



# Downtown MSD Budget

**Brian Pahle, Assistant City Manager**  
**Downtown Advisory Committee**  
**April 11<sup>th</sup>, 2023**

This is a detailed street map of the downtown area of Northampton, Massachusetts. The map shows a grid of streets, including North Main Street, North King Street, and Martin Luther King Jr. Boulevard. A large blue area represents a body of water, likely the Northampton River. The map is oriented with North at the top.

- MSD Budget/Districts – Umbrella Program
- Enhanced Programming
  - District Banners; Artscape Banners
  - Hanging Baskets
  - Pressure Washing
  - Events (Farmer’s Market, R&B, etc...)
  - Staff Support
- Council Support & Vision
  - 7<sup>th</sup> Ave. Streetscape
  - Unified Tax Rate
  - HPD Headquarters
  - Zoning Changes
  - MSD Expansion
  - Public Restrooms
  - Parking
  - Water/Sewer/Sidewalks/Affordable Housing
  - Dedicated CIP Funding

# Where we're going...

- Personnel
  - Added Public Works Support (long-term 4x FTE crew)
  - Bruce Lowe contract is ending in FY25
    - \$128,015 + \$10,000 (pressure washing)
  - Start preparing for transition by hiring two Downtown workers in FY24
    - ~\$113,908
  - Both funds have strong fund balance to support the transition
- Projects/Capital
  - 7<sup>th</sup> Ave. Streetscape
  - Placer.ai
  - Pedestrian Wayfinding
  - Bollards
  - Depot Design

# Where we're going...

- Tax Rate Equalization and Revenue Neutral Tax Rate
  - Main St - \$0.21 per \$100
  - 7th Ave - \$0.21 per \$100
    - Main driver for the rate change is revaluation
    - There was a decrease in personal property value in 7th Ave.
  - Value per Penny: Main St. \$13,500  
7th Ave. \$2,000

G.S. 159-11(e) defines the revenue-neutral rate as the rate that is estimated to produce revenue for the next fiscal year equal to the revenue that would have been produced for the next fiscal year by the current tax rate if no revaluation had occurred. G.S. 159-11(e) also instructs that the revenue-neutral rate is calculated as follows.

1. Determine a rate that would produce revenues equal to those produced for the current fiscal year.
2. Increase the rate by a growth factor equal to the average annual percentage increase in the tax base due to improvements since the last general revaluation.
3. Adjust the rate to account for any annexation, deannexation, merger, or similar event.

**MS MSD RNR =**  
**\$0.2050 per \$100**

**7TH MSD RNR =**  
**\$0.2001 per \$100**

TAX CODE	JURISDICTION	BILL CODE	# OF BILLS	FY2023 CY2022 TAXABLE VALUE BILLED	PROJ # OF BILLS	TOTAL PROJECTED VALUE: 3/21/2023	% CHANGE: FY2024 PROJECTION VS. FY2023 BILLED VALUE
<b>C10</b>	<b>CITY OF HENDERSONVILLE</b>	<b>0.52</b>					
	Real Property	REI	6,943	\$ 1,932,592,056	7,193	\$ 2,541,174,638	31.49%
	Business Personal Property	BUS	1,507	\$ 133,703,742	1,451	\$ 142,700,928	6.73%
	Individual Personal Property	IND	671	\$ 10,086,824	648	\$ 9,249,081	-8.31%
	Public Service Property	PUB	23	\$ 40,571,774	26	\$ 39,760,339	-2.00%
	Motor Vehicles (Billed by NC DMV)	RMV	14,981	\$ 173,936,654	15,298	\$ 176,283,561	1.35%
<b>C10</b>	<b>CITY OF HENDERSONVILLE SUBTOTAL</b>		<b>24,125</b>	<b>\$ 2,290,891,050</b>	<b>24,616</b>	<b>\$ 2,909,168,547</b>	<b>26.99%</b>
<b>D13</b>	<b>CITY OF HENDERSONVILLE - DOWNTOWN</b>	<b>0.24</b>					
	Real Property	REI	276	\$ 108,557,406	276	\$ 130,076,016	19.82%
	Business Personal Property	BUS	203	\$ 6,907,544	190	\$ 6,464,110	-6.42%
	Individual Personal Property	IND	7	\$ 18,207	7	\$ 18,137	-0.39%
	Public Service Property	PUB	4	\$ 2,241,847	3	\$ 2,197,010	-2.00%
	Motor Vehicles (Billed by NC DMV)	RMV	191	\$ 1,422,302	191	\$ 1,623,085	14.12%
<b>D13</b>	<b>CITY OF HENDERSONVILLE - DOWNTOWN SUBTOTAL</b>		<b>681</b>	<b>\$ 119,147,306</b>	<b>667</b>	<b>\$ 140,378,358</b>	<b>17.82%</b>
<b>D17</b>	<b>CITY OF HENDERSONVILLE - SEVENTH AVE</b>	<b>0.17</b>					
	Real Property	REI	112	\$ 17,779,000	112	\$ 19,590,822	10.19%
	Business Personal Property	BUS	55	\$ 6,337,610	55	\$ 2,519,610	-60.24%
	Individual Personal Property	IND	9	\$ 139,834	7	\$ 116,999	-16.33%
	Public Service Property	PUB	1	\$ 176,391	1	\$ 172,863	-2.00%
	Motor Vehicles (Billed by NC DMV)	RMV	112	\$ 1,820,416	125	\$ 1,896,342	4.17%
<b>D17</b>	<b>CITY OF HENDERSONVILLE - SEVENTH AVE SUBTOTAL *</b>		<b>289</b>	<b>\$ 26,253,251</b>	<b>300</b>	<b>\$ 24,296,637</b>	<b>-7.45%</b>

\*Lake Holdings, LLC \$3.8m in Personal Property; Moved to Fletcher

# Base Budget FY24

## Fund 020 MS MSD

Type	Budget	Estimate
Total Revenues	611,370	629,711
Total Expenditures	629,095	566,186
FBA	(17,725)	63,526
Fund Balance Beg.	193,759	193,760
Fund Balance End	176,034	257,286

### Additions

Off	*Downtown CL	52,881	50,237
Off	*Downtown Worker	44,964	42,716
Off	Placer.ai	16,000	16,000
Off	Bollards	75,000	75,000
Off	Wayfinding	37,500	37,500
Off	Depot Design	-	-

## Fund 021 7TH MSD

Type	Budget	Estimate
Total Revenues	117,600	121,128
Total Expenditures	131,868	112,088
FBA	(14,268)	9,040
Fund Balance Beg.	153,327	153,327
Fund Balance End	139,059	162,367

### Additions

*Downtown CL	17,627	16,746
*Downtown Worker	14,988	14,239
*Placer.ai	-	-
Bollards	-	-
Wayfinding	12,500	12,500
Depot Design	6,000	6,000



# Proposed Budget FY24

## Fund 020 MS MSD

Type	Budget	Estimate
Total Revenues	611,370	629,711
Total Expenditures	775,548	697,993
FBA	(164,178)	(68,282)
Fund Balance Beg.	193,759	193,760
Fund Balance End	29,581	125,478

### Additions

On	*Downtown CL	52,881	50,237
On	*Downtown Worker	44,964	42,716
On	Placer.ai	16,000	16,000
Off	Bollards	75,000	75,000
On	Wayfinding	37,500	37,500
On	Depot Design	-	-

## Fund 021 7TH MSD

Type	Budget	Estimate
Total Revenues	117,600	121,128
Total Expenditures	181,352	154,149
FBA	(63,752)	(33,021)
Fund Balance Beg.	153,327	153,327
Fund Balance End	89,575	120,306

### Additions

*Downtown CL	17,627	16,746
*Downtown Worker	14,988	14,239
*Placer.ai	-	-
Bollards	-	-
Wayfinding	12,500	12,500
Depot Design	6,000	6,000

# Additional Resources

On June 2, 2022, the Hendersonville City Council adopted the

**FY22-23 ADOPTED BUDGET**

The budget document and its preparation and adoption express the basic political values of the City. Budgets reflect the negotiations and compromises undergone during the continuous process of budget adoption. They define government's economic and political role in a community, guiding, sanctioning, and limiting administrative action. Budgets not only represent plans for the future, they also mold that future by the policies they contain. A good budget establishes a vision for its respective community and communicates, with utmost transparency, the vision for the future.



**Budget Report Dashboard**



**Project Gantt Chart**



**Planning Retreat Dashboard**



**Revaluation Calculator**



**Organizational Chart**



**Housing Dashboard**

<https://www.hendersonvillenc.gov/budget>





# QUESTIONS