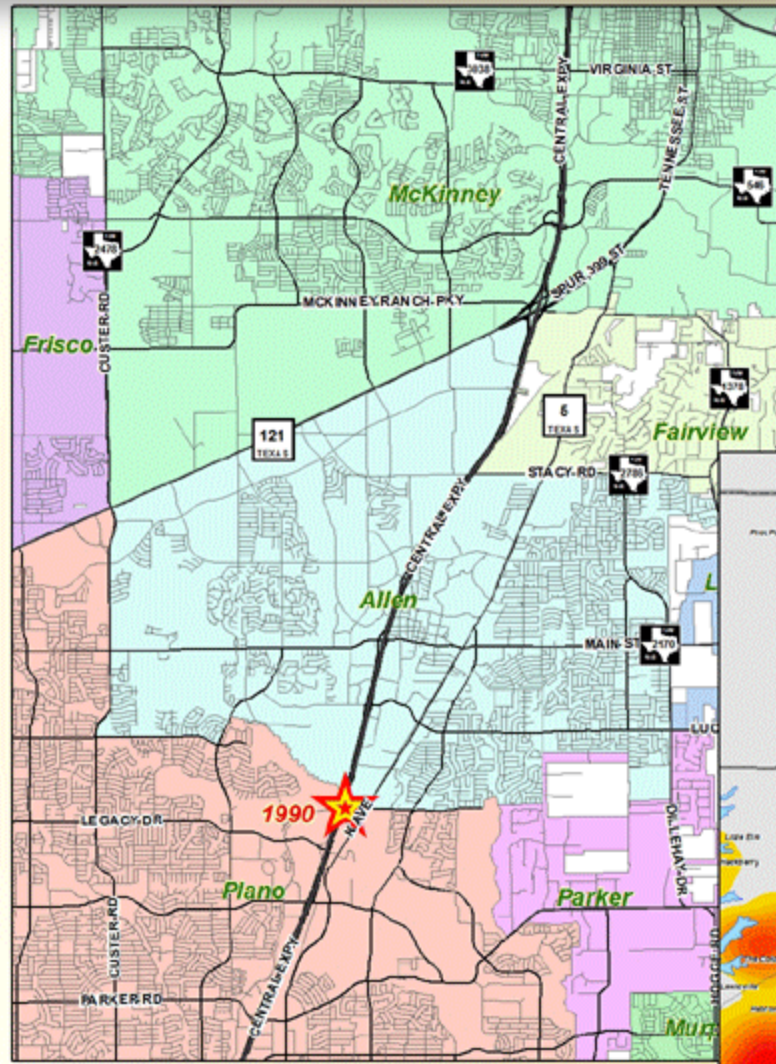
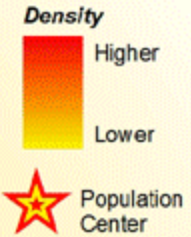




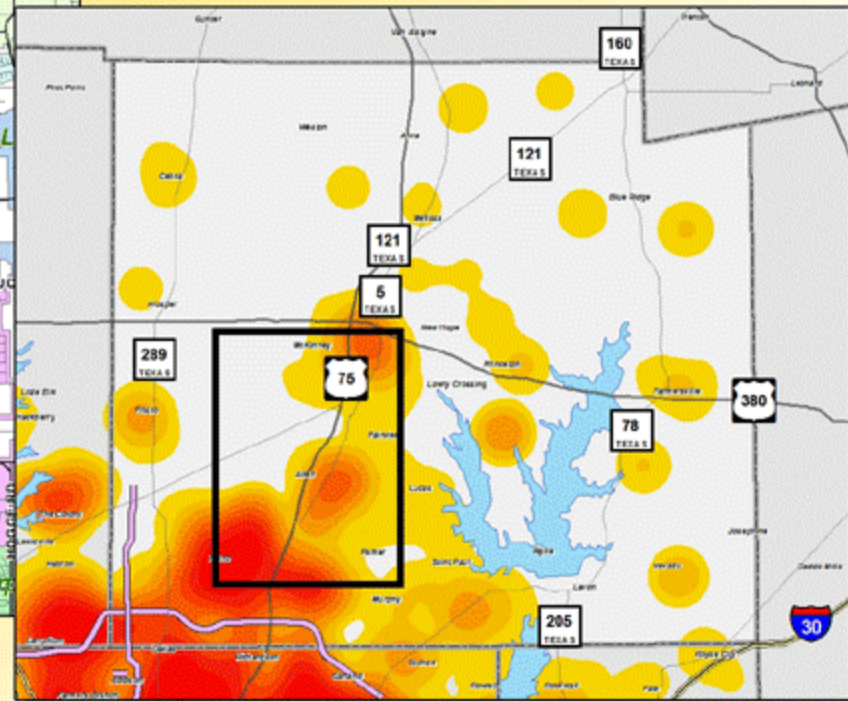
Collin County Lease Space Evaluation



Population Center: 1990



Population Density: 1990





Collin County Lease Space Evaluation

- **McKinney HCA**
 - 47,000 sq. ft.
- **Engineering**
- **Development Services**
- **TABC**
- **Fire Marshal**
 - 27,653 sq. ft.
- **WIC**
 - 2,560 sq. ft.



Yearly Rent / County	\$282,516
Yearly Rent / WIC	<u>\$ 29,436</u>
	\$311,952

Value of Rent using 20-year Bonds: **\$4,000,000**

Value of Rent using 7-year Tax Note: **\$1,865,493**

Appraisal Value: **\$1,085,000**



Collin County Lease Space Evaluation

- **Plano 900 and 920 Buildings**
 - 70,000 sq. ft.
- **2 Justices of the Peace Pct. 3-1 & 3-2**
- **Constable Pct. 3**
- **District Clerk**
- **County Clerk**
- **CSCD**
- **Juvenile Probation**
- **Tax Office**
 - 44,000 sq. ft.
- **WIC**
 - 5,384 sq. ft.



Yearly Rent /County	\$622,560
Yearly Rent /WIC	\$75,384
Yearly Rent /Private	<u>\$152,796</u>
	\$850,740

Value of Rent using 20-year Bonds: **\$10,957,924**

Value of Rent using 7-year Tax Note: **\$5,468,763**

CCAD Appraisal Value \$5,275,000



Collin County Lease Space Evaluation

- **Frisco** – 3 Separate Buildings
 - 15,581 sq ft
- **Justice of the Peace Pct. 4**
- **Constable Pct. 4**
 - 8,214 sq. ft.
- **Tax Office (City Hall)**
 - 5,477 sq. ft.
- **WIC**
 - 1,890 sq. ft.



Yearly Rent / County
Yearly Rent / WIC

\$238,215
\$30,240
\$268,455



Value of rent using 20-year Bond: **\$2,000,000**
Value of rent using 7-year Tax Note: **\$1,720,862**

CCAD Appraisal Value JP/Constable **\$1,224,000**
CCAD Appraisal Value WIC **\$311,594**



Collin County Lease Space Evaluation

Proposed Sub-Courthouse Frisco 50,000 sq. ft.

- Justice of the Peace
- Constable
- District Clerk
- County Clerk
- CSCD juvenile Probation
- Tax Office
- WIC

Value of Frisco Rent using 20-year bonds:	\$2,000,000
Value of Frisco rent using 7-year tax note:	\$1,720,862
Cost to build 15,581/sf	\$4,651,140
Cost to build 50,000/sf	\$10,950,000

***Rent out the remaining 30,000/sf @ \$19.00/sf to break even**



Collin County Lease Space Evaluation

- **Wylie – 2 Separate Buildings**
 - 1776 sq. ft (City Hall)
- **Justice of the Peace Pct. 2**
- **Constable Pct. 2**
 - 1,000 sq. ft.
- **WIC**

Yearly Rent / County:	\$19,536
Yearly Rent / WIC:	<u>\$14,400</u>
	\$33,936

Current Value of Rent using 20-year Bond:	\$457,144
Current Value of Rent using 7-year Tax Note:	\$217,538



Collin County Lease Space Evaluation

- **Farmersville**
 - 3000 sq. ft.
- **Justice of the Peace Pct. 2**
- **Constable Pct. 2**

Yearly Rent / County: \$18,000

Value of Rent using 20-year Bond: \$231,848

Value of Rent using 7-year Tax Note: \$115,708

CCAD Appraisal Value: \$199,000



Collin County Lease Space Evaluation

- Should the County **buy** any of the existing buildings or look for additional space?
- Should the County **build**/establish additional sub courthouses, and what offices should be included in them?
- Where will the **funds** come from?
 - Fund balance (Incl. in FY12 Budget)
 - Reallocation of retirement insurance funds (**\$8 million**)
 - Health Care Trust (approx. **\$10 million total avail fund balance**)
 - Tax Notes (**7-year term @ 2.25%**)
 - Issued Tax Notes : **\$199,000**
 - 2007 Bond election unissued bonds : **\$20 million** (20-year term @ 4.1%)



Collin County Lease Space Evaluation

- **Calculations:**

- *Land in Frisco is **\$8/SF** or **\$343,480** per acre.*
- *Full sub courthouse requires approximately **5 acres**, including parking.*
- *New construction cost is approximately **\$183 per acre***
- *Remodel cost is **\$75-\$100** per square foot*
- *7-year Tax Notes are currently available at **2.1%***
- *20-year bonds are **4.1%***