

Memo

To: Inga Williams
From: Julia Granger
CC: Deb Smith; Gordon Burger
Date: 08/29/2012
Re: Calusa Green Landfill

Internal financial analysis of the Calusa Green Estimate of Economic and Fiscal Benefits has been compared to data available. If further in-depth analysis is needed, it is recommended that a consultant with expertise in environmental economics be contracted. Here are the findings:

The assumption in the Economic and Fiscal Benefit Memo of value per acre of \$25,000 to \$50,000 seems reasonable based on booked asset values for the Charlotte County Landfill. According to the Landfill Trial Balance, the current gross value of Land and Improvements for Charlotte County is \$47,162 an acre and the net value is \$24,979. The 2011 tax bill for Calusa Green land parcel 40271810001 paid ad-valorem taxes to Charlotte County of \$5,259 based on a tax value of \$854,525. Based on a millage of 6.2796, the Calusa Green parcel in year 2018 will have a taxable value of \$2,075,132 (estimated real estate taxes from Calusa Green analysis divided by current millage).

Calusa Green estimates 266,050 total tons per year deposited in new landfill based on an estimate of waste tons per day of 850. Charlotte County Landfill has tonnage at approximately 667 tons per day based on the most recent analysis maintained by landfill management. The yearly gross revenue associated with Calusa Green's yearly tonnage estimate is between 7.98 million and 10.642 million based on a tipping fee of \$30 to \$40 as referenced in the report. The estimate of host fees to be paid to the County amounts to \$62,600 (information from Table 2A) annually or \$.235 per ton based on their analysis (\$62,600/266,050 tons per year). The host fee will be a valuable negotiation point if the application is approved.

The estimate of employees at full operations seems reasonable and consistent with County Landfill Operations. Charlotte County Landfill currently staffs 20 full-time employees for operations. Calusa Green has estimated 20 to 25 full-time employees. Without more data, salary comparisons cannot be made.