TEXAS Chandler

ECONOMIC DEVELOPMENT CORPORATION

POST OFFICE BOX 425
CHANDLER, TEXAS 75758
TELEPHONE (903) 849-6853
FAX (903) 849-4663

THE CHANDLER AREA ECONOMIC DEVELOPMENT CORP. WILL MEET FOR A REGULAR SCHEDULED MEETING ON **TUESDAY, JULY 26, 2016** IN CITY HALL OF CHANDLER, TEXAS AT **6:00PM**

AGENDA

A. CALL TO ORDER
B. INVOCATION
C. ROLL CALL AND ANNOUNCE IF A QUORUM IS PRESENT
D. AGENDA CHANGES

E. VISITORS/CITIZENS FORUM: The Public may comment on any matter or concern upon which the Board may take action on, if necessary at a subsequent meeting. Comments will be limited to the first five to sign up; each will be allowed 3 minutes. **No formal action or discussion will be taken at this time.**

F. REGULAR SESSION: Subjects to be discussed or upon which any formal action may be taken are as follows:

1. Consider and act on assisting Stan Copeland with "The Market Place" Phase III.
2. Consider and act on assisting Tom Fuller with "Lake Palestine Gateway RV Park".
3. Update board on future projects.

G. EXECUTIVE SESSION: The Economic Development Board will now go into closed session pursuant to the provision of Chapter 551, Texas Government Code.

1. Discussion: Deliberation on the appointment, employment, evaluation, and/or duties regarding personnel in accordance with the **Texas Government Code, Section 551.074.**

H. RECONVENE into Regular Session

1. Consider action, if any, on items discussed in Executive Session.
2. Consider and act on 2016/2017 annual budget.

I. ADJOURNMENT

INDIVIDUALS WITH DISABILITES WHO REQUIRE SERVICES OR ASSISTANCE SHOULD CONTACT CITY HALL AT 903-849-6853 AT LEAST 48 HOURS PRIOR TO THE MEETING.

I, the undersigned authority, do, hereby, certify that this Notice of Meeting was posted on the bulletin board, at the City Hall of the City of Chandler, Texas, a place convenient and readily accessible to the general public at all times, and said notice was posted on the following date and time:

July 20, 2016, at 4:00pm and remained so posted at least 2 hours before said meeting was convened.

_____

Shirley Parmer, Board Secretary

STILLWATER FARM MARKET STORE

The request from Stillwater Farm Market Store for economic development funds to help in the construction of their new building on West Main Street in downtown Chandler is primarily for infrastructure. The development of this new building will add to the overall property value of the city. The new business it will house will generate new sales tax as well as create new jobs in the city of Chandler. This new construction will continue the redevelopment of the Downtown Main Street Area as a shopping, dining and entertainment destination place for residence as well as out of town visitors.

It has long been the hope of many in the city to develop a new "Downtown Area" where events and civic activities could be held. The Main Street area could be the beginning of the new Downtown.

The Director recommends the Economic Development Corporation fund up to $25,000.00 of this request.

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BUSINESS INCENTIVE APPLICATION

Welcome to the City of Chandler!

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Today's Date: 6/28/16

Business or Project Name: Stillwater Farm Market Store

Address: W. Main 109
Chandler, Tx 75758

Phone: 214-549-7830

Email: srcope@sbcglobal.net

What is the primary NAICS code for your business/project? (www.naics.com) _____

Describe the nature of your business or project: Retail - selling produce, pecans, gifts, also will contain another business (bakery)

What is the value of your current investment in Chandler? $ 639K (approx.)

How much will you invest in the next five years?

Real Property: $ 495K **Personal Property:** $ 450K

What percentage of construction costs will be purchased in Chandler? 85 %

What is your estimated total inventory value? $ 45 K (will be $85K when stocked)

What is your total inventory value – Freeport Exempt Value? $ 85 K

What are the typical annual expenditures and the typical usage for the following utilities:

? Water: $ 1500 gallons/month ? new business

? Wastewater: $ 800 gallons/month ?

Telephone: $ — number of lines no ground lines/all cell

Electricity: $ 2400 kWh/month 200

Natural gas: $ — BTU/month

Fiber/Broadband: $ 1200

Estimated value of sales that will be subject to Chandler sales tax? $ 150 K

How many full-time employees currently work for the business in Chandler? 3

How many new, full-time employees will you hire during the next five years? 1

How many of those employees will move to Chandler? none

How many full-time employees will be paid hourly? 2

What is the average hourly wage for these employees? $ 11 per / hour

How many full-time employees will be salaried? 1

What is the average annual wage for salaried employees? $ 30 K /year

How many part-time employees currently work for the business in Chandler? 6

How many new part-time employees will you hire during the next five years? 8

How many out of town visitors do you expect to visit your company? 50 / week

How many truck deliveries do you expect? 2 /week

Name: Stanley R. Copeland

Title: Owner / LLC Manager Stillwater Market Farm LLC

Signature: Stanley R. Copeland

Phone: 214-549-7830

Email: srcope@sbcglobal.net

Name of contact person for annual certification? Stanley R. Copeland

Title: Owner Manager

Address: 13601 Greystone Dr.
Farmers Branch, Tx 75244

Phone: 214-549-7830

Fax:

Email: srcope@sbcglobal.net

Thank you for your application! We look forward to working with you.

Chandler Economic Development Corporation
(903) 849-6853 • 811 Hwy 31 East • P.O. Box 425 • Chandler, TX 75758
jmoffeit@chandlertx.com

Stillwater Farm Market Store

@

Old Main Street Station

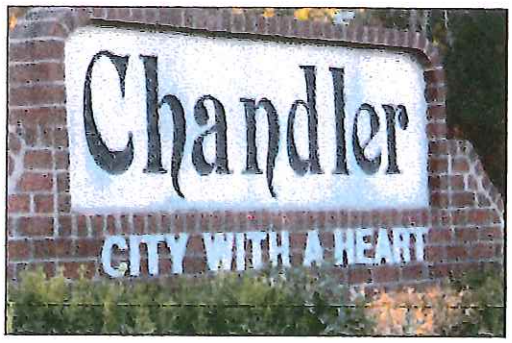
Introduction

This request for Economic Development funding is about more than needing assistance with the *Stillwater Farm Market Store* that is a part of the *Old Main Street Station* development. It is about a larger dream to create an Old Main Street "destination shopping" district in Chandler. This has been a plan that I have shared and continue to hope that it becomes a reality.

My latest project is the building of the *Old Main Street Shops* that completes the plan approved by the city more than two years ago called the *Old Main Street Station.* At present, I am the sole investor in this new project and hope to have future investors to push forward for the good of all the businesses and citizens of Chandler. I, with my partners, have been developing the property along the railroad tracks into an attractive place to gather and share with friends. We have leveraged the train as part of the ambiance of the *Station* or as we say, *"Where the train whistles still blow."*

"Stillwater"

Stillwater was the name of community before it transformed into Chandler. Old *Stillwater* was a little community with a store that was located approximately where the Chandler elementary school is today. When the railroad tracks were laid south of old *Stillwater* and Mr. Chandler deeded land for the town by the railroad station, old *Stillwater* slipped away and new Chandler rose to the forefront (1880). My farm north



of town is called *Stillwater Farm* and thus, the *Market Store* will carry its name.

The Concept

Stillwater Farm Market Store will be one of the stores in *Old Main Street Station.* The *Station* features *Old Main Street—Ice, Market and Shops.* The *Market Store* will sell fresh produce throughout the year with a good selection of organic products and organic produce as well. Also, free range eggs and grass-fed, hormone, and antibiotic free beef will be available. The *Market Store* will be a place to purchase East Texas gift-packaged pecans year around but especially during the winter, and for special occasions. Several other items that will be sold will be "gift" in nature. It will have an old mercantile feel, selling specialty T-shirts, baskets, holiday cards, candles, and several items for the health conscious shopper.

The *Market Store* will feature a bakery—the ***Cake Brake*** and antique tables that once were in my grandfather Copeland's old drugstore, where customers will sit and eat baked treats and drinks specialty coffees, or other accompanying beverages. There will be "real" homemade ice cream in the summer and specialty espresso and lattes in the winter. Having a strong online store presence is being planned now, and it is expected that 25% of the store business will be on-line. The on-line customers will be constantly enticed to come and "check-out Chandler" and visit us.

Chandler Sells

Personally, I have "sold Chandler" in sermon illustrations for 35 years to the delight of urban dwellers that wished they had grown up here, or had known some of the personalities that influenced me and many. In a word, the *Market Store* is going to "sell" Chandler i.e. Chandler, Texas hats, T-Shirts that say, "Hula Shack...Chillin' in Chandler, flavored pecans in tins with a photo of the Yarborough House & Museum, the Old Train Depot, *Old Main Street Station* featuring the farmer's market, photo cards and books of old scenes in Chandler and scenes of life today. This concept will be an attraction to residents and visitors alike.

The Request

I am requesting Economic Development assistance for assistance with infrastructural features to bring the *Stillwater Farm Market Store* to its full expression. This assistance will allow me to fund some of the aesthetic features in the store that will make the place more beautiful and have a nostalgic dynamic.

It is my belief that more commerce options we have on, and around Main Street, the more the people congregate and think of "Chandler first" when wanting to go out to dinner, shop in a boutique, by fresh, local grown produce, take out a BBQ, get a hair cut at a real barber shop. *Stillwater Farm Market Store* will be that place where you can pick up a gift tin of pecans, a unique T-Shirt or sit down and enjoy a piece of cake and delicious coffee in a place that is charming, friendly and a reflection of the best of our town.

The request is for the following:

• Sewer Tap	$ 775
• Water Tap	$ 3,800
• Electrical install service equipment (OnCor) and tie into existing service	$ 3,200
• Road Bore	$ 1,000
• Grease Trap and plumbing	$ 7,000
• Trash Pick-Up Slab	$ 2,200
• Asphalt new property (1/2 cost of job)	$11,000
	$28,975

Some of the investment that I will be making personally will add greatly to the look and attractiveness.

• Antique style counters and shelving—	$ 7,000
• Designer outdoor metal tables with chairs	$ 3,600
• Tile floor that looks like wooden planks—	$ 3,000
• Retro antique-look ten ceiling tiles—	$ 2,500
• Clear panel refrigerator (3 compartments)—	$ 2,200
• Paned garage door—	$ 1,900
• Produce rolling tables (6)—	$ 1,800
• Bead board wall treatment—	$ 1,500
• Antique looking ceiling fans (4) installed—	$ 800
• Size-increased photos framed that depict the era of 75 to 100 years ago in this location of Chandler—	$ 500
• Antique stove refinish—	$ 300
	$25,100

My Investment

Currently our company SC & DB Properties (with Dale Barnes and Don Copeland) owns an old restored house on Third Street $150K, Hwy 31 lot (by the Drugstore) $229K, and Old Main Street Ice $140K (including developed parking lot), Old Main Street Market $120 (including developed

parking lot). The total of SC & DB Properties investments is approximately $639K.

I will be financing the Market Shops myself and the project will be estimated to be $295K (including the new parking lot). So, the total investment at this time is $934K. I will also be running the *Stillwater Farm Market Store* and my investment in the store will be approximately $150K in 2016-2017 in product purchases, labor and operation costs. I look for this number to go up 20% annually, and hopefully more.

Presently, I employ one full-time manager, three full-time farm/market workers, six high school students in the Hula Shack. The immediate future will see more part-time employment options for retail store sales, perhaps three additional.

My Dream

My hope is to interest other investors in the Old Main Street project and together in an LLC we could purchase other properties and develop Old Main Street into a thriving "destination" shopping district. This district would draw customers to Chandler from miles around. I would like to put a group of investors together that would invest an additional $750K, or more, in real estate and buildings in Chandler in the next five years.

The challenge is that to build new commercial rental space in Chandler one has to be very conscious of upfront building costs because "rent" has not reached a level that would make offer and investor a timely and an attractive return on investment (ROI). One has to have a vision of this commercial real estate market becoming more attractive, not just to investors, but also to lessees whose businesses will thrive here.

Closing

First, I want to thank you for reading this explanation of my larger plan with the specific request for assistance with the *Stillwater Farm Market Store*. Helping me with this request will not only allow me to build out the store like the beautiful and nostalgic place that it is projected to be, but it will also help create the overall *Old Main Street Station* development into an attractive investment opportunity for people who believe in Chandler.

Thank you again for your consideration.

LAKE PALESTINE GATEWAY RV PARK

Lake Palestine Gateway RV Park will be built adjacent to Chandler River Park south of Highway 31 in Chandler. The property owner will deed the needed property to the city for a lift station that will serve the RV Park and could also be used to provide sewer service to the south side river park. This 38 site upscale camping facility will provide an additional means to promote tourism for the City of Chandler.

The construction of this facility will add to the overall property value of the city. There will be some sales tax generated from store sales of goods needed by campers, and there will be two new jobs. The most impact on the local economy, however, will be that of guest shopping and dining in local stores.

The request for EDC funds is for a portion of the construction of the lift station and force main. The overall cost of this project will approach $500,000.00

The director recommends that the EDC board fund up to $25,000.00 for this project.

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BUSINESS INCENTIVE APPLICATION

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Today's Date: 6-11-16

Business or Project Name: Lake Palestine Gateway RV Park

Address: 1300 State Hwy 31 East
Chandler, Tx 75758

Phone: 903 521 0861

Email: tacklespot@AOL.com

What is the primary NAICS code for your business/project? (www.naics.com) _____

Describe the nature of your business or project: Recreational Park for RV Parking

What is the value of your current investment in Chandler? $ 1,200,000.00

How much will you invest in the next five years?

Real Property: $ $200,000 **Personal Property:** $ $300,000

What percentage of construction costs will be purchased in Chandler? 20 %

What is your estimated total inventory value? $ See Estimated

What is your total inventory value – Freeport Exempt Value? $ — "

What are the typical annual expenditures and the typical usage for the following utilities:

Water: $ " gallons/month "

Wastewater: $ " gallons/month "

Telephone: $ " number of lines "

Electricity: $ " kWh/month "

Natural gas: $ " BTU/month

Fiber/Broadband: $ "

Estimated value of sales that will be subject to Chandler sales tax? $ 2000.00

How many full-time employees currently work for the business in Chandler? 0

How many new, full-time employees will you hire during the next five years? 1-2

How many of those employees will move to Chandler? —

How many full-time employees will be paid hourly? 1

What is the average hourly wage for these employees? $ 8.00 / hour

How many full-time employees will be salaried? 1

What is the average annual wage for salaried employees? $ 24,000.00 /year

How many part-time employees currently work for the business in Chandler? 0

How many new part-time employees will you hire during the next five years? 1

How many out of town visitors do you expect to visit your company? 50 to 100 / week

How many truck deliveries do you expect? NONE /week

Name: Tom Fuller

Title: OWNER

Signature: Tom Fuller

Phone: 903 521 0861

Email: tacklespot@aol.com

Name of contact person for annual certification? _____

Title: _____

Address: _____

_____

Phone: _____

Fax: _____

Email: _____

same as above

Thank you for your application! We look forward to working with you.

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jmoffeit@chandlertx.com

Lake Palestine Gateway RV Park
Income/Expense and Break-Even Analysis

Projected Gross Income	**Per Day**	**Per Month**
38 Units @ $45.00 per day per Unit		
At 100% Capacity:	$1,710.00	$51,300.00
At 75% Capacity:	$1,305.00	$39,150.00
At 50% Capacity:	$855.00	$25,650.00
At 25% Capacity:	$450.00	$13,500.00

Ancillary Income Sources

Community Building Rental
Concessions/Equipment Rentals
Onsite Laundromat

Monthly Fixed Operating Expenses

	At 100% Occ.	**At 25% Occ.**
Loan Payment	$5,500.00	$5,500.00
Insurance	$200.00	$200.00
Property Taxes	$600.00	$600.00
Employee Salary	$2,000.00	$2,000.00
Trash Pick-up	$100.00	$100.00
Cable TV/WiFi	$300.00	$300.00
	$8,700.00	$8,700.00

Monthly Operating Expenses That Will Vary With Percent Occupancy

	At 100% Occ.	**At 25% Occ.**
Electricity	$6,600.00	$1,750.00
Water	$238.00	<$100.00
Maintenance	$300.00	$200.00
	$7,138.00	$2,050.00

Total Monthly Operating Expenses	**$15,838.00**	**$10,750.00**

Break-Even Analysis

$$\text{Break-Even Sales} = \frac{\text{Fixed Costs (in \$)}}{1 - \text{Variable Costs (expressed as \% of Total Sales)}}$$

$$= \frac{\$8{,}700}{1 - 0.14\ (\$7{,}138/\$51{,}300)\ \text{OR}\ 0.15\ (\$2{,}050/\$13{,}500)}$$

$$= \frac{\$8{,}700}{1 - 0.15 = 0.85}$$

Break-Even Sales = **$10,235.00 per month**

= **Rental of 7.6 units at $45/day for 30 days per month**

= **20% Occupancy (7.6 units/38 total units)**

Lake Palestine Gateway RV Park

Custom Stone Driveway Entry with Iron Gates and Security Fencing

Lake Palestine Gateway RV Park

1300 State Highway 31 E, Chandler, TX 75758

Gateway RV Park Site Features

Office and Community Building

Approximately 30' x 72'

Hardie board exterior siding in brown wood color

Metal roof in brown, green, or tan

Large tempered glass windows on front and south

Men's restroom & showers and ladies' restroom & showers, both meeting standards for the disabled

Laundromat area with coin-operated washers, dryers, and vending machines

Large attractive stone and metal entrance gate will be our logo image

Streets, parking lot and driveway will be asphalt exceeding standard requirements, with concrete sealer added

Fencing will include 6' wood privacy fence along highway and 6' cyclone security fence along border of City Park

Electric, water and sewer hookups to each site and one main dump station hookup

Beautiful landscaping of entire park area

Three proposed picnic areas along the river side with tables and barbecue pits

Open grassy park area for outdoor games

Large dumpster and multiple trash receptacles throughout the park

Fenced separate exercise area for pets

Everett Griffith, Jr. & Associates Inc.
ENGINEERS • SURVEYORS

July 22, 2013

Mr. Tom Fuller
P.O. Box 1010
Chandler, TX 75758

Re: Proposal for Engineering Services
Proposed RV Park-Chandler, TX

Dear Tom,

It was a pleasure to meet with you last week regarding this project. From our proposed preliminary layout for the proposed RV Park, we estimate the following cost for construction:

A.	**Site Clearing and Grading**		1/LS	$5,000	$5,000
B.	**Streets & Pads**				
	1.	Subgrade Preparation	5,219/SY	$3/SY	$15,657
	2.	4" Flex Base	332/CY	$110/CY	$36,520
	3.	1 ½" HMAC (Type D)	247/TONS	$110/TON	$27,170
	4.	Concrete Pads	2229/SY	$75/SY	$167,175
C.	**Water**				
	1.	4" Class 150 PVC Water Line	1,923/LF	$8/LF	$15,384
	2.	Services	38/EA	$250/EA	$9,500
D.	**Sewer**				
	1.	4" SDR-26	1,292/LF	$12/LF	$15,504
	2.	6" SDR-26 PVC Sewer Line	79/LF	$15/LF	$1,185
	3.	Manholes	1/EA		$2,500
	4.	Lift Station	1/LS		$12,000
	5.	2" Force Main	2000/LF	$5/LF	$10,000
	6.	Service Cleanouts	38/EA	$200/EA	$7,600
TOTAL					**$325,195**

The Engineer proposes to provide the services to prepare construction plans for the improvements shown above for a fee of Thirty-nine Thousand dollars ($39,000).

If this contract is acceptable to you, please execute in the space provided below and return one copy to my office. Please feel free to call if you have any questions or comments. We stand ready to assist in any way we can.

Sincerely,

Bob Staehs

Bob Staehs, P.E.
Project Manager

ACCEPTED:

_____

408 North Third Street
P.O. Box 1746
Lufkin, Texas 75902-1746
936/634-5528 • FAX # 936/634-7989
admin@everettgriffith.com

Texas Engineering Firm No. F-1156
Texas Surveying Firm No. 100291-00

LAKE PALASTINE GATEWY RV PARK

MINIMUM OPERATING REQUIREMENTS

General operation and maintenance requirements.

A. Registration records must be kept on the occupancy of the RV park. As a minimum, the registration form must have space for name, date, and permanent mailing address.

B. Upon request, park records shall be made available to the City.

C. A City inspection and occupancy permit shall be required prior to the opening of RV park.

D. Time of Stay. No recreational vehicle or park tenant (except manager) shall stay a length of time which exceeds 30 days of time.

E. No non-tenant dumping will be allowed.

F. Interior roads and parking areas shall be asphalt or concrete and be maintained in such a manner so as not to cause hazard, inconvenience or negative impact on park tenants, use by emergency vehicles or the general public.

G. Park areas shall be kept free of litter and debris at all times.

H. Service buildings shall be maintained in a sanitary condition at all times.

I. Animals traveling with campers shall be kept on a leash or tethered within their campsite at all times, unless in the fenced pet area.

J. Operator shall provide for continued maintenance of landscaping, fencing, amenities and buildings.

K. Development must retain site in as natural a state as is feasible.

L. The developer, to whom approval was initially granted, or approved subsequent developer, or owner, shall be accountable to the City for adherence to these regulations.

M. Lot 1 and 2 may be used for RV Park and amenities meeting the requirements of this document. However, prior to either lot being used for other purposes an amendment to this PD is required.

Campsite Design Standards.

A. In the location and spacing of campsites, there shall be a minimum of 12 feet between RVs and/or structures.

B. All sites will be provided with electric, water, and sewer hookups and one main dump station hookup.

C. All campsites shall be well drained.

D. Concrete rip-rap along river will be covered with more natural rock. Riverfront will be maintained as an amenity to the park.

E. Restroom and shower facilities shall be located within the park according to the standards contained herein. Handicapped access to restroom facilities is required.

Traffic circulation and street design.

A. Interior roads shall have a minimum width of 20 feet.

B. Interior roads connecting to public street rights-of-way shall be paved in accordance with APWA standards within 50 feet of such rights-of-way.

C. Interior roads connecting to public street rights-of-way, which are to accommodate vehicular traffic entering and leaving the facility at one location, shall be a minimum of 36 feet wide within 50 feet of the property boundary.

D. Interior roads shall be well drained.

Parking.

A. A minimum of one auto parking space shall be provided inside the area of each campsite.

B. The Office shall contain one parking space for each 5 campsites. A minimum of nine feet by 19 feet shall be allowed for each additional parking space.

C. Additional parking shall not be provided on interior roads.

D. Parking areas shall be well drained.

Accessory uses.

A. Accessory uses are allowed whose primary usage and enjoyment are for park tenants but at a minimum will include:

1. 3 picnic areas along the river side of the property with tables and barbeque grills
2. Kayak and canoe launch area.
3. Fishing area.
4. An open grassy area for games.
5. Separate fenced pet area.

B. The RV Park will provide for canoe and kayak rentals to tenants, as well as, non-tenants.

C. A minimum of a 30' x 72' community service building and park office shall be provided in RV park, meeting the masonry requirements for the city of Chandler in natural colors of brown, green and tan.

D. Restroom requirements:

Number of	**Toilets**		**Urinals**	**Lavatories**		**Showers**	
Campsites	**M**	**F**	**M**	**M**	**F**	**M**	**F**
1 – 40	1	2	1	1	1	1	1
41 – 80	2	4	2	2	2	2	2

E. Common laundry facilities shall be provided.

Screening and setbacks.

A. Entrance features will include stone and metal entrance gate with landscaping and irrigation.

B. A minimum of a six-foot wood screening fence is required along Hwy 31 with the existing tree line located on the Hwy side of the fence. Tree line will be cleaned up and maintained. Chain-link fence with existing tree line maintained on the River Park side of the fence.

Water supply – Sewage disposal.

A. All campsites are required to be serviced by connections to sewer.

B. Fire flow requirements must be met and a minimum of one fire hydrant shall be required.

Refuse disposal.

A. Refuse containers shall be located in all common amenity areas.

B. Such containers shall be made of heavy and durable material with lids.

C. Such containers shall have a holding capacity of not less than 30 gallons.

D. At least one two-yard standard dumpster shall be required to be located near a facility entrance for convenient pick-up. More than one such dumpster may be required, depending on the number of sites to be served and the number of weekly pick-ups.

Miscellaneous provisions.

A. Campgrounds shall not open until each and every improvement is in and approved by City.

B. Interior all-weather pathways are to be provided to community building.

C. Campsites are to be well marked and numbered.

D. No storage of units allowed beyond the 30-day occupancy limit.

E. No external structures are to be attached to RVs.

LAKE PALESTINE GATEWAY RV PARK

ESTIMATED ELECTRICITY COST PER UNIT PER DAY AND PER MONTH BASED ON REPORTS FROM RV'ers FROM AROUND THE TEXAS RV PARKS USING TXU ENERGY OR ONE OF THE LOCAL CO-OP COMPANYS.

ESTIMATE RESULTS GATHERED RANGE FROM $2.00 PER DAY TO $5.00 PER DAY.
RESULTS ARE BASED USING THE HIGHEST FIGURE.

38 UNITS AT 100% OCCUPANCY	P/DAY	190.00
	P/MONTH	5700.00
28 UNITS AT 75% OCCUPANCY	P/DAY	140.00
	P/MONTH	4200.00
18 UNITS AT 50% OCCUPANCY	P/DAY	90.00
	P/MONTH	2700.00
10 UNITS AT 25% OCCUPANCY	P/DAY	50.00
	P/MONTH	1500.00

COST OF ELECTRICITY FOR THE OFFICE , COMMUNITY BUILDING, WASHERS AND DRYERS, OUTSIDE LIGHTS, AND MISC. OTHER ELECTRICAL USES.

MONTHLY AVERAGE COULD RANGE FROM $250.00 TO 900.00 P/MONTH

BASED ON THESE AVERAGES A FULL UNIT OCCUPANCY GROSSING THE AMOUNT OF 51,300.00
COULD PAY AN ELECTRIC BILL OF : 6600.00

THE LOWEST MONTHLY COST AT 25% OCCUPANCY: 1750.00

AVERAGE MONTHLY WATER USAGE AND COST

BASED ON RESULTS OF WATER USAGE AMONG RV'ers AROUND THE COUNTRY A RV UNIT WILL USE AN AVERAGE OF 25 TO 30 GALLONS PER DAY.

ESTIMATED MONTHLY WATER USE WITH MAX OCCUPANCY: 34,200 GALLONS.
ESTIMATED WATER USAGE FOR LAUNDRY, SHOWERS ETC. 8000 GALLONS.
BASED ON THESE AVERAGES THE MAX WATER BILL AVERAGE 238.00

SALES TAX

2015/2016 SALES TAX INCOME

OCTOBER THROUGH JULY $134,409.89

ANTICIPATED SALES TAX AUGUST & SEPTPTEMBER $34,958.00

TOTAL FOR 2015/2016 $169,367.89

YEAR TO DATE EXPENSE $58,359.78

ANTICIPATED EXPENSE FOR AUGUST & SEPTEMBER $18,038.43

2015/2016 OPERATING BUDGET $104,700.00

TOTAL EXPENSE $76,398.21

BUDGET RETAINED $26,801.79

CASH ON HAND $409,471.04

INCOME OCTOBER AND SEPTEMBER $34,958.00

EXPENSE OCTOBER AND SEPTEMBER $18,038.43

ANTICIPATED CASH ON HAND OCTOBER 1, 2016 $426,390.61

ANTICIPATED INCOME 2016/2017 $179,375.00

TOTAL CASH THROUGH SEPTEMBER 2017 $605,765.61

2016/2017 BUDGET $99,900.

AVAILABLE FOR PROJECTS $505,865.61

PROJECTS

HOTEL $200,000.00

PARK LIGHTING $53,000.00

COPELAND MARKET $25,000.00

FULLER RV PARK $25,000.00

SALES TAX

SAWMILL ROAD $88,000.00 REFUND AT BOUND

BOUND PAYMENT $62,192.99 COULD BE $31,000.00 AND REFUNDABLE

TOTAL POSSIBLE OUTLAY $453,192.99

WITH $88,000.00 REFUND OUTLAY WOULD BE $365.192.99

FUNDS AVAILABLE AT END OF SEPTEMBER 2017 $140,672.62

1259 - Chandler, City of (General Obligation Debt)

Report - Chandler, City of (General Obligation Debt) / Sales Tax Data

The Charts below contain sales tax revenue allocated each month by the State Comptroller.
For example, the February allocations reflect December sales, collected in January and allocated in February.

*Excludes any sales tax retained by the municipality and not remitted to the Comptroller.

- View Grid Based on Calendar Year
- View Grid With All Years

Download to Excel

Change Fiscal Year End 09/30/2017 Submit

By Fiscal Year 10/01 - 09/30

Year	October	November	December	January	February	March	April	May	June	July	August	September	Total
2016	$46,912	$71,000	$52,241	$43,677	$74,979	$36,744	$47,806	$77,680	$39,159	$47,440	$0	$0	$537,639
2015	$48,869	$77,971	$56,852	$35,829	$78,667	$55,116	$49,026	$90,157	$53,994	$45,439	$78,730	$55,084	$725,733
2014	$43,189	$63,470	$45,204	$41,787	$61,818	$39,717	$38,963	$59,004	$49,868	$41,773	$73,382	$45,750	$603,925
2013	$36,171	$52,507	$36,108	$34,628	$46,603	$34,504	$37,163	$57,101	$38,422	$43,961	$62,436	$51,758	$531,362
2012	$38,835	$48,217	$34,791	$30,323	$46,875	$39,922	$31,798	$49,020	$33,407	$34,787	$49,916	$35,819	$473,709
2011	$29,196	$48,417	$32,547	$27,668	$44,757	$29,338	$27,304	$49,705	$35,672	$33,148	$47,981	$30,075	$435,807
2010	$30,384	$44,921	$27,778	$26,997	$39,624	$28,247	$26,641	$52,336	$28,664	$29,516	$49,157	$29,487	$413,753
2009	$29,616	$44,812	$31,372	$28,723	$47,497	$29,763	$31,962	$46,281	$30,261	$28,626	$48,799	$28,204	$425,916
2008	$29,241	$48,734	$28,066	$27,080	$48,367	$27,930	$29,907	$46,662	$34,735	$31,600	$37,815	$31,889	$422,025
2007	$28,586	$46,243	$28,702	$30,020	$43,797	$25,967	$24,657	$42,037	$34,589	$28,013	$40,957	$29,624	$403,192

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Expense

City of Chandler Economic Development
2015-2016

7-19-16

EXPENSE	2015/2016 Budget	% Used	Monthly	YTD	Difference	2016-2017 Budget	Notes
10-50120-09 Salary & Expense	$44,400.00	79.95%		$35,500.00	$8,900.00	$48,400.00	
10-50130-09 Supplies	$1,800.00	21.94%		$394.99	$1,405.01	$1,000.00	
10-50201-09 Membership Fee/Subs	$1,500.00	43.00%		$645.00	$855.00	$1,500.00	
10-50311-09 EDC Risk Pool Insurance	$200.00	100.00%		$200.00	$0.00	$200.00	
10-50550-09 Travel/Training Expense	$3,500.00	98.59%		$3,450.78	$49.22	$3,500.00	
10-50941-09 Admin/Management Exp	$4,300.00	100.00%		$4,300.00	$0.00	$4,300.00	
10-51401-09 Speaker/Presentation Exp	$500.00	0.00%		$0.00	$500.00	$500.00	
10-51411-09 Web Page/Hosting	$12,000.00	35.00%		$4,200.00	$7,800.00	$5,000.00	
10-51431-09 Adv/Marketing Promotion	$25,000.00	20.20%		$5,050.95	$19,949.05	$22,000.00	
10-51441-09 Conference Expense	$1,500.00	81.42%		$1,221.34	$278.66	$1,500.00	
10-51481-09 Bus Development Expense	$10,000.00	70.58%		$7,057.59	$2,942.41	$12,000.00	
TOTAL EXPENSE	**$104,700.00**	**59.24%**	**$0.00**	**$62,020.65**	**$42,679.35**	**$99,900.00**	

PROJECTS

TOTAL ALLOCATIONS							

REVENUE

10-41391-00 EDC Interest	$108.56	EDC Bal $184,925.07
10-41431-09 EDC Project Acct. Interest	$436.99	
1/2 Cent Sales Tax Income	$134,409.89	EDC Project Acct $233,086.52
TOTAL REVENUE	$134,955.44	

Anticipated Revenue for 2016/2017 **$179,375.00**

Available as of 7-19-16 **$375,332.24**