

**Proposed Eastside Tax Allocation District - City of Villa Rica
Estimated Revenue**

**SALES TAX REVENUE
FUQUA ONLY**

Projected Annual Sales

\$ 69,000,000

			Carroll Schools		Carroll County		City of Villa Rica		City of Carrollton		Carrollton City Schools		Other Cities	Total
LOST - 1%	\$ 690,000	0.00%	\$ -	58.32%	\$ 402,408	7.85%	\$ 54,165	24.36%	\$ 168,084	0.00%	\$ -	9.47%	\$ 65,343	\$ 690,000
SPLOST - 1%	\$ 690,000	0.00%	\$ -	61.93%	\$ 427,287	7.57%	\$ 52,233	22.07%	\$ 152,283	0.00%	\$ -	8.43%	\$ 58,167	\$ 689,970
ESPLOST = 1%	\$ 690,000	75.30%	\$ 519,570	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	20.75%	\$ 143,175	3.95%	\$ 27,255	\$ 690,000
Annual Sales Tax	Subtotal		<u>\$ 519,570</u>		<u>\$ 829,695</u>		<u>\$ 106,398</u>		<u>\$ 320,367</u>		<u>\$ 143,175</u>		<u>\$ 150,765</u>	<u>\$ 2,069,970</u>

PROPERTY TAX REVENUE

SCENARIO ONE: ARBOUR VALLEY AND FUQUA ONLY

Projected Investment

\$ 165,000,000

			Carroll Schools		Carroll County		City of Villa Rica	Total
M&O Property Tax		18.00	\$ 1,187,868	7.64	\$ 504,174	6.25	\$ 412,500	\$ 2,104,542
Annual Property Tax	Subtotal		<u>\$ 1,187,868</u>		<u>\$ 504,174</u>		<u>\$ 412,500</u>	<u>\$ 2,104,542</u>

PROPERTY TAX REVENUE

SCENARIO TWO: ALL FOUR NODES

Projected Investment

\$ 325,000,000

			Carroll Schools		Carroll County		City of Villa Rica	Total
M&O Property Tax		18.00	\$ 2,339,740	7.64	\$ 993,070	6.25	\$ 812,500	\$ 4,145,310
Annual Property Tax	Subtotal		<u>\$ 2,339,740</u>		<u>\$ 993,070</u>		<u>\$ 812,500</u>	<u>\$ 4,145,310</u>

**COMBINED IMPACT: SALES TAX PLUS PROPERTY TAX
SCENARIO ONE: ARBOUR VALLEY AND FUQUA ONLY**

	Carroll Schools	Carroll County	City of Villa Rica	City of Carrollton	Carrollton City Schools	Other Cities	Total
Annual Sales Tax	\$ 519,570	\$ 829,695	\$ 106,398	\$ 320,367	\$ 143,175	\$ 150,765	\$ 2,069,970
Annual Property Tax	\$ 1,187,868	\$ 504,174	\$ 412,500	\$ -	\$ -	\$ -	\$ 2,104,542
Combined Revenue	\$ 1,707,438	\$ 1,333,869	\$ 518,898	\$ 320,367	\$ 143,175	\$ 150,765	\$ 4,174,512

**COMBINED IMPACT: SALES TAX PLUS PROPERTY TAX
SCENARIO TWO: ALL FOUR NODES**

	Carroll Schools	Carroll County	City of Villa Rica	City of Carrollton	Carrollton City Schools	Other Cities	Total
Annual Sales Tax	\$ 519,570	\$ 829,695	\$ 106,398	\$ 320,367	\$ 143,175	\$ 150,765	\$ 2,069,970
Annual Property Tax	\$ 2,339,740	\$ 993,070	\$ 812,500	\$ -	\$ -	\$ -	\$ 4,145,310
Combined Revenue	\$ 2,859,310	\$ 1,822,765	\$ 918,898	\$ 320,367	\$ 143,175	\$ 150,765	\$ 6,215,280

Assumptions:

- Construction begins in Spring of 2022 and completes in the Fall of 2023
- Bonds are issued around June of 2022 for ten years
- Fuqua retail component generates \$60 million in annual sales
- Arbour Valley Apartments require \$35 million investment
- Fuqua complex requires \$130 million investment
- North node requires \$100 million investment (estimated)
- South node requires \$60 million investment (estimated)
- Sales tax collection would begin in late 2023
- Property tax collection would begin in late 2024
- School system, County, and Cities would receive property tax revenue in 2032 or earlier

Summary:

- During each of the bond repayment years the school system could collect more than \$500,000 in ESPLOST
- During that same time the county could collect over \$800,000 annually in LOST and SPLOST
- The longer-term benefit to both the schools and the county is significant and could be realized by 2032 or sooner.