

A Report of the Economic Impact of ABC Mixed-Use Development in Austin, Texas

Prepared for:

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PROJECT SUMMARY

INTRODUCTION

This report presents the results of an economic impact analysis performed by Impact DataSource, an Austin, Texas economic consulting, research and analysis firm. The purpose of the analysis was to determine the impact that ABC Mixed-Use Development will have on the economy of the Austin area and the costs and benefits for local taxing districts over the first fifteen years of the project's development, build out and operations.

DESCRIPTION OF ABC MIXED-USE DEVELOPMENT

ABC Mixed-Use Development is a planned 1,058 acre, mixed-use resort development in Austin. The facility will be developed and built out over a fifteen year period and consist of the following components:

Hotel	350	units
Commercial	50,000	square feet
Golf course	18	holes
Single family residences	1,391	units
Single family attached residences	1,228	units
Condos	1,329	units

The estimated market value of the development, once completed, will be \$1.6 billion with about \$1.3 billion being added to local tax rolls.

The economic impact of the project during development and construction is discussed next



ANALYSIS OF ECONOMIC IMPACT

REVENUES FOR AREA BUSINESSES FROM DEVELOPMENT AND CONSTRUCTION ACTIVITIES

The project's development and construction activities will have a substantial economic impact on the economy of the Austin area over fifteen years.

Area contractors will work on the project and they will hire workers and pay salaries. Plus, this activity will create spin-off or indirect revenues, jobs and salaries in other area businesses. In total, the project's development and construction activities will have the following impact on the area's economy:

Economic Impact from the Project's Development and Construction Activities			
	Direct	Indirect	Total
Economic output or revenues for area businesses, shown in millions of dollars	\$1,218	\$2,067	\$3,285
Average number of jobs to be supported each year	1,353	1,907	3,260
Salaries to be paid to area workers shown in millions of dollars	\$487	\$614	\$1,101

As shown on the previous page, the project's construction activities will create \$3.2 billion for area businesses, create and support 3,260 area jobs each year over the project's fifteen year construction period and create and support \$1.1 billion in salaries for area workers.

In addition to the economic impact from the project's construction activities, the economic activities created by new residents of the development, the project's hotels, golf course, marina and commercial activities will also generate substantial economic impacts for the area. These economic impacts are discussed next.

THE ECONOMIC IMPACT OF THE OPERATIONS OF THE PROJECT OVER THE FIRST 15 YEARS

ABC Mixed-Use Development, its residents and out-of-town visitors, its permanent workers and workers in indirect jobs created in the community will have the following economic impact on the Austin area over the first fifteen years.

Economic Impact of the Completed Portions of the Development Over the First Fifteen Years		
Total number of permanent direct and indirect jobs created		1,058
Number of people who will move to the city		1,343
Number of new students expected in area schools		36
Salaries to be paid to permanent direct and indirect workers		\$332,666,933
Taxable sales and purchases expected in the City		\$1,005,566,970
Lodging room sales subject to hotel occupancy taxes		\$298,876,515
Market value of property added to local tax rolls when project is built out		\$1,623,861,089
Taxable value of property added to local tax rolls when project is built out (about 85% of market value)		\$1,380,281,926



ANALYSIS OF ECONOMIC IMPACT

COSTS AND BENEFITS FOR LOCAL TAXING DISTRICTS OVER THE FIRST 15 YEARS

Local taxing districts can expect costs and benefits over the first fifteen years from the development, its residents, out-of-town visitors, its workers and workers in indirect jobs created in the community. These costs and benefits are scheduled below, beginning with the revenues that will be received by local taxing districts.

Revenues for Local Taxing Districts

Revenues to be received by local taxing districts over the first fifteen years of the development are shown below.

Public Revenues from the Development over First Fifteen Years				
	Sales Taxes	Property Taxes	Utility Revenues	Utility Franchise Fees
City of Austin	\$20,111,339	\$52,128,049	\$3,105,812	\$5,963,540
Austin County		\$60,000,017		
Austin ISD		\$123,988,780		
Austin College		\$17,938,802		
County Road and Flood		\$1,202,955		
Total	\$20,111,339	\$255,258,604	\$3,105,812	\$5,963,540
	Hotel Occupancy Taxes	Other Taxes and User Fees	Additional State and Federal School Funding	Total Revenues
City of Austin	\$26,898,886	\$1,178,705		\$109,386,332
Austin County				\$60,000,017
Austin ISD			\$158,521	\$124,147,301
Austin College				\$17,938,802
County Road and Flood				\$1,202,955
Total	\$26,898,886	\$1,178,705	\$158,521	\$312,675,408



ANALYSIS OF ECONOMIC IMPACT

Costs for Local Taxing Districts

While local taxing districts will receive revenues from the development, local taxing districts may also incur additional costs. The following costs may be incurred over the first fifteen years of the development:

Public Costs from the Project Over the First Fifteen Years				
	Costs of Providing Monthly Utility Services to the Development	Cost of Municipal Services for the Development	Loss in State Funding and Costs of Providing Services to New Students	Total
City of Austin	\$2,950,521	\$16,461,502		\$19,412,024
Austin County				\$0
Austin ISD			\$108,001,455	\$108,001,455
Austin College				\$0
County Road and Flood				\$0
Total	\$2,950,521	\$16,461,502	\$108,001,455	\$127,413,479

Net Benefits for Local Taxing Districts

The net benefits from the development for local taxing districts over the first fifteen years will be as follows:

Net Benefits Over the First Fifteen Years from the Development			
	Benefits	Costs	Net Benefits
City of Austin	\$109,386,332	\$19,412,024	\$89,974,308
Austin County	\$60,000,017	\$0	\$60,000,017
Austin ISD	\$124,147,301	\$108,001,455	\$16,145,846
Austin College	\$17,938,802	\$0	\$17,938,802
County Road and Flood	\$1,202,955	\$0	\$1,202,955
Total	\$312,675,408	\$127,413,479	\$185,261,929



ANALYSIS OF ECONOMIC IMPACT

Discounted Cash Flow for Local Taxing Districts

The discounted cash flow over the first fifteen years for each taxing district from the development is shown below:

Discounted Cash Flow Over the First Fifteen Years	
City of Austin	\$56,082,013
Austin County	\$36,590,876
Austin ISD	\$10,980,324
Austin College	\$10,939,938
County Road and Flood	\$733,619
Total	\$115,326,772

The above discounted cash flow or present value of net benefits is a way of expressing in today's dollars, dollars to be paid or received in the future. Today's dollar and a dollar to be received or paid at differing times in the future are not comparable because of the time value of money. The time value of money is the interest rate or each taxing district's discount rate. This analysis uses a discount rate of 5% to make the dollars comparable -- by expressing them in today's dollars or in present value.



METHODOLOGY

CONDUCT OF THE ANALYSIS

This analysis was conducted by Impact DataSource using information supplied by the project developer and tax and other rates obtained from local taxing districts. In addition, Impact DataSource used certain estimates and assumptions.

Using this data, the economic impact from the development and the costs and benefits for the City of Austin and other local taxing districts were calculated for the first fifteen years of the project's development, construction and operation.

In addition to the direct economic impact of the construction and operation of the development and its workers, spin-off or indirect and induced benefits were also calculated. Indirect jobs and salaries will be created in new or existing area firms, such as lumber companies or services firms, that may supply goods and services during construction and to residents and businesses in the development as it is built out. In addition, induced jobs and salaries will be created in new or existing local businesses, such as retail stores, gas stations, banks, restaurants, and service companies that may supply goods and services to workers and their families.

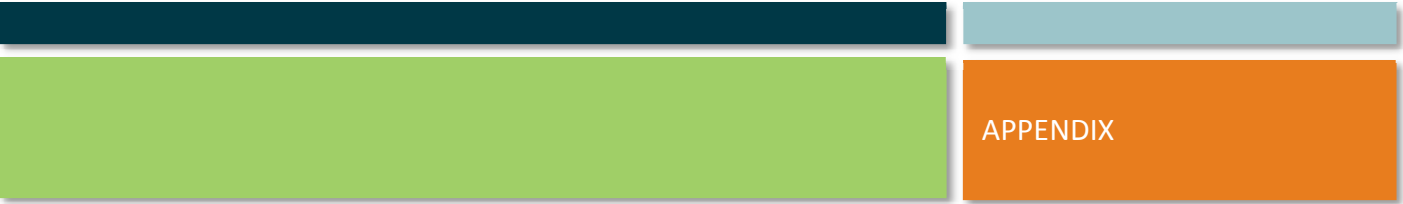
To estimate the indirect and induced economic impact of the development and operation of the project and its employees on the Austin area, regional economic multipliers were used. Regional economic multipliers for Texas and areas of the state are included in the US Department of Commerce's Regional Input-Output Modeling System (RIMS II).

ABOUT IMPACT DATASOURCE

Impact DataSource is a fifteen-year-old Austin economic consulting, research and analysis firm. The firm has conducted economic impact analyses of numerous projects in Texas and 25 other states. In addition, the firm has developed economic impact analysis computer programs for several clients, including the New Mexico Economic Development Department.

The firm's principal, Jerry Walker, performed this economic impact analysis. He is an economist and has Bachelor of Science and Master of Business Administration degrees in accounting and economics from Nicholls State University, Thibodaux, Louisiana.

Data used in the analysis, along with schedules of the results of calculations, are on the following pages.





APPENDIX: DATA & RATES

Community information and rates:

City of Austin sales tax rate	2%
The City of Austin portion of the hotel/motel tax rate	9%
Property tax rates per \$100 of valuation:	
City of Austin	0.494000
Austin County	0.568600
Austin ISD	1.175
Austin College	0.17
County Road and Flood	0.0114
Expected inflation rate over the next 10 years	3.5%
Discount rate used in analysis to compute discounted cash flows	5%
Estimated annual other taxes and user fees to be collected each year by the city from each residential unit -- those revenues that are in addition to sales and property taxes, utilities and utility franchise fees	\$75
The city's annual water, wastewater, and garbage collection revenues per residential unit, as estimated below:	\$1,560

Utility Service	Estimated Monthly Bill	Estimated Annual Billing (Monthly billing x 12)
Water	\$50	\$600
Wastewater	\$50	\$600
Garbage collection	\$30	\$360
Total	\$130	\$1,560

The city's annual cost of providing water, wastewater and garbage collection per residential unit (95% of utility billings)	\$1,482
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APPENDIX: DATA & RATES

The city's estimated utility franchise fee percentages:

Electricity	4%
Natural gas	4%
Cable	5%
Telephon \$1.52 per line, per month for residential lines and \$3.54 for non-residential lines	

Annual utility franchise fees collected from utility providers for each residential unit in the city, as estimated below: \$131.28

Utility Service	Estimated Monthly Billing	Utility Franchise Fee Percentage	Monthly Utility Franchise Fee Collections	Estimated Annual Utility Franchise Fee Collections <i>(Monthly collections x 12)</i>
Electricity	\$100	4%	\$4.00	\$48.00
Natural gas	\$35	4%	\$1.40	\$16.80
Cable	\$50	5%	\$2.50	\$30.00
Telephone	2 lines	\$1.52 per line per mo.	\$3.04	\$36.48
Total				\$131.28

Austin ISD rates:

Estimated annual state, federal and other funding received by the district for each child enrolled	\$3,500
Average annual cost of providing services to each child in the district new child	\$6,800
Average annual cost for each new child, as a percent of average cost	75%



APPENDIX: DETAILED CALCULATIONS

Number of units/square feet to be built:

	Year	Hotel Rooms	Residential Units	Commercial (Square Feet)	Golf Course (Number of Holes)	
Year 1	2010		264			0
Year 2	2011		264	25000		25000
Year 3	2012	175	264		18	25000
Year 4	2013		263			25000
Year 5	2014		263	25000		50000
Year 6	2015	175	263			50000
Year 7	2016		263			50000
Year 8	2017		263			50000
Year 9	2018		263			50000
Year 10	2019		263			50000
Year 11	2020		263			50000
Year 12	2021		263			50000
Year 13	2022		263			50000
Year 14	2023		263			50000
Year 15	2024		263			50000
Total		350	3948	50000		

Estimated market value of units completed each year:

	Year	Hotel Rooms	Residential Units	Commercial	Golf Course	Total
Year 1	2010	\$0	\$79,200,000	\$0		\$79,200,000
Year 2	2011	\$0	\$81,972,000	\$6,250,000		\$88,222,000
Year 3	2012	\$35,000,000	\$84,841,020	\$0	\$18,000,000	\$137,841,020
Year 4	2013	\$0	\$87,477,840	\$0		\$87,477,840
Year 5	2014	\$0	\$90,539,565	\$6,250,000		\$96,789,565
Year 6	2015	\$35,000,000	\$93,708,450	\$0		\$128,708,450
Year 7	2016	\$0	\$96,988,245	\$0		\$96,988,245
Year 8	2017	\$0	\$100,382,834	\$0		\$100,382,834
Year 9	2018	\$0	\$103,896,233	\$0		\$103,896,233
Year 10	2019	\$0	\$107,532,601	\$0		\$107,532,601
Year 11	2020	\$0	\$111,296,242	\$0		\$111,296,242
Year 12	2021	\$0	\$115,191,611	\$0		\$115,191,611
Year 13	2022	\$0	\$119,223,317	\$0		\$119,223,317
Year 14	2023	\$0	\$123,396,133	\$0		\$123,396,133
Year 15	2024	\$0	\$127,714,998	\$0		\$127,714,998
Total		\$70,000,000	\$1,523,361,089	\$12,500,000	\$18,000,000	\$1,623,861,089



APPENDIX: DETAILED CALCULATIONS

Cumulative market value of the development:

	Year	Cumulative Value
Year 1	2010	\$79,200,000
Year 2	2011	\$167,422,000
Year 3	2012	\$305,263,020
Year 4	2013	\$392,740,860
Year 5	2014	\$489,530,425
Year 6	2015	\$618,238,875
Year 7	2016	\$715,227,120
Year 8	2017	\$815,609,954
Year 9	2018	\$919,506,187
Year 10	2019	\$1,027,038,788
Year 11	2020	\$1,138,335,030
Year 12	2021	\$1,253,526,641
Year 13	2022	\$1,372,749,958
Year 14	2023	\$1,496,146,091
Year 15	2024	\$1,623,861,089

Estimated construction costs each year -- about 75% of market value:

	Year	Construction Costs
Year 1	2010	\$59,400,000
Year 2	2011	\$66,166,500
Year 3	2012	\$103,380,765
Year 4	2013	\$65,608,380
Year 5	2014	\$72,592,174
Year 6	2015	\$96,531,337
Year 7	2016	\$72,741,184
Year 8	2017	\$75,287,125
Year 9	2018	\$77,922,175
Year 10	2019	\$80,649,451
Year 11	2020	\$83,472,182
Year 12	2021	\$86,393,708
Year 13	2022	\$89,417,488
Year 14	2023	\$92,547,100
Year 15	2024	\$95,786,248



APPENDIX: DETAILED CALCULATIONS

The estimated number of construction workers to be supported by the project's construction for each \$1 million of construction cost:

Total capital investment in buildings (construction)	\$1,000,000
Labor costs as a percentage of construction cost	40%
Estimated annual construction worker salary	\$40,000
Estimated number of construction workers for \$1 million one year construction period	16.67

Indirect multipliers used during construction phase:

To estimate the indirect and induced economic impact of construction on the area, regional economic multipliers were used. Regional economic multipliers for Texas are included in the US Department of Commerce's Regional Input-Output Modeling System (RIMS II).

Three types of regional economic multipliers were used in this analysis: an output multiplier, an employment multiplier and an earnings multiplier.

An output multiplier was used to estimate the indirect and induced output or revenues created and supported in the area during construction. An employment multiplier was used to estimate the number of indirect and induced jobs created and supported in the area during construction. An earnings multiplier was used to estimate the amount of salaries to be paid to workers in these new indirect and induced jobs.

The multipliers show the estimated indirect and induced revenues of companies for every dollar of construction costs. An employment multiplier shows the number of indirect and induced jobs created for every one direct construction job and the amount of salaries paid to these workers for every dollar paid to a construction worker. The indirect and induced multipliers shown below were used in this analysis:

Output multiplier	1.6976
Employment multiplier	1.4092
Earnings multiplier	1.2604



APPENDIX: DETAILED CALCULATIONS

Estimated direct and indirect economic output during the project's construction:

	Year	Direct Construction Output	Indirect Output	Total Economic Output
Year 1	2010	\$59,400,000	\$100,837,440	\$160,237,440
Year 2	2011	\$66,166,500	\$112,324,250	\$178,490,750
Year 3	2012	\$103,380,765	\$175,499,187	\$278,879,952
Year 4	2013	\$65,608,380	\$111,376,786	\$176,985,167
Year 5	2014	\$72,592,174	\$123,232,474	\$195,824,647
Year 6	2015	\$96,531,337	\$163,871,598	\$260,402,935
Year 7	2016	\$72,741,184	\$123,485,434	\$196,226,618
Year 8	2017	\$75,287,125	\$127,807,424	\$203,094,549
Year 9	2018	\$77,922,175	\$132,280,684	\$210,202,859
Year 10	2019	\$80,649,451	\$136,910,508	\$217,559,959
Year 11	2020	\$83,472,182	\$141,702,376	\$225,174,557
Year 12	2021	\$86,393,708	\$146,661,959	\$233,055,667
Year 13	2022	\$89,417,488	\$151,795,127	\$241,212,615
Year 14	2023	\$92,547,100	\$157,107,957	\$249,655,057
Year 15	2024	\$95,786,248	\$162,606,735	\$258,392,984
Total		\$1,217,895,817	\$2,067,499,938	\$3,285,395,755

Estimated number of direct and indirect jobs supported each year during the project's construction:

	Year	Direct Construction Jobs	Indirect Jobs	Total Direct and Indirect Jobs Supported
Year 1	2010	990	1,395	2,385
Year 2	2011	1,103	1,554	2,657
Year 3	2012	1,723	2,428	4,151
Year 4	2013	1,093	1,540	2,633
Year 5	2014	1,210	1,705	2,915
Year 6	2015	1,609	2,267	3,876
Year 7	2016	1,212	1,708	2,920
Year 8	2017	1,255	1,769	3,024
Year 9	2018	1,299	1,831	3,130
Year 10	2019	1,344	1,894	3,238
Year 11	2020	1,391	1,960	3,351
Year 12	2021	1,440	2,029	3,469
Year 13	2022	1,490	2,100	3,590
Year 14	2023	1,542	2,173	3,715
Year 15	2024	1,596	2,249	3,845
Average		1,353	1,907	3,260



APPENDIX: DETAILED CALCULATIONS

Estimated salaries of direct and indirect workers supported each year during the project's construction:

	Year	Direct Construction Salaries	Indirect Salaries	Total Direct and Indirect Salaries Supported
Year 1	2010	\$23,760,000	\$29,947,104	\$53,707,104
Year 2	2011	\$26,466,600	\$33,358,503	\$59,825,103
Year 3	2012	\$41,352,306	\$52,120,446	\$93,472,752
Year 4	2013	\$26,243,352	\$33,077,121	\$59,320,473
Year 5	2014	\$29,036,869	\$36,598,070	\$65,634,940
Year 6	2015	\$38,612,535	\$48,667,239	\$87,279,774
Year 7	2016	\$29,096,474	\$36,673,195	\$65,769,669
Year 8	2017	\$30,114,850	\$37,956,757	\$68,071,607
Year 9	2018	\$31,168,870	\$39,285,244	\$70,454,114
Year 10	2019	\$32,259,780	\$40,660,227	\$72,920,008
Year 11	2020	\$33,388,873	\$42,083,335	\$75,472,208
Year 12	2021	\$34,557,483	\$43,556,252	\$78,113,735
Year 13	2022	\$35,766,995	\$45,080,721	\$80,847,716
Year 14	2023	\$37,018,840	\$46,658,546	\$83,677,386
Year 15	2024	\$38,314,499	\$48,291,595	\$86,606,094
Total		\$487,158,327	\$614,014,355	\$1,101,172,682



APPENDIX: DETAILED CALCULATIONS

Estimated value of the development on local tax rolls -- about 85% of market value:

	Year	Value Added Each Year	Cumulative Value on Tax Rolls
Year 1	2010	\$67,320,000	\$67,320,000
Year 2	2011	\$74,988,700	\$142,308,700
Year 3	2012	\$117,164,867	\$259,473,567
Year 4	2013	\$74,356,164	\$333,829,731
Year 5	2014	\$82,271,130	\$416,100,861
Year 6	2015	\$109,402,182	\$525,503,043
Year 7	2016	\$82,440,008	\$607,943,052
Year 8	2017	\$85,325,409	\$693,268,461
Year 9	2018	\$88,311,798	\$781,580,259
Year 10	2019	\$91,402,711	\$872,982,970
Year 11	2020	\$94,601,806	\$967,584,776
Year 12	2021	\$97,912,869	\$1,065,497,645
Year 13	2022	\$101,339,820	\$1,166,837,464
Year 14	2023	\$104,886,713	\$1,271,724,177
Year 15	2024	\$108,557,748	\$1,380,281,926
Total		\$1,380,281,926	

Indirect and induced multipliers used in this analysis during operations at the facility are shown below:

Output multiplier	1.2578
Employment multiplier	0.7354
Earnings multiplier	1.0533



APPENDIX: DETAILED CALCULATIONS

Number of permanent local jobs and worker salaries to be added each year from the operations of the facility:

	Year	Direct Jobs	Indirect Jobs	Total Jobs	Direct Salaries	Indirect Salaries	Total Salaries
Year 1	2010	0.5	0.4	1	\$10,000	\$10,533	\$20,533
Year 2	2011	90.5	66.6	157	\$1,855,250	\$1,954,135	\$3,809,385
Year 3	2012	247.5	182.0	430	\$5,200,594	\$5,477,785	\$10,678,379
Year 4	2013	0.5	0.4	1	\$10,769	\$11,343	\$22,112
Year 5	2014	90.5	66.6	157	\$1,997,901	\$2,104,389	\$4,102,291
Year 6	2015	175.5	129.1	305	\$3,971,243	\$4,182,910	\$8,154,153
Year 7	2016	0.5	0.4	1	\$11,597	\$12,215	\$23,812
Year 8	2017	0.5	0.4	1	\$11,887	\$12,520	\$24,407
Year 9	2018	0.5	0.4	1	\$12,184	\$12,833	\$25,017
Year 10	2019	0.5	0.4	1	\$12,489	\$13,154	\$25,643
Year 11	2020	0.5	0.4	1	\$12,801	\$13,483	\$26,284
Year 12	2021	0.5	0.4	1	\$13,121	\$13,820	\$26,941
Year 13	2022	0.5	0.4	1	\$13,449	\$14,166	\$27,615
Year 14	2023	0.5	0.4	1	\$13,785	\$14,520	\$28,305
Year 15	2024	0.5	0.4	1	\$14,130	\$14,883	\$29,013
	Total	610	449	1,058	\$13,161,199	\$13,862,691	\$27,023,889



APPENDIX: DETAILED CALCULATIONS

Cumulative permanent jobs and salaries:

		Direct Jobs	Indirect Jobs	Total Jobs	Direct Salaries	Indirect Salaries	Total Salaries
Year 1	2010	1	0	1	\$10,000	\$8,508	\$18,508
Year 2	2011	91	67	158	\$1,865,500	\$1,587,167	\$3,452,667
Year 3	2012	339	249	588	\$7,112,731	\$6,051,512	\$13,164,243
Year 4	2013	339	249	588	\$7,301,318	\$6,211,962	\$13,513,280
Year 5	2014	430	316	746	\$9,481,753	\$8,067,075	\$17,548,828
Year 6	2015	605	445	1,050	\$13,690,039	\$11,647,486	\$25,337,525
Year 7	2016	606	446	1,051	\$14,043,887	\$11,948,539	\$25,992,427
Year 8	2017	606	446	1,052	\$14,406,871	\$12,257,366	\$26,664,237
Year 9	2018	607	446	1,053	\$14,779,227	\$12,574,166	\$27,353,394
Year 10	2019	607	447	1,054	\$15,161,196	\$12,899,146	\$28,060,342
Year 11	2020	608	447	1,055	\$15,553,027	\$13,232,516	\$28,785,543
Year 12	2021	608	448	1,056	\$15,954,974	\$13,574,492	\$29,529,465
Year 13	2022	609	448	1,056	\$16,367,297	\$13,925,296	\$30,292,593
Year 14	2023	609	448	1,057	\$16,790,265	\$14,285,157	\$31,075,422
Year 15	2024	610	449	1,058	\$17,224,151	\$14,654,308	\$31,878,458
Total					\$179,742,237	\$152,924,696	\$332,666,933



APPENDIX: DETAILED CALCULATIONS

Number of direct and indirect workers and their families who will move to the area along with other new residents and their children who will attend Austin ISD schools:

		Number of New Residents Added Each Year			Number of New Public School Students
		Member of Worker Families	Residents of the Residential Community	Total	
Year 1	2010	0	79	79	2
Year 2	2011	24	79	103	3
Year 3	2012	64	79	143	4
Year 4	2013	0	79	79	2
Year 5	2014	24	79	103	3
Year 6	2015	46	79	125	4
Year 7	2016	0	79	79	2
Year 8	2017	0	79	79	2
Year 9	2018	0	79	79	2
Year 10	2019	0	79	79	2
Year 11	2020	0	79	79	2
Year 12	2021	0	79	79	2
Year 13	2022	0	79	79	2
Year 14	2023	0	79	79	2
Year 15	2024	0	79	79	2
Total		158	1,185	1,343	36



APPENDIX: DETAILED CALCULATIONS

Local taxable spending on which sales taxes will be collected:

		Local Purchases of Construction Materials and Construction Workers' Spending	Direct and Indirect Workers' Spending	Out-of-Town Visitors' Spending at Businesses in Austin	Taxable Sales at Retail Businesses in the Development	Taxable Purchases in Austin by Residents of the Development, Retail Businesses and Other Organizations in the Development	Total
Year 1	2010	\$18,212,040	\$3,665	\$0	\$0	\$1,045,440	\$19,261,145
Year 2	2011	\$20,286,649	\$683,628	\$0	\$9,056,250	\$2,215,880	\$32,242,407
Year 3	2012	\$31,696,543	\$2,606,520	\$8,579,325	\$9,373,219	\$3,405,320	\$55,660,926
Year 4	2013	\$20,115,529	\$2,675,629	\$8,579,325	\$9,701,281	\$4,446,800	\$45,518,565
Year 5	2014	\$22,256,760	\$3,474,668	\$8,579,325	\$20,081,653	\$5,613,280	\$60,005,686
Year 6	2015	\$29,596,508	\$5,016,830	\$11,836,950	\$20,784,510	\$6,654,760	\$73,889,558
Year 7	2016	\$22,302,447	\$5,146,500	\$11,836,950	\$21,511,968	\$7,696,240	\$68,494,106
Year 8	2017	\$23,083,033	\$5,279,519	\$11,836,950	\$22,264,887	\$8,737,720	\$71,202,109
Year 9	2018	\$23,890,939	\$5,415,972	\$11,836,950	\$23,044,158	\$9,779,200	\$73,967,219
Year 10	2019	\$24,727,122	\$5,555,948	\$11,836,950	\$23,850,704	\$10,820,680	\$76,791,403
Year 11	2020	\$25,592,571	\$5,699,537	\$11,836,950	\$24,685,478	\$11,862,160	\$79,676,697
Year 12	2021	\$26,488,311	\$5,846,834	\$11,836,950	\$25,549,470	\$12,903,640	\$82,625,205
Year 13	2022	\$27,415,402	\$5,997,933	\$11,836,950	\$26,443,702	\$13,945,120	\$85,639,107
Year 14	2023	\$28,374,941	\$6,152,933	\$11,836,950	\$27,369,231	\$14,986,600	\$88,720,655
Year 15	2024	\$29,368,064	\$6,311,935	\$11,836,950	\$28,327,154	\$16,028,080	\$91,872,183
	Total	\$373,406,857	\$65,868,053	\$144,107,475	\$292,043,665	\$130,140,920	\$1,005,566,970

 **APPENDIX: DETAILED CALCULATIONS****Lodging sales subject to hotel occupancy taxes:**

	Year	Taxable Lodging Sales
Year 1	2010	\$0
Year 2	2011	\$0
Year 3	2012	\$10,263,675
Year 4	2013	\$10,622,903
Year 5	2014	\$10,994,705
Year 6	2015	\$22,759,039
Year 7	2016	\$23,555,605
Year 8	2017	\$24,380,051
Year 9	2018	\$25,233,353
Year 10	2019	\$26,116,521
Year 11	2020	\$27,030,599
Year 12	2021	\$27,976,670
Year 13	2022	\$28,955,853
Year 14	2023	\$29,969,308
Year 15	2024	\$31,018,234
Total		\$298,876,515



APPENDIX: DETAILED CALCULATIONS

Costs and Benefits for the City of Austin:

Benefits:

Sales tax collections on:

		Local Purchases of Construction Materials and Construction Workers' Spending	Direct and Indirect Workers' Spending	Out-of-Town Visitors' Spending at Businesses in Austin	Taxable Sales at Retail Businesses in the Development	Taxable Purchases in Austin by Residents of the Development, Retail Businesses and Other Organizations in the Development	Total
Year 1	2010	\$364,241	\$73	\$0	\$0	\$20,909	\$385,223
Year 2	2011	\$405,733	\$13,673	\$0	\$181,125	\$44,318	\$644,848
Year 3	2012	\$633,931	\$52,130	\$171,587	\$187,464	\$68,106	\$1,113,219
Year 4	2013	\$402,311	\$53,513	\$171,587	\$194,026	\$88,936	\$910,371
Year 5	2014	\$445,135	\$69,493	\$171,587	\$401,633	\$112,266	\$1,200,114
Year 6	2015	\$591,930	\$100,337	\$236,739	\$415,690	\$133,095	\$1,477,791
Year 7	2016	\$446,049	\$102,930	\$236,739	\$430,239	\$153,925	\$1,369,882
Year 8	2017	\$461,661	\$105,590	\$236,739	\$445,298	\$174,754	\$1,424,042
Year 9	2018	\$477,819	\$108,319	\$236,739	\$460,883	\$195,584	\$1,479,344
Year 10	2019	\$494,542	\$111,119	\$236,739	\$477,014	\$216,414	\$1,535,828
Year 11	2020	\$511,851	\$113,991	\$236,739	\$493,710	\$237,243	\$1,593,534
Year 12	2021	\$529,766	\$116,937	\$236,739	\$510,989	\$258,073	\$1,652,504
Year 13	2022	\$548,308	\$119,959	\$236,739	\$528,874	\$278,902	\$1,712,782
Year 14	2023	\$567,499	\$123,059	\$236,739	\$547,385	\$299,732	\$1,774,413
Year 15	2024	\$587,361	\$126,239	\$236,739	\$566,543	\$320,562	\$1,837,444
	Total	\$7,468,137	\$1,317,361	\$2,882,150	\$5,840,873	\$2,602,818	\$20,111,339



APPENDIX: DETAILED CALCULATIONS

Property tax collections from the development by the City:

	Year	Property Tax Collections
Year 1	2010	\$332,561
Year 2	2011	\$703,005
Year 3	2012	\$1,281,799
Year 4	2013	\$1,649,119
Year 5	2014	\$2,055,538
Year 6	2015	\$2,595,985
Year 7	2016	\$3,003,239
Year 8	2017	\$3,424,746
Year 9	2018	\$3,861,006
Year 10	2019	\$4,312,536
Year 11	2020	\$4,779,869
Year 12	2021	\$5,263,558
Year 13	2022	\$5,764,177
Year 14	2023	\$6,282,317
Year 15	2024	\$6,818,593
	Total	\$52,128,049



APPENDIX: DETAILED CALCULATIONS

Utility revenues (water, wastewater and solid waste collections) from the development and utility franchise fees collected by the city from utility providers in the development:

	Year	Utility Revenues	Utility Franchise Fees
Year 1	2010	\$1,560	\$34,658
Year 2	2011	\$40,427	\$74,329
Year 3	2012	\$109,651	\$118,308
Year 4	2013	\$113,488	\$160,729
Year 5	2014	\$160,493	\$208,843
Year 6	2015	\$228,463	\$261,317
Year 7	2016	\$236,460	\$312,905
Year 8	2017	\$244,736	\$367,784
Year 9	2018	\$253,301	\$426,122
Year 10	2019	\$262,167	\$488,092
Year 11	2020	\$271,343	\$553,878
Year 12	2021	\$280,840	\$623,672
Year 13	2022	\$290,669	\$697,673
Year 14	2023	\$300,843	\$776,089
Year 15	2024	\$311,372	\$859,141
	Total	\$3,105,812	\$5,963,540



APPENDIX: DETAILED CALCULATIONS

Hotel occupancy taxes collected from out-of-town visitors and other taxes and user fees collected from new residents:

	Year	Hotel Occupancy Taxes	Other Taxes and User Fees
Year 1	2010	\$0	\$5,925
Year 2	2011	\$0	\$14,128
Year 3	2012	\$923,731	\$26,111
Year 4	2013	\$956,061	\$33,594
Year 5	2014	\$989,523	\$43,635
Year 6	2015	\$2,048,313	\$56,296
Year 7	2016	\$2,120,004	\$65,550
Year 8	2017	\$2,194,205	\$75,383
Year 9	2018	\$2,271,002	\$85,823
Year 10	2019	\$2,350,487	\$96,902
Year 11	2020	\$2,432,754	\$108,651
Year 12	2021	\$2,517,900	\$121,104
Year 13	2022	\$2,606,027	\$134,296
Year 14	2023	\$2,697,238	\$148,263
Year 15	2024	\$2,791,641	\$163,043
	Total	\$26,898,886	\$1,178,705



APPENDIX: DETAILED CALCULATIONS

Costs for the City of Austin:

The costs of providing utility services to the development and the costs of other municipal services to the new development:

	Year	Costs of Utility Services	Costs of Municipal Services to the Development
Year 1	2010	\$1,482	\$99,000
Year 2	2011	\$38,406	\$204,930
Year 3	2012	\$104,168	\$318,154
Year 4	2013	\$107,814	\$438,637
Year 5	2014	\$152,468	\$567,163
Year 6	2015	\$217,040	\$704,150
Year 7	2016	\$224,637	\$850,030
Year 8	2017	\$232,499	\$1,005,260
Year 9	2018	\$240,636	\$1,170,314
Year 10	2019	\$249,059	\$1,345,691
Year 11	2020	\$257,776	\$1,531,910
Year 12	2021	\$266,798	\$1,729,517
Year 13	2022	\$276,136	\$1,939,079
Year 14	2023	\$285,800	\$2,161,192
Year 15	2024	\$295,803	\$2,396,477
Total		\$2,950,521	\$16,461,502



APPENDIX: DETAILED CALCULATIONS

Net Benefits for the City of Austin:

	Year	Benefits	Costs	Net Benefits	Cumulative Net Benefits
Year 1	2010	\$759,927	\$100,482	\$659,445	\$659,445
Year 2	2011	\$1,476,737	\$243,336	\$1,233,402	\$1,892,846
Year 3	2012	\$3,572,818	\$422,322	\$3,150,496	\$5,043,343
Year 4	2013	\$3,823,363	\$546,450	\$3,276,913	\$8,320,255
Year 5	2014	\$4,658,146	\$719,631	\$3,938,515	\$12,258,770
Year 6	2015	\$6,668,166	\$921,190	\$5,746,976	\$18,005,747
Year 7	2016	\$7,108,040	\$1,074,667	\$6,033,373	\$24,039,120
Year 8	2017	\$7,730,895	\$1,237,759	\$6,493,137	\$30,532,256
Year 9	2018	\$8,376,599	\$1,410,950	\$6,965,648	\$37,497,905
Year 10	2019	\$9,046,012	\$1,594,749	\$7,451,262	\$44,949,167
Year 11	2020	\$9,740,029	\$1,789,686	\$7,950,343	\$52,899,510
Year 12	2021	\$10,459,579	\$1,996,314	\$8,463,265	\$61,362,775
Year 13	2022	\$11,205,624	\$2,215,215	\$8,990,410	\$70,353,185
Year 14	2023	\$11,979,163	\$2,446,992	\$9,532,171	\$79,885,356
Year 15	2024	\$12,781,233	\$2,692,281	\$10,088,952	\$89,974,308
Total		\$109,386,332	\$19,412,024	\$89,974,308	



APPENDIX: DETAILED CALCULATIONS

Benefits for Austin County:

Property Tax Collections:

	Year	
Year 1	2010	\$382,782
Year 2	2011	\$809,167
Year 3	2012	\$1,475,367
Year 4	2013	\$1,898,156
Year 5	2014	\$2,365,949
Year 6	2015	\$2,988,010
Year 7	2016	\$3,456,764
Year 8	2017	\$3,941,924
Year 9	2018	\$4,444,065
Year 10	2019	\$4,963,781
Year 11	2020	\$5,501,687
Year 12	2021	\$6,058,420
Year 13	2022	\$6,634,638
Year 14	2023	\$7,231,024
Year 15	2024	\$7,848,283
Total		\$60,000,017



APPENDIX: DETAILED CALCULATIONS

Costs and Benefits for the Austin ISD:

Property Tax Collections:

	Year	
Year 1	2010	\$791,010
Year 2	2011	\$1,672,127
Year 3	2012	\$3,048,814
Year 4	2013	\$3,922,499
Year 5	2014	\$4,889,185
Year 6	2015	\$6,174,661
Year 7	2016	\$7,143,331
Year 8	2017	\$8,145,904
Year 9	2018	\$9,183,568
Year 10	2019	\$10,257,550
Year 11	2020	\$11,369,121
Year 12	2021	\$12,519,597
Year 13	2022	\$13,710,340
Year 14	2023	\$14,942,759
Year 15	2024	\$16,218,313
Total		\$123,988,780

 **APPENDIX: DETAILED CALCULATIONS****Additional state school funding:**

	Year	
Year 1	2010	\$7,000
Year 2	2011	\$10,868
Year 3	2012	\$14,997
Year 4	2013	\$7,761
Year 5	2014	\$12,049
Year 6	2015	\$16,628
Year 7	2016	\$8,605
Year 8	2017	\$8,906
Year 9	2018	\$9,218
Year 10	2019	\$9,540
Year 11	2020	\$9,874
Year 12	2021	\$10,220
Year 13	2022	\$10,577
Year 14	2023	\$10,948
Year 15	2024	\$11,331
Total		\$158,521

 **APPENDIX: DETAILED CALCULATIONS****Costs of educating new students who move to the district:**

	Year	
Year 1	2010	\$10,200
Year 2	2011	\$15,836
Year 3	2012	\$21,853
Year 4	2013	\$11,309
Year 5	2014	\$17,557
Year 6	2015	\$24,229
Year 7	2016	\$12,538
Year 8	2017	\$12,977
Year 9	2018	\$13,431
Year 10	2019	\$13,902
Year 11	2020	\$14,388
Year 12	2021	\$14,892
Year 13	2022	\$15,413
Year 14	2023	\$15,952
Year 15	2024	\$16,511
Total		\$230,988



APPENDIX: DETAILED CALCULATIONS

Loss in state funding as a result of property in the development being added to school district tax rolls:

	Year	
Year 1	2010	\$0
Year 2	2011	\$791,010
Year 3	2012	\$1,672,127
Year 4	2013	\$3,048,814
Year 5	2014	\$3,922,499
Year 6	2015	\$4,889,185
Year 7	2016	\$6,174,661
Year 8	2017	\$7,143,331
Year 9	2018	\$8,145,904
Year 10	2019	\$9,183,568
Year 11	2020	\$10,257,550
Year 12	2021	\$11,369,121
Year 13	2022	\$12,519,597
Year 14	2023	\$13,710,340
Year 15	2024	\$14,942,759
Total		\$107,770,468



APPENDIX: DETAILED CALCULATIONS

Net Benefits for the Austin ISD:

	Year	Benefits	Costs and Reduction in State Funds	Net Benefits	Cumulative Net Benefits
Year 1	2010	\$798,010	\$10,200	\$787,810	\$787,810
Year 2	2011	\$1,682,995	\$806,846	\$876,149	\$1,663,959
Year 3	2012	\$3,063,812	\$1,693,980	\$1,369,831	\$3,033,791
Year 4	2013	\$3,930,260	\$3,060,123	\$870,137	\$3,903,928
Year 5	2014	\$4,901,234	\$3,940,056	\$961,178	\$4,865,105
Year 6	2015	\$6,191,288	\$4,913,414	\$1,277,874	\$6,142,980
Year 7	2016	\$7,151,936	\$6,187,199	\$964,736	\$7,107,716
Year 8	2017	\$8,154,810	\$7,156,308	\$998,502	\$8,106,218
Year 9	2018	\$9,192,786	\$8,159,336	\$1,033,450	\$9,139,668
Year 10	2019	\$10,267,090	\$9,197,470	\$1,069,621	\$10,209,289
Year 11	2020	\$11,378,995	\$10,271,938	\$1,107,057	\$11,316,346
Year 12	2021	\$12,529,817	\$11,384,013	\$1,145,804	\$12,462,150
Year 13	2022	\$13,720,918	\$12,535,010	\$1,185,907	\$13,648,058
Year 14	2023	\$14,953,707	\$13,726,293	\$1,227,414	\$14,875,472
Year 15	2024	\$16,229,643	\$14,959,270	\$1,270,374	\$16,145,846
Total		\$124,147,301	\$108,001,455	\$16,145,846	



APPENDIX: DETAILED CALCULATIONS

Benefits for Austin College

Property Tax Collections:

	Year	
Year 1	2010	\$114,444
Year 2	2011	\$241,925
Year 3	2012	\$441,105
Year 4	2013	\$567,511
Year 5	2014	\$707,371
Year 6	2015	\$893,355
Year 7	2016	\$1,033,503
Year 8	2017	\$1,178,556
Year 9	2018	\$1,328,686
Year 10	2019	\$1,484,071
Year 11	2020	\$1,644,894
Year 12	2021	\$1,811,346
Year 13	2022	\$1,983,624
Year 14	2023	\$2,161,931
Year 15	2024	\$2,346,479
Total		\$17,938,802



APPENDIX: DETAILED CALCULATIONS

Benefits for the County Road and Flood

Property Tax Collections:

	Year	
Year 1	2010	\$7,674
Year 2	2011	\$16,223
Year 3	2012	\$29,580
Year 4	2013	\$38,057
Year 5	2014	\$47,435
Year 6	2015	\$59,907
Year 7	2016	\$69,306
Year 8	2017	\$79,033
Year 9	2018	\$89,100
Year 10	2019	\$99,520
Year 11	2020	\$110,305
Year 12	2021	\$121,467
Year 13	2022	\$133,019
Year 14	2023	\$144,977
Year 15	2024	\$157,352
Total		\$1,202,955