

February 02, 2016  
Board Of Adjustment  
Case # 2016-121  
**500 MONTEZUMA ST.  
SPECIAL USE PERMIT**

# **EXHIBIT G**

Applicant Data



NOT TO SCALE

**NEW MEXICO SCHOOL FOR THE ARTS  
ART INSTITUTE  
AT  
THE SANBUSCO MARKET CENTER  
SPECIAL USE PERMIT APPLICATION  
(SECONDARY EDUCATION AND DORMITORY USES)**

**SHEET LIST**

1. COVER SHEET
2. BOUNDARY SURVEY
3. SITE PLAN FOR SPECIAL USE PERMIT

**OWNER:**



New Mexico School for the Arts  
275 Cook Memorial  
Santa Fe, NM 87501  
Phone: (505) 310-4184  
Email: [info@NewMexicoSchoolfortheArts.org](mailto:info@NewMexicoSchoolfortheArts.org)

**PLANNER:**



P.O. Box 2482, Santa Fe, New Mexico, 87504  
505.833.1234, p. 505.833.1661 fax.

**SURVEYING:**



480 NEEDLES TRAIL  
LONGWOOD, FLORIDA 32779  
RNSURVEYS@REPUBLICNATIONAL.NET  
PHONE: (407) 852-4500 FAX: (407) 852-8228

SHEET NO.

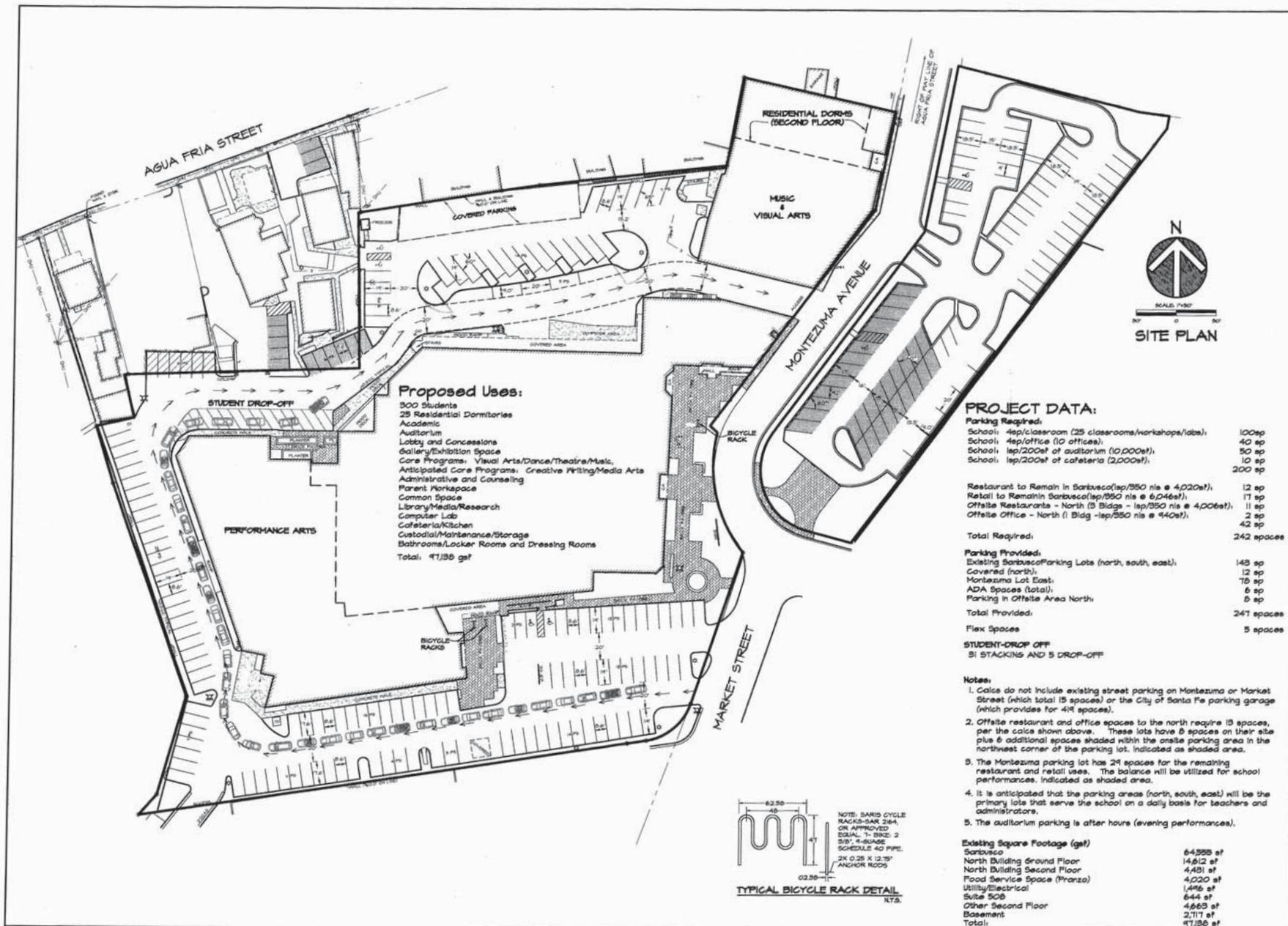
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12/18/2015

NEW MEXICO SCHOOL FOR THE ARTS - ART INSTITUTE AT THE SANBUSCO MARKET CENTER - SPECIAL USE PERMIT APPLICATION







**Proposed Uses:**  
 300 Students  
 25 Residential Dormitories  
 Academic  
 Auditorium  
 Lobby and Concessions  
 Gallery/Exhibition Space  
 Core Programs: Visual Arts/Dance/Theatre/Music,  
 Anticipated Core Programs: Creative Writing/Media Arts  
 Administrative and Counseling  
 Parent Workspace  
 Common Space  
 Library/Media/Research  
 Computer Lab  
 Cafeteria/Kitchen  
 Custodial/Maintenance/Storage  
 Bathrooms/Locker Rooms and Dressing Rooms  
 Total: 47,356 sq ft

**PROJECT DATA:**

<b>Parking Required:</b>	
School: 4sp/classroom (25 classrooms/workshops/labs)	100sp
School: 4sp/office (10 offices)	40 sp
School: 1sp/200sqft of auditorium (10,000sqft)	50 sp
School: 1sp/200sqft of cafeteria (2,000sqft)	10 sp
	200 sp

Retail to Remain in Sarbusco (1sp/350 sq ft @ 4,020sqft)	12 sp
Retail to Remain in Sarbusco (1sp/350 sq ft @ 6,246sqft)	17 sp
Offsite Restaurant - North (3 Bldgs - 1sp/350 sq ft @ 4,020sqft)	11 sp
Offsite Office - North (1 Bldg - 1sp/350 sq ft @ 940sqft)	2 sp
	42 sp
<b>Total Required:</b>	242 spaces

**Parking Provided:**

Existing Sarbusco/Parking Lots (north, south, east)	145 sp
Covered (north)	12 sp
Montezuma Lot East	75 sp
ADA Spaces (total)	6 sp
Parking in Offsite Area North	9 sp
<b>Total Provided:</b>	247 spaces

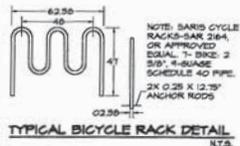
**Flex Spaces**  
5 spaces

**STUDENT-DROP OFF**  
31 STACKING AND 5 DROP-OFF

- Notes:**
- Calcs do not include existing street parking on Montezuma or Market Street (which total 15 spaces) or the City of Santa Fe parking garage (which provides for 414 spaces).
  - Offsite restaurant and office spaces to the north require 13 spaces, per the calcs shown above. These lots have 6 spaces on their site plus 6 additional spaces shaded within the onsite parking area in the northwest corner of the parking lot, indicated as shaded area.
  - The Montezuma parking lot has 24 spaces for the remaining restaurant and retail uses. The balance will be utilized for school performances, indicated as shaded area.
  - It is anticipated that the parking areas (north, south, east) will be the primary lots that serve the school on a daily basis for teachers and administrators.
  - The auditorium parking is after hours (evening performances).

**Existing Square Footage (sq ft)**

Sarbusco	64,955 sq ft
North Building Ground Floor	14,612 sq ft
North Building Second Floor	4,481 sq ft
Food Service Space (Franco)	4,020 sq ft
Utility/Electrical	1,496 sq ft
Suite 508	644 sq ft
Other Second Floor	4,665 sq ft
Basement	2,717 sq ft
<b>Total:</b>	47,356 sq ft



SURVEYOR:  
**REPUBLIC NATIONAL**  
 450 NEEDLES TRAIL  
 LOUISVILLE, GEORGIA 30277  
 PHONE: (407) 983-3333 FAX: (407) 983-3333

**NEW MEXICO SCHOOL FOR THE ARTS**  
 SPECIAL USE PERMIT APPLICATION  
 (SECONDARY EDUCATION AND DORMITORY USES)

PROJECT:  
 SHEET TITLE:  
 SHEET NO.:  
 01/12/2016

# O'Donnell Economics & Strategy

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Corrales, NM 87048  
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January 25, 2016

Riis Gonzales  
Executive Director,  
New Mexico School for the Arts-Arts Institute  
275 East Alameda  
Santa Fe, NM 87501

Dear Mr. Gonzales:

Enclosed is the economic impact analysis of the New Mexico School for the Arts and its proposed renovation/expansion that I prepared at the behest of the New Mexico School for the Arts - Art Institute. The analysis, which uses the most up-to-date data available, shows that NMSA contributes significantly to the Santa Fe economy and that the proposed renovation/expansion will magnify the school's impact considerably.

Sincerely,

Kelly O'Donnell

Kelly O'Donnell, PhD

Director, O'Donnell Economics and Strategy  
Assistant professor of economics and senior research fellow,  
University of New Mexico

## Summary

New Mexico School for the Arts is a public/private partnership comprised of a legislatively created, residential charter high school and the NMSA-Art Institute, a nonprofit art educational institution. Because state funding for the charter school supports only its academic programming, NMSA-AI raises the private funds necessary to support the school's master arts programming, outreach, admissions, development and residential programs.

Having outgrown its current location at the old Cathedral School in downtown Santa Fe, NMSA is preparing to relocate to the Sanbusco Market Center property adjacent to the Santa Fe Railyard and expand enrollment from 215 students to 300 students by 2019.

NMSA and NMSA-AI contribute to the Santa Fe economy through the funds they attract from outside the county. Major sources of outside funding include: contributions, grants, and state public education funds that support school operations; spending by the sixty-five students who board at the school or commute from households outside Santa Fe; and spending by the over 1,000 visitors from outside Santa Fe who attend performances and events at NMSA each year.

Transitioning the 88,000 square foot Sanbusco Center property from a retail center to a residential school for the arts will entail a major renovation expected to cost over \$23 million.

### ***NMSA Economic Contribution at Full Enrollment (300 students)***

	<b>Labor Income</b>	<b>Jobs</b>
Operations (annual, 2019)	\$2,899,179	121
Student Expenditures (annual, 2019)	\$182,836	5
Visitor Expenditures (annual, 2019)	\$65,491	3
<b>Total Annual Recurring</b>	<b>\$3,147,507</b>	<b>128</b>
Construction (Total 2016-18)	\$6,918,413	163
<b>Total</b>	<b>\$10,065,919</b>	<b>291</b>

The NMSA renovation and expansion is expected to be complete in 2019. With 300 students enrolled, NMSA will generate \$5.9 million in annual economic activity, 128 jobs and \$3.1 million in annual labor income. During the renovation period, construction activities will support 163 person-years of construction employment at an average total compensation, including benefits, of \$42,502 per year. The combined economic impact of NMSA at full enrollment and the renovation necessary to achieve full enrollment is 291 jobs and \$10.1 million in labor income.

The expansion will produce over \$1 million in new revenue for the City of Santa Fe. At full enrollment, NMSA will generate \$51,145 in annually recurring municipal tax revenue. Between 2016 and 2018 construction activities related to the renovation will contribute an additional \$997,567 in tax and fee revenue for the city.

<b>City of Santa Fe Fiscal Impacts</b>	
Recurring (annual at full enrollment)	
Gross Receipts Tax	\$48,347
Lodgers Tax	\$3,104
Non-recurring (one-time 2016-18)	
Gross Receipts Tax	\$626,349
Permits & Fees	\$371,218
<b>Total</b>	<b>\$1,049,018</b>
Source: Author calculations	

## Ten-Year Economic Contribution

The additional economic output generated by the visitors, students, and funding NMSA attracts to Santa Fe will total \$80.3 million over the ten-year period, an average of over \$8 million per year. Between 2016 and 2025 NMSA will support an annual average of 136 jobs, labor income averaging \$3.6 million annually and totaling \$36.4 million, and city tax and fee revenue averaging \$148,081 per year and totaling \$1.5 million over the ten-year period.

## Introduction

New Mexico School for the Arts (NMSA) is preparing to relocate from St. Francis Cathedral School in downtown Santa Fe to the Sanbusco Market Center property adjacent to the Santa Fe Railyard and expand enrollment from 215 students to 300 students. NMSA-AI, a nonprofit arts organization, commissioned Kelly O'Donnell PhD to estimate NMSA's impact, pre- and post expansion, on the Santa Fe economy for the ten-year period beginning school year 2016 (SY16). This report presents the results of that analysis and describes the data and methodology that were used.

The pre-expansion economic impacts presented here are updates to an economic impact analysis performed for NMSA-AI by the UNM Bureau of Business and Economic Research (BBER) in 2013. The methodology used here to estimate recurring economic impacts closely follows that described in the BBER report. In addition to updating the BBER estimates, this report projects the economic impacts of the planned expansion through 2025, estimates the impact of the school's \$29.8 million purchase and renovation of Sanbusco Center, and calculates the state and local fiscal impact of all economic activity related to NMSA.

Because a major objective of this study is to predict the economic and fiscal impact of the relocation and expansion, results presented in the foregoing tables, unless otherwise noted, are annual economic impacts for 2019, when the expansion is expected to have been completed and enrollment has reached 300. Annual impacts for each of the ten years from 2016 through 2025 and total impacts over the full ten-year period are presented in Table 13 at the end of this report.

## Data

The revenue, expenditure, employment and enrollment data for this study were provided by NMSA. The school currently has 215 students. Sixty-five students (30%) are from households outside Santa Fe County. Currently, 20 of these students board at the school and the remainder commute. NMSA anticipates that between 2017 and 2019 enrollment will increase to 300. The new facility's close proximity to the Railrunner will make the school more accessible, and the number of students from outside the county is expected to more than double. NMSA and NMSA-AI currently employ 75 faculty and staff. Employment is expected to increase in proportion to enrollment during the expansion period.

Major sources of revenue for NMSA in SY 2014-15 are presented in Table 1. Sixty-three percent of NMSA's 2014-15 revenue was derived from sources outside Santa Fe County.

Table 1: New Mexico School for the Arts and NMSA-Art Institute (NMSA-AI) Sources of Revenue, SY 2014-15

New Mexico School for the Arts and NMSA-Art Institute, Sources of Revenue, SY 2014-15			
	In-County	Out-of-County	Total
State Education Funding	-	\$1,895,748	\$1,895,748
Contributions	\$1,126,404	\$435,475	\$1,561,879
Earned Income	\$119,693	\$48,981	\$168,674
Investment Income	-	\$2,062	\$2,062
Federal telecommunications funding	-	\$9,583	\$9,583
Other	\$231,325	\$171,486	\$402,811

<b>Total</b>	<b>\$1,477,422</b>	<b>\$2,563,335</b>	<b>\$4,040,757</b>
Source: NMSA and NMSA-AI budget documents			

NMSA expenditures for SY 2014-15 are presented in Table 2. Eight-five percent of NMSA employees reside within Santa Fe County. Overall, 79 percent (\$3.07 million) of NMSA's total expenditures went to individuals and businesses within Santa Fe County.

Table 2: New Mexico School for the Arts and NMSA-Art Institute Expenditures, SY 2014-15

<b>NMSA and NMSA-AI Expenditures by Category, SY 2014-15</b>	
Instruction/art programs	\$1,932,897
Outreach/admissions	\$89,408
Student services	\$84,564
Residential	\$245,554
Instruction support	\$373,519
School administration	\$286,206
General administration	\$372,752
Facilities	\$234,333
Food	\$20,147
Development	\$274,155
<b>Total</b>	<b>\$3,913,535</b>
Source: NMSA and NMSA-AI 2014-15 budget documents	

## Methodology

This study seeks to quantify the **net** economic activity attributable to NMSA -- the economic activity that would not occur if the school did not exist. To isolate this activity, it is assumed that only expenditures made in Santa Fe County with funds derived outside the county have a net impact on the county economy. This standard assumption recognizes that NMSA revenue derived within Santa Fe County would, in the absence of NMSA, flow to other county activities. NMSA's contribution to the Santa Fe economy thus derives from its ability to attract revenues from sources outside the county. The direct economic impact of NMSA's expenditures is then the product of its total spending (\$3.9 million), the share of NMSA revenue derived from out-of-county sources (63%), and the share of NMSA expenditures made within the county (79%):

$$\text{Direct Impact} = (\text{Total Expenditures}) \times (\% \text{ Out-of-County Revenues}) \times (\% \text{ In-County Expenditures})$$

$$\$1.94 \text{ million} = \$3.9 \text{ million} \times .63 \times .79$$

NMSA's total impact on the county economy exceeds its direct impact because NMSA's in-county expenditures are re-spent within the local economy, creating "multiplier effects" and "indirect" and "induced" economic impacts. The analysis presented here uses IMPLAN 3.0 in conjunction with the most recent (2014) economic data for Santa Fe County to estimate the direct, indirect, and induced impacts on output, employment, and income attributable to NMSA. Estimates of tax impacts utilize the economic impact results from IMPLAN, but are estimated using standard public sector fiscal impact methodologies and Santa Fe-specific statutory and effective state and local tax rates.

## Results

NMSA's total economic impact is composed of four components: (1) current operations; (2) expenditures by students; (3) expenditures by visitors; and (4) the Sanbusco Market Center renovation. NMSA will renovate the Sanbusco

property between 2016 and 2018 and expand enrollment from 215 to 300 students between 2017 and 2019. Table 3 presents NMSA's annual economic impact at full enrollment (2019) and total construction expenditure.

Table 3: NMSA Annual Economic Impact at Full Enrollment and Total Construction Expenditure

<b>NMSA Economic Impact at Full Enrollment</b>			
	Output	Labor Income	Jobs
Operations (annual, 2019)	\$5,235,324	\$2,899,179	120
Student Expenditures Full Enrollment (annual, 2019)	\$473,440	\$182,836	5
Visitor Expenditures Full Enrollment (annual, 2019)	\$197,612	\$65,491	3
<b>Total Annual Recurring</b>	<b>\$5,906,377</b>	<b>\$3,147,507</b>	<b>128</b>
Construction (Total 2016-2018)	\$24,984,893	\$6,918,413	163
<b>Total</b>	<b>\$30,891,270</b>	<b>\$10,065,919</b>	<b>291</b>

Source: IMPLAN 3.0

### Economic Impacts of NMSA Operations

Table 4 presents the annual direct, indirect, and induced impacts of NMSA operations on the Santa Fe economy at full, post-expansion enrollment. School operations are estimated to produce \$5.2 million in economic output, \$2.9 million in wages and salaries paid to the county residents, and 120 jobs annually by the end of school year 2019.

Table 4: Economic Impact of NMSA-AI Post-Expansion Operations at Full Enrollment (2019)

<b>Economic Impact of NMSA Operations at Full Enrollment (2019)</b>			
	Output	Labor Income	Jobs
Direct	\$2,740,153	\$2,050,426	96
Indirect	\$969,498	\$319,940	11
Induced	\$1,525,673	\$528,813	13
<b>Total Operations</b>	<b>\$5,235,324</b>	<b>\$2,899,179</b>	<b>120</b>

Source: IMPLAN 3.0

### Economic Impacts of Student and Visitor Spending

NMSA students and visitors contribute to the Santa Fe economy when they spend money at local businesses. Spending by students and visitors from outside the county brings new money into the local economy, producing a net economic impact of eight jobs and \$248,327 in annual income.

Currently, 65 (30%) of NMSA's 215 students are from households outside the county. Expenditures by out-of-county students currently total roughly \$142,821 per year (\$2,197 per student) and include items such as dorm fees, groceries, transportation, books, supplies, and clothing. After the expansion, out-of-county students are expected to make up 50 percent of enrollment and student expenditures will total \$332,143 annually. Table 5 presents the economic impact of student spending at full enrollment, which totals \$473,440 in economic output, \$182,836 in labor income, and 5 jobs.

In 2014-15 an average of 125 people attended each of NMSA's 43 events and performances and 600 attended each of the two 2015 Art Spring Showcase performances held at the Lensic Theater in downtown Santa Fe. Approximately 25 percent of the 6,575 visitors came from outside Santa Fe.<sup>1</sup>

At full enrollment, 2,188 out-of-county visitors are expected to spend an average of \$61.43 for a total expenditure of \$134,392 per year, resulting in three additional jobs and \$65,491 in labor income. Table 5 presents the impact of visitor expenditures at full enrollment.

Table 5: NMSA Student and Visitor Spending Impacts Post-Expansion, Full Enrollment

<b>NMSA Student and Visitor Spending Impacts Post-Expansion, Full Enrollment (2019)</b>			
	Output	Labor Income	Jobs
Student Spending	\$473,440	\$182,836	5
Visitor Spending	\$197,612	\$65,491	3
<b>Total</b>	<b>\$671,053</b>	<b>\$248,327</b>	<b>8</b>

Source: IMPLAN 3.0

## Construction Impacts

Extensive renovations will be necessary to convert Sanbusco Center from a shopping mall to a school with dormitories, practice halls, and performance spaces. In addition to spending \$7.3 million to purchase the Sanbusco property, NMSA will invest an estimated \$23.3 million in renovations. The estimate of the economic impact of the renovations assumes that 75 percent of funding for the project derives from outside the county. Renovation spending will likely begin toward the end of 2016 and extend into 2018, generating \$25 million in additional output, \$6.9 million in labor income, and 163 person-years of construction employment. It is important to note that Sanbusco's current tenants are relocating to Santa Fe's other retail properties, including De Vargas Center and Santa Fe Place. So, in addition to re-purposing and revitalizing the Sanbusco property, the NMSA expansion will increase retail occupancy rates elsewhere in community.

Table 6: Economic Impact of Sanbusco Center Renovation

<b>Economic Impact of Sanbusco Center Renovation</b>			
	Output	Labor Income	Person-years of employment
Direct	\$17,507,250	\$4,504,857	102
Indirect	\$4,060,456	\$1,223,122	32
Induced	\$3,417,187	\$1,190,434	29
<b>Total</b>	<b>\$24,984,893</b>	<b>\$6,918,413</b>	<b>163</b>

Source: IMPLAN 3.0

## Fiscal Impacts

NMSA operations, spending by students and visitors, and the Sanbusco Center renovation will all generate tax and fee revenue for the city and the state.

Table 7 City of Santa Fe Fiscal Impacts

<b>City of Santa Fe Fiscal Impacts</b>	
Recurring (annual at full enrollment)	\$51,451
GRT	\$48,347
Lodgers Tax	\$3,104
Non-recurring	\$997,567
GRT	\$626,349
Permits & Fees	\$371,218
<b>Total</b>	<b>\$1,049,018</b>

Source: Author calculations

## City of Santa Fe Taxes and Fees

At full enrollment, NMSA will contribute \$51,451 in annual recurring revenue for the City of Santa Fe. The renovation project will contribute an additional \$997,567, for a total fiscal impact of \$1.05 million. NMSA generates revenue for the city

from gross receipts tax, occupancy (lodger's) tax, and city-imposed fees. Schools and non-profits are exempt from property tax in New Mexico; thus, NMSA will not directly contribute to property tax revenue.<sup>1</sup>

### **Gross Receipts Taxes**

Gross receipts tax is a significant source of revenue for both the city and the state. The State of New Mexico imposes a 5.125% Gross Receipts Tax (GRT) on the sale of most goods and services. Counties and municipalities impose local option gross receipts taxes as increments to the state's base rate. The current GRT rate within the City of Santa Fe is 8.3125%. In addition to city-imposed local option gross receipts taxes, the city receives a 1.225% municipal GRT credit from the state. The municipal credit and City of Santa Fe local option taxes total 3.0375% and are listed in Table 8 below.

Table 8 City of Santa Gross Receipts Tax Rates, January-June 2016

<b>City of Santa Gross Receipts Tax Rates, January-June 2016</b>	
Revenue Source	Rate
Municipal Gross Receipts Credit	1.2250
<b>City of Santa Fe Local Option Gross Receipts Taxes</b>	
Capital Improvements	0.5000
City Operations	0.5000
Municipal GRT (Bus Systems, Quality of Life, Revenue Loss)	0.2500
Municipal GRT Environmental (WW)	0.0625
Infrastructure:	
Solid Waste	0.0625
Santa Fe Rail Yard	0.0625
Police	0.0625
Chavez Center	0.0625
Water	0.2500
<b>TOTAL</b>	<b>3.0375</b>
Source: Santa Fe Municipal Budget	

### **GRT from NMSA Operations**

NMSA operations are expected to generate \$39,628 in annual GRT revenue for the City of Santa Fe from 2019 onward. The estimate assumes that 45 percent of labor income generated by NMSA operations is expended on gross receipts taxable commodities.

### **GRT from Student and Visitor Spending**

At full enrollment, student and visitor expenditures are expected to total \$466,535 and generate an annual average of \$8,718 in city GRT revenue. The estimates assume that 50 percent of student expenditures and 90 percent of visitor expenditures are gross receipts taxable.

### **GRT from Sanbusco Renovation**

Construction spending will be a significant source of non-recurring tax revenue between 2016 and 2018. Gross receipts taxes will be levied on final sales of construction goods and services and on a portion of the income earned by construction workers. The estimate assumes that 75 percent of funding for the construction project originates outside Santa Fe and that 45 percent of income earned by construction workers is spent on gross receipts taxable commodities.

<sup>1</sup> Property tax is a significant source of revenue for local governments. NMSA may contribute to property tax revenue through its impact on jobs and income or by increasing property values near the Sanbusco site. However, these impacts are not included in the revenue estimates.

Table 9 provides a detailed breakdown of city GRT revenue by expenditure type and GRT credit or increment.

Table 9 City of Santa Fe Gross Receipts Tax Revenue by Expenditure Type and Revenue Source

<b>City of Santa Fe Gross Receipts Tax Revenue by Expenditure Type and Revenue Source</b>				
	Operations (2019)	Student & Visitor Spending (2019)	Renovation (2016-18)	Total
Municipal Gross Receipts Credit	\$15,982	\$3,516	\$252,602	\$272,099
City of Santa Fe Local Option Gross Receipts Taxes				
Capital Improvements	\$6,523	\$1,435	\$103,103	\$111,061
City Operations	\$6,523	\$1,435	\$103,103	\$111,061
Municipal GRT (Bus Systems, Quality of Life, Revenue Loss)	\$3,262	\$718	\$51,551	\$55,530
Municipal GRT Environmental (WW)	\$815	\$179	\$12,888	\$13,883
Infrastructure:				
Solid Waste	\$815	\$179	\$12,888	\$13,883
Railyard	\$815	\$179	\$12,888	\$13,883
Police	\$815	\$179	\$12,888	\$13,883
Chavez Center	\$815	\$179	\$12,888	\$13,883
Water	\$3,262	\$718	\$51,551	\$55,530
<b>TOTAL</b>	<b>\$39,628</b>	<b>\$8,718</b>	<b>\$626,349</b>	<b>\$674,695</b>
Source: Author calculations				

### Lodger's Tax

The City of Santa Fe imposes a 7 percent occupancy tax on hotel rooms in addition to the gross receipts tax. The estimate assumes that taxable lodging accounts for 33 percent of expenditures by out-of-county visitors. NMSA will generate \$3,167 in lodger's tax at full enrollment.

### Fees

Assuming direct construction costs of \$23.34 million, the NMSA renovation will generate one-time fees to the City of Santa Fe totaling \$371,218.

Table 10 City Fee and Permit Revenue from Sanbusco Renovation

<b>City Fee and Permit Revenue from Sanbusco Renovation</b>	
Impact Fees	\$189,195
Building Permit	\$104,013
Plan Review	\$78,010
Total	\$371,218

The Santa Fe Land Development Code provides for impact fees of \$1,621 per 1,000 square feet for public/institutional projects.

City building permits cost \$5,893.37 for the first \$1 million project value, and \$4.40 per \$1,000 thereafter. Based on the estimated direct construction cost of \$23.34 million, building permits will cost \$104,013. City plan review fees will total \$78,010, 75 percent of building permit costs.

Table 11 City of Santa Fe Public/Institutional Development Impact Fees

City of Santa Fe Public/Institutional Development Impact Fees	
Use	Fee per 1,000 sq. ft.
Roads	\$1,460
Parks	\$0
Fire	\$113
Police	\$48
<b>Total</b>	<b>\$1,621</b>
Source: Santa Fe Land Development Code	

### State of New Mexico Taxes

The jobs and economic activity directly and indirectly attributable to NMSA generate gross receipts tax and personal income tax for the state general fund. Recurring impacts will total \$162,197 annually - \$104,182 in personal income tax and \$58,015 in gross receipts tax. Non-recurring state fiscal impact will total \$1.2 million.

NMSA's recurring state and city fiscal impacts at full enrollment and the non-recurring tax impacts resulting from construction spending are presented in Table 12.

Table 12: NMSA-AI State and Local Tax Impacts

NMSA State and Local Tax Impacts at Full Enrollment (2019)			
	Local	State	Total
Recurring (all non-construction, 2019)	\$51,451	\$162,197	\$213,648
Non-Recurring (construction, total spending 2016-18)	\$997,567	\$1,231,882	\$2,229,449
<b>Total</b>	<b>\$1,049,018</b>	<b>\$1,394,079</b>	<b>\$2,443,097</b>
Source: Author calculations			

### Ten-Year Impacts

Table 13 presents annual economic and fiscal impacts for ten years beginning 2016 as well as total impacts for the ten-year period 2016-2025. NMSA will increase the productivity of Santa Fe's economy by attracting student, visitor, operations, and capital improvement funding from outside the county. The additional economic output generated by NMSA will total \$80.3 million over the ten-year period, an average of over \$8 million per year.

Between 2016 and 2025 NMSA will support an annual average of 136 jobs, labor income averaging \$3.6 million annually and totaling \$36.4 million, and city tax and fee revenue averaging \$148,081 per year and totaling \$1.48 million over the ten-year period.

Table 13 Ten Year Total and Average Impacts

NMSA Expansion – Ten Year Total and Average Annual Impacts												
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Ten Year Total	Annual Average
<b>Output</b>												
NMSA Operations	\$3,726,400	\$4,173,568	\$4,674,397	\$5,235,324	\$5,235,324	\$5,235,324	\$5,235,324	\$5,235,324	\$5,235,324	\$5,235,324	\$49,221,634	\$4,922,163
Student Spending	\$203,579	\$230,408	\$385,854	\$473,440	\$473,440	\$473,440	\$473,440	\$473,440	\$473,440	\$473,440	\$4,133,924	\$413,392
Visitor Spending	\$139,906	\$156,974	\$176,125	\$197,612	\$201,564	\$205,596	\$209,708	\$213,902	\$218,180	\$222,543	\$1,942,110	\$194,211
Construction	\$6,246,223	\$12,492,447	\$6,246,223	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,984,893	\$2,498,489
<b>Total</b>	<b>\$10,316,109</b>	<b>\$17,053,397</b>	<b>\$11,482,599</b>	<b>\$5,906,377</b>	<b>\$5,910,329</b>	<b>\$5,914,360</b>	<b>\$5,918,472</b>	<b>\$5,922,666</b>	<b>\$5,926,944</b>	<b>\$5,931,308</b>	<b>\$80,282,561</b>	<b>\$8,028,256</b>
<b>Labor Income</b>												
NMSA Operations	\$2,063,579	\$2,311,208	\$2,588,553	\$2,899,179	\$2,899,179	\$2,899,179	\$2,899,179	\$2,899,179	\$2,899,179	\$2,899,179	\$27,257,596	\$2,725,760
Student Spending	\$78,619	\$88,980	\$149,011	\$182,836	\$182,836	\$182,836	\$182,836	\$182,836	\$182,836	\$182,836	\$1,596,461	\$159,646
Visitor Spending	\$46,367	\$52,023	\$58,370	\$65,491	\$66,801	\$68,137	\$69,500	\$70,890	\$72,308	\$73,754	\$643,642	\$64,364
Construction	\$1,729,603	\$3,459,206	\$1,729,603	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,918,413	\$691,841
<b>Total</b>	<b>\$3,918,168</b>	<b>\$5,911,418</b>	<b>\$4,525,538</b>	<b>\$3,147,507</b>	<b>\$3,148,816</b>	<b>\$3,150,152</b>	<b>\$3,151,515</b>	<b>\$3,152,905</b>	<b>\$3,154,323</b>	<b>\$3,155,769</b>	<b>\$36,416,112</b>	<b>\$3,641,611</b>
<b>Jobs (Person Years)</b>												
NMSA Operations	86	96	108	121	121	121	121	121	121	121	1133*	136
Student Spending	2	2	4	5	5	5	5	5	5	5	42*	136
Visitor Spending	2	2	3	3	3	3	3	3	3	3	26*	136
Construction	41	81	41	0	0	0	0	0	0	0	163*	136
<b>Total</b>	<b>131</b>	<b>182</b>	<b>155</b>	<b>128</b>	<b>1364*</b>	<b>136</b>						
<b>Taxes</b>												
City	\$562,980	\$352,605	\$202,122	\$51,451	\$51,587	\$51,725	\$51,866	\$52,010	\$52,156	\$52,306	\$1,480,808	\$148,081
GRT	\$189,564	\$350,39	\$199,355	\$48,347	\$48,420	\$48,495	\$48,571	\$48,649	\$48,729	\$48,810	\$1,079,079	\$107,908
Lodgers tax	\$2,198	\$2,466	\$2,767	\$3,104	\$3,167	\$3,230	\$3,294	\$3,360	\$3,428	\$3,496	\$30,510	\$3,051
Permits and Fees	\$371,218	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$371,218	\$37,122
State	\$420,752	\$742,308	\$452,051	\$162,197	\$162,265	\$162,334	\$162,404	\$162,476	\$162,549	\$162,623	\$2,751,958	\$275,196
<b>Total</b>	<b>\$983,731</b>	<b>\$1,094,914</b>	<b>\$654,173</b>	<b>\$213,648</b>	<b>\$213,851</b>	<b>\$214,058</b>	<b>\$214,270</b>	<b>\$214,485</b>	<b>\$214,705</b>	<b>\$214,929</b>	<b>\$4,232,765</b>	<b>\$423,277</b>

\*person-years

## **About the Author**

Kelly O'Donnell PhD is an economic consultant, member of the UNM economics department faculty, and a senior research fellow at the UNM Robert Wood Johnson Center for Health Policy. She has held a number of senior positions in New Mexico state government including director of state tax policy, deputy and acting cabinet secretary for economic development, board chair of the New Mexico Spaceport Authority, and superintendent of the New Mexico Regulation and Licensing Department.

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<sup>1</sup> Bureau of Business and Economic Research, (2014, January). Economic Impact of Santa Fe School for the Arts on the Santa Fe County Economy, FY 2013.