

MARKET PLACE DISTRICT TRANSPORTATION IMPROVEMENTS PROJECT
BENEFITS RESULTING FROM THE PROJECT

Construction and Permanent Jobs

Market Place Development			
Estimated Economic Impacts of Development			
Employment Impact	Construction: Office & Residential		Operations: Office
Employment			
Direct	912		1,286
Indirect & Induced	476		1,134
Total Job Creation	1,388		2,420
Employee Compensation			
Direct	\$51,006,113		\$92,011,754
Indirect & Induced	\$25,806,514		\$63,855,062
Total Employee Compensation	\$76,812,627		\$155,866,816
State/Local Tax Impact			
Business Expenditures			
Sales Tax	\$1,446,185		\$4,843,904
<i>Sources: IMPLAN Group LLC, 2019</i>			

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Annual Real Estate Taxes

Development # 1- Senior Living Facility			
MOON TOWNSHIP	Tax Rate	Assessed Value	Total Taxes
Real Estate - General Purpose	0.00254	\$15,020,770	\$ 38,152.76
Subtotal			\$ 38,152.76
MOON AREA SCHOOL DISTRICT	Tax Rate	Assessed Value	Total Taxes
Real Estate - General Purpose	0.0226746	\$15,020,770	\$ 340,589.95
Subtotal			\$ 340,589.95
Allegheny County	Tax Rate	Assessed Value	Total Taxes
Real Estate - General Purpose	0.00473	\$15,020,770	\$ 71,048.24
Subtotal			\$ 71,048.24
Total Tax Generation			\$ 449,790.94
Development # 2- Luna Ridge			
MOON TOWNSHIP	Tax Rate	Assessed Value	Total Taxes
Real Estate - General Purpose	0.00254	\$ 57,216,000.00	\$ 145,328.64
Subtotal			\$ 145,328.64
MOON AREA SCHOOL DISTRICT	Tax Rate	Assessed Value	Total Taxes
Real Estate - General Purpose	0.0226746	\$ 57,216,000.00	\$ 1,297,349.91
Subtotal			\$ 1,297,349.91
Allegheny County	Tax Rate	Assessed Value	Total Taxes
Real Estate - General Purpose	0.00473	\$ 57,216,000.00	\$ 270,631.68
Subtotal			\$ 270,631.68
Total Tax Generation			\$ 1,713,310.23
Development # 3 - Burns Scalo			
MOON TOWNSHIP	Tax Rate	Assessed Value	Total Taxes
Real Estate - General Purpose	0.00254	\$67,500,000	\$ 171,450.00
Subtotal			\$ 171,450.00
MOON AREA SCHOOL DISTRICT	Tax Rate	Assessed Value	Total Taxes
Real Estate - General Purpose	0.0226746	\$67,500,000	\$ 1,530,535.50
Subtotal			\$ 1,530,535.50
Allegheny County	Tax Rate	Assessed Value	Total Taxes
Real Estate - General Purpose	0.00473	\$67,500,000	\$ 319,275.00
Subtotal			\$ 319,275.00
Total Tax Generation			\$ 2,021,260.50
Development # 4 - Watermark			
MOON TOWNSHIP	Tax Rate	Assessed Value	Total Taxes
Real Estate - General Purpose	0.00254	\$ 29,952,000.00	\$ 76,078.08
Subtotal			\$ 76,078.08
MOON AREA SCHOOL DISTRICT	Tax Rate	Assessed Value	Total Taxes
Real Estate - General Purpose	0.0226746	\$ 29,952,000.00	\$ 679,149.62
Subtotal			\$ 679,149.62
Allegheny County	Tax Rate	Assessed Value	Total Taxes
Real Estate - General Purpose	0.00473	\$ 29,952,000.00	\$ 141,672.96
Subtotal			\$ 141,672.96
Total Tax Generation			\$ 896,900.66
			\$ 4,278,634.45 TWP & MASD
			\$ 802,627.88 COUNTY IMPACT