

Yorktown Downtown Redevelopment Plan

Economic Impact Analysis

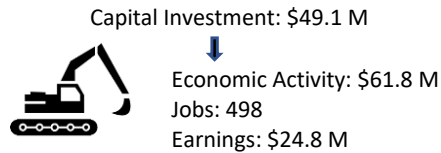


In an effort to generate employment, diversify its tax base, and improve the quality of life, the Town of Yorktown has completed various downtown redevelopment studies and planning efforts. Through this process and discussions with prospective employers, a series of transformational projects have been identified. These projects (pictured on the right) will have an economic impact upon Delaware County, both during the construction phase and once the buildings' occupants open for business.



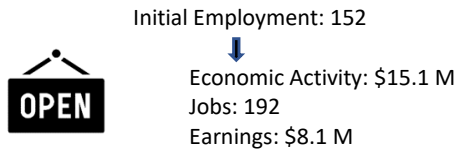
Economic impact analysis estimates the net new activity that is likely to occur within a defined region of analysis due to a change in the economy. The initial economic activity (in this case, construction and the establishment of new businesses) will generate ripple effects throughout the county due to subsequent rounds of purchases made along the businesses' supply chains and the spending patterns of employees of those businesses. These economic impacts are quantified in terms of the new economic activity generated, the number of jobs supported by that activity, and the associated increase in income.

Capital Impact



The capital impact represents a one-time surge in economic activity in the region due to the construction. The estimated investment to construct all projects within the redevelopment plan is \$49.1 million. Over the course of construction, this initial capital investment will generate an additional \$12.7 million in economic activity throughout Delaware County, resulting in a **total economic impact of \$61.8 million**. This activity will in turn support approximately **498 short-term, full-time equivalent jobs**, which will be associated with an **increase of \$24.8 million in earnings** across the county. These estimated impacts assume all contracts, professional services, and supplies will be locally sourced. These impacts can be divided over the construction timeline to determine the annual economic impact.

Annual Operating Impact



The annual operating impact represents the ongoing increase in economic activity in the region due to the attraction or expansion of businesses. These businesses — which include companies currently planning to move in to the developments as well as the types of businesses that Yorktown may be able to attract — will create 152 new jobs. Once operational, the businesses within the development will generate a **ripple effect of \$15.1 million per year** in economic activity in Delaware County, which will support **192 permanent full-time equivalent jobs** and generate **\$8.1 million in new earnings per year**. Assuming all factors are held constant, these impacts can be multiplied over time to determine the long-term impact of the development (with the exception of jobs¹). For example, this development is expected to contribute **\$150.5 million in economic activity over 10 years**.

¹ The jobs impact cannot be multiplied to determine the number of “new” positions each year. It is assumed that the job positions initially created will carry over year after year following growth trends specific to their industry and the region.

The economic impact for each of the projects contained within the redevelopment plan is outlined below.

Public Improvement Projects

Streets, bridges, parks, utilities and new town hall (proposed)

Capital Investment: \$15.7M



Economic Activity: \$19.8 M
Jobs: 172
Earnings: \$7.9 M

Initial Employment: 0²



Economic Activity: \$0
Jobs: 0
Earnings: \$0

Mixed Use 1

Grocery store (hypothetical), gym and computer consulting (proposed)³

Capital Investment: \$2.7 M



Economic Activity: \$3.4 M
Jobs: 27
Earnings: \$1.4 M

Initial Employment: 5



Economic Activity: \$0.4 M
Jobs: 6
Earnings: \$0.2 M

Mixed Use 2

Law office, insurance office, and coffee shop (hypothetical)

Capital Investment: \$2.0 M



Economic Activity: \$2.5 M
Jobs: 21
Earnings: \$1.0 M

Initial Employment: 18



Economic Activity: \$1.7 M
Jobs: 23
Earnings: \$0.8 M

Mixed Use 3

Law office, physician's office, and athletic gear retail (hypothetical)

Capital Investment: \$2.1 M



Economic Activity: \$2.6 M
Jobs: 22
Earnings: \$1.1 M

Initial Employment: 20



Economic Activity: \$3.2 M
Jobs: 28
Earnings: \$1.7 M

Project A

Software development company (proposed)

Capital Investment: \$12.0 M



Economic Activity: \$15.1 M
Jobs: 128
Earnings: \$6.1 M

Initial Employment: 40



Economic Activity: \$5.5 M
Jobs: 55
Earnings: \$3.8 M

Project B

Multifamily housing (proposed)

Capital Investment: \$10.0 M



Economic Activity: \$12.5 M
Jobs: 81
Earnings: \$5.0 M

Initial Employment: 4



Economic Activity: \$0.9 M
Jobs: 7
Earnings: \$0.3 M

Restaurant 1

Full service restaurant (proposed)

Capital Investment: \$1.8 M



Economic Activity: \$2.3 M
Jobs: 18
Earnings: \$0.9 M

Initial Employment: 25



Economic Activity: \$1.3 M
Jobs: 28
Earnings: \$0.5 M

Restaurant 2

Brew pub and restaurant (proposed)

Capital Investment: \$2.8 M



Economic Activity: \$3.5 M
Jobs: 29
Earnings: \$1.4 M

Initial Employment: 40



Economic Activity: \$2.0 M
Jobs: 45
Earnings: \$0.8 M

² These projects are not expected to result in additional on-going employment; therefore, they were excluded from the Operating Impact Analysis.

³ The proposed gym and computer consulting company would be relocating from within Delaware County. They were excluded from the Operating Impact Analysis for this project since they would not constitute new economic activity within Delaware County.