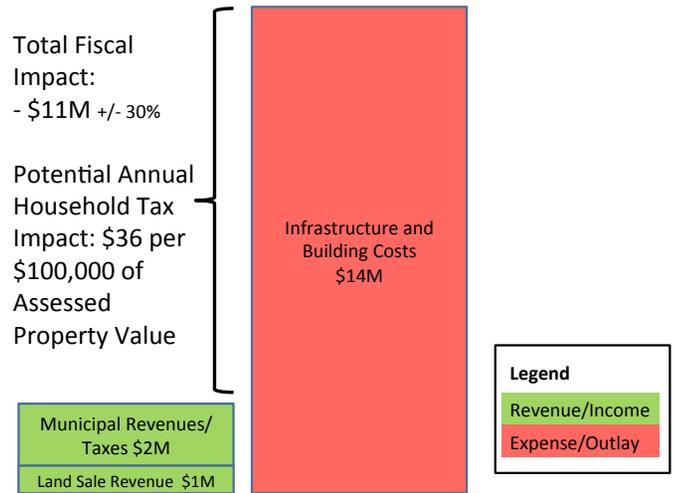
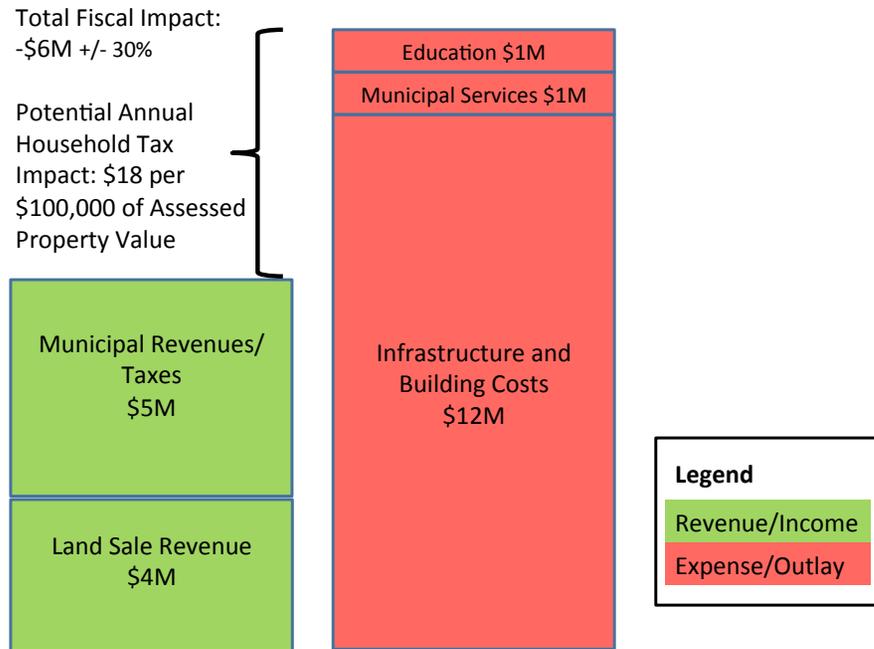|	5 years (2021)	10 years (2026)	15 years (2031)
Total Population	0	0	0
School Aged Children	0	0	0
Seniors	Intentionally Blank		0
Total Housing Units	0	0	0
Affordable Housing Units	Intentionally Blank		0
Cumulative Impact on Town Finances	- $13M	- $13M	- $11M
Average Tax Impact (per $100,000 in home value)	$35	$38	$33

Final figures are rounded to the nearest million

Open Space Community 10-Year Financial Summary

Municipal Revenues/ Taxes $12M

Land Sale Revenue $11M

Profit Sharing $3M

Education $5M

Municipal Services $6M

Infrastructure and Building Costs $9M

Total Fiscal Impact after Phase II: breakeven +/- $3M

Future phase(s): TBD

Legend
Revenue/Income
Expense/Outlay
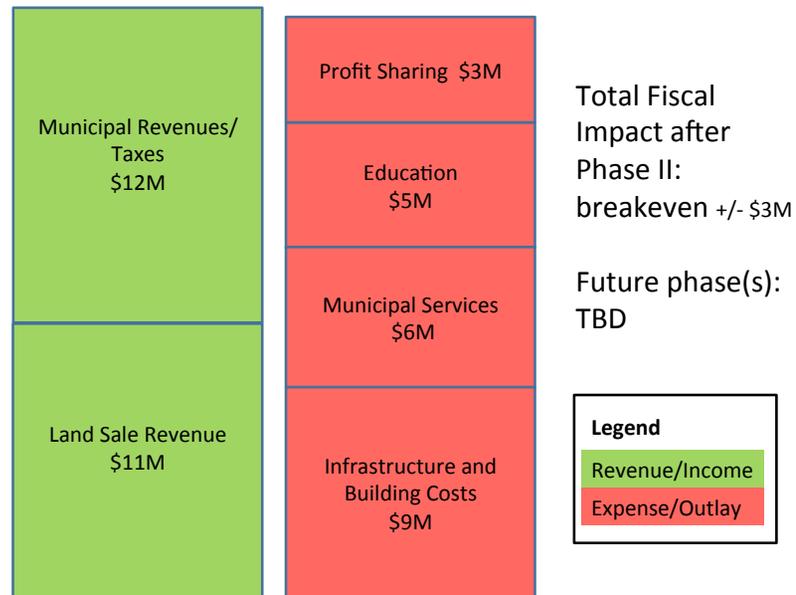
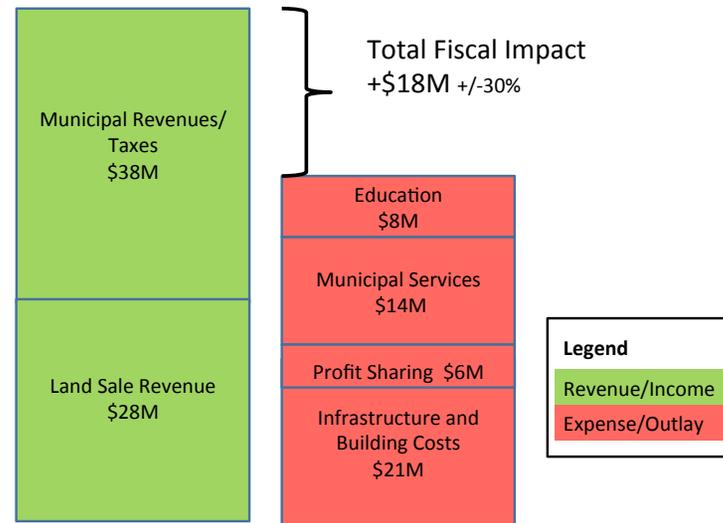|	5 years (2021)	10 years (2026)	15 years (2031)
Total Population	280	280	??
School Aged Children	30	30	??
Seniors	Intentionally Blank		??
Total Housing Units	128	140	??
Affordable Housing Units	Intentionally Blank		??
Cumulative Impact on Town Finances	$0	$0	??
Average Tax Impact (per $100,000 in home value)	$0	$0	??

Final figures are rounded to the nearest million

Public Destination 15-Year Financial Summary

Total Fiscal Impact: -$6M +/- 30%

Potential Annual Household Tax Impact: $18 per $100,000 of Assessed Property Value

Education $1M

Municipal Services $1M

Municipal Revenues/ Taxes $5M

Infrastructure and Building Costs $12M

Land Sale Revenue $4M

Legend

Revenue/Income

Expense/Outlay

	5 years (2021)	10 years (2026)	15 years (2031)
Total Population	49	49	49
School Aged Children	7	7	7
Seniors	Intentionally Blank		0
Total Housing Units	46	46	46
Affordable Housing Units	Intentionally Blank		7
Cumulative Impact on Town Finances	- $6M	- $7M	-$6M
Average Tax Impact (per $100,000 in home value)	$5	$20	$17

Final figures are rounded to the nearest million

Care & Community 15-Year Financial Summary

Municipal Revenues/ Taxes $38M

Land Sale Revenue $28M

Total Fiscal Impact +$18M +/-30%

Education $8M

Municipal Services $14M

Profit Sharing $6M

Infrastructure and Building Costs $21M

Legend

Revenue/Income

Expense/Outlay

	5 years (2021)	10 years (2026)	15 years (2031)
Total Population	634	634	634
School Aged Children	44	44	44
Seniors	Intentionally Blank		481
Total Housing Units	358	358	358
Affordable Housing Units	Intentionally Blank		142
Cumulative Impact on Town Finances	+ $6M	+ $12M	+ $18M
Average Tax Impact (per $100,000 in home value)	*Note	*Note	*Note

Final figures are rounded to the nearest million
* Positive annual revenues could pay for town services or result in a decrease in property taxes.

Four Concept Comparison Chart
(15-year cumulative comparison)

	PARKLAND	OPEN SPACE COMMUNITY (after 10 years, rather than 15)	PUBLIC DESTINATION	CARE & COMMUNITY
Total Population	0	280	49	634
School Aged Children	0	30	7	44
Seniors	0	??	0	481
Total Housing Units	0	140	46	358
Affordable Housing Units	0	??	7	142
Cumulative Impact on Town Finances	- $11M	breakeven	- $6M	+ $18M
Average Tax Impact (per $100,000 in home value)	$36	$0	$18	*Note

Final figures are rounded to the nearest million
* Positive annual revenues could pay for town services or result in a decrease in property taxes.

Financial Considerations and Assumptions

These financial analyses are preliminary and subject to a great deal of refinement as ideas become more concrete. The committee has used a sophisticated financial model to generate the potential total fiscal impact and average annual household tax burden based on the assumptions in the model and in each concept. Note that all values include a standard +/- 30% level of precision at this stage.

Some key assumptions include:

- Municipal Services Cost - $1763 annually per resident
- Education Cost - $14,500 annually per child
- Base Tax Rate - $16.75 per $1000 valuation
- Land sale values assume cleared lots and existence of appropriate infrastructure (roads, gas, water, electricity, sewer) OR are discounted in order to offset developer costs for site clearing, infrastructure build-out, and building disposition.
- All buildings must be dealt with in some way in the coming years (they cannot be left "as-is" indefinitely). Building disposition options include: Mothball ($5/ft^2), Demolish ($15/ft^2) or Rehab ($50/ft^2).
- The town and state share profits from land sales 50:50 (per DCAMM agreement).
- Tax impact calculation assumes net development costs are funded with 20 year bonds at 4% interest.
- All values are in constant 2016 dollars.

Some other important considerations include:

- Funds to pay for redevelopment or programming could come from grants or other outside sources; not necessarily taxes, but availability of these funds is not assumed in the financial projections.
- Land values change over time. Land set aside for the future is likely to appreciate.
- Much of the public programming that is assumed in the concepts is revenue-generating but those revenues are not yet accounted for in the modeling.