

**12. Won't all the money from selling the old middle school site be good for the city budget?**

Red Bank had 3715 Dayton Blvd appraised in August 2020, immediately before the City issued the September 2020 Request for Proposals to completely sell off the people's property to a developer. The property appraised then for **\$3,075,000**. The table below summarizes the three development proposals subsequently submitted to the City by January 2021:

<b>JANUARY 2021 PROPOSALS TO DEVELOP 3715 DAYTON BLVD</b>				
	<b>Purchase</b>	<b>#</b>	<b>Public</b>	
<b>Developer</b>	<b>Offer (\$)</b>	<b>Housing</b>	<b>Green</b>	<b>Developed</b>
		<b>Units</b>	<b>Space (ac)</b>	<b>Space</b>
<b>Empire Communities</b>	3,500,000	149	1.7	9.4
<b>Thousand Hills Company</b>	1,150,000	96	2	9.1
<b>Town Center Development Group</b>	1,125,000	56	1.2	9.9

The only proposal to offer a fair purchase price also insisted on building the most housing units, at least 149. The other two proposals (including the one apparently preferred by the Board of Commissioners at the time) attempted to low-ball our City with purchase offers of about 1/3 the value of the property. Those two developers wanted to build "only" 96 or ~56 housing units, on about 9 acres.

Some city leaders also claim selling Red Bank Central Park will pad the city budget with a flow of new property taxes. In reality, any property taxes would make less than a 2% impact on the city budget. For example, the City has estimated that the big Hartman Hills development beside the DMV will generate **only \$116,760 per year** in property taxes from about 70 rental houses (and that amount is based on the *higher commercial tax rate* due to the houses being rentals). That is about all that can be expected from a high-density housing development at the old middle school site... hardly enough to pad a city budget.