

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:

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
30										30

Investment

Enter Real Property:

Enter Machinery & Tools:

Enter Tangible Personal Property:

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
\$10,000,000										\$10,000,000
										\$0
	\$2,000,000									\$2,000,000

Tax Credits

Enter Real Property:

Enter Machinery & Tools:

Enter Tangible Personal Property:

Select amount and duration of tax credits, if applicable:

% tax credit	How many years?
0	0
0	0
0	0

Local Costs & Incentives

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?

* If "yes," detailed report will accompany this report.

East End Grocery Store Project
Richmond Estimated Cost/Benefit Analysis Summary- First Five Years

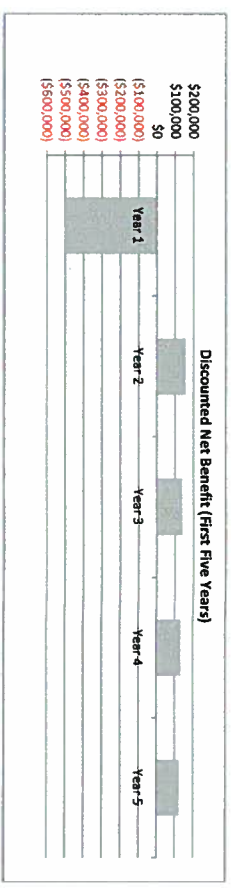
	Year 1		Year 2		Year 3		Year 4		Year 5		5 Year Total	
	Annual	Present Value*	Annual	Present Value*	Annual	Present Value*	Annual	Present Value*	Annual	Present Value*		
LOCAL BENEFITS (Local Tax Revenue)												
Real Property Tax Revenue	\$0	\$0	\$107,880	\$102,602	\$110,577	\$102,562	\$113,941	\$102,522	\$116,175	\$102,482	\$447,973	\$410,166
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	\$44,400	\$42,228	\$37,000	\$34,318	\$29,600	\$26,774	\$22,200	\$19,583	\$133,200	\$122,903
Local Sales Tax Revenue	\$0	\$0	\$348	\$331	\$713	\$661	\$731	\$661	\$749	\$661	\$2,541	\$2,314
Local Sales Tax - Direct Workers	\$0	\$0	\$160	\$152	\$328	\$305	\$337	\$304	\$345	\$304	\$1,170	\$1,066
Local Sales Tax - Indirect Workers	\$0	\$0	\$2,610	\$2,482	\$2,610	\$2,482	\$2,610	\$2,482	\$2,610	\$2,482	\$2,610	\$2,482
Local Sales Tax - Construction Workers	\$0	\$0	\$7,436	\$7,072	\$7,072	\$6,610	\$7,072	\$6,610	\$7,072	\$6,610	\$27,436	\$25,772
Local Sales Tax - Retail Operations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Commercial Tax Revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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
TOTAL BENEFITS (Local Tax Revenue)	\$0	\$0	\$162,834	\$154,867	\$148,618	\$137,245	\$144,009	\$130,261	\$139,469	\$123,030	\$594,930	\$546,004
LOCAL COSTS												
Local Incentives	\$500,000	\$500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$500,000	\$500,000
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	\$500,000	\$500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$500,000	\$500,000
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
TOTAL LOCAL COSTS	\$500,000	\$500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$500,000	\$500,000
NET LOCAL BENEFIT	(\$500,000)	(\$500,000)	\$162,834	\$154,867	\$148,618	\$137,245	\$144,009	\$130,261	\$139,469	\$123,030	\$94,930	\$46,004
ANNUAL RETURN ON INVESTMENT	-100.0%	-100.0%	-42.9%	-44.3%	-14.6%	-16.3%	-2.3%	-4.1%	3.5%	1.8%		
Compound Annual Return on Investment												
CUMULATIVE BENEFIT TO COST RATIO	0.0	0.0	0.3	0.3	0.6	0.6	0.9	0.8	1.2	1.1		
Benefit Cost Ratio												

POSITIVE CASH FLOW/ATTAINED

Breakeven Year (Undiscounted) 5 Year
 Breakeven Year (Discounted) 5 Year

LABOR MARKET RESPONSE

- * 38 total estimated new jobs in Richmond: 30 direct and 8 indirect jobs.
- * 12 projected new permanent jobs for residents of Richmond.
- * 68 temporary construction jobs total during construction phase.



East End Grocery Store Project
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*
LOCAL BENEFITS (Local Tax Revenue)								
Real Property Tax Revenue	\$447,973	\$410,166	\$1,073,893	\$921,975	\$1,782,065	\$1,432,786	\$2,589,295	\$1,942,602
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
Tangible Personal Property Tax Revenue	\$133,200	\$122,903	\$207,200	\$183,487	\$281,200	\$236,990	\$355,200	\$284,074
Local Sales Tax Revenue	\$2,541	\$2,314	\$6,576	\$5,614	\$11,142	\$8,907	\$16,308	\$12,194
Local Sales Tax - Direct Workers	\$1,170	\$1,066	\$3,029	\$2,585	\$5,131	\$4,102	\$7,511	\$5,616
Local Sales Tax - Indirect Workers	\$2,610	\$2,482	\$2,610	\$2,482	\$2,610	\$2,482	\$2,610	\$2,482
Local Sales Tax - Construction Workers	\$7,436	\$7,072	\$7,436	\$7,072	\$7,436	\$7,072	\$7,436	\$7,072
Local Sales Tax - Retail Operations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Commercial Tax Revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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
TOTAL BENEFITS (Local Tax Revenue)	\$594,930	\$546,004	\$1,300,744	\$1,123,216	\$2,089,585	\$1,692,281	\$2,972,360	\$2,254,042
LOCAL COSTS								
Local Incentives	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000
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
Enter Cost/Incentive 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Enter Cost/Incentive 5	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Enter Cost/Incentive 6	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Enter Cost/Incentive 7	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Enter Cost/Incentive 8	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Enter Cost/Incentive 9	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Enter Cost/Incentive 10	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Incentives	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000
Government Expenditures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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
TOTAL LOCAL COSTS	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000
NET LOCAL BENEFIT	\$94,930	\$46,004	\$80,744	\$623,216	\$1,589,585	\$1,192,281	\$2,472,360	\$1,754,042
ANNUAL RETURN ON INVESTMENT	Compound Annual Return on Investment	3.5%	1.8%	10.0%	8.4%	10.0%	8.5%	9.3%
CUMULATIVE BENEFIT TO COST RATIO	Benefit:Cost Ratio	1.2	1.1	2.6	2.2	4.2	3.4	5.9

POSITIVE CASH FLOW ATTAINED

Break-even Year (Undiscounted) 5 Year

Break-even Year (Discounted) 5 Year

LABOR MARKET RESPONSE

- 38 total estimated new jobs in Richmond: 30 direct and 8 indirect jobs
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