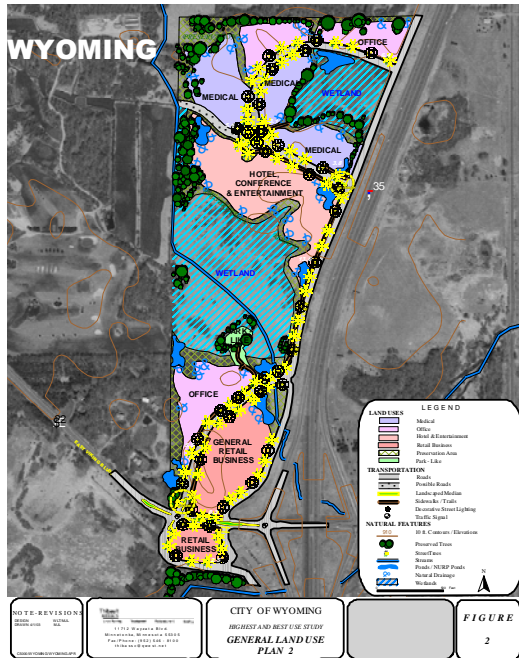


ECONOMIC STUDIES

Thibault Associates conducts economic studies by designing comprehensive spread sheets to calculate and measure crucial economic factors. Study results are then use to take appropriate action.



Watertown Proposed Public Park Requirements

This graphic is based on this study and proposed amendments to the city's subdivision ordinance.

New subdivisions must meet three requirements. Two requirements address land dedication, the third addresses park improvements



- WYOMING – Highest and Best Use Study**
 Over 53 land uses were considered in this multi-phase study of 108 acres. Evaluation criteria were used to judge the merits of each use and to establish land use plans for testing. Improvement cost and City services were determined and detailed costs – revenues projected to the year 2015. Wyoming used the study as a basis to change the Comprehensive Plan and Zoning.
- WATERTOWN – Growth, Funding and Parks.**
 A growing population, greater needs for park facilities and services, and a lack of adequate funding led the City to ask Thibault Associates to determine needs and costs to provide for the projected growth. Needs and costs for the next 20 years were identified. Projected costs were essentially divided by the population served. New development is now required to pay its proportional share.
- DEER RUN SUBDIVISION – Cost-Revenue**
 Costs to serve a proposed plat were determined through analysis of City financial data. Revenues to be generated by the proposed development were calculated based on real estate taxes and other revenues to be generated from the property over a 12-year span. The City then used this information in evaluating the proposed plat.