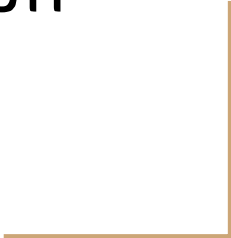
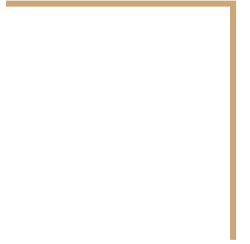


YS Schools
Land Use
Analysis
Presentation

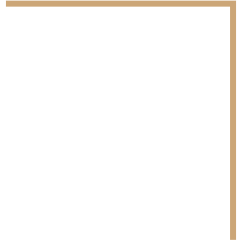
May 9, 2019



Purpose



Findings



Site Analysis

Mills Lawn School

- 4.83 acres of land available
- Zoned R-C High Density
- Could add 30-62 new mixed housing homes

Site Analysis

McKinney Middle/Yellow Springs High School

- Two areas on site: North & South of HS
- 18.13 acres of land available
- Zoned R-A Low Density Residential
- Could add 104 new single-family homes

Financial Implications

Tax Revenue

MLS Site

- \$30-60,000 additional annual property taxes
- \$18-38,000 additional annual income taxes*

Tax Revenue

McK/YSHS Site

- \$103,950 additional annual property taxes
- \$65,000 additional annual income taxes*

Tax Revenue

Combined Sites

- \$133,000-\$166,000 additional annual property taxes
- \$84,000-\$103,000 additional annual income taxes*
- Total additional annual district revenue...

\$269,000

3% of Annual Budget

Appraised Value

MLS Site

- Whole Property: \$2,742,990
- Annual Property Tax from Sale (without development): \$19,201
- 4.83 acres available land: \$1,498,715

Appraised Value

McK/YSHS Site

- Whole Property: \$5,023,420
- Annual Property Tax from Sale (without development): \$35,164
- 18.13 acres available land: \$2,604,356

Items to Consider

1. How do we work with the Village on this project?
2. What implications does this information have for the SFTF and their work?
3. How much do revenue gains reduce costs for our facilities needs?

Questions?

1. What are the deed restrictions on the properties?
2. Can the board be the developer?
3. Can the board work closely with the DCIC to develop property?
- 4.
