

Admin Impact Fee Review Apr 30 2025	May 1 JCC Packet	Current All Bldgs	Replaced by Lawrence Bldg	Replaced by George Bldg	Planned Space*	Reference
County Buildings - Existing Sq-Ft						
Public Service Center		18,961	18,961	--	--	Sq-Ft data per TB 2024 Dec 4 Report Health Dept, etc
911 Center		10,000	--	--	10,000	
Maintenance Bldg		15,000	--	--	15,000	
Hunter House		5,825	5,825	--	--	
Mason Bldg		13,272	13,272	--	--	Engineering, etc
Moffet Bldg		5,172	5,172	--	--	
Reininger Bldg		7,755	7,755	--	--	
Gray Bldg		8,250	8,250	--	--	Prosecuting Attorney's Office
St Margarets Bldg		28,684	11,020	17,664	--	Sheriff / Court
Old Jail Annex		14,498	10,608	3,890	--	Court Clerk / Court
Courthouse		17,850	13,050	4,800	--	County Clerk / Circuit Court
Total Sq-Ft	145,267	145,267	93,913	26,354	25,000	
Planned New Sq-Ft	136,600		91,600	45,000	136,600	Lawrence St Bldg & George St Bldg
Replacement (existing)	26,354					
"Future Square Feet"	255,513				161,600	
Acquisition & Reno Cost	\$35,052,000		\$19,100,000	\$15,952,000	\$35,052,000	Lawrence St Bldg & George St Bldg
New Cost/Sq-Ft	\$257		\$209	\$354	\$257	calc = acquisition & reno / planned new sq-ft
RESIDENTIAL CALCULATION						
Residential Share	78%				78%	TB 2024 Dec 4 Report
2024 Population	61,728				61,728	TB 2024 Dec 4 Report
2034 Population Projection	73,768				73,768	TB 2024 Dec 4 Report
Projected 10 Year Growth	12,040				12,040	TB 2024 Dec 4 Report
Residential LOS (sq-ft/2034 pop)	2.70				1.71	calc (2034 Population - per TB reco)
Residential Cost/Person	\$693				\$438	calc = cost/sq-ft x LOS (pop)
Sq-Ft For New Population	32,512				20,562	calc = new populationo x LOS (pop)
Cost Alloc to New Population	\$8,342,677				\$5,276,352	calc = cost/person x sqft for new population
NON-RESIDENTIAL CALCULATION						
Non-Residential Share	22%				22%	
2024 Jobs	27,302				27,302	TB 2024 Dec 4 Report
2034 Jobs Projection	31,708				31,708	TB 2024 Dec 4 Report
Projected 10 Year Growth	4,406				4,406	TB 2024 Dec 4 Report
Non-Residential LOS (2034 jobs)	1.78				1.12	calc (2034 jobs - per TB reco)
Non-Residential Cost/Job	\$456				\$288	calc = cost/sq-ft x LOS (jobs)
Sq-Ft for New Jobs	7,825				4,949	calc = new jobs x LOS (jobs)
Cost Alloc to New Jobs	\$2,007,994				\$1,269,962	calc = cost/job x sqft for new jobs
Growth-Related Expenditure	\$10,350,670				\$6,546,314	
Difference WVIO vs County					\$ (3,804,356)	<i>*Review by The Observer</i>