

①

Storrs Center - Fiscal Impact Summary by Year

Fiscal Year	FY 12	FY 13	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21
Year	1	2	3	4	5	6	7	8	9	10
Tax Revenues										
Phase 1A Assessment Schedule	25%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Phase 1B Assessment Schedule	0%	25%	100%	100%	100%	100%	100%	100%	100%	100%
Residential Real Estate Tax Revenues										
Phase 1A	\$84,142	\$346,666	\$357,066	\$367,778	\$378,811	\$390,175	\$401,880	\$413,937	\$426,355	\$439,146
Phase 1B	\$0	\$98,496	\$405,805	\$417,979	\$430,519	\$443,434	\$456,737	\$470,440	\$484,553	\$499,089
Retail Real Estate Tax Revenues										
Phase 1A	\$27,527	\$113,413	\$116,815	\$120,319	\$123,929	\$127,647	\$131,476	\$135,420	\$139,483	\$143,668
Phase 1B	\$0	\$47,255	\$194,691	\$200,532	\$206,548	\$212,745	\$219,127	\$225,701	\$232,472	\$239,446
Other Property Tax Revenues										
Phase 1A	\$11,085	\$45,669	\$47,039	\$48,450	\$49,904	\$51,401	\$52,943	\$54,531	\$56,167	\$57,852
Phase 1B	\$0	\$13,549	\$55,821	\$57,496	\$59,220	\$60,997	\$62,827	\$64,712	\$66,653	\$68,653
Foregone Revenue										
Lost RE Tax Revenues	\$7,525	\$31,004	\$31,934	\$32,892	\$33,879	\$34,895	\$35,942	\$37,020	\$38,131	\$39,275
Average Costs										
Phase 1A Costing Schedule	50%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Phase 1B Costing Schedule	0%	50%	100%	100%	100%	100%	100%	100%	100%	100%
Average Costs										
New Residents - Phase 1A	\$14,248	\$29,352	\$30,232	\$31,139	\$32,073	\$33,035	\$34,027	\$35,047	\$36,099	\$37,182
New Residents - Phase 1B	\$0	\$15,889	\$32,730	\$33,712	\$34,724	\$35,765	\$36,838	\$37,944	\$39,082	\$40,254
New Workers - Phase 1A	\$964	\$1,986	\$2,045	\$2,107	\$2,170	\$2,235	\$2,302	\$2,371	\$2,442	\$2,515
New Workers - Phase 1B	\$0	\$613	\$1,263	\$1,301	\$1,340	\$1,380	\$1,421	\$1,464	\$1,508	\$1,553
Marginal Costs										
Full Program Public Works Costing Schedule	0%	50%	100%	100%	100%	100%	100%	100%	100%	100%
Public Works - Operating Costs	\$0	\$54,583	\$112,442	\$115,815	\$119,289	\$122,868	\$126,554	\$130,351	\$134,261	\$138,289
Public Works - Capital Costs	\$0	\$12,252	\$25,239	\$25,996	\$26,776	\$27,580	\$28,407	\$29,259	\$30,137	\$31,041
Full Program Public Safety Costing Schedule	0%	0%	0%	50%	75%	100%	100%	100%	100%	100%
Public Safety - Operating Costs	\$0	\$0	\$0	\$177,583	\$274,365	\$376,795	\$388,099	\$399,742	\$411,734	\$424,086
Public Safety - Capital Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
School Costs										
Phase 1A Costing Schedule	0%	0%	0%	50%	75%	100%	100%	100%	100%	100%
Phase 1B Costing Schedule	0%	0%	0%	0%	50%	75%	100%	100%	100%	100%
School Costs										
Net School Costs - Phase 1A	\$0	\$0	\$0	\$55,759	\$86,148	\$118,310	\$121,859	\$125,515	\$129,280	\$133,159
Net School Costs - Phase 1B	\$0	\$0	\$0	\$0	\$33,865	\$52,322	\$71,855	\$74,011	\$76,231	\$78,518
Annual Net Fiscal Impact	\$100,017	\$519,370	\$941,352	\$736,251	\$604,302	\$481,214	\$477,687	\$492,018	\$506,778	\$521,981

Source: AECOM

Storrs Center - Proposed Fixed Abatement

Fiscal Year	FY 12	FY 13	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	
Developer Benefits											
<u>Phase 1A</u>											
(a)	Residential Real Estate Tax Revenues	\$84,000	\$347,000	\$357,000	\$368,000	\$379,000	\$390,000	\$402,000	\$414,000	\$426,000	\$439,000
(b)	Proposed Abatement Schedule	0%	93%	95%	90%	75%	70%	65%	60%	0%	0%
(c) = (a) * (b)	Proposed Abatement	\$0	\$321,000	\$339,000	\$331,000	\$284,000	\$273,000	\$261,000	\$248,000	\$0	\$0
<u>Phase 1B</u>											
	Residential Real Estate Tax Revenues	\$0	\$98,000	\$406,000	\$418,000	\$431,000	\$443,000	\$457,000	\$470,000	\$485,000	\$499,000
	Proposed Abatement Schedule	0%	0%	93%	95%	90%	75%	70%	65%	60%	0%
	Proposed Abatement	\$0	\$0	\$376,000	\$397,000	\$387,000	\$333,000	\$320,000	\$306,000	\$291,000	\$0
	PV of 1A Abatement (@ 8%)	\$1,439,000	Full Cash Value of 1A Abatement					\$2,057,000			
	PV of 1B Abatement (@ 8%)	\$1,561,000	Full Cash Value of 1B Abatement					\$2,410,000			
	Total Developer Benefits	\$3,000,000	Developer Benefits - Cash Value					\$4,467,000			
Effective Assessment											
<u>Phase 1A</u>											
(d)	Residential Rental Market Value (Estimate)	\$4,675,343	\$19,262,411	\$19,840,284	\$20,435,492	\$21,048,557	\$21,680,014	\$22,330,414	\$23,000,326	\$23,690,336	\$24,401,046
(e)	Equalization Ratio	70%	70%	70%	70%	70%	70%	70%	70%	70%	70%
(f) = (d) * (e)	Residential Rental Assessed Value (Estimate)	\$3,272,740	\$13,483,688	\$13,888,198	\$14,304,844	\$14,733,990	\$15,176,009	\$15,631,290	\$16,100,228	\$16,583,235	\$17,080,732
(g) = 1 - (b)	Effective Assessment Schedule	100%	7%	5%	10%	25%	30%	35%	40%	100%	100%
(h) = (g) * (f)	Effective Assessment	\$3,273,000	\$998,000	\$694,000	\$1,430,000	\$3,683,000	\$4,553,000	\$5,471,000	\$6,440,000	\$16,583,000	\$17,081,000
<u>Phase 1B</u>											
	Residential Rental Market Value (Estimate)	\$0	\$5,472,936	\$22,548,498	\$23,224,953	\$23,921,702	\$24,639,353	\$25,378,533	\$26,139,889	\$26,924,086	\$27,731,809
	Equalization Ratio	70%	70%	70%	70%	70%	70%	70%	70%	70%	70%
	Residential Rental Assessed Value (Estimate)	\$0	\$3,831,056	\$15,783,949	\$16,257,467	\$16,745,191	\$17,247,547	\$17,764,973	\$18,297,923	\$18,846,860	\$19,412,266
	Effective Assessment Schedule	100%	100%	7%	5%	10%	25%	30%	35%	40%	100%
	Effective Assessment	\$0	\$3,831,000	\$1,168,000	\$813,000	\$1,675,000	\$4,312,000	\$5,329,000	\$6,404,000	\$7,539,000	\$19,412,000

Source: AECOM

FY 2013 AGENCY FUNDING REQUESTS

AGENCY	FY 2012 AWARD	FY 2013 REQUEST	TOWN MANAGER'S BUDGET	AGENCY SUMMARY	RECOMMENDATION/COMMENTS
Community Companion and Homemaking Service	\$4000	\$4000	\$4000	Subsidizes the cost of homemaker/health aide services. Assisted 66 Mansfield clients last year.	The Commission on Aging recommended funding this agency at the requested amount of \$4000.
CT Legal Services	\$5000	\$6000	\$5,000	Provide legal assistance to 65 low-income Mansfield households last year consisting of 141 individuals	Reviewed by the Human Services Advisory Committee. 55 new cases of Mansfield residents were opened last year, and they anticipate serving a total of 65 cases this year. The funding requested represents 7% of the estimated cost of serving these families. Recommended funding at the requested level of \$6000.
Holy Family Home/Shelter	\$3000	\$3200	\$3,000	Provides shelter and support to homeless families. 4 Mansfield residents (2 families) received services last year.	This is the only family shelter operating in the region. 4 Mansfield residents received services during the past year. Human Services' Advisory Committee recommended funding at the requested amount of \$3200.
McSweeney Regional Senior Center	\$6500	-0-	\$1,630	Senior dental program.	No application received.
NECASA	\$800	\$3108	\$800	Offers community prevention programs for alcohol and substance abuse.	Provided \$3300 in prevention funding to Mansfield last year. YSB Advisory Board recommended funding in the amount of \$800.

Perception Programs	-0-	\$500	\$500	Substance abuse and mental health services. Saw 53 Mansfield clients last year.	This is the third year that this agency submitted a funding request. Funds will be used to offset the additional cost of psychiatric service time for Mansfield residents. Human Services' Advisory Committee recommended funding in the requested amount of \$500.
Sexual Assault Crisis Center Of Eastern CT	\$4000	\$4000	\$4,000	Provides advocacy and counseling services to victims of sexual abuse. Saw 36 clients from Mansfield last year.	Funds support direct services to victims of sexual violence through crisis intervention, counseling and ongoing support through the legal process. Reviewed by the Human Services Advisory Committee, which recommended funding at the requested level of \$4000.
TVCCA/Meals On Wheels	\$2700	\$3061.80	\$2,700	Provided home-delivered meals to 26 Mansfield residents last year.	The amount requested is based on an estimated cost of \$.81 per meal. Reviewed by the Commission on Aging, who recommended funding the requested amount of \$3061.80.
United Services	\$8000	\$18,580	\$8,000	Behavioral health and social service organization. Served 184 unduplicated Mansfield residents last year.	The funding request is based on a per capita contribution. Services utilized by residents included Case Management, Emergency Psychiatric, Adult Outpatient and Addiction Recovery, EAP, Child Guidance, Psychiatric and Work Services. Reviewed by the Human Services Advisory Committee, which recommended funding in the amount of \$10,000
Veteran's Advisor/WRCC	\$10,000	\$14,016	\$10,000	Outreach, referral and advocacy for veterans. Saw 51 Mansfield clients last year.	This is a program that is operated by the Windham Region Community Council and is funded by contributions from the towns of Windham (\$44,600), Chaplin (\$1000), and Mansfield. Reviewed by the Human Services Advisory Committee, which recommended funding in the amount of \$11,000.
WAIM	\$2500	\$3000	\$2,500	Provides pick-up, storage and distribution of donated household items. Delivered items to 27 Mansfield clients last year, and picked up items from 269 residents.	Funds are used to support WAIM's Material Goods Redistribution Program, which involves pick-up, storage and distribution of donated furniture and large household items. Mansfield residents also made 385 visits to WAIM for clothing, furniture or household items. Reviewed by the Human Services Advisory Committee, which recommended funding at the requested level of \$3000.

Windham Region No Freeze Project	\$2500	\$1200	\$1,200	Served 3 Mansfield residents last year.	This is the only homeless shelter for adults in the region, and operates for 150 nights from mid-November through mid-April. Reviewed by the Human Services Advisory Committee, which recommended funding at the requested level of \$1200.
WRTD Dial-A-Ride/ADA/Fixed Route Transportation Service	\$39,438/\$30,460/\$38,510	\$38,438/\$17,07/\$39,201	\$38,510/\$17,070/\$39,200	Provide transportation services to the elderly and people with disabilities. Provided Dial-A-Ride services to 153 Mansfield riders last year; no numbers provided for ADA transport or fixed route service.	This is the primary source of public transportation for seniors and residents with disabilities, although our volunteer transportation program is beginning to take the place for some users of Dial-A-Ride. It is estimated that 84% of the Storrs/Willi. Bus ridership is Mansfield residents or UConn students. Reviewed by the Commission on Aging, who recommended funding at the requested levels for each service.