FEASABILITY STUDY

TRACT 5: San Jose Del Rio Tract **Acres**: 17.69

APPLICANT: Jose Edmundo Ramires, Jr. - Consolidated Towne East Holdings, Ltd.
LOCATION: North of State Highway 359 and East of Serrano Road
PROPOSED DEVELOPMENT: Commercial & Residential **Proposed Take Down**: 2027

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Build-out
Estimated population per development year	0	391	391	391	391	391	391	391	391	391	391
Total acreage	17.69	17.69	17.69	17.69	17.69	17.69	17.69	17.69	17.69	17.69	17.69
Single family dwelling units	0	113	113	113	113	113	113	113	113	113	113
Institutional	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Industrial/ commercial acreage	0.00	3.04	3.04	3.04	3.04	3.04	3.04	3.04	3.04	3.04	3.04
Park/Open Space (acres)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Taxable Value (cumulative)	**$623,154.00**	**$21,438,878.68**	**$21,438,878.68**	**$21,438,878.68**	**$21,438,878.68**	**$21,438,878.68**	**$21,438,878.68**	**$21,438,878.68**	**$21,438,878.68**	**$21,438,878.68**	**$21,438,878.68**
GENERAL FUND (cumulative; rates shown are static, in all likelihood some increase will occur)											
Taxes: Property	$3,153.72	$108,500.02	$108,500.02	$108,500.02	$108,500.02	$108,500.02	$108,500.02	$108,500.02	$108,500.02	$108,500.02	$108,500.02
Garbage Fees	$0.00	$35,595.00	$35,595.00	$35,595.00	$35,595.00	$35,595.00	$35,595.00	$35,595.00	$35,595.00	$35,595.00	$35,595.00
Stormwater Fees	$0.00	$10,254.00	$10,254.00	$10,254.00	$10,254.00	$10,254.00	$10,254.00	$10,254.00	$10,254.00	$10,254.00	$10,254.00
TOTAL	**$3,153.72**	**$154,349.02**	**$154,349.02**	**$154,349.02**	**$154,349.02**	**$154,349.02**	**$154,349.02**	**$154,349.02**	**$154,349.02**	**$154,349.02**	**$154,349.02**
**Garbage fees are not applicable to industrial sites because City of Laredo is not capable of providing services. They are serviced by private providers.*											
GENERAL FUND EXPENDITURES (data based on per capita cost; cost data not available for commercial properties)											
Police	$125,059.90	$125,059.90	$125,059.90	$125,059.90	$125,059.90	$125,059.90	$125,059.90	$125,059.90	$125,059.90	$125,059.90	$125,059.90
Fire & EMS	$80,240.20	$80,240.20	$80,240.20	$80,240.20	$80,240.20	$80,240.20	$80,240.20	$80,240.20	$80,240.20	$80,240.20	$80,240.20
Sanitation/Street Maintenance	$462.65	$462.65	$462.65	$462.65	$462.65	$462.65	$462.65	$462.65	$462.65	$462.65	$462.65
TOTAL	**$205,762.75**	**$205,762.75**	**$205,762.75**	**$205,762.75**	**$205,762.75**	**$205,762.75**	**$205,762.75**	**$205,762.75**	**$205,762.75**	**$205,762.75**	**$205,762.75**
REVENUES - EXPENDITURES	-$202,609.03	-$51,413.73	-$51,413.73	-$51,413.73	-$51,413.73	-$51,413.73	-$51,413.73	-$51,413.73	-$51,413.73	-$51,413.73	-$51,413.73
ENTERPRISE SYSTEM REVENUES (cumulative)											
Water System	$0.00	$92,850.05	$94,707.05	$96,601.20	$98,533.22	$100,503.88	$102,513.96	$104,564.24	$106,655.53	$108,788.64	$108,788.64
Wastewater System	$0.00	$70,174.24	$71,577.73	$73,009.28	$74,469.47	$75,958.86	$77,478.04	$79,027.60	$80,608.15	$82,220.31	$82,220.31
ENTERPRISE SYSTEM EXPENDITURES (cumulative)											
Water System	$0.00	$89,428.13	$91,216.69	$93,041.03	$94,901.85	$96,799.88	$98,735.88	$100,710.60	$102,724.81	$104,779.31	$104,779.31
Wastewater System	$0.00	$67,298.25	$68,644.21	$70,017.10	$71,417.44	$72,845.79	$77,304.54	$78,850.63	$80,427.28	$82,036.31	$82,036.31
SYSTEM PROFIT/ (LOSS)	**$0.00**	**$6,297.92**	**$6,423.88**	**$6,552.35**	**$6,683.40**	**$6,817.07**	**$3,951.58**	**$4,030.61**	**$4,111.59**	**$4,193.33**	**$4,193.33**

Additional revenues (at proposed rates):	$152,656	for water treatment capacity
	$255,091	for wastewater treatment capacity

RECOMMENDATION: APPROVAL