



**Miley  
Gallo**  
& Associates, LLC

**COUNTY LINE PLAZA  
CHATHAM COUNTY, NC  
FISCAL IMPACT  
ANALYSIS**

**PREPARED FOR:  
LEE-MOORE  
OIL COMPANY**

**AUGUST 16, 2006**

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Research Triangle Park, NC ■  
Columbia, SC ■

# A FISCAL IMPACT ANALYSIS OF COUNTY LINE PLAZA

## 1. INTRODUCTION

This study evaluates the fiscal impacts of County Line Plaza on the Chatham County, North Carolina government. This analysis is intended to provide Chatham County with detailed information that will facilitate the evaluation of the impacts the development will have on the community. This information will help the County plan for changes in the demand for services that will occur over the project's buildout. Since no residential units are planned for the project, no direct impacts on the Chatham County Board of Education are assumed.

## 2. PROJECT DESCRIPTION

Lee Moore Oil Company, the developer, has several components planned for the 210,500 square foot commercial complex on the 63.3-acre site located in northern Chatham County. These components include a 140,800 square foot home improvements center anchor, a 23,400 square foot secondary retail anchor, 26,000 square feet of small anchor stores, a 14,800 square foot drug store in outparcel #1, and a 5,500 square foot convenience store in outparcel #2.

The developer assumes a buildout period of approximately two years.

## 3. EXECUTIVE SUMMARY

County Line Plaza will produce a commercial real estate tax base in Chatham County of approximately \$42 million. As outlined in the accompanying analysis, it is clear that County Line Plaza will have a positive net fiscal impact on the Chatham County government. *As seen in Table 1, the net present value of the stream of annual surpluses at expanded service levels during the buildout period is \$1.2 million, assuming a discount rate of 6%.*

The annual benefit at expanded service levels is the surplus of revenues less expenditures when County Line Plaza is built out, as shown below. The proposed development clearly has a positive fiscal impact on Chatham County.

**CHATHAM COUNTY  
GENERAL FUND ANNUAL FISCAL IMPACT  
OF COUNTY LINE PLAZA AT BUILDOUT**

REVENUES		
PROPERTY TAXES	\$250,401	
SALES TAXES	<u>611,628</u>	
TOTAL REVENUES		\$ 862,029
EXPENDITURES AT EXISTING SERVICE LEVELS		
		<u>171,276</u>
ANNUAL BENEFIT AT EXISTING SERVICE LEVELS		690,753
EXPENDITURES AT EXPANDED SERVICE LEVELS		
		<u>9,563</u>
ANNUAL BENEFIT AT EXPANDED SERVICE LEVELS		<u>\$ 681,190</u>

**4. FISCAL IMPACTS ON THE CHATHAM COUNTY GENERAL FUND**

**REVENUE IMPACTS**

The impacts of County Line Plaza on the revenues of the Chatham County government are outlined in this section. The primary County revenues generated by County Line Plaza will be property taxes and sales taxes.

The estimated revenues from all sources, generated over the two-year buildout of the project’s development, are provided in Table 1. Annual County revenues grow from \$751,000 in Year 1 to \$862,000 a year in the second year. Table 4 provides a detailed analysis of all County revenues from County Line Plaza at the project’s buildout.

As seen in Table 2, the commercial property values in County Line Plaza are expected to be \$42 million at buildout. Annual commercial property taxes will be \$250,000.

County Line Plaza will also generate considerable economic activity that will result in increased sales tax collections for Chatham County government. As reflected in Table 4, it is estimated that the project will generate retail sales of \$73 million. These retail sales estimates are based on community shopping center statistics for the South contained in the *Dollars & Cents of Shopping Centers: 2004* published by the Urban Land Institute. In calculating the retail sales estimate, the average vacancy rate of 5% for community shopping centers in the Southeast (*Dollars & Cents of Shopping Centers: 2004*) was assumed. Article 39 sales taxes are assessed at 1% of non-exempt sales resulting in estimated Article 39 sales tax collections of \$729,000. Article 39 sales tax collected in

Chatham County is distributed to the County and its respective municipalities on a per capita basis. Presently, 83.93% is distributed directly to the Chatham County government, 3.63% is distributed to the Town of Pittsboro, and 12.44% is distributed to the remaining municipalities.

### **EXPENDITURE IMPACTS**

Along with the substantial revenue impacts generated by County Line Plaza, there will be increased demands on the County to meet the needs of the project's new employees and patrons. This section of the report describes the impacts of County Line Plaza on the expenditures required of the Chatham County government to meet those needs.

In general, the expenditure analysis assumes that existing levels of service currently provided by Chatham County will be provided to County Line Plaza employees and patrons. It was deemed appropriate to evaluate certain County operating and capital impacts on an expanded service level basis. The following departments were analyzed assuming expanded service levels:

Public Safety	Capital Improvements Program
Emergency Medical Services	

The analysis estimates the additional costs of services to the County by major department. Table 5 estimates the annual costs at existing and expanded service levels to the County by department at County Line Plaza's buildout. These estimates are based on per capita costs, using a functional population methodology, calculated from the County's FY07 budget. Additional detail of the impact on individual departments is provided in Tables 6 – 14.

### **EXISTING SERVICE LEVELS**

As seen in Table 5, at County Line Plaza's buildout it is estimated that the County's cost of providing services will increase by approximately \$171,000 per year. Major components of this increase include Human Services costs of \$51,000 and Public Safety costs of \$52,000 that are primarily due to the demands on emergency medical services (EMS) and the Sheriff's department.

### **EXPANDED SERVICE LEVELS**

In an effort to provide additional information for the County, this analysis also estimates the costs to the County if the County were to increase the level of services in Chatham County above those supported in the 2006-07 Budget. The County may need or want to raise the level of service of various departments. In an effort to anticipate some of the additional costs if the County decided to raise the level of service, we estimated the cost of increasing the level of service in the Public Safety department and implementing the County's Capital Improvements Program (CIP). The costs of these expanded levels of

service are summarized in Table 5. The total annual costs of these expanded service levels are estimated to be \$5,000 more than those estimated at the existing level of service. These cost increases are primarily associated with an expansion in emergency medical services (Table 12) and public safety (Table 13).

### **CHATHAM COUNTY'S CAPITAL IMPROVEMENT PROGRAM (CIP)**

In addition to the potential impact of the County choosing to raise the level of services countywide, we also considered the County's Capital Improvements Program (adopted on January 3, 2006 and amended on March 20, 2006) that includes a total of approximately \$133 million in new General Government and School District projects. The entire 2006-2011 General Government CIP is provided in Table 14 and outlines the projects and their financing plan. Financing assumptions for the \$44.4 million General Government projects are based on the CIP presentation made by Staff to the Board of Commissioners. The Table reports the impacts related to the CIP implementation after evaluating the levels of reserve and capital outlay funding included in the FY07 Budget. Associated operating cost increases were taken into account, based on information available, and were included as expanded service level costs of \$4,500 (at buildout).

*As seen in Table 5, at these expanded levels of service including implementation of the County's CIP, the net fiscal surplus to Chatham County at County Line Plaza's buildout is positive. At buildout, the County is expected to receive a net surplus above costs of approximately \$681,000 per year.*

## 5. METHODOLOGY AND ASSUMPTIONS

The objective of fiscal impact analysis is to estimate the financial impacts of a development or land use change on the revenues and expenditures of the government units affected by the development. The analysis evaluates the fiscal characteristics of the proposed development and is designed to help local governments measure the estimated difference between anticipated revenues and the related costs of the new development.

There are several acceptable methods for conducting fiscal impact analyses. The simplest and most often used is the pure per capita technique. Options range to the more costly case study oriented approach that relies exclusively on interviews with local government officials and staff. Furthermore, there are two basic approaches used to project the costs of local government services related to new development – average costing and marginal costing. Average costing is more straightforward, less expensive and tends to be the more common approach for smaller governmental units. When applying average costing, local government costs attributable to new development are allocated according to the average cost per unit of service in the current population times the number of units related to the proposed development. This approach does not take into account excess or deficient capacity. Furthermore, it assumes stable costs of future municipal services. In comparison, marginal costing requires an in-depth analysis of capacities present in the services currently provided by local government. In many cases, analysts use a combination of the various approaches in order to more accurately evaluate the impacts on local government.

A per capita, average costing approach, assuming a functional population methodology, was deemed the most appropriate technique to estimate the expenditure impacts of County Line Plaza.

Guidance for the application of the functional population methodology is contained in the *Planner's Estimating Guide: Projecting Land-Use and Facility Needs*<sup>1</sup> (the Guide). The traditional way of estimating the demand for certain facilities and services is simply to use population as the basis. However, simply adding resident population to the number of employees can produce inaccurate results since the service-demand characteristics of employees can vary considerably by industry.

Functional population is a method to rationally attribute demand by land use and estimate aggregate demand for a community. According to the Guide, functional population is the equivalent number of people occupying a space within a community on a 24-hour-per-day, seven-day-per-week basis. A person who lives and works in the community will have a functional population coefficient of 1.0. Likewise retired persons, invalids and prisoners have functional population coefficients approaching 1.0. However a person who lives in the community but works elsewhere may only spend 16 hours per day in the community on weekdays and 24 hours per day on weekends for a functional population

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<sup>1</sup> Arthur C. Nelson, *Planner's Estimating Guide: Projecting Land-Use and Facility Needs*. American Planning Association, 2004.

coefficient of .76 (128 hours presence divided by 168 hours in a week). A person commuting into the community to work five days a week would have a functional population coefficient of .24 (40 hours presence divided by 168 hours in a week). Therefore, functional population estimates try to capture the presence of all people within the community – residents, workers or visitors – to arrive at a total estimate of the population to be served.

As the Guide explains, trip generation data provided by the Institute of Transportation Engineers (ITE) can be used to estimate the functional population for employment land uses. Also, the *2000 Nationwide Household Transportation Survey* (Federal Highway Administration 2001) provides vehicle trip statistics for the type of trip. These data sources can be used to produce information on total trips, total people including visitors, and total workers by major nonresidential employment-based land-use category.

Two variations of functional population are:

- “24/7” functional population pertains to public safety facilities because they serve the community 24 hours per day, seven days per week. Applicable facilities and services include fire and emergency medical, police, and jail and detention. This allocation base is also used for general government facilities and services.
- “Daytime” functional population applies to services and facilities offered primarily during daylight hours – such as parks, libraries and community centers. For daytime functional population, 12 hours of operation daily seven days per week is assumed.

The Guide estimates functional populations in three tables. The first set of calculations establishes the baseline parameters for computing the two functional population variations described above. The table combines data from the ITE’s *Trip Generation* (1997) handbook with the Federal Highway Administration’s *2000 Nationwide Household Transportation Survey* (2001). The second table uses these baseline assumptions to establish functional population coefficients. The third table multiplies the current or projected population by the coefficients for both of the functional population variations to estimate total functional population.

The coefficients are calculated as follows:

$$\{[(\text{in-place occupant ratio}) \times (\text{hours in place})] + [(\text{visitors per employee}) \times (\text{visitor hours per trip})] \times (\text{days per week})\} / (\text{hours per week})$$

Estimates of employees per square feet in community shopping centers, provided in the Guide, were used to project the 314 new employees (Table 2).

Table 3 performs the functional population calculations for Chatham County’s existing permanent population, > 65 years old (retired) population, and employment population

using coefficients suggested in the Guide. Existing permanent population estimates were obtained from the NC Department of Revenue. Current employment statistics were obtained from the NC Department of Commerce. Estimated Chatham County persons > 65 years old were based on 2004 percentages provided in QuickFacts from the US Census Bureau.

Table 3 also reflects the conversion of the 314 new employees into a 24/7 functional population of 314 and a daytime functional population of 628 by applying the relevant coefficients.

Each of the following Chatham County departments was subject to further analysis based on an assessment that indicated these budgets and the related services had increased sensitivity to the proposed development. Costs associated with the demand identified for new and/or increased levels of service were estimated and are reflected in the accompanying analysis.

Public Safety  
Capital Improvements Program

Emergency Medical Services

In general, the impacts are identified on an annual basis and are then summarized at the time of the project's buildout. All revenues and expenditures are based on constant 2006 dollars, and the analysis includes no inflation during the project's buildout. This approach is based on the assumption that over the buildout period, both revenues and expenditures will rise proportionately, and therefore, inflation will have little if any affect on the net results of the analysis. A constant dollar approach is commonly used in fiscal impact analysis since many local governments do not have the resources necessary to adequately perform the sophisticated financial modeling required to produce credible alternative assumptions. The constant dollar assumption applies to all estimates in this analysis, including: property values, incomes, sales, and County revenues and expenditures.

## **CHATHAM COUNTY REVENUE PROJECTIONS – REPORT TABLES 2 AND 4**

### **PROPERTY TAX REVENUES**

The estimates for Chatham County General Fund revenues are based on property taxes generated by the improvements on the County Line Plaza commercial property. The property tax rate for the County is assumed to be constant throughout the buildout period and is equal to the existing rate of 0.597%.

## **CHATHAM COUNTY EXPENDITURE PROJECTIONS**

### **EXISTING SERVICE LEVELS – REPORT TABLES 6 – 11**

It is assumed that all Chatham County services will be provided in the future at the



existing levels of service currently provided by Chatham County to existing County residents and employees. All County operating expenditures are estimated on a net cost basis, consistent with the official County Budget Report. The budget data are from the current FY07 County Budget.

Departmental budgets are computed on a per capita basis by applying the appropriate 24/7 functional population base of 56,439 (Table 3) or the daytime functional population base of 56,343 (Table 3). The resulting per capita cost is then multiplied by the corresponding County Line Plaza 24/7 population of 314 (Table 3) or County Line Plaza daytime functional population (Table 3) to estimate the total cost of providing that particular service to County Line Plaza employees and patrons. Table 5 provides a summary of these departmental impacts.

#### **EXPANDED SERVICE LEVELS AND CAPITAL IMPROVEMENTS – REPORT TABLES 12 - 14**

The expenditure estimates are based on the assumption that the County will maintain the existing level of service to employees and patrons of County Line Plaza as currently provided by Chatham County. This assumption is relaxed in the report to determine the costs to the County if certain County services are increased in the future relative to what they are today. Table 5 provides a summary of these departmental impacts and the resulting positive net surplus to the County's general fund of \$681,000 per year at the project's buildout. Expanded service levels were estimated for certain Public Safety costs in order for the County to maintain adequate levels of service to County Line Plaza facilities.

**PUBLIC SAFETY** – Table 12, Expanded Analysis of Emergency Medical Services, projects the additional costs necessary to accommodate annual debt service for an EMS base as well as to operate two EMS units. The worksheet also allocates these costs proportionately to the County Line Plaza functional population.

The County's FY07 Requested Budgets reflect a more appropriate level of service for those Public Safety departments identified in Table 13, Expanded Public Safety Analysis. The allocable difference between the Requested and the Approved budgets is shown as an expanded level of service cost.

TABLE 1

<b>COUNTY LINE PLAZA BUILDOUT ANALYSIS</b>			
	<u>Total</u>	<u>Year 1</u>	<u>Year 2</u>
Annual Commercial Sales	\$ 41,948,300	\$ 35,866,100	\$ 6,082,200
Annual SF Sales	210,500	183,500	27,000
Cumulative Commercial Sales	\$ 41,948,300	\$ 35,866,100	\$ 41,948,300
Cumulative SF Sales	210,500	183,500	210,500
<b>Buildout Analysis:</b>			
<b>Revenues:</b>			
Revenues		\$ 751,460	\$ 862,029
Total Revenues		<u>751,460</u>	<u>862,029</u>
<b>Expenditures:</b>			
Expenditures at Existing Service Levels		<u>\$ 149,308</u>	<u>\$ 171,276</u>
Total Expenditures		<u>\$ 149,308</u>	<u>\$ 171,276</u>
Net Surplus at Existing Service Levels		\$ 602,153	\$ 690,753
Expenditures at Expanded Service Levels		<u>8,337</u>	<u>9,563</u>
<b>Net Surplus with Expanded Service Levels</b>		<u><u>\$ 593,816</u></u>	<u><u>\$ 681,190</u></u>
Net Present Value of Net Surplus at Expanded Service Levels, Discounted at 6%			<u><u>\$ 1,166,000</u></u>

TABLE 2

COUNTY LINE PLAZA						
SUMMARY OF COMMERCIAL SQUARE FOOTAGE, SALES VALUES AND ESTIMATED NEW EMPLOYEES						
Commercial Usage	Average SF Sales Price	SF	Estimated Market Value	Year 1	Year 2	Total
Anchor #1	\$ 150	140,800	\$ 21,120,000	\$ 21,120,000	\$ -	\$ 21,120,000
Anchor #2	\$ 207	23,400	4,843,800	-	4,843,800	4,843,800
Small Shops #1	\$ 344	3,600	1,238,400	-	1,238,400	1,238,400
Anchor #3	\$ 240	8,400	2,016,000	2,016,000	-	2,016,000
Anchor #4	\$ 240	8,000	1,920,000	1,920,000	-	1,920,000
Small Shops #2	\$ 344	6,000	2,064,000	2,064,000	-	2,064,000
Drug Store - Outparcel #1	\$ 352	14,800	5,209,600	5,209,600	-	5,209,600
Convenience Store - Outparcel #2	\$ 643	5,500	3,536,500	3,536,500	-	3,536,500
Total		210,500	\$ 41,948,300	\$ 35,866,100 183,500	\$ 6,082,200 27,000	\$ 41,948,300 210,500
Total		<b>210,500</b>	<b>\$ 41,948,300</b>	<b>\$ 35,866,100</b>	<b>\$ 6,082,200</b>	<b>\$ 41,948,300</b>
<b>Annual Commercial SF Sales</b>				<b>183,500</b>	<b>27,000</b>	<b>210,500</b>
<b>Cumulative Commercial SF Sales</b>				<b>183,500</b>	<b>210,500</b>	<b>210,500</b>
<b>Cumulative SF Market Value</b>				<b>\$ 35,866,100</b>	<b>\$ 41,948,300</b>	<b>\$ 41,948,300</b>
<b>SF Per Employee - Community Shopping Centers</b>				<b>671.05</b>	<b>671.05</b>	<b>671.05</b>
<b>Estimated New Employees</b>				<b>273</b>	<b>314</b>	<b>314</b>

**TABLE 3**

<b>COUNTY LINE PLAZA</b>						
<b>24/7 AND DAYTIME FUNCTIONAL POPULATIONS</b>						
	Chatham County Population	24/7 Functional Population Coefficient	24/7 Functional Population	Chatham County Population	Daytime Functional Population Coefficient	Daytime Functional Population
<b>Chatham County Resident Population</b>						
Permanent Population	56,226	0.6700	37,671	56,226	0.5000	28,113
Estimated Persons > 65 Years Old	9,305	1.0000	9,305	9,305	1.0000	9,305
Permanent Population	<u>65,531</u>			<u>65,531</u>		
<b>Chatham County Employment Population</b>						
Agriculture Forestry, Fishing, & Hunting	381	0.2904	111	381	0.5807	221
Construction	843	0.0993	84	843	0.1986	167
Manufacturing	5,680	0.2904	1,649	5,680	0.5807	3,298
Wholesale Trade	405	0.3095	125	405	0.6191	251
Retail Trade	1,805	1.0018	1,808	1,805	2.0035	3,616
Transportation and Warehousing	371	0.3002	111	371	0.6004	223
Information	75	0.2528	19	75	0.5056	38
Finance and Insurance	191	0.2528	48	191	0.5056	97
Real Estate and Rental/Leasing	122	0.2528	31	122	0.5056	62
Professional and Technical Services	552	0.2528	140	552	0.5056	279
Management of Companies	22	0.2528	6	22	0.5056	11
Administrative and Waste Services	462	0.2528	117	462	0.5056	234
Educational Services	1,576	0.2679	422	1,576	0.5357	844
Health Care and Social Assistance	1,886	0.4881	921	1,886	0.9762	1,841
Arts, Entertainment and Recreation	369	0.2528	93	369	0.5056	187
Accommodation and Food Services	800	0.3714	297	800	0.7428	594
Other Services	383	0.2528	97	383	0.5056	194
Public Administration	794	0.3530	280	794	0.7060	561
Unclassified	59	0.2528	15	59	0.5056	30
Other	12,219	0.2528	3,089	12,219	0.5056	6,178
	<u>28,995</u>		<u>9,463</u>	<u>28,995</u>		<u>18,925</u>
	Functional Populations		<u>56,439</u>			<u>56,343</u>
		24/7			Daytime	
	Estimated	Functional	24/7	Estimated	Functional	Daytime
<b>County Line Plaza Functional Population</b>	<b>Employees</b>	<b>Population</b>	<b>Functional</b>	<b>Employees</b>	<b>Population</b>	<b>Functional</b>
Projected Retail Employees	<u>314</u>	1.0018	<u>314</u>	<u>314</u>	2.0035	<u>628</u>

**TABLE 4**

**COUNTY LINE PLAZA  
CHATHAM COUNTY TAX REVENUE**

**Commercial Property Taxes:**

Commercial tax base	\$ 41,948,300
Tax rate	0.5970%
<b>Total Estimated Property Taxes</b>	<b>\$ 250,401</b>

**Article 39 Sales Tax:**

Estimated retail sales	\$ 72,874,000
Article 39 Sales Tax Rate	1.00%
	\$ 728,740

Estimated percentage distributed to Chatham County - net of distributions to municipalities of the County	83.93%
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**Article 39 Sales Tax Per Household** **\$ 611,628**

**Total Tax Revenues** **\$ 862,029**

**Article 39 Sales Tax distributions are assumed to be proportionate to June 2006 distributions as calculated below. Distribution percentages will change as populations increase or decrease.**

	<u>Population</u>	<u>%</u>	<u>Article 39 Sales Tax</u>	<u>%</u>
Chatham County	55,000	83.93%	\$ 291,080	83.93%
Cary	43	0.07%	228	0.07%
Goldston	339	0.52%	1,794	0.52%
Pittsboro	2,376	3.63%	12,575	3.63%
Siler City	7,773	11.86%	41,138	11.86%
<b>Total</b>	<b>65,531</b>	<b>100.00%</b>	<b>\$ 346,815</b>	<b>100.00%</b>

**TABLE 5**

**COUNTY LINE PLAZA  
CHATHAM COUNTY FISCAL IMPACT - AT BUILDOUT  
AT EXPANDED LEVELS OF SERVICE**

<b>Tax Revenues:</b>			
<b>Property Taxes</b>			
Commercial	\$ 250,401		
Total Property Taxes		\$ 250,401	
<b>Sales Taxes</b>			
Article 39	\$ 611,628		
Total Sales Taxes		611,628	
Total Tax Revenues			\$ 862,029
 <b>Expenditures at Existing Service Levels:</b>			
<b>Chatham County Government</b>			
Administration	\$ 28,894		
Education, Culture, and Recreation	20,435		
General Government	7,527		
Human Services	51,067		
Natural Resource Management	11,470		
Public Safety	51,883		
Total Chatham County Government Expenditures			\$ 171,276
Total Operating Expenditures at Existing Service Levels			171,276
<b>Surplus at Existing Service Levels</b>			<b>\$ 690,753</b>
 <b>Expanded Service Level Expenditures:</b>			
Public Safety:			
Emergency Medical Services	\$ 4,915		
Public Safety	135		
Total Public Safety		\$ 5,050	
Contribution to Countywide CIP Program, including both Operating Costs and Annual Debt Service		4,513	
<b>Total Expanded Service Level Expenditures</b>			<b>9,563</b>
<b>Annual Surplus at Expanded Service Levels</b>			<b>\$ 681,190</b>

TABLE 6

COUNTY LINE PLAZA ANALYSIS OF CHATHAM COUNTY FY07 BUDGET ADMINISTRATION SUMMARY										
	Buildings & Grounds	County Attorney	County Manager	Court Facilities	Finance Office	Fleet Management	General Services	MIS	Total	
<b>Expenditures:</b>										
Salaries	\$ 244,599	\$ -	\$ 386,733	\$ -	\$ 375,136	\$ 62,539	\$ -	\$ 421,013	\$ 1,490,020	
Other personnel costs	113,072	-	114,542	-	120,155	26,932	380,896	142,709	898,306	
Operating	708,735	75,500	79,301	71,505	144,671	21,716	-	226,276	1,327,704	
Public assistance, grants, and special programs	-	-	-	-	-	-	28,200	-	28,200	
Debt	-	-	-	-	-	-	-	-	-	
Transfers*	-	-	-	-	-	-	3,201,181	-	3,201,181	
Budget revision	-	-	-	-	-	-	-	-	-	
Capital outlay	12,000	-	8,000	-	-	-	955,505	11,000	986,505	
<b>Total expenditures</b>	<b>\$ 1,078,406</b>	<b>\$ 75,500</b>	<b>\$ 588,576</b>	<b>\$ 71,505</b>	<b>\$ 639,962</b>	<b>\$ 111,187</b>	<b>\$ 4,565,782</b>	<b>\$ 800,998</b>	<b>\$ 7,931,916</b>	
<b>Revenues:</b>										
Fees and permits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Grants	-	-	-	-	-	-	-	-	-	
Interest	-	-	-	-	-	-	-	-	-	
Intergovernmental	-	-	-	-	-	-	-	-	-	
Miscellaneous	-	-	-	-	-	-	-	-	-	
Other taxes	-	-	-	-	-	-	-	-	-	
Sales & service	-	-	-	2,830	-	-	-	-	2,830	
Transfers	-	-	-	-	-	-	-	-	-	
Fund balance	-	-	-	-	-	-	-	-	-	
<b>Total revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,830</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,830</b>	
<b>Net cost - excluding sales and property taxes</b>	<b>\$ 1,078,406</b>	<b>\$ 75,500</b>	<b>\$ 588,576</b>	<b>\$ 68,675</b>	<b>\$ 639,962</b>	<b>\$ 111,187</b>	<b>\$ 4,565,782</b>	<b>\$ 800,998</b>	<b>\$ 7,929,086</b>	
<b>Less annualization adjustment for CIP funding included in Transfers and Capital Outlay (Table 14)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (2,739,755)</b>	<b>\$ -</b>	<b>\$ (2,739,755)</b>	
<b>Net cost</b>	<b>\$ 1,078,406</b>	<b>\$ 75,500</b>	<b>\$ 588,576</b>	<b>\$ 68,675</b>	<b>\$ 639,962</b>	<b>\$ 111,187</b>	<b>\$ 1,826,027</b>	<b>\$ 800,998</b>	<b>\$ 5,189,331</b>	
<b>FTE's</b>	<b>9.00</b>	<b>-</b>	<b>6.00</b>	<b>-</b>	<b>8.00</b>	<b>2.00</b>	<b>-</b>	<b>9.00</b>	<b>34.00</b>	
<b>Chatham County Functional Population</b>	<b>56,439</b>	<b>56,439</b>	<b>56,439</b>	<b>56,439</b>	<b>56,439</b>	<b>56,439</b>	<b>56,439</b>	<b>56,439</b>	<b>56,439</b>	
<b>Chatham County Per Capita Net Cost</b>	<b>\$ 19.11</b>	<b>\$ 1.34</b>	<b>\$ 10.43</b>	<b>\$ 1.22</b>	<b>\$ 11.34</b>	<b>\$ 1.97</b>	<b>\$ 32.35</b>	<b>\$ 14.19</b>	<b>\$ 91.95</b>	
<b>Estimated County Costs For County Line Plaza:</b>										
<b>Estimated County Line Plaza Functional Population</b>	<b>314</b>	<b>314</b>	<b>314</b>	<b>314</b>	<b>314</b>	<b>314</b>	<b>314</b>	<b>314</b>	<b>314</b>	
<b>Operating Costs</b>	<b>\$ 6,005</b>	<b>\$ 420</b>	<b>\$ 3,277</b>	<b>\$ 382</b>	<b>\$ 3,563</b>	<b>\$ 619</b>	<b>\$ 10,167</b>	<b>\$ 4,460</b>	<b>\$ 28,894</b>	
<b>Additional FTE's Anticipated</b>	<b>0.05</b>	<b>-</b>	<b>0.03</b>	<b>-</b>	<b>0.04</b>	<b>0.01</b>	<b>-</b>	<b>0.05</b>	<b>0.19</b>	
<b>Total Anticipated FTE's</b>	<b>9.05</b>	<b>-</b>	<b>6.03</b>	<b>-</b>	<b>8.04</b>	<b>2.01</b>	<b>-</b>	<b>9.05</b>	<b>34.19</b>	
FTE = Full-time equivalent personnel										
*Transfers General fund reserve for debt service	\$ 2,501,181	General Capital Reserve	\$ 100,000	Vehicle Capital Reserve	\$ 500,000	Scanning and Indexing	\$ 100,000			

TABLE 7

<b>COUNTY LINE PLAZA                      ANALYSIS OF CHATHAM COUNTY FY07 BUDGET                      EDUCATION, CULTURE AND RECREATION SUMMARY</b>						
	<b>Central                      Carolina                      Comm. Coll.</b>	<b>Chatham                      County                      Schools</b>	<b>Cooperative                      Extension                      Service</b>	<b>Library</b>	<b>Recreation                      Department</b>	<b>Total</b>
<b>Expenditures:</b>						
Salaries	\$ 354,171	\$ -	\$ -	\$ 355,613	\$ 90,428	\$ 800,212
Other personnel costs	-	-	307,808	160,081	67,462	535,351
Operating (Operating - Schools*)	-	21,476,355	-	266,046	98,877	21,841,278
Public assistance, grants, and special programs	48,620	-	-	-	158,386	207,006
Debt	67,868	2,457,587	-	-	-	2,525,455
Transfers	-	-	-	-	-	-
Capital outlay	-	-	-	-	24,000	24,000
<b>Total expenditures</b>	<b>\$ 470,659</b>	<b>\$ 23,933,942</b>	<b>\$ 307,808</b>	<b>\$ 781,740</b>	<b>\$ 439,153</b>	<b>\$ 25,933,302</b>
<b>Revenues:</b>						
Fees and permits	\$ -	\$ -	\$ -	\$ -	\$ -	-
Grants	-	-	-	-	-	-
Interest	-	-	-	-	-	-
Intergovernmental	-	1,150,250	-	110,304	-	1,260,554
Miscellaneous	-	-	-	-	-	-
Other taxes	-	-	-	-	-	-
Sales & service	-	-	-	20,000	37,000	57,000
Transfers	-	60,000	-	-	-	60,000
Fund balance	-	-	-	-	-	-
<b>Total revenues</b>	<b>\$ -</b>	<b>\$ 1,210,250</b>	<b>\$ -</b>	<b>\$ 130,304</b>	<b>\$ 37,000</b>	<b>\$ 1,377,554</b>
<b>Net cost - excluding sales and property taxes</b>	<b>\$ 470,659</b>	<b>\$ 22,723,692</b>	<b>\$ 307,808</b>	<b>\$ 651,436</b>	<b>\$ 402,153</b>	<b>\$ 24,555,748</b>
<b>Less annualization adjustment for CIP funding included in Capital Outlay (Table 14)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net cost</b>	<b>\$ 470,659</b>	<b>\$ 22,723,692</b>	<b>\$ 307,808</b>	<b>\$ 651,436</b>	<b>\$ 402,153</b>	<b>\$ 24,555,748</b>
<b>FTE's</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>10.60</b>	<b>2.50</b>	<b>13.10</b>
<b>Chatham County Functional Population</b>	<b>56,343</b>	<b>56,343</b>	<b>56,343</b>	<b>56,343</b>	<b>56,343</b>	<b>56,343</b>
<b>Chatham County Per Capita Net Cost</b>	<b>\$ 8.35</b>	<b>N/A</b>	<b>\$ 5.46</b>	<b>\$ 11.56</b>	<b>\$ 7.14</b>	<b>\$ 32.52</b>
<b>Estimated County Costs For County Line Plaza:</b>						
<b>Estimated County Line Plaza Functional Population</b>	<b>628</b>	<b>-</b>	<b>628</b>	<b>628</b>	<b>628</b>	<b>628</b>
<b>Operating Costs</b>	<b>\$ 5,250</b>	<b>\$ -</b>	<b>\$ 3,433</b>	<b>\$ 7,266</b>	<b>\$ 4,486</b>	<b>\$ 20,435</b>
<b>Additional FTE's Anticipated</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.12</b>	<b>0.03</b>	<b>0.15</b>
<b>Total Anticipated FTE's</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>10.72</b>	<b>2.53</b>	<b>13.25</b>
FTE = Full-time equivalent personnel						
* \$1,585,300 is included as an appropriation for capital outlay. Of this, \$1,090,000 is being held pending further discussion between the County and the School Board regarding the request for technology projects.						



TABLE 8

**COUNTY LINE PLAZA  
ANALYSIS OF CHATHAM COUNTY FY07 BUDGET  
GENERAL GOVERNMENT SUMMARY**

	Elections	Governing Board	Register of Deeds	Tax Administration	Tax - Land Records	Tax - Revaluation	Total
<b>Expenditures:</b>							
Salaries	\$ 75,903	\$ 144,115	\$ 230,338	\$ 336,840	\$ 69,393	\$ 156,528	\$ 1,013,117
Other personnel costs	87,618	84,335	99,339	122,068	25,827	53,946	473,133
Operating	148,441	93,183	144,104	247,821	8,948	56,634	699,131
Public assistance, grants, and special programs	-	-	-	-	-	-	-
Debt	-	-	-	-	-	-	-
Transfers	-	-	-	-	-	-	-
Capital outlay	-	-	-	-	-	25,000	25,000
<b>Total expenditures</b>	<b>\$ 311,962</b>	<b>\$ 321,633</b>	<b>\$ 473,781</b>	<b>\$ 706,729</b>	<b>\$ 104,168</b>	<b>\$ 292,108</b>	<b>\$ 2,210,381</b>
<b>Revenues:</b>							
Fees and permits	\$ -	\$ -	\$ 400,000	\$ -	\$ -	\$ -	\$ 400,000
Grants	-	-	-	-	-	-	-
Interest	-	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-	-
Miscellaneous	-	-	-	(10,000)	-	-	(10,000)
Other taxes	-	-	450,000	-	-	-	450,000
Sales & service	-	-	-	18,500	-	-	18,500
Transfers	-	-	-	-	-	-	-
Fund balance	-	-	-	-	-	-	-
<b>Total revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 850,000</b>	<b>\$ 8,500</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 858,500</b>
<b>Net cost - excluding sales and property taxes</b>	<b>\$ 311,962</b>	<b>\$ 321,633</b>	<b>\$ (376,219)</b>	<b>\$ 698,229</b>	<b>\$ 104,168</b>	<b>\$ 292,108</b>	<b>\$ 1,351,881</b>
<b>FTE's</b>	<b>2.00</b>	<b>7.00</b>	<b>6.00</b>	<b>9.00</b>	<b>2.00</b>	<b>5.00</b>	<b>31.00</b>
<b>Chatham County Functional Populatio</b>	<b>56,439</b>	<b>56,439</b>	<b>56,439</b>	<b>56,439</b>	<b>56,439</b>	<b>56,439</b>	<b>56,439</b>
<b>Chatham County Per Capita Net Cost</b>	<b>\$ 5.53</b>	<b>\$ 5.70</b>	<b>\$ (6.67)</b>	<b>\$ 12.37</b>	<b>\$ 1.85</b>	<b>\$ 5.18</b>	<b>\$ 23.95</b>
<b>Estimated County Costs For County Line Plaza:</b>							
<b>Estimated County Line Plaza Functional Populatio</b>	<b>314</b>	<b>314</b>	<b>314</b>	<b>314</b>	<b>314</b>	<b>314</b>	<b>314</b>
<b>Operating Costs</b>	<b>\$ 1,737</b>	<b>\$ 1,791</b>	<b>\$ (2,095)</b>	<b>\$ 3,888</b>	<b>\$ 580</b>	<b>\$ 1,626</b>	<b>\$ 7,527</b>
<b>Additional FTE's Anticipated</b>	<b>0.01</b>	<b>0.04</b>	<b>0.03</b>	<b>0.05</b>	<b>0.01</b>	<b>0.03</b>	<b>0.17</b>
<b>Total Anticipated FTE's</b>	<b>2.01</b>	<b>7.04</b>	<b>6.03</b>	<b>9.05</b>	<b>2.01</b>	<b>5.03</b>	<b>31.17</b>

FTE = Full-time equivalent personnel

TABLE 9

COUNTY LINE PLAZA ANALYSIS OF CHATHAM COUNTY FY07 BUDGET HUMAN SERVICES SUMMARY												
	Council on Aging	Health Administration	Health - Comm. Promotion and Advocacy	Family Resource Center	Family Outreach Support	Health Preparedness & Surveillance	Preventive Health Care	Human Service Agencies	OPC Mental Health Area Program	Social Services	Total	
<b>Expenditures:</b>												
Salaries	\$ 101,628	\$ 195,274	\$ 334,795	\$ 51,298	\$ 517,526	\$ 235,476	\$ 1,008,342	\$ -	\$ -	\$ 3,096,494	\$ 5,540,833	
Other personnel costs	31,375	61,489	153,827	15,863	193,604	81,842	367,958	-	530,756	1,179,013	2,615,727	
Operating	555,899	50,483	103,386	4,700	43,276	21,973	488,580	354,005	-	736,930	2,359,232	
Public assistance, grants and special programs	-	-	65,886	-	13,079	22,708	12,360	-	-	6,443,300	6,557,333	
Debt	-	-	-	-	-	-	-	-	-	-	-	
Transfers	-	-	-	-	-	-	-	-	-	-	-	
Capital outlay	-	-	-	-	-	-	60,000	-	-	15,000	75,000	
<b>Total expenditures</b>	<b>\$ 688,902</b>	<b>\$ 307,246</b>	<b>\$ 657,894</b>	<b>\$ 71,861</b>	<b>\$ 767,485</b>	<b>\$ 361,999</b>	<b>\$ 1,937,240</b>	<b>\$ 354,005</b>	<b>\$ 530,756</b>	<b>\$ 11,470,737</b>	<b>\$ 17,148,125</b>	
<b>Revenues:</b>												
Fees and permits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Grants	-	-	15,000	-	1,000	-	31,100	-	11,000	-	58,100	
Interest	-	-	-	-	-	-	-	-	-	-	-	
Intergovernmental	-	17,708	232,213	-	268,891	92,556	157,966	-	-	5,582,235	6,351,569	
Miscellaneous	-	-	-	-	-	-	-	-	-	-	-	
Other taxes	-	-	-	-	-	-	-	-	-	-	-	
Sales & service	-	-	16,100	-	260,000	5,000	561,928	-	-	35,000	878,028	
Transfers	-	-	-	-	-	-	-	-	-	-	-	
Fund balance	-	-	-	-	-	-	-	-	-	-	-	
<b>Total revenues</b>	<b>\$ -</b>	<b>\$ 17,708</b>	<b>\$ 263,313</b>	<b>\$ -</b>	<b>\$ 529,891</b>	<b>\$ 97,556</b>	<b>\$ 750,994</b>	<b>\$ -</b>	<b>\$ 11,000</b>	<b>\$ 5,617,235</b>	<b>\$ 7,287,697</b>	
<b>Net cost - excluding sales and property taxes</b>	<b>\$ 688,902</b>	<b>\$ 289,538</b>	<b>\$ 394,581</b>	<b>\$ 71,861</b>	<b>\$ 237,594</b>	<b>\$ 264,443</b>	<b>\$ 1,186,246</b>	<b>\$ 354,005</b>	<b>\$ 519,756</b>	<b>\$ 5,853,502</b>	<b>\$ 9,860,428</b>	
<b>Less annualization adjustment for CIP funding included in Capital Outlay (Table 14)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>Net cost</b>	<b>\$ 688,902</b>	<b>\$ 289,538</b>	<b>\$ 394,581</b>	<b>\$ 71,861</b>	<b>\$ 237,594</b>	<b>\$ 264,443</b>	<b>\$ 1,186,246</b>	<b>\$ 354,005</b>	<b>\$ 519,756</b>	<b>\$ 5,853,502</b>	<b>\$ 9,860,428</b>	
<b>FTE's</b>	<b>2.00</b>	<b>4.00</b>	<b>9.55</b>	<b>1.00</b>	<b>14.65</b>	<b>5.50</b>	<b>27.15</b>	<b>-</b>	<b>-</b>	<b>80.25</b>	<b>144.10</b>	
<b>Chatham County Functional Population</b>	<b>56,439</b>	<b>56,439</b>	<b>56,439</b>	<b>56,439</b>	<b>56,439</b>	<b>56,439</b>	<b>56,439</b>	<b>56,439</b>	<b>56,439</b>	<b>56,439</b>	<b>56,439</b>	
<b>Chatham County Per Capita Net Cost</b>	<b>N/A</b>	<b>\$ 5.13</b>	<b>\$ 6.99</b>	<b>\$ 1.27</b>	<b>\$ 4.21</b>	<b>\$ 4.69</b>	<b>\$ 21.02</b>	<b>\$ 6.27</b>	<b>\$ 9.21</b>	<b>\$ 103.71</b>	<b>\$ 162.50</b>	
<b>Estimated County Costs For County Line Plaza:</b>												
<b>Estimated County Line Plaza Functional Population</b>	<b>-</b>	<b>314</b>	<b>314</b>	<b>314</b>	<b>314</b>	<b>314</b>	<b>314</b>	<b>314</b>	<b>314</b>	<b>314</b>	<b>314</b>	
<b>Operating Costs</b>	<b>\$ -</b>	<b>\$ 1,612</b>	<b>\$ 2,197</b>	<b>\$ 400</b>	<b>\$ 1,323</b>	<b>\$ 1,472</b>	<b>\$ 6,605</b>	<b>\$ 1,971</b>	<b>\$ 2,894</b>	<b>\$ 32,592</b>	<b>\$ 51,067</b>	
<b>Additional FTE's Anticipated</b>	<b>-</b>	<b>0.02</b>	<b>0.05</b>	<b>0.01</b>	<b>0.08</b>	<b>0.03</b>	<b>0.15</b>	<b>-</b>	<b>-</b>	<b>0.45</b>	<b>0.80</b>	
<b>Total Anticipated FTE's</b>	<b>2.00</b>	<b>4.02</b>	<b>9.60</b>	<b>1.01</b>	<b>14.73</b>	<b>5.53</b>	<b>27.30</b>	<b>-</b>	<b>-</b>	<b>80.70</b>	<b>144.89</b>	
FTE = Full-time equivalent personnel												

TABLE 10

COUNTY LINE PLAZA  
ANALYSIS OF CHATHAM COUNTY FY07 BUDGET  
NATURAL RESOURCE MANAGEMENT SUMMARY

	Central Permitting	Economic Development	Environmental Health	Inspections	Planning Department	Pittsboro- Siler City CVB	Utility Fund Transfers	Sedimentation & Erosion Control	Soil & Water Conservation District	Total
<b>Expenditures:</b>										
Salaries	\$ 119,123	\$ -	\$ 617,888	\$ 359,248	\$ 276,865	\$ 52,456	\$ -	\$ 76,359	\$ 128,728	\$ 1,630,667
Other personnel costs	42,242	-	205,992	123,301	93,131	15,974	-	27,798	44,477	552,915
Operating	34,678	240,014	73,062	62,268	57,187	25,604	-	8,965	21,837	523,615
Public assistance, grants and special programs	-	-	-	-	-	-	-	-	-	-
Debt	-	-	-	-	-	-	-	-	-	-
Transfers	-	-	-	-	-	-	6,125,295	-	-	6,125,295
Budget revision	-	-	-	-	-	-	-	-	-	-
Capital outlay	-	-	19,800	-	-	2,500	-	-	-	22,300
<b>Total expenditures</b>	<b>\$ 196,043</b>	<b>\$ 240,014</b>	<b>\$ 916,742</b>	<b>\$ 544,817</b>	<b>\$ 427,183</b>	<b>\$ 96,534</b>	<b>\$ 6,125,295</b>	<b>\$ 113,122</b>	<b>\$ 195,042</b>	<b>\$ 8,854,792</b>
<b>Revenues:</b>										
Fees and permits	\$ -	\$ -	\$ -	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000
Grants	-	-	-	-	-	-	-	-	-	-
Interest	-	-	-	-	-	-	-	-	-	-
Intergovernmental	-	-	6,250	-	-	-	-	-	27,000	33,250
Miscellaneous	-	-	-	-	-	-	-	-	-	-
Other taxes	-	-	-	-	-	96,533	-	-	-	96,533
Sales & service	-	-	385,000	-	80,000	-	-	200,000	-	665,000
Transfers	-	-	-	-	-	-	-	-	-	-
Fund balance	-	-	-	-	-	-	-	-	-	-
<b>Total revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 391,250</b>	<b>\$ 1,000,000</b>	<b>\$ 80,000</b>	<b>\$ 96,533</b>	<b>\$ -</b>	<b>\$ 200,000</b>	<b>\$ 27,000</b>	<b>\$ 1,794,783</b>
<b>Net cost - excluding sales and property taxes</b>	<b>\$ 196,043</b>	<b>\$ 240,014</b>	<b>\$ 525,492</b>	<b>\$ (455,183)</b>	<b>\$ 347,183</b>	<b>\$ 1</b>	<b>\$ 6,125,295</b>	<b>\$ (86,878)</b>	<b>\$ 168,042</b>	<b>\$ 7,060,009</b>
<b>Less one-time transfer to fund water capital projects</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (5,000,000)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (5,000,000)</b>
<b>Less annualization adjustment for CIP funding included in Capital Outlay (Table 14)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net cost - excluding sales and property taxes</b>	<b>\$ 196,043</b>	<b>\$ 240,014</b>	<b>\$ 525,492</b>	<b>\$ (455,183)</b>	<b>\$ 347,183</b>	<b>\$ 1</b>	<b>\$ 1,125,295</b>	<b>\$ (86,878)</b>	<b>\$ 168,042</b>	<b>\$ 2,060,009</b>
<b>FTE's</b>	<b>3.00</b>	<b>-</b>	<b>13.50</b>	<b>8.00</b>	<b>7.00</b>	<b>1.00</b>	<b>-</b>	<b>2.00</b>	<b>3.00</b>	<b>37.50</b>
<b>Chatham County Functional Population</b>	<b>56,439</b>	<b>56,439</b>	<b>56,439</b>	<b>56,439</b>	<b>56,439</b>	<b>56,439</b>	<b>56,439</b>	<b>56,439</b>	<b>56,439</b>	<b>56,439</b>
<b>Chatham County Per Capita Net Cost</b>	<b>\$ 3.47</b>	<b>\$ 4.25</b>	<b>\$ 9.31</b>	<b>\$ (8.06)</b>	<b>\$ 6.15</b>	<b>\$ 0.00</b>	<b>\$ 19.94</b>	<b>\$ (1.54)</b>	<b>\$ 2.98</b>	<b>\$ 36.50</b>
<b>Estimated County Costs For County Line Plaza:</b>										
<b>Estimated County Line Plaza Functional Population</b>	<b>314</b>	<b>314</b>	<b>314</b>	<b>314</b>	<b>314</b>	<b>314</b>	<b>314</b>	<b>314</b>	<b>314</b>	<b>314</b>
<b>Operating Costs</b>	<b>\$ 1,092</b>	<b>\$ 1,336</b>	<b>\$ 2,926</b>	<b>\$ (2,534)</b>	<b>\$ 1,933</b>	<b>\$ 0</b>	<b>\$ 6,266</b>	<b>\$ (484)</b>	<b>\$ 936</b>	<b>\$ 11,470</b>
<b>Additional FTE's Anticipated</b>	<b>0.02</b>	<b>-</b>	<b>0.08</b>	<b>0.04</b>	<b>0.04</b>	<b>0.01</b>	<b>-</b>	<b>0.01</b>	<b>0.02</b>	<b>0.21</b>
<b>Total Anticipated FTE's</b>	<b>3.02</b>	<b>-</b>	<b>13.58</b>	<b>8.04</b>	<b>7.04</b>	<b>1.01</b>	<b>-</b>	<b>2.01</b>	<b>3.02</b>	<b>37.71</b>

FTE = Full-time equivalent personnel

TABLE 11

COUNTY LINE PLAZA ANALYSIS OF CHATHAM COUNTY FY07 BUDGET PUBLIC SAFETY SUMMARY										
	Court-Related Programs	EMS	Emergency Operations	Emergency Telecom	Fire Marshal	Animal Control	Sheriff's Office	Sheriff - Jail	Total	
<b>Expenditures:</b>										
Salaries	\$ 176,237	\$ -	\$ 124,096	\$ 520,486	\$ 178,790	\$ 201,927	\$ 2,488,938	\$ 465,008	\$ 4,155,482	
Other personnel costs	63,728	-	43,163	376,144	67,677	109,483	1,128,161	232,595	2,020,951	
Operating	239,700	1,787,491	202,950	109,455	36,694	112,615	604,905	198,453	3,292,263	
Public assistance, grants and special programs	58,866	-	36,300	-	-	-	-	-	95,166	
Debt	-	-	-	-	-	-	-	-	-	
Transfers	-	-	-	-	-	-	-	-	-	
Capital outlay	-	-	-	-	-	17,951	440,570	15,000	473,521	
Total expenditures	\$ 538,531	\$ 1,787,491	\$ 406,509	\$ 1,006,085	\$ 283,161	\$ 441,976	\$ 4,662,574	\$ 911,056	\$ 10,037,383	
<b>Revenues:</b>										
Fees and permits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,500	\$ -	\$ 10,500	
Grants	18,200	-	36,300	-	-	-	58,576	-	113,076	
Interest	-	-	-	-	-	-	-	-	-	
Intergovernmental	322,051	-	27,150	-	-	1,000	79,000	21,000	450,201	
Miscellaneous	-	-	-	-	-	-	-	-	-	
Other taxes	-	-	-	-	-	-	-	-	-	
Sales & service	-	-	545	33,000	53,000	10,100	38,500	10,250	145,395	
Transfers	-	-	-	-	-	-	-	-	-	
Fund balance	-	-	-	-	-	-	-	-	-	
Total revenues	\$ 340,251	\$ -	\$ 63,995	\$ 33,000	\$ 53,000	\$ 11,100	\$ 186,576	\$ 31,250	\$ 719,172	
<b>Net cost - excluding sales and property taxes</b>	<b>\$ 198,280</b>	<b>\$ 1,787,491</b>	<b>\$ 342,514</b>	<b>\$ 973,085</b>	<b>\$ 230,161</b>	<b>\$ 430,876</b>	<b>\$ 4,475,998</b>	<b>\$ 879,806</b>	<b>\$ 9,318,211</b>	
<b>FTE's</b>	<b>5.25</b>	<b>-</b>	<b>3.00</b>	<b>16.00</b>	<b>4.00</b>	<b>6.00</b>	<b>71.00</b>	<b>16.00</b>	<b>121.25</b>	
<b>Chatham County Functional Population</b>	<b>56,439</b>	<b>56,439</b>	<b>56,439</b>	<b>56,439</b>	<b>56,439</b>	<b>56,439</b>	<b>56,439</b>	<b>56,439</b>	<b>56,439</b>	
<b>Chatham County Per Capita Net Cost</b>	<b>\$ 3.51</b>	<b>\$ 31.67</b>	<b>\$ 6.07</b>	<b>\$ 17.24</b>	<b>\$ 4.08</b>	<b>\$ 7.63</b>	<b>\$ 79.31</b>	<b>\$ 15.59</b>	<b>\$ 165.10</b>	
<b>Estimated County Costs For County Line Plaza:</b>										
<b>Estimated County Line Plaza Functional Population</b>	<b>314</b>	<b>314</b>	<b>314</b>	<b>314</b>	<b>314</b>	<b>314</b>	<b>314</b>	<b>314</b>	<b>314</b>	
<b>Operating Costs</b>	<b>\$ 1,104</b>	<b>\$ 9,953</b>	<b>\$ 1,907</b>	<b>\$ 5,418</b>	<b>\$ 1,282</b>	<b>\$ 2,399</b>	<b>\$ 24,922</b>	<b>\$ 4,899</b>	<b>\$ 51,883</b>	
<b>Adjusted Marginal Costs</b>	<b>\$ 1,104</b>	<b>\$ 9,953</b>	<b>\$ 1,907</b>	<b>\$ 5,418</b>	<b>\$ 1,282</b>	<b>\$ 2,399</b>	<b>\$ 24,922</b>	<b>\$ 4,899</b>	<b>\$ 51,883</b>	
<b>Additional FTE's Anticipated</b>	<b>0.03</b>	<b>-</b>	<b>0.02</b>	<b>0.09</b>	<b>0.02</b>	<b>0.03</b>	<b>0.40</b>	<b>0.09</b>	<b>0.68</b>	
<b>Total Anticipated FTE's</b>	<b>5.28</b>	<b>-</b>	<b>3.02</b>	<b>16.09</b>	<b>4.02</b>	<b>6.03</b>	<b>71.40</b>	<b>16.09</b>	<b>121.93</b>	
FTE = Full-time equivalent personnel										

TABLE 12

**COUNTY LINE PLAZA  
ANALYSIS OF CHATHAM COUNTY FY07 BUDGET  
EXPANDED ANALYSIS OF EMS**

<b>Assumptions:</b>			
Estimated cost of new EMS Base	\$ 292,000	Financing Terms:	
Annual Debt Service for EMS Base	\$ 66,125	Interest Rate	5.00%
Population Served	10,000		
<b>Debt Service Allocation to County Line Plaza</b>	<b>\$ 2,078</b>		
Annual operating cost of EMS Unit	\$ 192,000	Term - in years	5
# of Units Needed	2		
Total EMS Units Annual Operating Cost	\$ 407,000		
Population Served	10,000		
<b>Annual EMS Units Operating Cost Allocated to County Line Plaza</b>	<b>\$ 12,790</b>		
	<b>EMS</b>		
	<b>Operating</b>		
<b>Expenditures:</b>			
Salaries			
Other personnel costs	\$ -		
Operating	1,787,491		
Public assistance	-		
Debt	-		
Transfers	-		
Capital outlay	-		
	-		
Total expenditures	<u>\$ 1,787,491</u>		
<b>Revenues:</b>			
Fees and permits			
Grants	\$ -		
Interest	-		
Intergovernmental	-		
Miscellaneous	-		
Other taxes	-		
Sales & service	-		
Transfers	-		
Fund balance	-		
	-		
Total revenues	<u>\$ -</u>		
<b>Net cost - excluding sales and property taxes</b>	<b><u>\$ 1,787,491</u></b>		
<b>Estimated Costs Assuming Per Capita Approach:</b>			
<b>Chatham County Functional Populatio</b>	<b>56,439</b>		
<b>Chatham County Per Capita Net Cost</b>	<b>\$ 31.67</b>		
<b>Estimated County Costs For County Line Plaza:</b>			
<b>Estimated County Line Plaza Functional Populatio</b>	<b><u>314</u></b>		
<b>Operating Costs</b>	<b><u>\$ 9,953</u></b>		
<b>Estimated Costs Assuming Increased Levels of Service:</b>			
<b>Per Capita Allocation of Transfer to Capital Reserve</b>	<b>\$ -</b>		
<b>Annual debt service for new EMS base</b>	<b>2,078</b>		
<b>Annual operating costs of new EMS units:</b>	<b><u>12,790</u></b>		
<b>Total Anticipated Costs</b>	<b><u>\$ 14,868</u></b>		
<b>Additional Annual Costs Related to Increased Levels of Service</b>	<b><u>\$ 4,915</u></b>		

**TABLE 13**

<b>COUNTY LINE PLAZA                      ANALYSIS OF CHATHAM COUNTY FY07 BUDGET                      EXPANDED PUBLIC SAFETY ANALYSIS</b>		
<b>FY07 Departmental Budget - Net Costs:</b>	<b>FY07 Requested</b>	<b>FY07 Approved</b>
Health - Animal Control	\$ 430,876	\$ 430,876
Sheriff's Department - Law Enforcement	4,499,115	4,475,998
Sheriff's Department - Jail	880,981	879,806
<b>Total</b>	<b>\$ 5,810,972</b>	<b>\$ 5,786,680</b>
<b>Chatham County Functional Population</b>	56,439	56,439
<b>Chatham County Per Capita Net Cost</b>	\$ 102.96	\$ 102.53
<b>Estimated County Costs for County Line Plaza - Expanded Services:</b>		
<b>Estimated County Line Plaza Functional Population</b>	314	314
<b>Operating Costs - Expanded Services</b>	\$ 32,355	\$ 32,220
<b>Expanded Service Cost Differential Allocated to County Line Plaza</b>	<b>\$ 135</b>	

