

**TOWN OF AMHERST
INDUSTRIAL DEVELOPMENT AGENCY**

**COST OF SERVICING/REVENUES
GENERATED LAND USE STUDY**

MARCH 1992

EXECUTIVE SUMMARY

During 1992, local units of government (town, county, school and village) within the geographic boundaries of the Town of Amherst, New York will spend almost \$362 million to provide governmental services. Based on the Town's 1990 population, as determined by the U.S. Bureau of Census, this local governmental expenditure equates to \$3,250 for every person in the Town. Since \$362 million will be expended, there is a correlation that requires that the local governmental units obtain a similar amount in revenues.

The purpose of this study is to quantify the \$362 million, both in terms of revenues and expenditures, into the following three major land use categories:

- 1) Residential
- 2) Commercial
- 3) Open Land

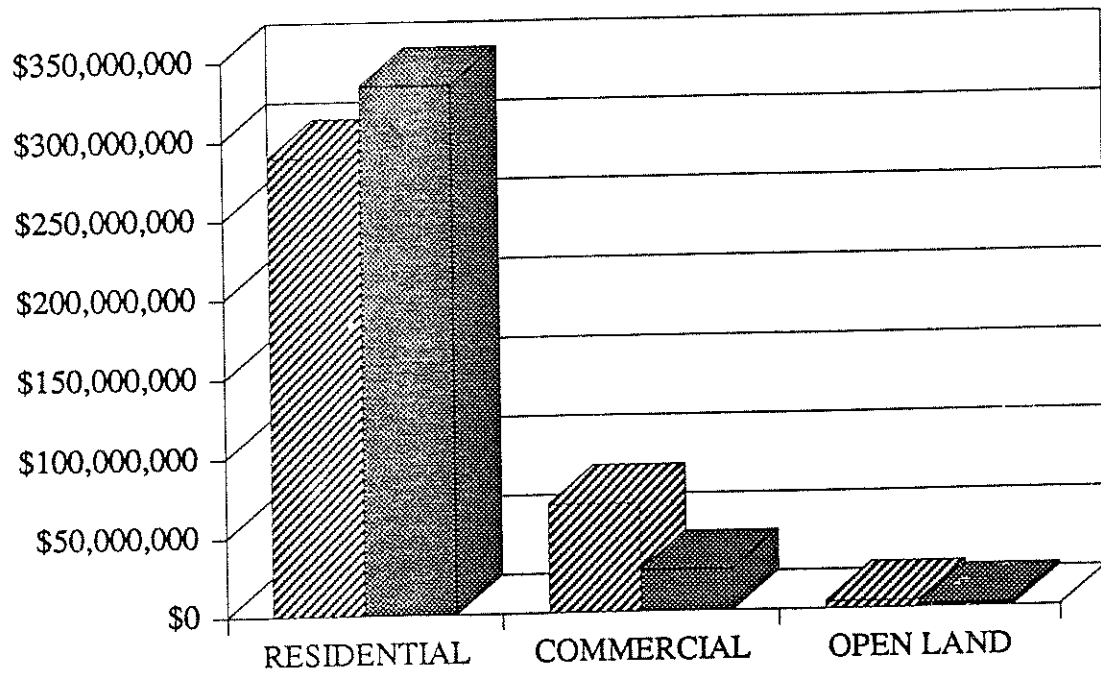
A numeric presentation of the study findings shows the following:

<u>Land Use Category</u>	<u>Revenues</u>	<u>Expenditures</u>	<u>Revenues over [under] Expenditures</u>
Residential	\$289,489,668	\$334,458,915	\$[44,969,247]
Commercial	68,518,783	25,924,373	42,594,410
Open Land	<u>4,388,404</u>	<u>2,013,567</u>	<u>2,374,837</u>
	<u>\$362,396,855</u>	<u>\$362,396,855</u>	<u>\$ -</u>

Within the geographic boundaries of the Town of Amherst, as shown by the above, the cost of providing the various local governmental services to the residential land use category is subsidized by the commercial and open land categories. For every dollar of local governmental revenue attributable to residential land use, \$1.16 is expended by the local governments in providing services to the residential land use category. Conversely, for every dollar of local governmental revenue attributable to commercial land use, only \$.38 is expended by local governments in providing services to that category. The relationship for Open Land is that \$.46 out of every dollar generated in revenue is expended in providing local governmental services.

A graphic presentation of the study findings is presented on the following page.

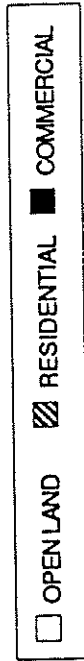
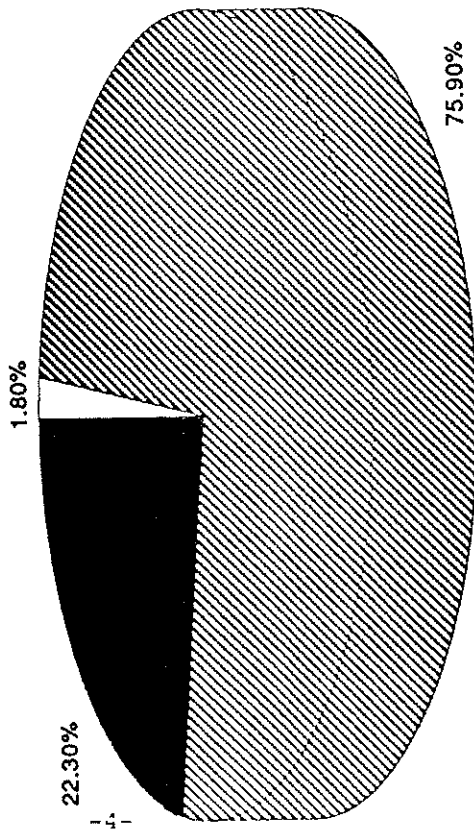
Town of Amherst, New York
Cost of Servicing/Revenues Generated
By Major Land Use Category



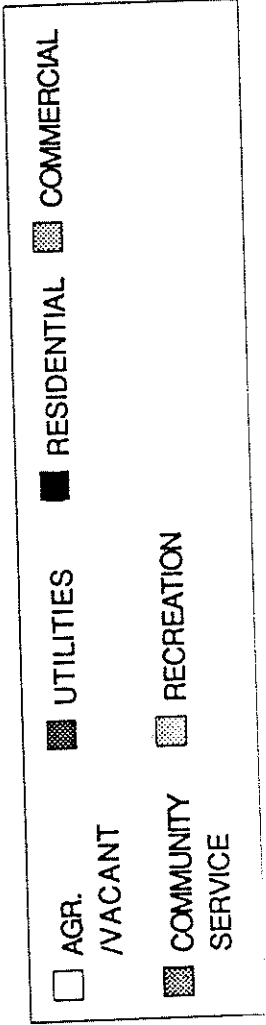
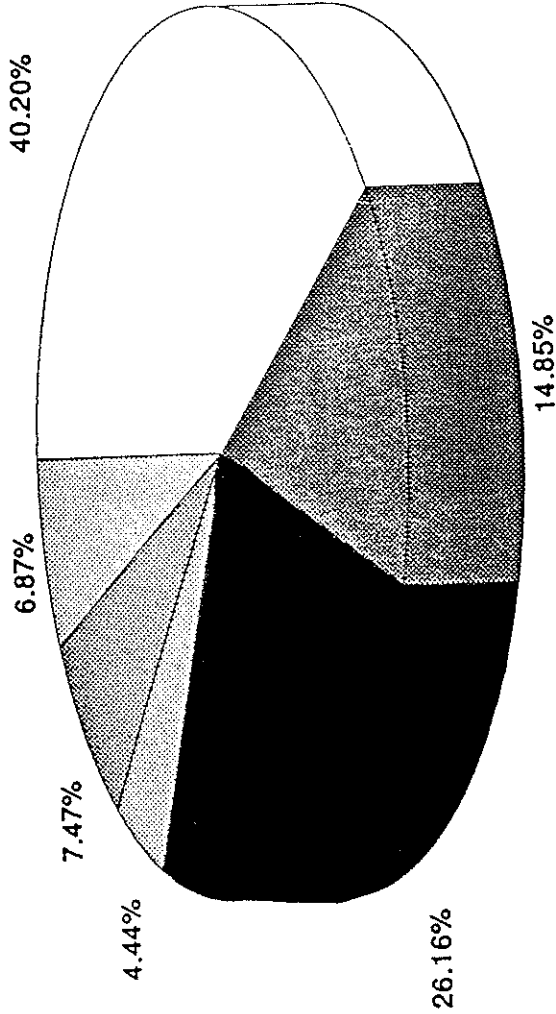
▨ REVENUES ■ EXPENDITURES

The following charts show the relationship of taxable assessed valuations (who pays) to land use (portion of land used) within the Town of Amherst, New York for the various real property classifications.

TAXABLE ASSESSED VALUATION



LAND USE



Similarly, land use categories such as utilities, agriculture (working farm land) and recreation and entertainment (ie, private country clubs) are classified as commercial. Although these land use categories are a form of open space, their primary purpose is commercial in nature.

Budget Allocations

Copies of the most recent adopted budgets were obtained from each of the local governmental units that operate within the geographic boundaries of the Town of Amherst. Since several of the local governmental units have boundaries that are not coterminous with that of the Town of Amherst, ie., the County of Erie and the Sweet Home Central School District, proration of their budgets were done on the basis of taxable full valuations to ascertain the portion of the budget that is applicable within the Town of Amherst.

Allocation of the revenues and expenditures contained in each of the budgets, as prorated where applicable, to the three major land use categories was achieved in one of three ways:

- 1) Primary direct recipient of service
- 2) Interviews
- 3) Relationship of taxable assessed valuations

The primary direct recipients of governmental service approach is used in those instances wherein a budget item clearly is attributable to a single land use category. If the primary direct recipient is a person, the assignment is made to residential. For example, the expenditures of the three school districts are assigned to the residential land use category because neither commercial nor open land categories send children to school. The primary direct recipient of school related expenditures is the residential land use category.

In those instances where the primary direct recipient of the governmental service is more than one land use category, interviews were conducted with local government officials to ascertain an appropriate allocation of the budget item to the land use categories. For example, in the case of fire service expenditures, the number of fire calls to residential properties, commercial properties and open land serves as the basis for allocating this expenditure among the three land use categories. Presented in Appendix A is a summary of governmental officials interviewed.

RESULTS

This section of the report details our findings and sets forth the various data that we accumulated. Also contained within this section is our analysis of the data.

Presented in Appendix B is a detailed analysis of the local governments budgeted revenues and the allocation of them to the three major land use categories.

Presented in Appendix C is a detailed analysis of the local governments budgeted expenditures and the allocation of them to the three major land use categories.

The data in these appendices shows the following relationships of costs expended to revenues attributable to the three major land use categories:

<u>Land Use Category</u>	<u>Revenues</u>	<u>Expenditures</u>	<u>Revenues over [under] Expenditures</u>	<u>Ratio of Revenues to Expenditures</u>
Residential	\$289,489,668	\$334,458,915	\$[44,969,247]	\$1.00/\$1.16
Commercial	68,518,783	25,924,373	42,594,410	\$1.00/\$.38
Open Land	<u>4,388,404</u>	<u>2,013,567</u>	<u>2,374,837</u>	\$1.00/\$.46
	<u>\$362,396,855</u>	<u>\$362,396,855</u>	<u>\$ -</u>	

The above shows, for those taxable real properties located in the Town of Amherst, New York, that the cost of providing services to the residential land use category by local governments is more than the revenues generated by and/or attributable to residential properties. The difference in cost is subsidized by the commercial and open land type properties.

**TOWN OF AMHERST INDUSTRIAL DEVELOPMENT AGENCY
COST OF SERVICING/REVENUES GENERATED
LAND USE STUDY**

GOVERNMENT OFFICIALS INTERVIEWED

Amherst Central School District.....	Mark Whyte
Amherst Sr. Fire Dispatcher.....	Raymond Braun
Assessor.....	Harry Williams
Assistant Planning Director.....	Charles Brown
Building Commissioner.....	Thomas Ketchum
Chief of Police.....	John Askey
Comptroller.....	Don Burkard
County of Erie, County Clerk's Office.....	Paul Sorrentino
County of Erie, County Executive's Office.....	Eli Mundy
Disaster Coordinator.....	James Zymanek
Engineering Director.....	Paul Bowers
Justices.....	William Everett
Receiver of Taxes.....	Susan Jaros
Superintendent of Highways.....	Patrick Lucey
Sweet Home Central School District.....	Beverly Vaarwerk
Town Clerk.....	Susan Grelick
Town Deputy Attorney.....	John P. Lane
Village of Williamsville Clerk/Treasurer.....	Theresa Cummings
Williamsville Central School District.....	Susan Arena

Fines & Forfeitures	Budget	Residential	%	Commercial	%	Open Land	%
Fines & Forfeitures,							
Ball	\$500,000	\$379,500	75.90	\$111,500	22.30	\$9,000	1.80
DWI Fines	30,000	30,000	100.00	0	0.00	0	0.00
Total Fines & Forfeitures	\$530,000	\$409,500		\$111,500		\$9,000	
Miscellaneous							
Local Sources	Total Budget	Residential	%	Commercial	%	Open Land	%
Other Unclassified							
Revenue	\$125,000	\$94,875	75.90	\$27,875	22.3	\$2,250	1.8
Accident Cases	18,000	18,000	100.00	\$0	0	\$0	0
Interfund Reimb							
For Ex.	1,000,000	759,000	75.90	\$223,000	22.3	\$18,000	1.8
Total Misc.	\$1,143,000	\$871,875		\$250,875		\$20,250	
Local Sources							
State Aid	Total Budget	Residential	%	Commercial	%	Open Land	%
Amherst CSD St. Aid	\$3,955,563	\$3,002,272	75.90	\$882,091	22.30	\$71,200	1.80
Swt.Home CSD St. Aid	9,387,586	4,017,887	42.80	5,200,723	55.40	168,977	1.80
Wims. CSD State Aid	17,428,982	13,228,597	75.90	3,886,663	22.30	313,722	1.80
Village State Aid	104,564	63,470	60.70	40,571	38.80	523	0.50
Nutrition Program	88,389	88,389	100.00	0	0.00	0	0.00
Mortgage Tax	1,550,000	1,395,000	90.00	155,000	10.00	0	0.00
Recreation for Elderly	32,000	32,000	100.00	0	0.00	0	0.00
Youth Programs	105,000	105,000	100.00	0	0.00	0	0.00
Fire Codes	90,000	67,500	75.00	22,500	25.00	0	0.00
Mileage Aid	239,511	222,745	93.00	14,371	6.00	2,395	1.00
Total State Aid	\$32,981,595	\$22,222,860		\$10,201,919		\$556,817	

TOWN OF AMHERST INDUSTRIAL DEVELOPMENT AGENCY						
COST OF SERVICING/REVENUES GENERATED LAND USE STUDY						
DETAILED ANALYSIS OF BUDGETED EXPENDITURES FOR LOCAL GOVERNMENTAL UNITS						
PROVIDING SERVICE IN THE TOWN OF AMHERST, NEW YORK						
	Total Budget	Residential	%	Commercial	%	Open Land
General Government Support						
Town of Amherst						
Town Board	\$166,401	\$126,299	75.90	\$37,107	22.30	\$2,995
Justices	665,291	504,956	75.90	148,360	22.30	11,975
Supervisor	118,740	90,124	75.90	26,479	22.30	2,137
Comptroller	205,884	156,266	75.90	45,912	22.30	3,706
Auditor	50,000	37,950	75.90	11,150	22.30	900
Tax Receiver	108,844	82,613	75.90	24,272	22.30	1,959
Assessor	612,783	490,226	80.00	110,301	18.00	12,256
Town Clerk	261,499	196,124	75.00	65,375	25.00	0
Law	116,816	88,663	75.90	26,050	22.30	2,103
Elections	119,500	119,500	100.00	0	0.00	0
Engineering	727,403	400,072	55.00	254,591	35.00	72,740
Buildings	738,857	560,792	75.90	164,765	22.30	13,299
Unallocated Insurance	261,000	198,099	75.90	58,203	22.30	4,698
Municipal Assoc. Dues	2,800	2,125	75.90	625	22.30	50
Contingent	100,000	75,900	75.90	22,300	22.30	1,800
Personnel	134,982	102,451	75.90	30,101	22.30	2,430
Harlem Rd School	56,322	56,322	100.00	0	0.00	0
Central Printing	400,000	303,600	75.90	89,200	22.30	7,200
Central Data Process.	65,000	49,335	75.90	14,495	22.30	1,170
Taxes on Town Prop	110,000	83,490	75.90	24,530	22.30	1,980
Telephone	240,000	182,160	75.90	53,520	22.30	4,320
Bond Issue/Note Exp.	10,000	7,590	75.90	2,230	22.30	180
Erroneous Taxes	130,000	98,670	75.90	28,990	22.30	2,340
Provision Wage Increa	315,000	254,205	75.90	56,385	22.30	4,410
Total General Government Support	\$5,717,122	\$4,267,532		\$1,294,941		\$154,648

	Total Budget	Residential	%	Commercial	%	Open Land	%
Debt. Service							
Bonds- Serial	\$1,256,700	\$953,835	75.90	\$280,244	22.30	\$22,621	1.80
Bond Anticipation Notes	1,331,002	1,010,231	75.90	296,813	22.30	23,958	1.80
Principal Capital Notes	315,000	239,085	75.90	70,245	22.30	5,670	1.80
Total Debt Service	\$2,902,702	\$2,203,151		\$647,302		\$52,249	
Education							
Amherst CSD	\$24,522,083	\$24,522,083	100.00	\$0	0.00	\$0	0.00
Sweet Home CSD	27,426,431	27,426,431	100.00	0	0.00	0	0.00
Williamsville CSD	69,981,453	69,981,453	100.00	0	0.00	0	0.00
Total Education	\$121,929,967	\$121,929,967		\$0		\$0	
Other Governments							
Village of Wlmsv.	\$1,964,801	\$1,192,634	60.70	\$762,343	38.80	\$9,824	0.50
County of Erie	166,603,911	152,609,182	90.90	12,995,105	8.40	999,624	0.70
Total Other Gov't	\$168,568,712	\$153,801,816		\$13,757,448		\$1,009,448	
TOTAL BUDGETED EXPENDITURES	\$362,396,855	\$334,458,915		\$25,924,373		\$2,013,567	