

Purpose & Limitations

This report presents the results of an economic and fiscal analysis undertaken by Tomball EDC using Impact DashBoard, a customized web application developed by Impact DataSource, LLC.

Impact DashBoard utilizes estimates, assumptions, and other information developed by Impact DataSource from its independent research effort detailed in a custom user guide prepared for Tomball EDC.

This report, generated by the Impact DashBoard application, has been prepared by Tomball EDC to assist economic development stakeholders in making an evaluation of the economic and fiscal impact of business activity in the community. This report does not purport to contain all of the information that may be needed to conclude such an evaluation. This report is based on a variety of assumptions and contains forward-looking statements concerning the results of operations of the subject firm. Tomball EDC made reasonable efforts to ensure that the project-specific data entered into Impact DashBoard reflects realistic estimates of future activity. Estimates of future activity involve known and unknown risks and uncertainties that could cause actual results, performance, or events to differ materially from those expressed or implied in this report.

Tomball EDC and Impact DataSource make no representation or warranty as to the accuracy or completeness of the information contained herein, and expressly disclaim any and all liability based on or relating to any information contained in, or errors or omissions from, this information or based on or relating to the use of this information.

Introduction

This report presents the results of an economic impact analysis performed using Impact DashBoard, a model developed by Impact DataSource. The report estimates the impact that a potential project will have on the local economy and estimates the costs and benefits for local taxing districts over a 10-year period.

Economic Impact Overview

The table below summarizes the economic impact of the project over the first 10 years in terms of job creation, salaries paid to workers, and taxable sales.

SUMMARY OF ECONOMIC IMPACT OVER 10 YEARS IN CITY OF TOMBALL			
IMPACT	DIRECT	SPIN-OFF	TOTAL
Jobs	330.0	193.9	523.9
Annual Salaries/Wages at Full Ops (Yr 5)	\$14,302,393	\$7,015,306	\$21,317,698
Salaries/Wages over 10 Years	\$136.51M	\$66,958,517	\$203.47M
Taxable Sales/Purchases in City of Tomball	\$29,284,632	\$836,981	\$30,121,613

Totals may not sum due to rounding

The Project may result in new residents moving to the community and potentially new residential properties being constructed as summarized below.

SUMMARY OF POPULATION IMPACT OVER 10 YEARS IN CITY OF TOMBALL			
IMPACT	DIRECT	SPIN-OFF	TOTAL
Workers who will move to City of Tomball	8.9	5.2	14.1
New residents in City of Tomball	23.2	13.6	36.8
New residential properties constructed in City of Tomball	1.3	0.8	2.1
New students to attend local school district	4.5	2.6	7.1

Totals may not sum due to rounding

The new taxable property to be supported by the Project over the next 10 years is summarized in the following table.

SUMMARY OF TAXABLE PROPERTY OVER THE FIRST 10 YEARS IN CITY OF TOMBALL

YR.	NEW RESIDENTIAL PROPERTY	LAND	BUILDINGS...	FF&E	INVENTORIES	NON-RESIDENTIAL PROPERTY	TOTAL PROPERTY
1	\$375,680	\$1,500,000	\$4,954,198	\$150,000	\$0	\$6,604,198	\$6,979,878
2	\$413,849	\$1,530,000	\$5,053,282	\$135,000	\$0	\$6,718,282	\$7,132,132
3	\$453,395	\$1,560,600	\$5,154,348	\$120,000	\$0	\$6,834,948	\$7,288,343
4	\$494,357	\$1,591,812	\$5,257,435	\$105,000	\$0	\$6,954,247	\$7,448,604
5	\$536,776	\$1,623,648	\$5,362,584	\$90,000	\$0	\$7,076,232	\$7,613,008
6	\$547,511	\$1,656,121	\$5,469,835	\$75,000	\$0	\$7,200,957	\$7,748,468
7	\$558,461	\$1,689,244	\$5,579,232	\$60,000	\$0	\$7,328,476	\$7,886,937
8	\$569,630	\$1,723,029	\$5,690,817	\$45,000	\$0	\$7,458,845	\$8,028,476
9	\$581,023	\$1,757,489	\$5,804,633	\$30,000	\$0	\$7,592,122	\$8,173,145
10	\$592,644	\$1,792,639	\$5,920,726	\$30,000	\$0	\$7,743,365	\$8,336,008

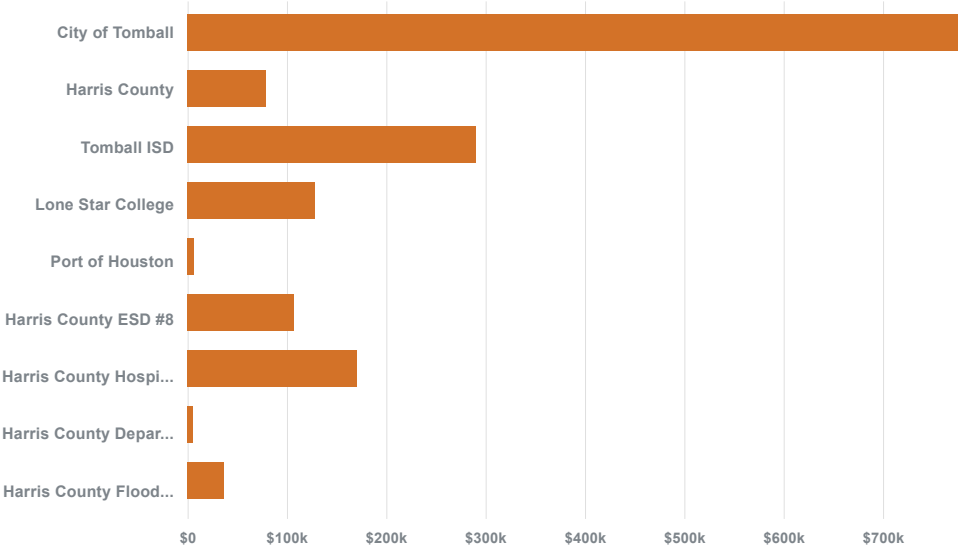
Fiscal Impact Overview

The Project will generate additional benefits and costs, a summary of which is provided below. The source of specific benefits and costs are provided in greater detail for each taxing district on subsequent pages.

FISCAL NET BENEFITS OVER THE NEXT 10 YEARS				
	BENEFITS	COSTS	NET BENEFITS	PRESENT VALUE*
City of Tomball	\$4,353,657	(\$3,574,999)	\$778,658	\$601,253
Harris County	\$739,161	(\$659,702)	\$79,459	\$62,486
Tomball ISD	\$837,879	(\$547,873)	\$290,006	\$222,286
Lone Star College	\$128,315	\$0	\$128,315	\$97,915
Port of Houston	\$6,845	\$0	\$6,845	\$5,223
Harris County ESD #8	\$107,111	\$0	\$107,111	\$81,735
Harris County Hospital District	\$171,043	\$0	\$171,043	\$130,520
Harris County Department of Education	\$5,724	\$0	\$5,724	\$4,368
Harris County Flood Control	\$37,028	\$0	\$37,028	\$28,255
Total	\$6,386,761	(\$4,782,574)	\$1,604,188	\$1,234,042

*The Present Value of Net Benefits expresses the future stream of net benefits received over several years as a single value in today's dollars. Today's dollar and a dollar to be received 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 entity's discount rate. This analysis uses a discount rate of 5.0% to make the dollars comparable.

Net Benefits Over the Next 10 Years



Public Support Overview

A summary of the total Public Support modeled in this analysis is shown below.

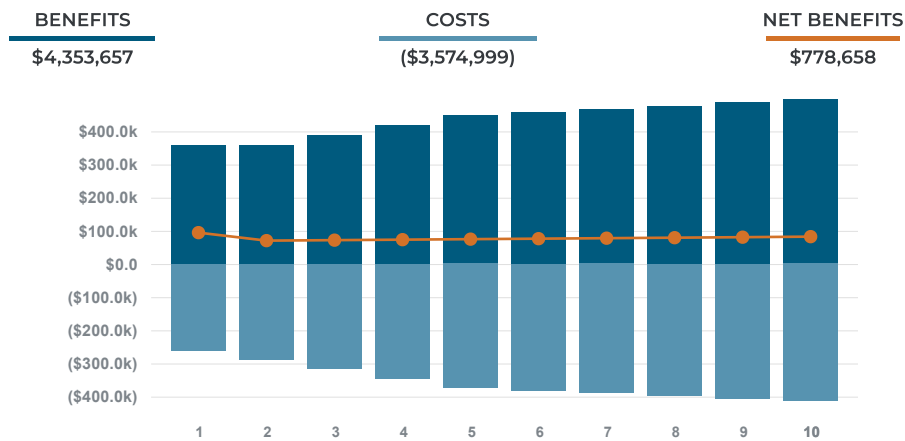
VALUE OF PUBLIC SUPPORT UNDER CONSIDERATION		
	NON-TAX INCENTIVE	TOTAL
City of Tomball	\$165,000	\$165,000
Harris County	\$0	\$0
Tomball ISD	\$0	\$0
Lone Star College	\$0	\$0
Port of Houston	\$0	\$0
Harris County ESD #8	\$0	\$0
Harris County Hospital District	\$0	\$0
Harris County Department of Education	\$0	\$0
Harris County Flood Control	\$0	\$0
Total	\$165,000	\$165,000

City of Tomball Fiscal Impact

The table below displays the estimated additional benefits, costs, and net benefits to be received by City of Tomball over the next 10 years of the Project.

NET BENEFITS OVER 10 YEARS: CITY OF TOMBALL			
BENEFITS	PROJECT	HOUSEHOLDS	TOTAL
Sales Taxes	\$551,565	\$50,867	\$602,432
Real Property Taxes	\$207,294	\$0	\$207,294
FF&E Property Taxes	\$2,464	\$0	\$2,464
Inventory Property Taxes	\$0	\$0	\$0
New Residential Property Taxes	\$0	\$15,028	\$15,028
Hotel Occupancy Taxes	\$0	\$0	\$0
Building Permits and Fees	\$0	\$0	\$0
Utility Revenue	\$2,018,346	\$212,065	\$2,230,411
Utility Franchise Fees	\$115,919	\$12,131	\$128,049
Miscellaneous Taxes and User Fees	\$1,056,904	\$111,075	\$1,167,979
Benefits Subtotal	\$3,952,491	\$401,166	\$4,353,657
COSTS	PROJECT	HOUSEHOLDS	TOTAL
Cost of Government Services	(\$1,012,582)	(\$106,106)	(\$1,118,688)
Cost of Utility Services	(\$2,222,908)	(\$233,403)	(\$2,456,311)
Costs Subtotal	(\$3,235,490)	(\$339,509)	(\$3,574,999)
Net Benefits	\$717,001	\$61,657	\$778,658

Annual Fiscal Net Benefits for City of Tomball



Non-Tax Incentives

City of Tomball is considering the following non-tax incentives for the Project.

NON-TAX INCENTIVES UNDER CONSIDERATION	
YEAR	NON-TAX INCENTIVE
1	\$125,000
2	\$10,000
3	\$10,000
4	\$10,000
5	\$10,000
Total	\$165,000

The graph below depicts the non-tax incentives modeled in this analysis versus the cumulative net benefits to City of Tomball. The intersection indicates the length of time until the incentives are paid back.

