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COMMITTED TO EXCELLENCE IN GOVERNMENT



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The Great and Powerful Economy!

Counting What Really Counts

How Have You Impacted Georgia's Economy Today?



What is your definition of economic impact?

- **Business Development**
- **Job Creation**
- **Education/Training**
- **Wages**
- **Spending**
- **Tax Revenue**



Why is impact Important ?

- **Justification of programs, capital projects, incentives**
- **Budget Accountability & Resource Allocation**
- **Demonstrate Value to Taxpayers & Stakeholders**



Hutcheson Building, Ft. Oglethorpe, GA



Hutcheson Building



ESTIMATING RENOVATION COSTS

WITH AGING CARE

Estimated renovation costs for the CCRC option with an aging care wing



Building #	Projected Renovation Costs
Building #1	\$5,247,527
Building #2	\$11,016,577
Building #3	\$6,008,783
Building #4,5,8	\$10,742,256
Building #6	Demolish
Building #7	\$210,814
Total Renovation	\$33,225,957

Source: RS Means Construction Software

WITHOUT AGING CARE

Estimated renovation costs for a 55+ senior living facility without a CCRC wing



Building #	Projected Renovation Costs
Building #1	\$5,247,527
Building #2	\$4,838,576
Building #3	\$6,008,783
Building #4,5,8	\$10,742,256
Building #6	Demolish
Building #7	\$210,814
Total Renovation	\$27,047,956

Source: RS Means Construction Software

Renovation costs of converting the current facility to a CCRC were estimated at \$114 per square foot, including renovation of Building 2 with 50 hospital-grade aging care units. Renovation costs of converting the current facility to senior living with 128 units were estimated at \$93 per square foot. Operating expenses of a CCRC were projected to be over twice as high as a senior living facility due to increased costs of nursing staff and medical supplies. The senior living-only option was projected to generate positive cash flow; the CCRC option was projected to have negative cash flow due to higher renovation and operating costs.

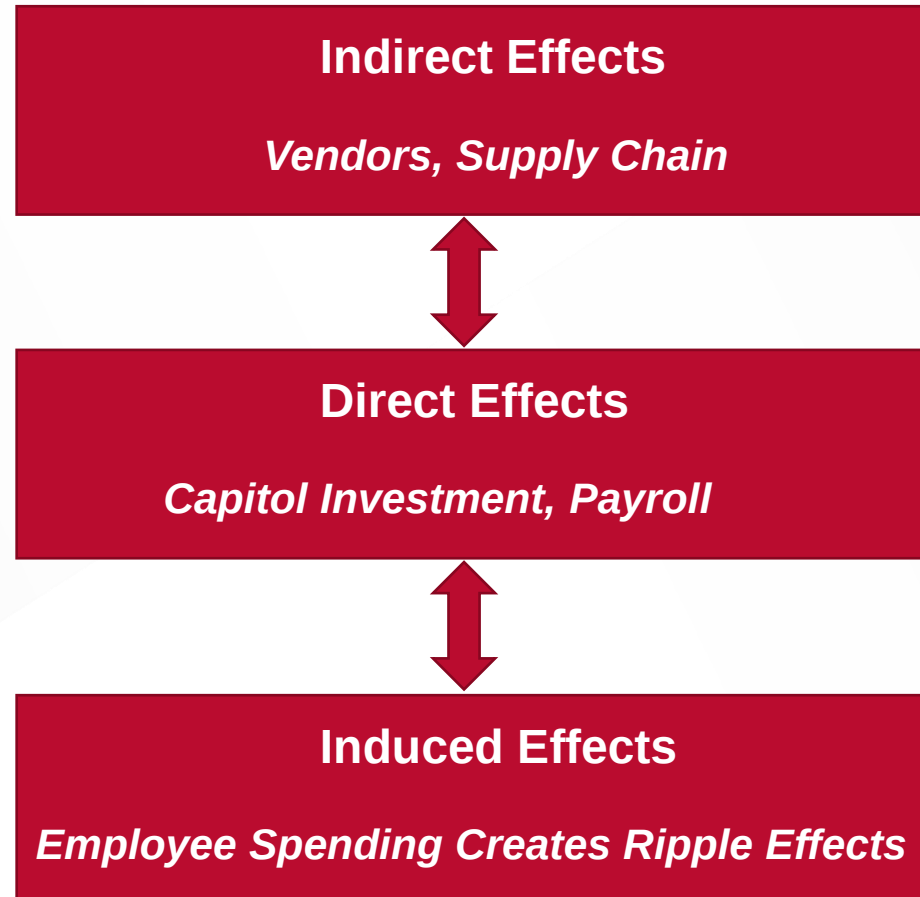


Economic Impact & Fiscal Impacts

- **Fiscal Impacts – Revenues and Expenditures**
- **Economic Impacts – Broader Economic Objectives**
 - **Business Recruitment/Retention/Expansion**
 - **Job Creation and Employee Spending**
 - **May Be On a Longer Time Horizon**



Building Blocks of Impact



Hutcheson: The Rest of the Story



Hutcheson: The Rest of the Story

Estimated costs, economic impact, and fiscal impact

Higher-end and Lower-end

Mixed-Use Multifamily Development	Higher-end	Lower-end
Construction Cost	\$53.2 million	\$47 million
Direct Output	\$53.2 million	\$47 million
Indirect Output	\$2.7 million	\$2.4 million
Induced Impact	\$757K	\$391K
Total Economic Impact	\$56.5 million	\$49.8 million
Estimated Annual Fiscal Impact	\$614K	\$541K
County Tax Collections	\$156K	\$138K
School Taxes	\$321K	\$283K
City Taxes	\$136K	\$120K



Hutcheson: The Rest of the Story

Estimated costs, economic impact, and fiscal impact

200 homes at 1,600 sq. ft and appraised/sold at \$320K

Single-family development expenditure

Total Expenditure	\$60.8 million
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Land Premiums	Not included in economic impact estimates
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Direct economic impact of the single-family development

Direct Economic Impact (Total Expenditure minus Land Premiums)	\$52.8 million
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Indirect Output	\$11.9 million
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Induced Output	\$8.7 million
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Total Economic Impact	\$73.4 million
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Fiscal impact of the single-family housing development

Estimated Annual Fiscal Impact	\$662K
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County Tax Collections	\$184K annually
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School Tax Collections	\$318K annually
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City Tax Collections	\$160K annually
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How Do We Measure Impact?

- **Cost – Benefit Analysis**
- **Return on Investment**
- **Multiplier Effects**
- **Input – Output Models**



What Data Do We Need?

➤ Capital Spending and Payroll





Georgia Military College Economic Impact Study

Prepared for The Georgia Military College



Table 2. Average Annual Capital Investment Impacts for GMC, 2018 - 2023

Impact Type	Jobs	Labor Income	Value Added	Economic Output
Baldwin County				
Direct	71.7	3,287,137	4,880,244	9,369,610
Indirect	11.7	392,594	795,659	1,689,713
Induced	12.0	364,003	760,443	1,387,538
Total Baldwin County	95.4	4,043,735	6,436,345	12,446,861
Remainder of Georgia				
Direct	-	-	-	-
Indirect	4.5	284,299	458,857	853,485
Induced	10.6	518,375	985,047	1,686,405
Total Remainder of Georgia	15.1	802,674	1,443,904	2,539,890
Georgia Total				
Direct	71.7	3,287,137	4,880,244	9,369,610
Indirect	16.2	676,893	1,254,516	2,543,197
Induced	22.6	882,378	1,745,489	3,073,943
Total State of Georgia	110.6	4,846,409	7,880,249	14,986,750

Totals may not sum due to rounding. All figures in current year dollars.

Source: IMPLAN, Carl Vinson Institute of Government



Table 1. Summary of Operating Budget Impacts for GMC, 2022

Impact Type	Jobs	Labor Income	Value Added	Economic Output
14 Operating Counties				
Direct	1,508.0	45,160,712	53,469,147	53,469,147
Indirect	355.7	9,362,981	12,628,646	31,471,004
Induced	100.5	3,282,420	6,812,260	12,218,688
Total Operating Counties	1,964.2	57,806,112	72,910,053	97,158,839
Remainder of Georgia				
Direct	-	-	-	-
Indirect	6.8	350,280	572,960	1,194,780
Induced	87.7	3,551,065	7,070,723	12,578,660
Total Remainder of Georgia	94.5	3,901,345	7,643,683	13,773,440
Georgia Total				
Direct	1,508.0	45,160,712	53,469,147	53,469,147
Indirect	362.5	9,713,260	13,201,605	32,665,783
Induced	188.2	6,833,485	13,882,983	24,797,349
Total State of Georgia	2,058.6	61,707,457	80,553,736	110,932,280
MULTIPLIER	1.37	1.37	1.51	2.08

Totals may not sum due to rounding. All figures in current year dollars.

Source: IMPLAN, Carl Vinson Institute of Government



What Data Do We Need?

- **Capital Spending and Payroll**
- **State and Local Tax Collections**





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Upson County Schools

SENIOR TAX EXEMPTION STUDY

August 2024

- ✓ Parcel Level Property Tax Data
- ✓ Population Projections
- ✓ New Housing Starts



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Upson County Schools SENIOR TAX EXEMPTION STUDY

August 2024

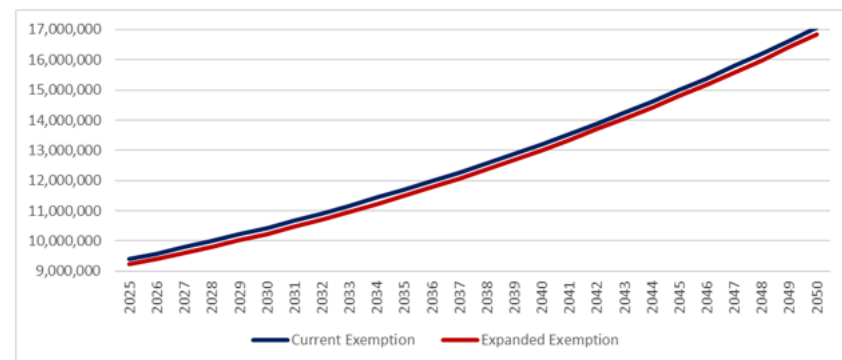


Table 1. Upson County School Tax Collections – Fiscal Impact of Proposed Changes to L3, L4, L8, & L9

YEAR	CURRENT EXEMPTIONS	EXPANDED L3 & L4	DIFFERENCE (L3 & L4)	PROPOSED L8 & L9	DIFFERENCE (L8 & L9)	DIFFERENCE (L3, L4, L8 & L9)
2025	\$9,400,144	\$9,224,759	-\$175,386	\$9,220,188	-\$4,570	-\$179,956
2026	\$9,585,829	\$9,408,790	-\$177,039	\$9,398,170	-\$10,620	-\$187,659
2027	\$9,788,169	\$9,613,779	-\$174,390	\$9,609,723	-\$4,056	-\$178,446
2028	\$9,987,980	\$9,811,516	-\$176,464	\$9,798,131	-\$13,385	-\$189,849
2029	\$10,211,752	\$10,031,576	-\$180,175	\$10,017,120	-\$14,457	-\$194,632
2030	\$10,433,458	\$10,251,260	-\$182,198	\$10,227,431	-\$23,829	-\$206,027
2031	\$10,669,817	\$10,482,624	-\$187,193	\$10,471,610	-\$11,014	-\$198,207
2032	\$10,911,357	\$10,744,901	-\$166,456	\$10,715,841	-\$29,060	-\$195,516
2033	\$11,160,110	\$10,990,361	-\$169,749	\$10,960,654	-\$29,707	-\$199,456
2034	\$11,429,545	\$11,249,680	-\$179,865	\$11,223,386	-\$26,295	-\$206,159
2035	\$11,695,006	\$11,529,591	-\$165,415	\$11,494,403	-\$35,188	-\$200,602
2036	\$11,978,958	\$11,802,586	-\$176,372	\$11,766,971	-\$35,615	-\$211,987
2037	\$12,272,227	\$12,103,795	-\$168,433	\$12,057,685	-\$46,110	-\$214,542
2038	\$12,576,803	\$12,403,071	-\$173,732	\$12,369,310	-\$33,761	-\$207,493
2039	\$12,885,997	\$12,720,667	-\$165,330	\$12,681,606	-\$39,061	-\$204,391
2040	\$13,197,540	\$13,033,190	-\$164,350	\$12,996,845	-\$36,345	-\$200,695
2041	\$13,531,662	\$13,369,036	-\$162,625	\$13,333,615	-\$35,421	-\$198,047
2042	\$13,885,028	\$13,717,092	-\$167,936	\$13,690,261	-\$26,832	-\$194,768
2043	\$14,238,797	\$14,062,963	-\$175,834	\$14,036,393	-\$26,570	-\$202,404
2044	\$14,604,309	\$14,432,213	-\$172,096	\$14,409,038	-\$23,175	-\$195,271
2045	\$14,991,224	\$14,817,148	-\$174,076	\$14,798,176	-\$18,972	-\$193,047
2046	\$15,383,735	\$15,202,800	-\$180,935	\$15,185,791	-\$17,009	-\$197,944
2047	\$15,786,731	\$15,601,176	-\$185,555	\$15,577,766	-\$23,410	-\$208,965
2048	\$16,196,379	\$16,004,602	-\$191,777	\$15,978,360	-\$26,242	-\$218,019
2049	\$16,619,951	\$16,420,996	-\$198,955	\$16,406,007	-\$14,989	-\$213,944
2050	\$17,060,845	\$16,873,045	-\$187,800	\$16,830,362	-\$42,684	-\$230,483

Source: Carl Vinson Institute of Government 2024 Estimates

Figure 8. Upson County School Tax Collections – Fiscal Impact of Expanded L3 & L4, Proposed L8 & L9



Source: Carl Vinson Institute of Government 2024 Estimates

What Data Do We Need?

- **Capital Spending and Payroll**
- **State and Local Tax Collections**
- **Program Usage Data**





THE ESTIMATED ECONOMIC IMPACTS
**ACCOUNTABILITY
COURT PROGRAM**
IN GEORGIA

EVIDENCE FROM A SURVEY
OF PROGRAM PARTICIPANTS

2022 UPDATE

ECONOMIC IMPACTS AND BENEFITS OF 1,592 PROGRAM GRADUATES



In FY 2022

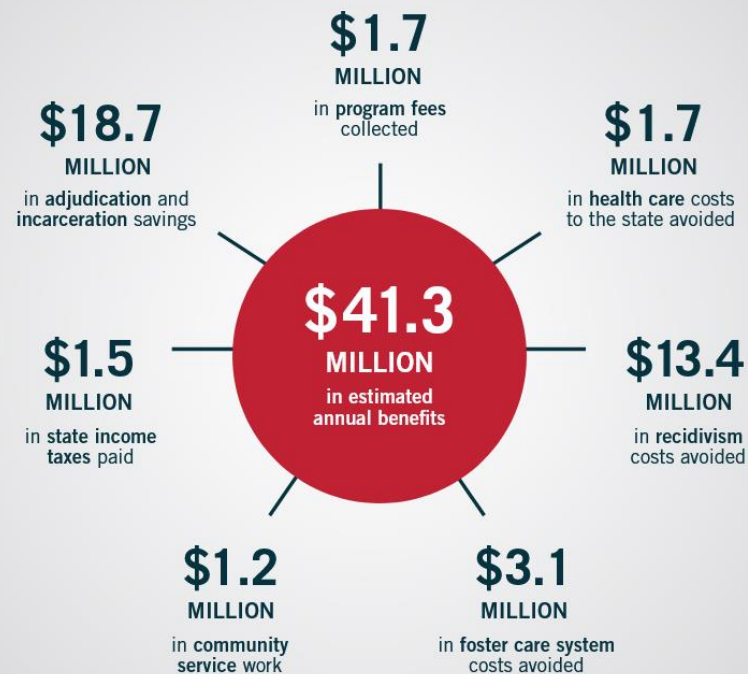
1,592

participants graduated from Georgia's
accountability court programs

Each graduate produces

\$25,921

in economic benefits
to Georgia



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What Data Do We Need?

- **Capital Spending and Payroll**
- **State and Local Tax Collections**
- **Program Usage Data**
- **Beneficiary “Outcomes” Data**



The Data We Need v. The Data We Have

- **Work With the Data You Have on Hand**
- **Set Up a System for Collecting the Data You Need**
- **Collaborate with Outside Agencies to Leverage Data**
- **Think Broadly About Impacts and You May Find Them**



**A manager counting each cent,
Said, “Show me the tax dollars spent!”
The impacts were vast,
When he asked at the last:
“Will revenues cover the rent?”**

Unknown Irish Economist





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