

# The End Game

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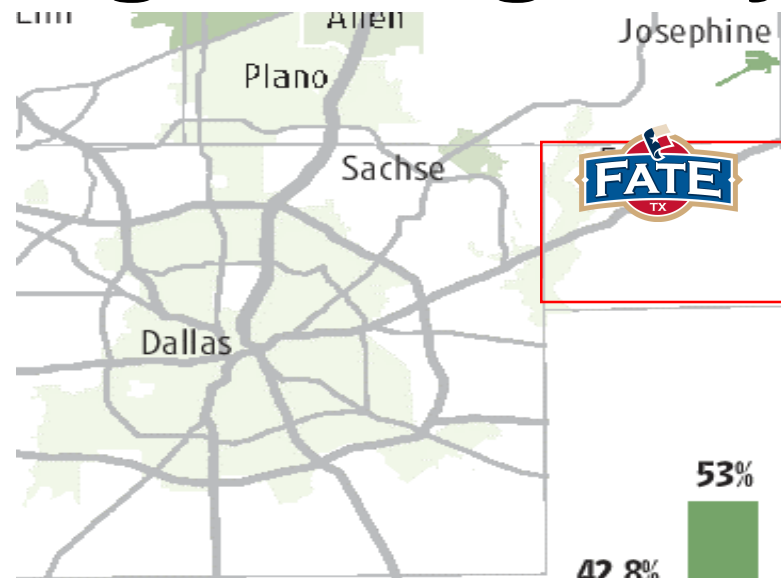
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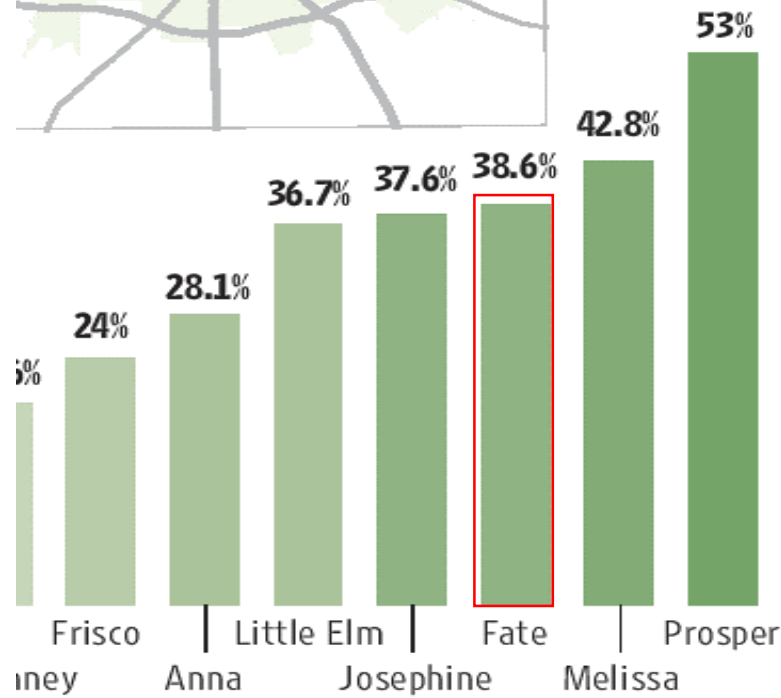
# Overview

- Cities are going broke in spite of their growth.
- The way we develop is largely to blame.
- Steps you can take to create a more fiscally resilient community.

# Fast-growing City in Dallas-Fort Worth, TX



Located in the heart of Rockwall County, the City of Fate is known for its family-friendly community, active neighborhoods, and high quality of life.

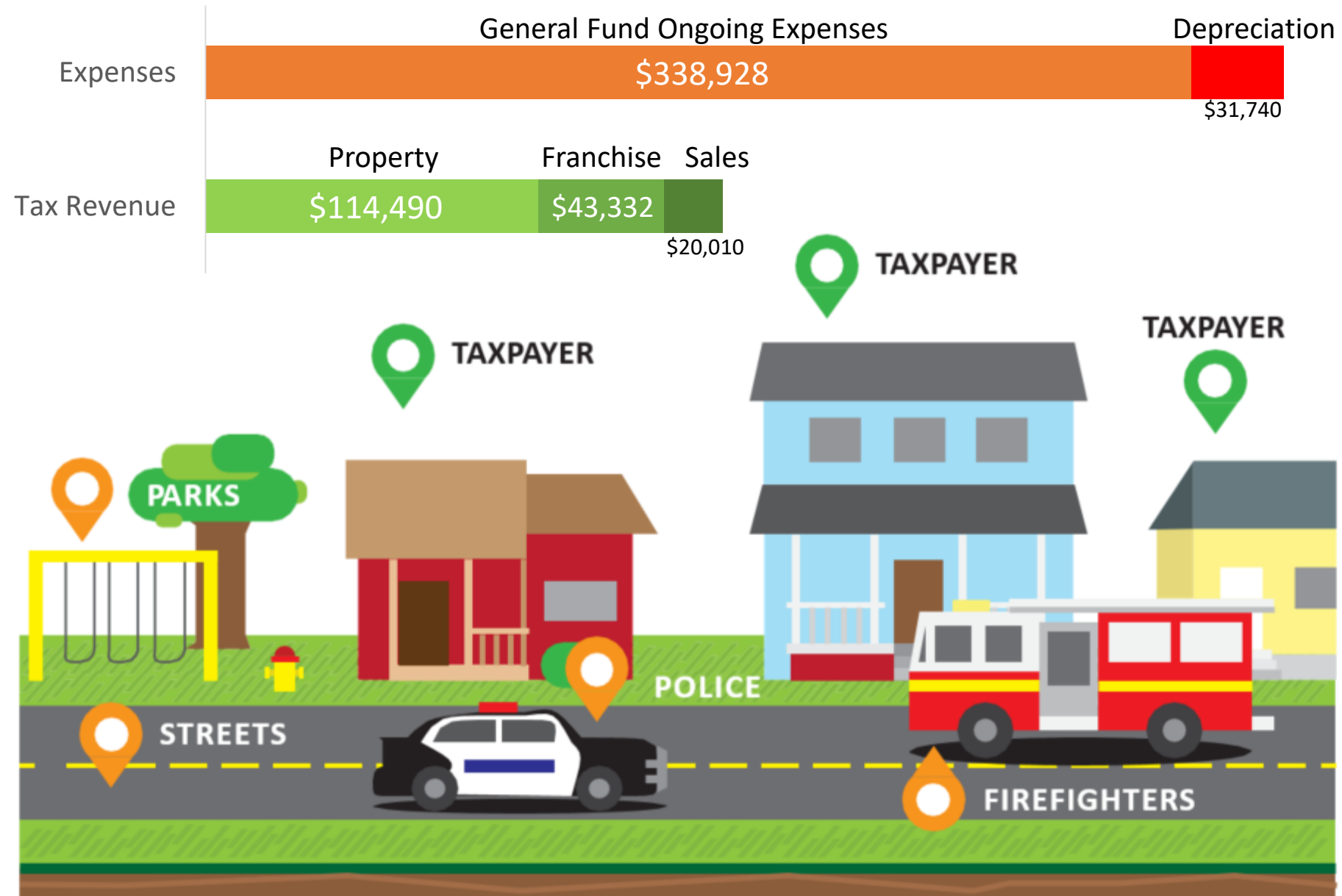


Michael Hogue/DMN



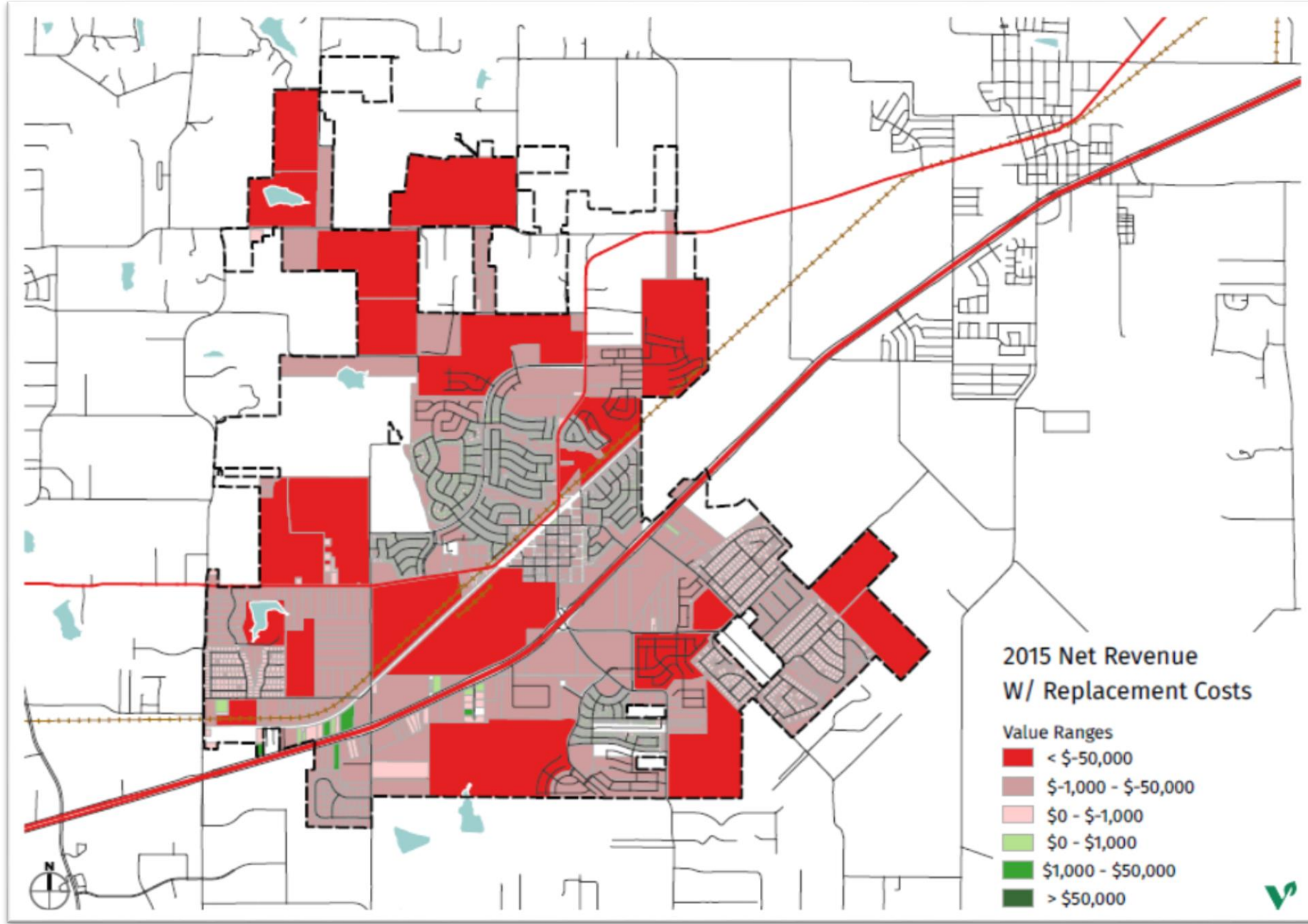


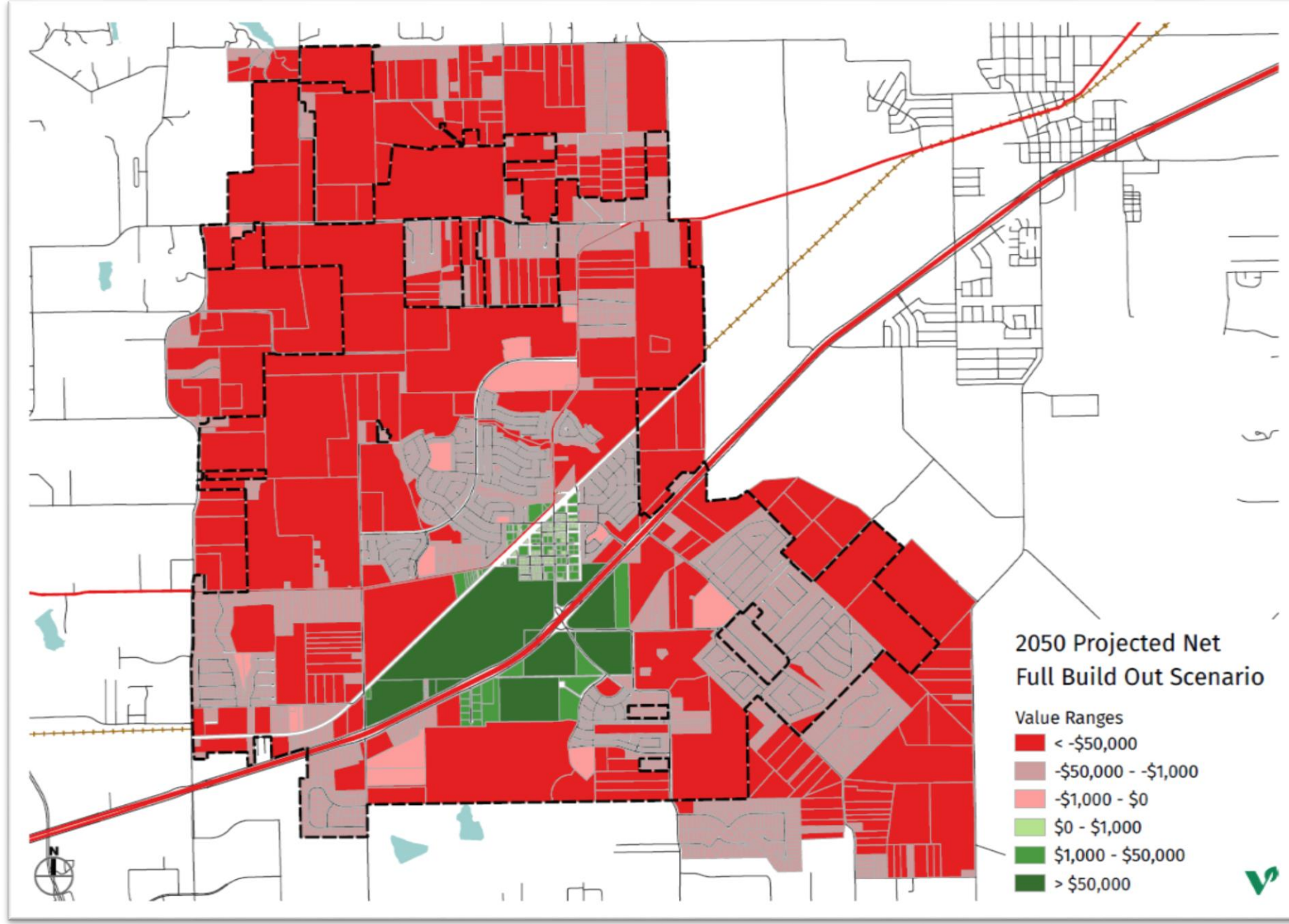
# Sample Neighborhood in Fate



**Annualized Depreciation =  
Current Responsibility for Future Liability**

**\$2,300,542**







Taxable Value: \$747,552  
Tax Received: \$ 2,176  
Cost of Repair: \$ 36,484  
Life Expectancy: 5 to 7 yrs

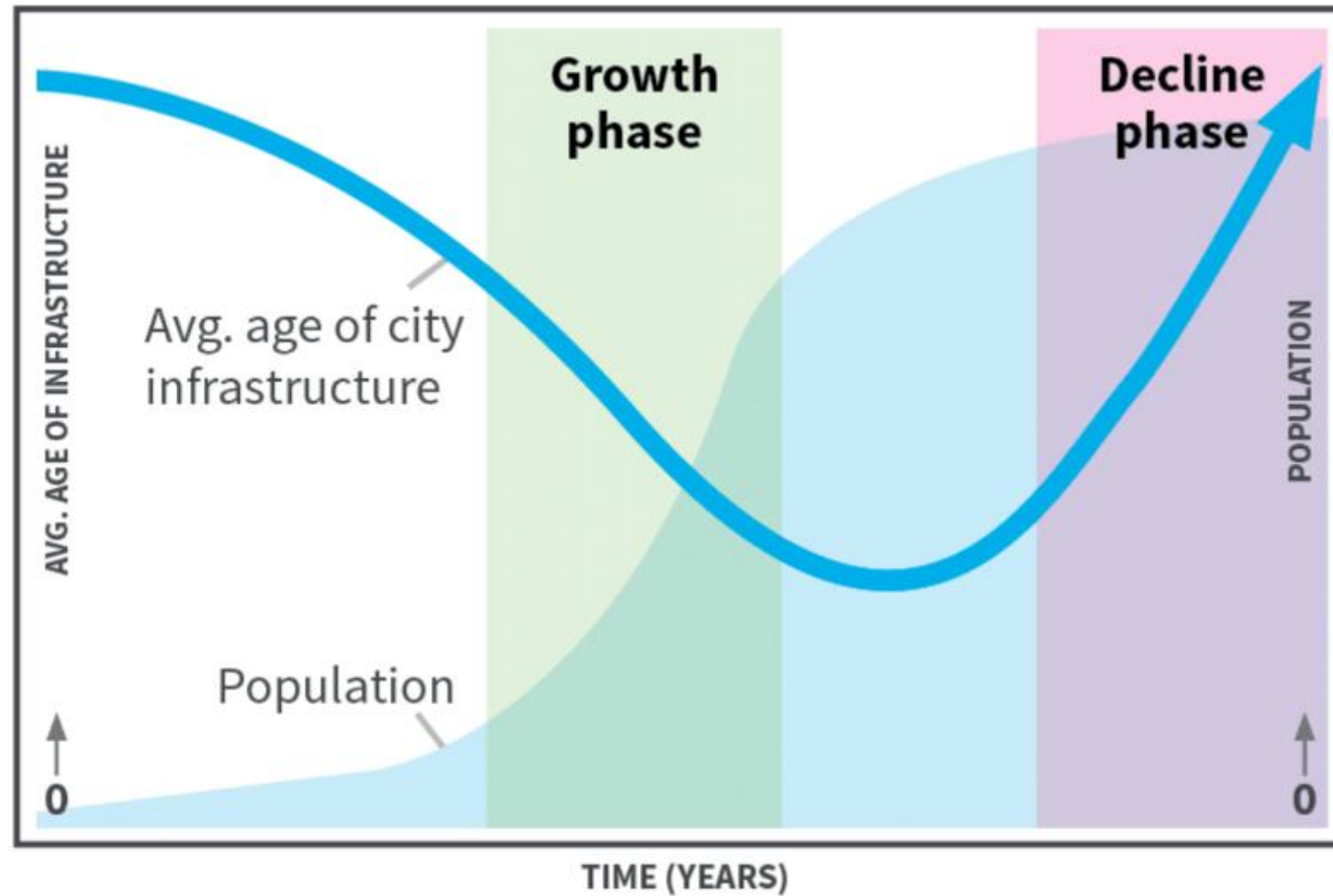
Based on the current taxable value and the current tax rate, it would take 16.77 years for the properties to repay the repairs – that is assuming all of the future tax revenues are dedicated to the replacement costs and no other city services are provided during that same period.






# Balancing Growth and Infrastructure Costs

Understanding long-term impacts of rate and pattern of growth



Slide courtesy of: 



\$2 in revenue for every \$1 to serve

Business Strategy – Build Revenue-Positive

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Business Strategy – Different & Cool, “Fate Funky”







Business Strategy – Preserve Rural Spaces

# **CONCLUSION**

- Do the Math on ALL proposed developments
- Do the Math on ALL proposed capital projects
- Create Capital Replacement Funds
- Encourage Mixed-Use Projects
- Encourage Townhome / Condos



# Q&A





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