Fiscal Impact Analysis — Shoppes at Concord

Tax Parcel 13-00-01051-01 (23.897 acres, Ridge Road / Route 202, Concord Township). Prepared by Save Ridge, July 2026. All figures are annual, recurring real estate taxes at current millage rates: Concord Township 0.9313 mills, Delaware County 4.609 mills, Garnet Valley School District 19.908 mills (FY 2025–26). Delaware County assesses at 100% of market value.

Recurring real estate tax revenue by scenario

Taxing authority (millage)	Today: land at $10.63M*	Developed @ $50M	Developed @ $60M	Developed @ $70M
Concord Township (0.9313)	$9,900	$46,600	$55,900	$65,200
Delaware County (4.609)	$49,000	$230,400	$276,500	$322,600
Garnet Valley SD (19.908)	$211,700	$995,400	$1,194,500	$1,393,600
Total real estate tax	**$270,600**	**$1,272,400**	**$1,526,900**	**$1,781,400**

** Baseline proxies the 12/30/24 arm's-length purchase price ($10,632,500) as market value; verify actual assessment with Delaware County. Developed-value scenarios are illustrative; no independent appraisal of the completed project exists. Commercial owners commonly appeal assessments after completion, and vacancy erodes assessed value, so developed-scenario figures assume sustained full performance.*

What Concord Township actually receives

- **Real estate tax:** roughly $47,000–$65,000/year even at full build-out — about 3.7% of the total tax generated; the incremental gain over today's vacant land is ~$37,000–$55,000/year.
- **Local Services Tax:** $52 per on-site employee per year (est. $15,000–$25,000), reduced by the $12,000 low-income exemption common in part-time retail.
- **Nothing else recurs:** the Township levies no earned income tax and no mercantile/business privilege tax; sales tax flows entirely to the Commonwealth. Realty transfer tax and permit/review fees are one-time.
- **Share of Township revenue:** even combined, the Shoppes' recurring taxes amount to only about 2% of the Township's total 2026 revenue (based on figures presented at the Township's November 2025 budget hearing; to be confirmed against the adopted 2026 budget).
- **Against that, the Township bears the recurring burdens:** traffic and intersection management, stormwater oversight (post-construction responsibility remains with the owner LLC, but enforcement falls to the Township), emergency response to a high-traffic retail site, and accelerated road wear.

School district context

Garnet Valley School District is the largest beneficiary at ~$1.0M–$1.4M/year at full value — yet even that represents roughly 1% of the district's ~$120M annual budget (per federal education data), and about half of it merely replaces the ~$212,000/year the land already generates today.

For reference: benefits claimed by Retail Sites (June 2026 Planning Commission)

- **Township revenue:** ~$1.1 million over the first 10 years — combining taxes, building permits, and other fees (per applicant counsel). Note this headline blends one-time permits and fees with recurring taxes; the recurring component aligns with the $50,000–$80,000/year shown above.
- **Employment:** ~400 full-time and ~600 part-time jobs (per Retail Sites president Robert Hill).
- **Investment:** ~$70 million project cost, with "millions" in school district and township revenue — consistent with the top of the assessment range modeled above.