

**City of Bellingham's
Financial Impact Summary - Assumptions & Notes
Airport Annexation Alternative #2**

The purpose of this financial model is to gain an understanding of possible financial impacts a proposed annexation may have on the city. Financial models rely on underlying assumptions and any change to these assumptions will result in different financial outcomes. Staff has used its best judgment in making these assumptions to model the financial impacts of an annexation. The main assumptions used to produce these financial outcomes are outlined below.

The financial impact of an annexation on a city is only one aspect that policy makers should consider regarding annexations. Other impacts include such items as: environmental, traffic, socio-economic, land use, providing government services, growth, etc.

FINANCIAL MODEL ASSUMPTIONS:

	2008		2022	<u>Capital Infrastructure</u>	
	<u>Existing</u>	<u>New</u>	<u>Total</u>		
Number of Dwelling Units	6	58	64	\$	893,443 Park
Population	102	96	198	\$	150,438 Street
Retail Square Footage	-	306,181	306,181	\$	- Water
Office Square Footage	-	229,736	229,736	\$	- Sewer
Industrial / Warehouse	-	-	-	\$	- Storm Water
Total	-	535,917	535,917	\$	1,043,881 Total

2008 Dwellings & Population January Assessor's data
 2022 Totals based on Full Build-out per Comprehensive Plan
 2008 & 2022 Employment estimates from Comprehensive Plan Land Use Assumptions
 2022 Estimated arterials from Transportation Analysis Zones
 Park Existing Level of Service (ELOS) = 28 developable & purchased acres per 1,000
 All construction based on 15 year straight-line construction

Population, Housing Units, and Jobs extracted from Transportation Analysis Zone (TAZ) polygons. TAZ data based on land use assumptions from June 2006 Comprehensive Plan. TAZ polygon boundaries not spatially coincident with City Limits, or UGA boundaries so numbers statistically derived through apportionment by area, and refined in some cases using staff interpretation of ancillary data sources.

NOTES TO FINANCIAL MODEL:

- 1 Police - 1 new officers total = 1 in 2008
Calls for service / 1,000 = 886
- 2 Fire - 1 new firefighter total = 1 new firefighter in years 2010
Calls for Service / 1,000 = 136
*Combinations of certain annexations may be possible without hiring additional fire staff
- 3 Police Capital - 1 new patrol cars in conjunction with three new officers
- 4 Parks Capital - Build out Population (198 / 1,000) x 28 acres = 6 acres
6 x \$125,000 = \$693,420 in 2008 dollars.
Purchased in years 2010, 2015, & 2020
Parks developed in year following purchase
- 5 Greenways III Property Tax Levy (2007 - 2016)
- 6 All capital street projects paid for by others and maintained by the city
\$150,000 Paid to County for road improvements per Interlocal Agreement Exhibit C
Operations & Maintenance calculated on existing residential and arterials streets in UGA + future arterial links
- 7 All utility projects paid for by others and maintained by the city
Estimated utility distribution system miles is equal to estimated street miles

* **Business & Occupation and Sales Tax Impact**