

Appendix E: New Berlin Tax Analysis

Comprehensive Plan Update - Citywide Tax Levy Analysis by Neighborhood Planning Area (includes Concepts for "G" & "H" / Plan 1 and "J") April 2, 2009

Neighborhood Planning Area	Total Value (Plan 1)	Total Value (Current)	2007 Tax Levy (Plan 1)	2007 Tax Levy (Current)	% of Total Tax Levy (Plan 1)	% of Total Tax Levy (Current)	Population (Total - 40,802) (Plan 1)	Population (Total = 39,960) (Current)	% of Total Population (Plan 1)	% of Total Population (Current)	Square Miles	% of Total
A	\$318,076,820	\$318,076,820	\$1,670,253	\$1,670,253	7.0%	7.4%	4,240	4,240	10.4%	10.6%	2.253	6.09%
B	\$460,575,200	\$460,575,200	\$2,418,526	\$2,418,526	10.1%	10.7%	5,080	5,080	12.5%	12.7%	12.836	34.71%
C	\$447,163,480	\$447,163,480	\$2,348,100	\$2,348,100	9.8%	10.3%	40	40	0.1%	0.1%	1.946	5.26%
D	\$734,355,530	\$734,355,530	\$3,856,174	\$3,856,174	16.1%	17.0%	9,440	9,440	23.1%	23.6%	4.248	11.49%
E	\$339,115,400	\$339,115,400	\$1,780,729	\$1,780,729	7.4%	7.8%	1,480	1,480	3.6%	3.7%	1.267	3.43%
F	\$1,507,237,770	\$1,507,237,770	\$7,914,656	\$7,914,656	33.1%	34.9%	16,360	16,360	40.1%	40.9%	5.971	16.15%
G	\$198,707,722	\$27,482,920	\$1,043,434	\$144,316	4.4%	0.6%	1,202	360	2.9%	0.9%	1.427	3.86%
H	\$361,529,140	\$296,306,650	\$1,898,425	\$1,555,936	7.9%	6.9%	320	320	0.8%	0.8%	1.780	4.81%
I	\$182,093,990	\$182,093,990	\$956,194	\$956,194	4.0%	4.2%	2,560	2,560	6.3%	6.4%	4.126	11.16%
J	\$9,163,260	\$9,163,260	\$48,117	\$48,117	0.2%	0.2%	80	80	0.2%	0.2%	1.127	3.05%
Total	\$4,558,018,312	\$4,321,571,020	\$23,934,608	\$22,693,001	100.0%	100.0%	40,802	39,960	100.0%	100.0%	36.981	100.00%

Average Tax Levy Per Person and Per Square Mile

Neighborhood	A		B		C		D		E		F		G		H		I		J	
	Plan 1	Current	Plan 1	Current	Plan 1	Current	Plan 1	Current	Plan 1	Current	Plan 1	Current	Plan 1	Current	Plan 1	Current	Plan 1	Current	Plan 1*	Current
Tax Levy																				
Per Person	\$393.93	\$393.93	\$476.09	\$476.09	\$58,702.50	\$58,702.50	\$408.49	\$408.49	\$1,203.20	\$1,203.20	\$483.78	\$483.78	\$868.08	\$400.88	\$5,932.58	\$4,862.30	\$373.51	\$373.51	\$601.46	\$601.46
Per Sq. Mile	\$741,346	\$741,346	\$188,417	\$188,417	\$1,206,629	\$1,206,629	\$907,762	\$907,762	\$1,405,469	\$1,405,469	\$1,325,516	\$1,325,516	\$731,208	\$101,132	\$1,066,531	\$874,121	\$231,748	\$231,748	\$42,695	\$42,695

* Note: Does not include Mill Valley Redevelopment

Citywide Average Tax Levy Per Person and Per Square Mile

Citywide Average Tax Levy per Square Mile:	\$613,639
Citywide Average Tax Levy Per Person:	\$567.89

Area, Levy and Population for Selected Neighborhoods

	Square Miles	Total Levy	Population
Areas "C" + "D" + "E" + "F":	13.432	\$15,899,659	27,320
Percent of Total:	36.3%	66.4%	68.4%
Areas "B" + "I" + "J":	18.089	\$3,422,837	7,720
Percent of Total:	48.9%	14.3%	19.3%

Neighborhoods C, D, E & F

Average Tax Levy per Square Mile for "C", "D", "E", & "F":	\$1,183,715
Average Tax Levy Per Person for "C", "D", "E", & "F":	\$581.98
Percentage Total Tax Levy is above Citywide Average/Sq.Mi.:	193%

Neighborhoods B, I & J

Average Tax Levy per Square Mile for "B", "I", & "J":	\$189,222
Average Tax Levy Per Person for "B", "I", & "J":	\$443.37
Percentage Total Tax Levy is above Citywide Average/Sq.Mi.:	31%

Tax Levy by Neighborhood

Levy/Square Mile Ranking (descending)	Current		
	Levy	% of Total	% Above/(Below) Average
E	\$1,405,469	20%	229%
F	\$1,325,516	19%	216%
C	\$1,206,629	17%	197%
D	\$907,762	13%	148%
H	\$874,121	12%	142%
A	\$741,346	11%	121%
Average	\$613,639		Break Point
I	\$231,748	3%	-38%
B	\$188,417	3%	-31%
G	\$101,132	1%	-16%
J	\$42,695	1%	-7%
	\$7,024,835	100	

Levy/Square Mile Ranking (descending)	Plan 1 (G & H)		
	Levy	% of Total	% Above/(Below) Average
E	\$1,405,469	18%	217%
F	\$1,325,516	17%	205%
C	\$1,206,629	15%	186%
H	\$1,066,531	14%	165%
D	\$907,762	12%	140%
A	\$741,346	9%	115%
G	\$731,208	9%	113%
Average	\$647,214		Break Point
I	\$231,748	3%	-36%
B	\$188,417	2%	-29%
J	\$42,695	1%	-7%
	\$7,847,321	100	

Levy/Square Mile Ranking (descending)	Plan 1 (G & H) & J		
	Levy	% of Total	% Above/(Below) Average
E	\$1,405,469	16%	211%
F	\$1,325,516	15%	199%
C	\$1,206,629	14%	181%
H	\$1,066,531	12%	160%
D	\$907,762	11%	136%
J	\$800,000	9%	120%
A	\$741,346	9%	111%
G	\$731,208	8%	110%
Average	\$667,545		Break Point
I	\$231,748	3%	-35%
B	\$188,417	2%	-28%
	\$8,604,626	100	

Total Value, Tax Levy, Population and Area

Neighborhood Planning Area	Total Value (Plan 1 & "J")	Total Value (Current)	2007 Tax Levy (Plan 1 & "J")	2007 Tax Levy (Current)	% of Total Tax Levy (Plan 1)	% of Total Tax Levy (Current)	Population (Total - 40,802) (Plan 1 & "J")	Population (Total = 39,960) (Current)	% of Total Population (Plan 1 & "J")	% of Total Population (Current)	Square Miles (Total = 36.981)	% of Total Square Miles
A	\$318,076,820	\$318,076,820	\$1,670,253	\$1,670,253	6.8%	7.4%	4,240	4,240	10.4%	10.6%	2.253	6.09%
B	\$460,575,200	\$460,575,200	\$2,418,526	\$2,418,526	9.8%	10.7%	5,080	5,080	12.5%	12.7%	12.836	34.71%
C	\$447,163,480	\$447,163,480	\$2,348,100	\$2,348,100	9.5%	10.3%	40	40	0.1%	0.1%	1.946	5.26%
D	\$734,355,530	\$734,355,530	\$3,856,174	\$3,856,174	15.6%	17.0%	9,440	9,440	23.1%	23.6%	4.248	11.49%
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F	\$1,507,237,770	\$1,507,237,770	\$7,914,656	\$7,914,656	32.1%	34.9%	16,360	16,360	40.1%	40.9%	5.971	16.15%
G	\$198,707,722	\$27,482,920	\$1,043,434	\$144,316	4.2%	0.6%	1,202	360	2.9%	0.9%	1.427	3.86%
H	\$361,529,140	\$296,306,650	\$1,898,425	\$1,555,936	7.7%	6.9%	320	320	0.8%	0.8%	1.780	4.81%
I	\$182,093,990	\$182,093,990	\$956,194	\$956,194	3.9%	4.2%	2,560	2,560	6.3%	6.4%	4.126	11.16%
J	\$159,163,000	\$9,163,260	\$800,000	\$48,117	3.2%	0.2%	80	80	0.2%	0.2%	1.127	3.05%
Total	\$4,708,018,052	\$4,321,571,020	\$24,686,491	\$22,693,001	100.0%	100.0%	40,802	39,960	100.0%	100.0%	36.981	100.00%

Projected Market Valuation and Revenue Growth by Neighborhood Planning Area (2010 through 2020)

Neighborhood Planning Area	2009 Assessed Value	Projected Tax Levy ('09-'10)	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
A	\$346,050,923	\$1,828,341	\$351,241,687	\$356,510,313	\$361,857,967	\$367,285,837	\$372,795,124	\$378,387,051	\$384,062,857	\$389,823,800	\$395,671,157	\$401,606,224	\$407,630,318
B ¹	\$510,552,904	\$2,697,479	\$518,211,198	\$525,984,366	\$533,874,131	\$541,882,243	\$550,010,477	\$558,260,634	\$569,634,544	\$581,179,062	\$592,896,748	\$604,790,199	\$616,862,052
C	\$499,017,622	\$2,636,533	\$506,502,886	\$514,100,430	\$521,811,936	\$529,639,115	\$537,583,702	\$545,647,457	\$553,832,169	\$562,139,652	\$570,571,747	\$579,130,323	\$587,817,278
D	\$785,707,230	\$4,151,242	\$797,492,839	\$809,455,231	\$821,597,060	\$833,921,016	\$846,429,831	\$859,126,279	\$872,013,173	\$885,093,370	\$898,369,771	\$911,845,317	\$925,522,997
E	\$363,904,504	\$1,922,670	\$369,363,071	\$374,903,517	\$380,527,070	\$386,234,976	\$392,028,501	\$397,908,928	\$403,877,562	\$409,935,725	\$416,084,761	\$422,326,033	\$428,660,923
F	\$1,621,606,731	\$8,567,672	\$1,645,930,832	\$1,670,619,794	\$1,695,679,091	\$1,721,114,278	\$1,746,930,992	\$1,773,134,957	\$1,799,731,981	\$1,826,727,961	\$1,854,128,880	\$1,881,940,813	\$1,910,169,925
G ²	\$29,322,060	\$154,922	\$29,761,891	\$30,208,319	\$32,361,444	\$34,546,865	\$36,765,068	\$39,016,544	\$41,301,792	\$43,621,319	\$45,975,639	\$48,365,274	\$50,790,753
H ³	\$354,295,316	\$1,871,900	\$359,609,745	\$377,416,391	\$395,490,137	\$413,834,989	\$432,455,014	\$451,354,339	\$470,537,155	\$490,007,712	\$509,770,328	\$529,829,382	\$550,189,323
I	\$199,381,252	\$1,053,420	\$202,371,971	\$205,407,551	\$208,488,664	\$211,615,994	\$214,790,234	\$218,012,087	\$221,282,269	\$224,601,503	\$227,970,525	\$231,390,083	\$234,860,935
J ⁴	\$10,595,554	\$55,981	\$10,754,487	\$10,915,804	\$11,079,541	\$29,995,735	\$49,195,671	\$68,683,606	\$88,463,860	\$108,540,818	\$128,918,930	\$149,602,714	\$170,596,755
	\$4,720,434,096	\$24,940,159	\$4,791,240,608	\$4,875,521,717	\$4,962,767,042	\$5,070,071,048	\$5,178,984,614	\$5,289,531,883	\$5,404,737,361	\$5,521,670,922	\$5,640,358,485	\$5,760,826,363	\$5,883,101,258
Increase				\$84,281,109	\$87,245,326	\$107,304,006	\$108,913,566	\$110,547,269	\$115,205,478	\$116,933,560	\$118,687,564	\$120,467,877	\$122,274,895

Total Increase in Valuation through 2020: \$1,091,860,651

¹ B has been allocated 120 acres of business park/industrial growth on the future land use map. Assume 25% of this growth will occur by the Year 2020 with valuation expected to increase starting in the Year 2016. Approximate 5% increase in valuation/year from 2016 thru 2020 based upon a total increase in valuation of \$15 million

² G has been allocated only new residential growth and no business park land uses. Business park land use is allocated to H. Assume a 1:4 density was used at \$300K per lot. Assumes 50% build-out by the Year 2020 (51 of 101 projected lots under this density) similar to growth experienced in conservation subdivision (i.e.: Rogers Glen). Valuation is not expected to increase until the Year 2012. Approximate 5.6% increase in valuation/year from 2012 thru 2020 based upon a total increase in valuation of \$15.3 million.

³ H has been allocated only new business park/commercial growth and no residential land uses. H is anticipated to reach 75% build-out by the Year 2020 similar to growth experienced in the Westridge Business Park. Valuation is not expected to increase until the Year 2011. Approximate 7.5% increase in valuation/year from 2011 thru 2020 based upon a total increase in valuation of \$124.1 million.

⁴ J is anticipated to have build-out starting in Year 2013 and completed by Year 2020 similar to growth experienced in the Westridge Business Park. However, the valuation is not expected to start until the Year 2013. Approximate 12.5% increase in valuation/year from 2013 thru 2020 based upon a total increase in valuation of \$150 million.

Projected Tax Levy

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
City Tax Levy	\$25,314,262	\$25,759,556	\$26,220,512	\$26,787,447	\$27,362,886	\$27,946,957	\$28,555,639	\$29,173,451	\$29,800,530	\$30,437,016	\$31,083,048
<i>Rate=5.2834461</i>		\$445,295	\$460,956	\$566,935	\$575,439	\$584,071	\$608,682	\$617,812	\$627,079	\$636,486	\$646,033

Total New City Tax Levy: \$5,768,786.90

Projected Market Valuation and Revenue Growth (2010 through 2020)

Neighborhood	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
A, C, D, E, F, I											
B							\$1,800,000	\$3,627,000	\$5,481,405	\$7,363,626	\$9,274,080
G			\$1,700,000	\$3,425,500	\$5,176,883	\$6,954,536	\$8,758,854	\$10,590,237	\$12,449,090	\$14,335,826	\$16,250,864
H		\$12,412,500	\$25,011,188	\$37,798,855	\$50,778,338	\$63,952,513	\$77,324,301	\$90,896,665	\$104,672,615	\$118,655,205	\$132,847,533
J				\$18,750,000	\$37,781,250	\$57,097,969	\$76,704,438	\$96,605,005	\$116,804,080	\$137,306,141	\$158,115,733
Annual Growth		\$12,412,500	\$26,711,188	\$59,974,355	\$93,736,471	\$128,005,018	\$164,587,593	\$201,718,907	\$239,407,190	\$277,660,798	\$316,488,210
Increase from prior year		\$12,412,500	\$14,298,688	\$33,263,168	\$33,762,115	\$34,268,547	\$36,582,575	\$37,131,314	\$37,688,284	\$38,253,608	\$38,827,412

Note: All neighborhoods are assumed to grow at a 1.5% annually. Neighborhoods that are projected to have new growth/development are B, G, H and J; thus they will increase by 1.5% annually plus by the increases shown below. Total Increase in Valuation: \$1,520,702,230

Projected Costs (2010 through 2020)

General Government Costs	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total Value	\$4,791,240,608	\$4,875,521,717	\$4,962,767,042	\$5,070,071,048	\$5,178,984,614	\$5,289,531,883	\$5,404,737,361	\$5,521,670,922	\$5,640,358,485	\$5,760,826,363	\$5,883,101,258
Total new City Tax Levy	\$25,314,262	\$25,759,556	\$26,220,512	\$26,787,447	\$27,362,886	\$27,946,957	\$28,555,639	\$29,173,451	\$29,800,530	\$30,437,016	\$31,083,048
Operating Budget (2% Annual Increase)	\$34,634,526	\$35,327,217	\$36,033,761	\$36,754,436	\$37,489,525	\$38,239,315	\$39,004,102	\$39,784,184	\$40,579,867	\$41,391,465	\$42,219,294
Roadway Maintenance	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Current = 227 miles * \$11,952/Mile (Assume 3% Cost Increase/Year)	\$2,794,497	\$2,878,332	\$2,964,682	\$3,053,622	\$3,145,231	\$3,239,588	\$3,336,776	\$3,436,879	\$3,539,985	\$3,646,185	\$3,755,570
<i>New Roadway Mile Costs</i>											
Street Sweeping		\$462	\$2,309	\$3,233	\$4,156	\$5,080	\$6,465	\$7,389	\$7,389	\$7,389	\$7,389
Snow Plowing		\$3,250	\$16,251	\$22,752	\$29,253	\$35,753	\$45,504	\$52,005	\$52,005	\$52,005	\$52,005
Curb Repair, Shoulder Patch, Sign Repair Material Costs		\$1,822	\$9,111	\$12,755	\$16,399	\$20,043	\$25,510	\$29,154	\$29,154	\$29,154	\$29,154
Pavement Marking		\$388	\$1,938	\$2,713	\$3,488	\$4,264	\$5,426	\$6,202	\$6,202	\$6,202	\$6,202
Street Light Electricity		\$333	\$1,667	\$2,333	\$3,000	\$3,667	\$4,667	\$5,333	\$5,333	\$5,333	\$5,333
Crack Sealing, Spot Repairs						\$3,500	\$10,500	\$28,000	\$31,500	\$38,500	\$45,500
New Roadway Miles Added (Incrementally)		1	5	7	9	11	14	16			
New Development Valuation and Tax Levy	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total New Market Valuation (New Development Only)		\$12,412,500	\$26,711,188	\$59,974,355	\$93,736,471	\$128,005,018	\$164,587,593	\$201,718,907	\$239,407,190	\$277,660,798	\$316,488,210
Annual Citywide Tax Levy (1.5% Increase Citywide & for new Development)	\$25,314,262	\$25,759,556	\$26,220,512	\$26,787,447	\$27,362,886	\$27,946,957	\$28,555,639	\$29,173,451	\$29,800,530	\$30,437,016	\$31,083,048
Tax Levy 1.5% Increase with No Development	\$24,940,159	\$25,314,262	\$25,693,975	\$26,079,385	\$26,470,576	\$26,867,634	\$27,270,649	\$27,679,709	\$28,094,904	\$28,516,328	\$28,944,073
Non-Tax Levy Revenues	\$9,320,300	\$9,320,300	\$9,320,300	\$9,320,300	\$9,320,300	\$9,320,300	\$9,320,300	\$9,320,300	\$9,320,300	\$9,320,300	\$9,320,300
Population Increase	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Population Growth	39,882	40,064	40,246	40,427	40,609	40,791	40,969	41,147	41,326	41,504	41,682
Added Population for new Homes			12	12	15	15	15	15	15	15	12
Residential (\$864/Capita)	\$34,458,048	\$34,615,296	\$34,772,544	\$34,928,928	\$35,086,176	\$35,243,424	\$35,397,216	\$35,551,008	\$35,705,664	\$35,859,456	\$36,013,248
Incremental Public Safety							\$160,000				\$180,000
Roadway Maintenance Costs		<u>\$6,255</u>	<u>\$31,276</u>	<u>\$43,786</u>	<u>\$56,296</u>	<u>\$72,306</u>	<u>\$98,072</u>	<u>\$128,082</u>	<u>\$131,582</u>	<u>\$138,582</u>	<u>\$145,582</u>
Growth Costs	\$0	\$6,255	\$31,276	\$43,786	\$56,296	\$72,306	\$258,072	\$128,082	\$131,582	\$138,582	\$325,582

Added Population from New Homes through 2020: 51

City Costs

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Current City Costs w/ 2% Annual Allowed Increase	\$34,634,526	\$35,327,217	\$36,033,761	\$36,754,436	\$37,489,525	\$38,239,315	\$39,004,102	\$39,784,184	\$40,579,867	\$41,391,465	\$42,219,294
Total City Costs (2% plus Growth)	\$34,634,526	\$35,333,472	\$36,071,417	\$36,836,631	\$37,629,660	\$38,454,559	\$39,481,722	\$40,399,439	\$41,339,010	\$42,304,372	\$43,476,042
City Tax Rate (Per \$1000 Valuation)											
Budget Based on Actual Costs	\$5.2834	\$5.3219	\$5.3615	\$5.3638	\$5.3690	\$5.3778	\$5.4156	\$5.4302	\$5.4456	\$5.4623	\$5.5094
Budget with No Growth	\$5.2834	\$5.3478	\$5.4119	\$5.4758	\$5.5394	\$5.6028	\$5.6647	\$5.7263	\$5.7878	\$5.8490	\$5.9101

School Impacts

	2010	2020	Difference	
Projected population Increase from 2010 thru 2020	39,882	41,682	1,800	4.5% growth
Average Persons Per Family			2.45	
Number of New Families Citywide			735	
Assuming 0.45 Children per Family			330.6	Will be added in 11 years thru 5 elementary schools.
Children Added Per Year to each Elementary School			6.011	
Neighborhood G Density - 1:2				
Additional Families Added to Neighborhood G			50	
Assuming 0.45 Children per Family			22.5	
Additional Children Added Per Year to each Elementary School			0.409	
Total Impact of Residential Growth in the City			6.420	

School Costs	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
School Costs (\$12,257/student)	\$60,243,448	\$60,611,158	\$60,978,868	\$61,346,578	\$61,714,288	\$62,081,998	\$62,449,708	\$62,817,418	\$63,185,128	\$63,552,838	\$63,920,548
Annual Increase in school costs		\$367,710	\$367,710	\$367,710	\$367,710	\$367,710	\$367,710	\$367,710	\$367,710	\$367,710	\$367,710
Number of Students	4,915	4,945	4,975	5,005	5,035	5,065	5,095	5,125	5,155	5,185	5,215

Increase in # of new students from 2010 thru 2020: 300

School Tax Levy (2009 School Tax Levy: \$43,452,788, Number of Students: 4915, Tax Levy per Student: \$8,841)

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total School Tax Levy (w/ 2%)	\$44,321,844	\$45,208,281	\$46,112,446	\$47,034,695	\$47,975,389	\$48,934,897	\$49,913,595	\$50,911,867	\$51,930,104	\$52,968,706	\$54,028,080
School Tax Rate per \$1,000 (w/ 2%)	\$9.25	\$9.30	\$9.34	\$9.39	\$9.43	\$9.48	\$9.53	\$9.57	\$9.61	\$9.66	\$9.71
New Student Costs (30 students/year plus 2%)	\$270,530	\$546,471	\$827,930	\$1,115,019	\$1,407,849	\$1,706,536	\$2,011,197	\$2,321,951	\$2,638,920	\$2,962,229	\$3,292,003
School Tax Rate per \$1,000 (w/ 2% plus growth)	\$9.31	\$9.38	\$9.46	\$9.50	\$9.54	\$9.57	\$9.61	\$9.64	\$9.67	\$9.71	\$9.74

Assumptions:

1. Neighborhood J is anticipated to have build-out starting in Year 2013 and completed by Year 2020 similar to growth experienced in the Westridge Business Park. However, the valuation is not expected to start until the Year 2013. Approximate 12.5% increase in valuation/year from 2013 thru 2020 based upon a total increase in valuation of \$150 million.
2. Neighborhood G has been allocated only new residential growth and no business park land uses. Business park land use is allocated to H. Assume a 1:4 density was used at \$300K per lot. Assumes 50% build-out by the Year 2020 (51 of 101 projected lots under this density) similar to growth experienced in conservation subdivision (i.e.: Rogers Glen). Valuation is not expected to increase until the Year 2012. Approximate 5.6% increase in valuation/year from 2012 thru 2020 based upon a total increase in valuation of \$15.3 million.
3. Neighborhood H has been allocated only new business park/commercial growth and no residential land uses. H is anticipated to reach 75% build-out by the Year 2020 similar to growth experienced in the Westridge Business Park. Valuation is not expected to increase until the Year 2011. Approximate 7.5% increase in valuation/year from 2011 thru 2020 based upon a total increase in valuation of \$124.1 million.
4. Neighborhood B has been allocated 120 acres of business park/industrial growth on the future land use map. Assume 25% of this growth will occur by the Year 2020 with valuation expected increase starting in the Year 2016. Approximate 5% increase in valuation/year from 2016 thru 2020 based upon a total increase in valuation of \$15 million.
5. The annual Operating Budget for the City is projected to increase by 2% per year.
6. The annual roadway maintenance costs are projected to increase by 3% per year.
7. General Government Cost include existing Roadway Maintenance Costs
8. One additional police officer will be added per 1000 population increase.
9. One additional firefighter will be added per 1000 population increase.