

FISCAL BENEFITS FROM THE KARDON PONDS

	ANNUAL NET REVENUES		
	Tax Revenues	Expenditures	Net Benefit
Downingtown Borough	\$ 277,322	\$ 147,494	\$ 129,827
East Caln Township	\$ 51,709	\$ 20,331	\$ 31,378
Downingtown School District	\$ 1,184,492	\$ 319,196	\$ 865,297
Chester County	\$ 234,303	\$ 177,915	\$ 56,388
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TOTAL, PER YEAR	\$ 1,747,826	\$ 664,936	\$1,082,890

ONE TIME REVENUES GENERATED BY PROJECT			
Permit Fees	Borough		\$520,000
	East Caln		\$228,800
Sewer Tap Fees (to Borough)			\$680,000
Water Fees (to Borough)			\$960,784
Land Purchase Price to Borough			
-- Contribution for Fire Station			\$2,350,000
-- 2.5% of gross revenues from settled units			\$3,435,000
Property Transfer Tax	Borough		\$224,584
	East Caln		\$132,459
State Grant Proceeds to Borough			\$750,000

Total ONE-TIME CASH GENERATED			\$9,281,627

Note: East Caln Figures based on 2009 tax and fee information; Downingtown figures based on 2008 tax and fee information. School District based on 2009 figures.

Source: Fiscal Impact Analysis by Ray Ott & Associates, West Chester PA, December 8, 2008, September 16, 2009, and November 17, 2009 and Progressive Housing Ventures

NOTE: Excludes economic value of traffic improvements, park improvements and emergency management equipment to be paid for by the Developer.