

ReBuild New Hanover County

Update on US 421 Corridor Water & Sewer Project

Beth Schrader
Chief Strategy & Budget Officer

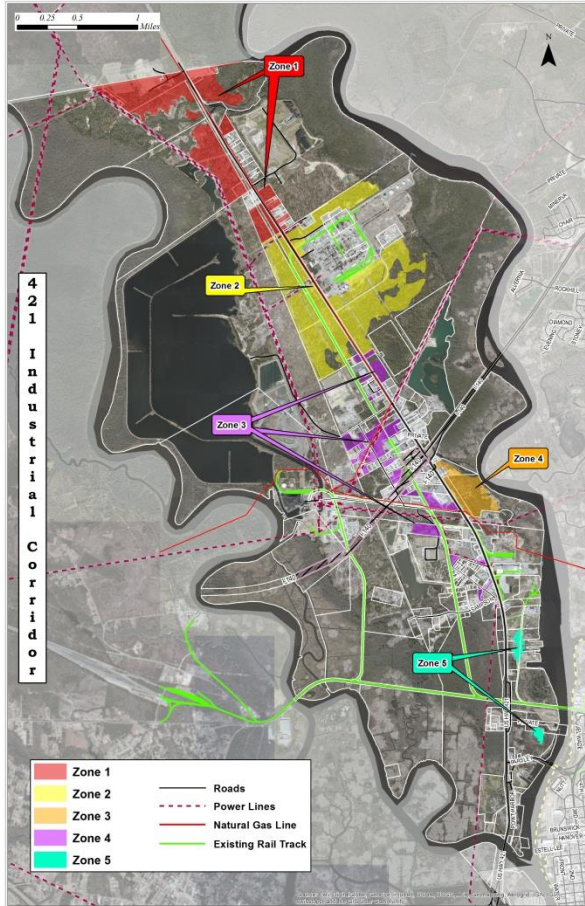


March 30, 2017



Administration – County Manager's Office
New Hanover County

US 421 Corridor – Project Scope



- Project divided into Phases
 - Phase 1 assumes 330,000 GPD
 - Includes 1,500 GPM fire flow and hydrants
- Primary focus
 - 90% of water and wastewater demand to come from Zones 1 and 2
 - Zones 3,4,5 to be designed and constructed in the future
- Alignment primarily in US421 ROW

March 30, 2017

Slide 2



Project Funding

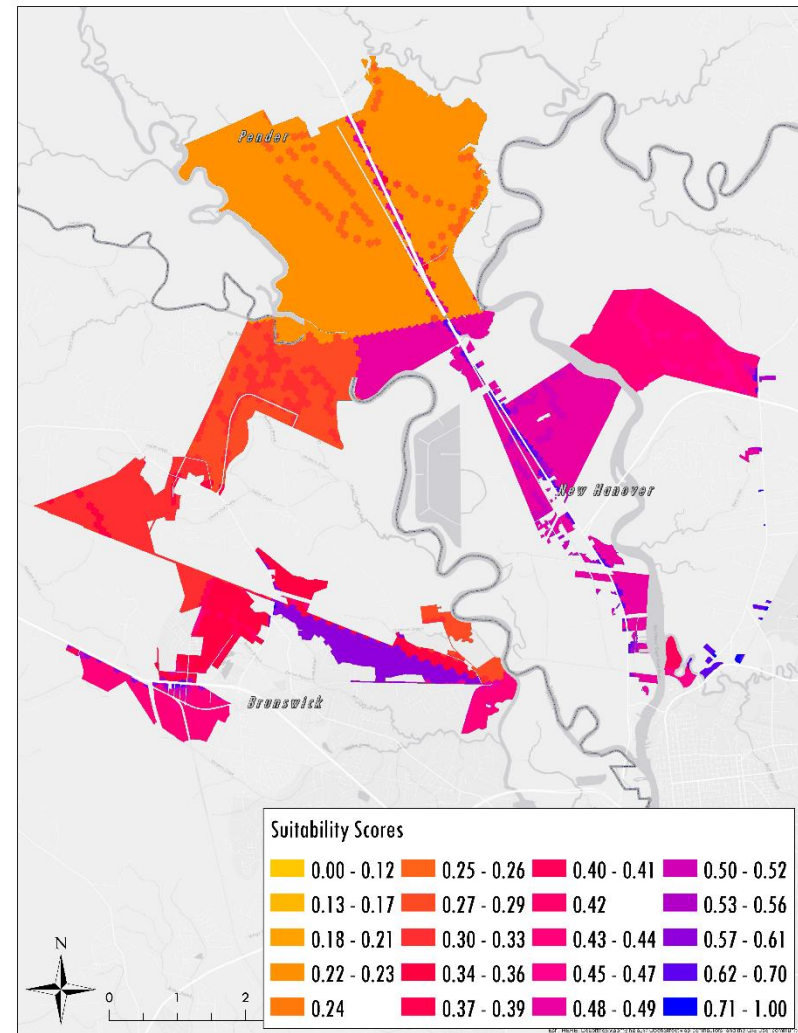
Design	\$ 1.6 million (NHC)
Easement Acq.	\$ 0.5 million (CFPUA)
<u>Construction</u>	<u>\$16.3 million</u> (CFPUA / Connect NC)
Total	\$18.4 million

****Project costs in excess of total will be responsibility of NHC**



Model Assumptions

- Uses regional industrial forecasts from FOCUS project
- Weights suitability of 421 sites relative to other NHC, Pender and Brunswick sites
- Investment value estimated based on appraised value / acre and floor-to-area ratios



Administration – County Manager’s Office

New Hanover County

Projected Development Through 2040

	Do-Nothing Scenario		Investment Scenarios					
			Conservative		Most Likely		Optimistic	
Square Feet	478,750		957,505		1,816,263		2,675,022	
Jobs by Type								
Lower skill Industrial	239	100%	110	10%	209	10%	308	10%
Higher skill Industrial	0	0%	771	70%	1,462	70%	2,153	70%
Commercial	0	0%	220	20%	418	20%	615	20%
Total Jobs	239		1,101		2,089		3,076	



Return on Investment

- 10% land value increase associated with W&S install
- County investment of \$1.6 MM expected to be paid back w/in 9 years
 - High-value industries accelerate this timeline

“Most Likely” Scenario

	Cumulative Assessed Tax Base (in millions)
Year 0	\$5.1
Year 5	\$48.0
Year 10	\$90.8
Year 15	\$133.6
Year 20	\$176.4



Next Steps

2017

6/29	Bid Documents Complete
7/24 - 8/11	Advertise
8/14	Bid Date / Bid Opening
Dec	Notice to Proceed / Begin Construction

2019

Dec	Construction Complete
-----	-----------------------

