
COUNTY OF SPOTSYLVANIA



BOARD OF SUPERVISORS COMMUNICATION

Date: July 13, 2017

Purpose:

<input checked="" type="checkbox"/> BOS Follow-Up	<input type="checkbox"/> Schedule Notes *
<input type="checkbox"/> Future BOS Meeting	<input type="checkbox"/> Information Only *
<input type="checkbox"/> Emerging Issue	<input type="checkbox"/> Other: _____

* May be combined

Title: Special Service District Follow-Up

Summary/Analysis: This memorandum provides answers to questions asked at the July 11th Board meeting regarding a potential special service district that includes Jackson Village and Alexander's Crossing.

Q1 – What did the developers of Jackson Village and Alexander's Crossing state at the Board meetings related to a special service district?

The meetings can be viewed at <http://spotsylvania.bos.regionalwebtv.com/>

Jackson Village 6/23/15 at 2:28:16

Supervisor McLaughlin asked about SSD.

Charlie Payne responded "At our last meeting we were agreeable to be part of a SSD, if the County passes one, regarding our commercial footprint."

Alexander's Crossing 12/8/15 at 4:02:22

Supervisor McLaughlin brought up that the Jackson Village developer volunteered to be part of a SSD to offset infrastructure costs and the agreement was for a rate of upwards of 40 cents.

Charlie Payne responded "I don't recollect 40 cents Mr. McLaughlin but you may have a better recollection than me. Certainly a project of this size in that region would participate in a regional SSD, as would Jackson Village."

Q2 – How much would each penny of a special tax generate if the SSD encompassed Jackson Village and Alexander's Crossing?

Every penny on a special tax rate would bring \$2,411 annually at current assessed values. Two projects have moved forward at Jackson Village. Orchard Ridge apartments (245 units) have an approved site plan and the Allure at Jefferson (450 units) is in the site plan approval process. Assessed values will increase with construction of these projects.

Q3 – What projects could be funded by a SSD encompassing Jackson Village and Alexander's Crossing?

The only projects eligible for funding are those within the SSD boundary. The developers committed to build the internal four-lane road that would create the connection between Route 1 and Route 17 with the provision that if the County wants to build the road sooner, the right of way will be donated by the developers. The proposed bridge over I-95 is to be constructed by the County/VDOT. The estimated cost is \$14-18 million based on recent I-95 bridge crossings.

Conclusion/Recommended Action: Staff is seeking Board direction on how to proceed.

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Reviewed By: 