

**City of Richmond ROI Model**

Local ROI Data Entry Form  
Version 1.0

Project Name:  *Enter project name here.*  
 Select Locality:   
 Enter Salary:  *Enter annual salary.*  
 NAICS Sector:  *Select 2-digit NAICS Sector from drop-down menu*  
 Project Start Year:  *This will be the Year 1 in the Model*

**Direct Jobs Created**

*Enter jobs created in box for appropriate year:*

Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total
		10		10						20

Enter Jobs:

**Investment**

*Enter annual investment in box for appropriate year:*

Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total
\$9,950,000	\$5,022,000	\$15,530,000								\$30,502,000
										\$0
										\$0

Enter Real Property:  
 Enter Machinery & Tools:  
 Enter Tangible Personal Property:

**Tax Credits**

*Select amount and duration of tax credits, if applicable:*

% tax credit     
 How many years?

Enter Real Property:  
 Enter Machinery & Tools:  
 Enter Tangible Personal Property:

**Local Costs & Incentives**

*Enter value of local cost or incentive in box for appropriate year:*

Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total
\$250,000	\$250,000	\$250,000								\$750,000
										\$0
										\$0
										\$0
										\$0
										\$0
										\$0
										\$0
										\$0
										\$0

Economic development real property grant  
 Enterprise Zone  
 Sustainability Grant  
 Water Utility Discount  
 Enter Cost/Incentive 5  
 Enter Cost/Incentive 6  
 Enter Cost/Incentive 7  
 Enter Cost/Incentive 8  
 Enter Cost/Incentive 9  
 Enter Cost/Incentive 10

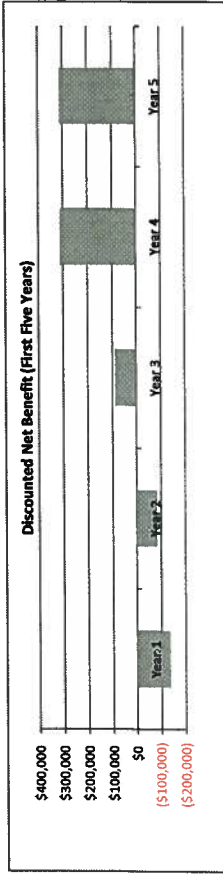
Include local government expenditure estimates?

*Locked*

Will project effect the City's debt capacity?

**Project FHS  
Richmond Estimated Cost/Benefit Analysis Summary- First Five Years**

	Year 1		Year 2		Year 3		Year 4		Year 5		5 Year Total	
	Annual	Present Value*	Annual	Present Value*	Annual	Present Value*	Annual	Present Value*	Annual	Present Value*	Cumulative	Present Value*
<b>LOCAL BENEFITS (Local Tax Revenue)</b>												
Real Property Tax Revenue	\$107,341	\$104,682	\$164,201	\$156,167	\$335,844	\$311,500	\$344,240	\$311,378	\$352,846	\$311,257	\$1,304,473	\$1,194,984
Commercial Real Estate Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Machinery & Tools Tax Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tangible Personal Property Tax Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Local Sales Tax Revenue	\$0	\$0	\$0	\$0	\$83	\$83	\$184	\$166	\$283	\$250	\$557	\$499
Local Sales Tax - Direct Workers	\$0	\$0	\$0	\$0	\$62	\$62	\$126	\$116	\$194	\$171	\$382	\$342
Local Sales Tax - Indirect Workers	\$2,537	\$2,533	\$1,311	\$1,247	\$4,053	\$3,760	\$0	\$0	\$0	\$0	\$7,961	\$7,539
Local Sales Tax - Construction Workers	\$7,399	\$7,216	\$3,734	\$3,552	\$11,548	\$10,711	\$0	\$0	\$0	\$0	\$22,681	\$21,478
Local Sales Tax - Retail Operations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Other Commercial Tax Revenues</b>												
Local BPOL Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Local Bank Franchise Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Local Meal Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Local Lodging Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL BENEFITS (Local Tax Revenue)</b>	<b>\$117,336</b>	<b>\$114,430</b>	<b>\$169,247</b>	<b>\$160,966</b>	<b>\$351,397</b>	<b>\$326,111</b>	<b>\$344,550</b>	<b>\$311,659</b>	<b>\$353,323</b>	<b>\$311,678</b>	<b>\$1,336,054</b>	<b>\$1,224,943</b>
<b>LOCAL COSTS</b>												
Local Incentives	\$250,000	\$250,000	\$250,000	\$243,807	\$250,000	\$237,768	\$0	\$0	\$0	\$0	\$0	\$731,575
Economic development grant-Relocation Assistan	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Economic development grant-Workforce	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Enter Cost/Incentive 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Enter Cost/Incentive 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Enter Cost/Incentive 5	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Enter Cost/Incentive 6	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Enter Cost/Incentive 7	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Enter Cost/Incentive 8	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Enter Cost/Incentive 9	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Enter Cost/Incentive 10	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Incentives	\$250,000	\$250,000	\$250,000	\$243,807	\$250,000	\$237,768	\$0	\$0	\$0	\$0	\$0	\$731,575
Government Expenditures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Public Safety	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Education	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Government Expenditures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL LOCAL COSTS</b>	<b>\$250,000</b>	<b>\$250,000</b>	<b>\$250,000</b>	<b>\$243,807</b>	<b>\$250,000</b>	<b>\$237,768</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$731,575</b>
<b>NET LOCAL BENEFIT</b>	<b>(\$132,664)</b>	<b>(\$135,570)</b>	<b>(\$80,753)</b>	<b>(\$82,842)</b>	<b>\$101,397</b>	<b>\$88,343</b>	<b>\$344,550</b>	<b>\$311,659</b>	<b>\$353,323</b>	<b>\$311,678</b>	<b>\$586,054</b>	<b>\$493,268</b>
<b>ANNUAL RETURN ON INVESTMENT</b>												
Compound Annual Return on Investment	-53.1%	-54.2%	-24.3%	-25.3%	-5.2%	-6.3%	7.0%	5.7%	12.2%	10.9%		
<b>CUMULATIVE BENEFIT TO COST RATIO</b>												
Benefit Cost Ratio	0.5	0.5	0.6	0.6	0.9	0.8	1.3	1.2	1.8	1.7		



**POSITIVE CASH FLOW ATTAINED**

Breakeven Year (Undiscounted)  
4 Year

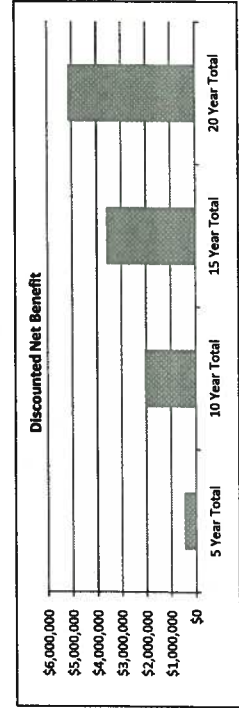
Breakeven Year (Discounted)  
4 Year

**LABOR MARKET RESPONSE**

- 26 total estimated new jobs in Richmond: 20 direct and 6 indirect jobs.
- 9 projected new permanent jobs for residents of Richmond.
- 208 temporary construction jobs total during construction phase.

**Project FHS  
Richmond Estimated Cost/Benefit Analysis Summary**

	5 Year Total		10 Year Total		15 Year Total		20 Year Total	
	Cumulative Total	Present Value*	Cumulative Total	Present Value*	Cumulative Total	Present Value*	Cumulative Total	Present Value*
<b>LOCAL BENEFITS (Local Tax Revenue)</b>								
Real Property Tax Revenue	\$1,304,473	\$1,194,984	\$3,205,515	\$2,749,448	\$5,356,371	\$4,300,882	\$7,789,866	\$5,849,293
Commercial Real Estate Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Machinery & Tools Tax Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Machinery & Tools Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Tangible Personal Property Tax Revenue</b>								
Tangible Personal Property Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Local Sales Tax Revenue</b>								
Local Sales Tax - Direct Workers	\$557	\$499	\$2,589	\$2,161	\$4,888	\$3,819	\$7,489	\$5,475
Local Sales Tax - Indirect Workers	\$382	\$342	\$1,776	\$1,482	\$3,353	\$2,620	\$5,137	\$3,755
Local Sales Tax - Construction Workers	\$7,961	\$7,539	\$7,961	\$7,961	\$7,961	\$7,539	\$7,961	\$7,539
Local Sales Tax - Construction Materials	\$22,681	\$21,478	\$22,681	\$21,478	\$22,681	\$21,478	\$22,681	\$21,478
Local Sales Tax - Retail Operations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Other Commercial Tax Revenues</b>								
Local BPOL Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Local Bank Franchise Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Local Meal Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Local Lodging Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL BENEFITS (Local Tax Revenue)</b>	<b>\$1,336,054</b>	<b>\$1,224,843</b>	<b>\$3,240,522</b>	<b>\$2,782,108</b>	<b>\$5,395,254</b>	<b>\$4,336,339</b>	<b>\$7,893,135</b>	<b>\$5,887,540</b>
<b>LOCAL COSTS</b>								
Local Incentives	\$750,000	\$731,575	\$750,000	\$731,575	\$750,000	\$731,575	\$750,000	\$731,575
Economic development grant-Relocation Assistance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Economic development grant-Workforce	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Enter Cost/Incentive 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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Enter Cost/Incentive 10	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Incentives	\$750,000	\$731,575	\$750,000	\$731,575	\$750,000	\$731,575	\$750,000	\$731,575
<b>Government Expenditures</b>								
Public Safety	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Education	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Government Expenditures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL LOCAL COSTS</b>	<b>\$750,000</b>	<b>\$731,575</b>	<b>\$750,000</b>	<b>\$731,575</b>	<b>\$750,000</b>	<b>\$731,575</b>	<b>\$750,000</b>	<b>\$731,575</b>
<b>NET LOCAL BENEFIT</b>	<b>\$586,054</b>	<b>\$493,268</b>	<b>\$2,490,522</b>	<b>\$2,050,533</b>	<b>\$4,645,254</b>	<b>\$3,604,763</b>	<b>\$7,083,135</b>	<b>\$5,155,965</b>
<b>ANNUAL RETURN ON INVESTMENT</b>								
Compound Annual Return on Investment	12.2%	10.9%	15.8%	14.3%	14.1%	12.6%	12.4%	11.0%
<b>CUMULATIVE BENEFIT TO COST RATIO</b>								
Benefit Cost Ratio	1.8	1.7	4.3	3.8	7.2	5.9	10.4	8.0



**POSITIVE CASH FLOW ATTAINED**

Breakeven Year (Undiscounted) 4 Year  
 Breakeven Year (Discounted) 4 Year

**LABOR MARKET RESPONSE**

- \* 26 total estimated new jobs in Richmond: 20 direct and 6 indirect jobs
- \* 9 projected new permanent jobs for residents of Richmond.
- \* 208 temporary construction jobs total during construction phase