

THE CITY'S FISCAL IMPACT MODEL FOR ANALYZING NEW DEVELOPMENT PROJECTS:

*How Does It Work?
How Reliable Is It?
How Should It Be Used?*

The City of Falls Church Economic Development Authority Presents:

*Economic Development Forum
September 9, 2008
6:30 p.m., City Hall Training Room*

WHO: L. Carson Bise, II, President of TischlerBise, Inc., the Bethesda-based consulting firm that created the City's fiscal impact model.

- Mr. Bise has developed and implemented more fiscal impact models utilizing the case study-marginal approach than any consultant in the nation. He created the City's model that has been used to estimate the net fiscal impact of new development projects since 2003.
- His recent publications include a chapter on fiscal impact analysis in the American Planning Association's book, **Planning and Urban Design Standards** and "*Fiscal Impact Analysis: How Today's Decisions Affect Tomorrow's Budgets,*" an article that appeared in the International City Managers Association's **IQ Report**.

WHAT: New mixed use development in Falls Church has a significant impact both on tax revenue and expenses for the City. Net fiscal impact is a critical decision-making factor in the review of each new development proposal. TischlerBise has conducted regular updates of the City's fiscal impact model and will be undertaking a comprehensive update of the City's model this fall.

This informative session will provide an opportunity to better understand the model, how it operates, the answers it provides, the limitations it carries, and many related topics. Mr. Bise's presentation will be followed by a question and answer format. The public is encouraged to attend.

WHEN: Tuesday, September 9, 2008, 6:30 – 8 p.m.

WHERE: City Hall Training Room, Ground Floor (enter through Police Center on east wing of City Hall).

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