



Augusta Economic
Development Authority

JULY 8, 2025

South Augusta Sewer Expansion Project

SPLOST IX Request

Presented to
Mayor Garnett
Johnson and the
Augusta-
Richmond County
Board of
Commissioners

Presented by
**Augusta Economic
Development
Authority**

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South Augusta Sewer Expansion Project Overview

The Augusta Economic Development Authority (AEDA) is requesting **\$25 million** in SPLOST funding to provide **industrial sewer service** to the **1,150-acre McCombs Road Mega-Site** in **South Richmond County**. This investment will not only make the site **primed for the development of large-scale industrial projects** but also open surrounding areas for **residential and commercial growth**, attracting billions in private investment and thousands of jobs

Strategic Importance to Augusta:

- **Job Creation & Economic Impact:** The project is expected to attract **large-scale employers**, generating **thousands of direct and indirect jobs**, boosting Augusta's tax base, and driving long-term economic growth.
- **Statewide Economic Development Priority:** The McCombs Road Mega-Site is **one of only two active Mega-Sites** in Georgia, making it a prime candidate for state and national manufacturing investments. Augusta has already competed for multiple mega-projects but has been hindered by the lack of industrial sewer service.
- **Infrastructure Investment with Diverse Benefits:**
 - **Industrial Development:** Enables recruitment of major employers and supports Augusta's position in global manufacturing and logistics.
 - **Residential Growth:** Unlocks **1,120 acres** for housing development, allowing for **up to 2,800 new homes**, which will generate **\$41 million** in new property tax revenue over 25 years.
 - **Commercial Expansion:** Facilitates potential new retail, restaurants, and services, adding over **\$25 million in local retail spending** and **\$1.1 million in sales tax revenue** over 25 years.

Project Scope & Engineering Considerations:

- A new **sanitary sewer pump station** will be built within the Mega-Site, pumping wastewater **north to a new gravity sewer line** connecting to the **Spirit Creek Pump Station**.
- The new **24-inch trunk main** will support both **industrial users** and **future residential and commercial users**, ensuring **long-term infrastructure sustainability**.
- Estimated construction timeline: **12 months** after design and permitting, with project completion ensuring **immediate development readiness**.

Why Augusta Commission Should Prioritize This Project:

- **High ROI for SPLOST Funds:** The \$25 million investment unlocks **billions in potential private investment**, providing **sustainable tax revenue** for the city and school board.
- **Competitive Advantage:** Addresses Augusta's major economic development challenge, site readiness, thus positioning the community to secure large-scale industrial projects similar to Rivian and Hyundai's recent Georgia investments.
- **Long-Term Growth Strategy:** Expanding sewer infrastructure catalyzes industrial, residential, and commercial development, transforming South Augusta into a thriving economic hub.

By selecting the **South Augusta Sewer Expansion Project** to support the McCombs Road Mega-Site development, the Augusta Commission will ensure their SPLOST investment is used **to accelerate industrial growth, create thousands of jobs, expand housing opportunities, and strengthen the prospects of Augusta's economic future and infrastructure resiliency**. This project aligns with state priorities and ensures long-term prosperity for Richmond County residents



SOUTH AUGUSTA SEWER EXPANSION PROJECT – AEDA SPLOST REQUEST

BACKGROUND

The Development Authority of Augusta, Georgia began working on a 1,150-acre Mega Site at the request of the State of Georgia Department of Economic Development in 2021. This development was necessitated by repeated interest in Augusta by multiple projects looking for large acreage subsequent to the location of Rivian on the Stanton Springs Mega Site and Hyundai on the Bryan County Mega Site.

Currently, only one Mega site exists in the State of Georgia in addition to the McCombs Mega-Site in Augusta which is a Site located in Peach County.

All due diligence for the site has been completed. For a full list of studies and activities that have been funded by the Authority, please refer to the Appendix at the end of this report to ensure the site has all due diligence completed and has been properly evaluated by projects considering the site for future manufacturing facilities.

The Site has competed well for several large mega projects, the main impediment has been getting industrial sewer service to the site. This service has a long lead time and high cost for implementation. This is a major risk for large industrial developments with high Capital Investment and job creation that cannot be impacted by delays/interruptions to key utilities.

The key request from this report is approximately \$25 million in SPLOST funding to allow for industrial sewer service to the Site. This investment will not only allow for key large industrial investments in the 1,150-acre Mega-Site, it will also open up key supplier sites for industrial development as well. Additionally, key residential sites providing drastically needed residential development in Richmond County would be made possible, and further commercial/retail possibilities open up downstream of that development in an area of Richmond County that has not had such investments in the County's history. Without a doubt, the lack of sewer service has been one of the primary drivers of the limited investments in this area of the County.

This investment should also help facilitate investment from the State of Georgia into the site as well. AEDA will need help with acquisition and other utilities which will also improve the site and make it conducive to billions of dollars in new private investment and potentially thousands of jobs to be created for local residents. This is a key Site for the State's economic development efforts and AEDA's own development plans for Richmond County and the surrounding areas.

The following report looks at the Preliminary Engineering Report for necessary improvements for both providing industrial sewer to the Mega-Site, opening up area for residential sewer, and the potential for commercial sewer connections, all of which add needed services and value to the South Augusta area. These developments will also lead to increases in property values in the area, which will also serve to bolster County revenues.

POTENTIAL LOCAL ECONOMIC IMPACT of MEGA-SITE DEVELOPMENT

The **McCombs Road Mega-Site**, bolstered by the **South Augusta Sewer Expansion Project**, is poised to become a linchpin in Augusta-Richmond County's industrial and economic landscape. Economic analysis suggests that attracting a major employer—defined as an investment of \$1 billion or more and the creation of at least 1,000 full-time positions—could profoundly enhance the region's economic vitality. Projections indicate that a \$1 billion corporate investment, coupled with the addition of 1,000 full-time manufacturing jobs, would significantly transform South Augusta's employment rates, housing market, and overall economic performance. This substantial investment is expected to reverberate across multiple industries, benefiting businesses, workers, and the broader community.

A project of this magnitude will not only directly boost employment and industrial output but also generate a multiplier effect, stimulating growth in supplier industries, service sectors, and local businesses. This comprehensive economic uplift underscores the strategic importance of the **McCombs Road Mega-Site** in driving sustained regional prosperity.

- **Employment Impact**[1]:
 - **1,000** direct manufacturing jobs.
 - **275** indirect jobs in logistics, equipment manufacturing, and supporting industries.
 - **533** induced jobs from increased household spending in local businesses.
 - **Total new jobs created: 1,808**
- **Economic Output Impact:**
 - **\$408.74 million** in direct annual manufacturing output.
 - **\$81.84 million** in indirect output from supplier industries.
 - **\$88.56 million** in induced consumer spending.
 - **Total annual economic output: \$579.15 million**
- **Wages & Compensation Impact:**
 - **\$61.77 million** in direct wages and benefits for manufacturing workers.
 - **\$16.43 million** in indirect wages from supplier industries.
 - **\$25.85 million** in induced wages from new consumer spending.
 - **Total annual compensation impact: \$104.05 million**



Fiscal & Tax Revenue Projected Impact

The **long-term fiscal benefits** of this project will strengthen Augusta's tax base and support vital public services:

- **Property Tax Revenue:**

- The Mega-Site and associated developments will generate **\$82 million** in property taxes over 25 years.
- Richmond County Schools will receive an estimated **\$54 million** in tax revenue.

- **Sales Tax Revenue:**

- Local businesses will see **\$50 million in new retail spending**, producing **\$2.2 million** in local sales tax revenue over 25 years.

With only two active Mega-Sites in Georgia, Augusta's **McCombs Road Mega-Site** presents a rare opportunity to secure major corporate investments. This \$2 billion project positions Augusta as a premier destination for high-tech manufacturing and logistics, rivaling recent developments in Bryan County (Hyundai) and Stanton Springs (Rivian) Georgia.

This project is a once-in-a-generation investment opportunity that will transform Augusta's economic landscape. The combination of **1,000 high-paying jobs**, **\$579 million in annual economic impact**, and **\$82 million in new tax revenue** makes this a high-priority investment for Augusta's future. Supporting the necessary infrastructure improvements will yield exponential long-term economic benefits for the region.

SEWER PRELIMINARY ENGINEERING, ROUTE, AND COST

The budgetary, planning-level costs shown below reflect our opinion of the future construction costs associated with providing sanitary sewer infrastructure to serve (1) the McCombs Road Mega-Site and (2) the future residential growth that is contemplated in the vicinity of the Mega-Site and the Augusta Corporate Park. Pump stations and force mains are required to convey sewer to the public sewer system.

This plan includes routing the Mega-Site flow from an on-site pump station to the north through McCombs Road, Westbrook Road, Hephzibah McBean Road, and Clark Road. The force main would be discharged into a new gravity sewer at the limits of the Little Spirit Creek basin.

The new gravity sewer would then connect to a new 18" diameter trunk main along Little Spirit Creek. The trunk main would extend downstream to Highway 56 where it would connect to an existing 30" sewer main that was installed approximately 20 years ago for future service to the Little Spirit Creek Basin. The flow is then conveyed to the Spirit Creek Pump Station.



ENGINEERING EXECUTIVE SUMMARY BY CRANSTON ENGINEERING

While the AEDA is continuously evaluating potential infrastructure improvements to support economic development and job creation in Richmond County, this report is specific to proposed sanitary sewer improvements that would serve an industrial development identified as the McCombs Road Mega-Site.

However, in providing new sewer infrastructure for the Mega-Site, additional service areas are created[DE1] and additional retail, commercial and residential opportunities are made possible. This means large areas currently not served by public sanitary sewer facilities would have access to sewer service, which could serve as a catalyst for growth and a greater economic impact.

Preceding this analysis, the Augusta Economic Development Authority has completed the following studies relating to the proposed Mega-Site and these have been used in this analysis as well:

- A. Geotechnical Exploration by WSP, dated 10/28/2022
- B. Cultural Resources Study by Brockington, dated October 11, 2022
- C. Phase I Environmental Site Assessment by Wood, dated August 2, 2022
- D. Threatened and Endangered Species Survey by Resource+ Land Consultants, dated October 2022

The contemplated McCombs Road Mega-Site is in southern Richmond County near the Burke County line just north of McBean Creek. The Mega-Site is more specifically located in the area bound by Highway 56 to the east, Old Waynesboro Road to the west, and McCombs Road to the north. Railroad tracks operated by Norfolk Southern serve as the site's southern boundary. The Mega-Site encompasses approximately 1,150-acres and multiple parcels of land, most of which are zoned as Agriculture (A). Several smaller parcels of residential land lie along McCombs Road, just north of the site, and are not currently envisioned in the proposed development.

The existing Site conditions are characterized as generally undeveloped land with moderately to steeply sloping topography with upwards of approximately 150-feet of topographic relief across the site. Multiple tributaries of McBean Creek are located within the project limits. Based on a wetland delineation authorized by the Augusta Economic Development Authority, jurisdictional wetlands are located along the southern project limits near the Norfolk Southern railroad and along the tributaries to McBean Creek that extend south to north across the site.

Existing public utilities in the vicinity of the proposed Mega-Site are limited to a 12-inch diameter water main along McCombs Road, which connects to a 12-inch diameter water main on Highway 56. Based on Augusta GIS data, the water main reduces to 10-inch diameter as it extends to the west of Old Waynesboro Road. Public sanitary sewer facilities are not located in close proximity to the Mega-Site. The closest sewer infrastructure is located along Horseshoe Road north of the Augusta Corporate Park. Horseshoe Road is approximately 3-miles north of the proposed Mega-Site as measured along Highway 56. Horseshoe Road is approximately 175-feet up gradient of the lower portions of the Mega-Site.

At the direction of Augusta Economic Development Authority and the Augusta Utilities Department, Cranston initiated preliminary engineering services to develop conceptual recommendations for providing sanitary sewer service to the Mega-Site. Conceptual sewer flow data from multiple prospective industries was provided to us and reviewed. A team comprised of staff from the Augusta Utilities Department, Augusta Economic Development Authority, and Cranston, LLC collectively agreed to base the preliminary sewer recommendations on a contributing flow rate of 1.5-2.0 million gallons per day (MGD). Preliminary recommendations include a sanitary sewer pump station near the southern limits of the Mega-Site. Although site development and utility layouts were not completed in this analysis, proposed on-site improvements include new sewer laterals. These new laterals then collect and convey flow, utilizing gravity, carrying sewage to the new pump station within the Mega-Site. From that point, sewer would be pumped approximately 4- miles to a new gravity sewer within the Little Spirit Creek basin.

Existing Conditions

The proposed Mega-Site is located approximately 18-miles from Downtown Augusta in Richmond County, Georgia just north of the Burke County line. Site topography ranges from 3-10%. However, grades exceed 25% in limited areas. The site drains from north to south through multiple tributaries of McBean Creek.

Soil classifications vary and are generally sandy in nature. Four hydrologic soil groups exist throughout the project area. Troup Fine Sand is the most prominent soil type and is characterized with a B hydrologic soil classification. Please Appendix C for soils data. See Maps that follow for details.

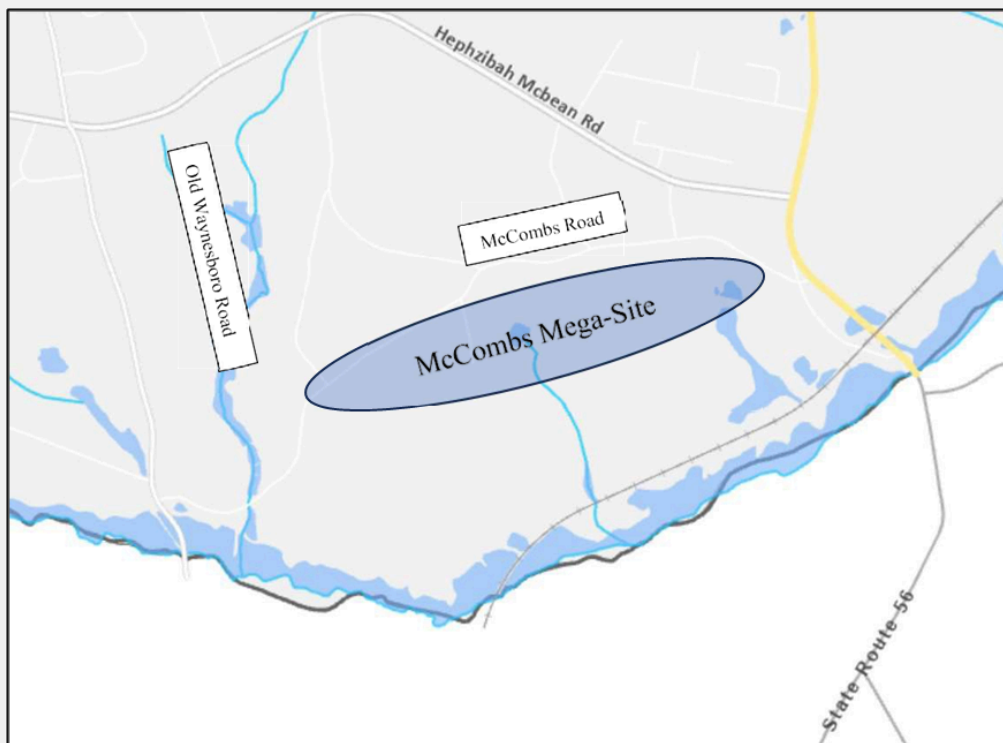


Figure 1: Vicinity Map

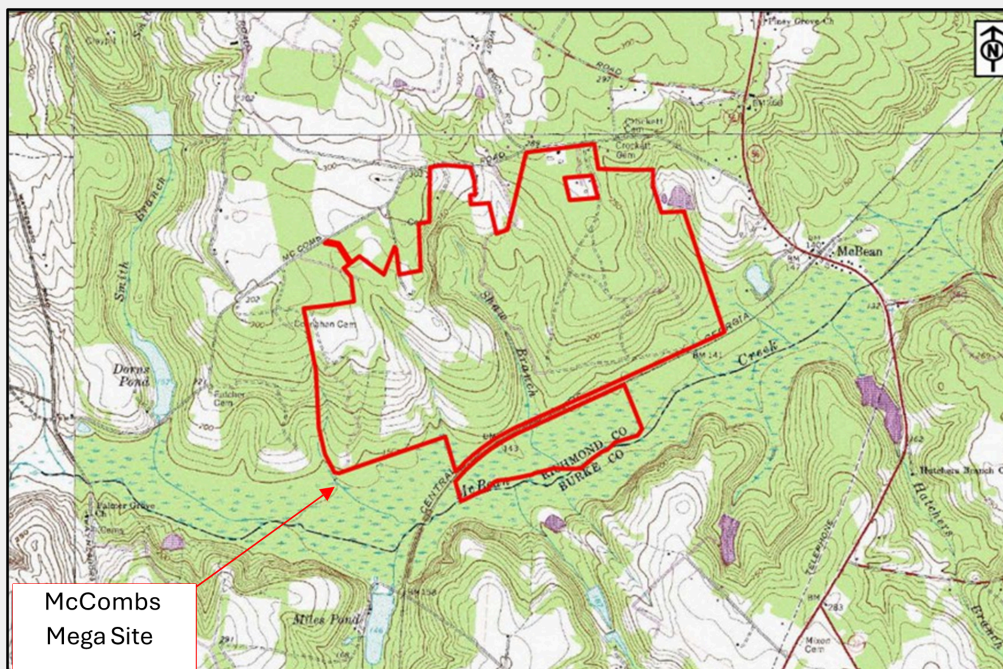


Figure 2: USGS Map

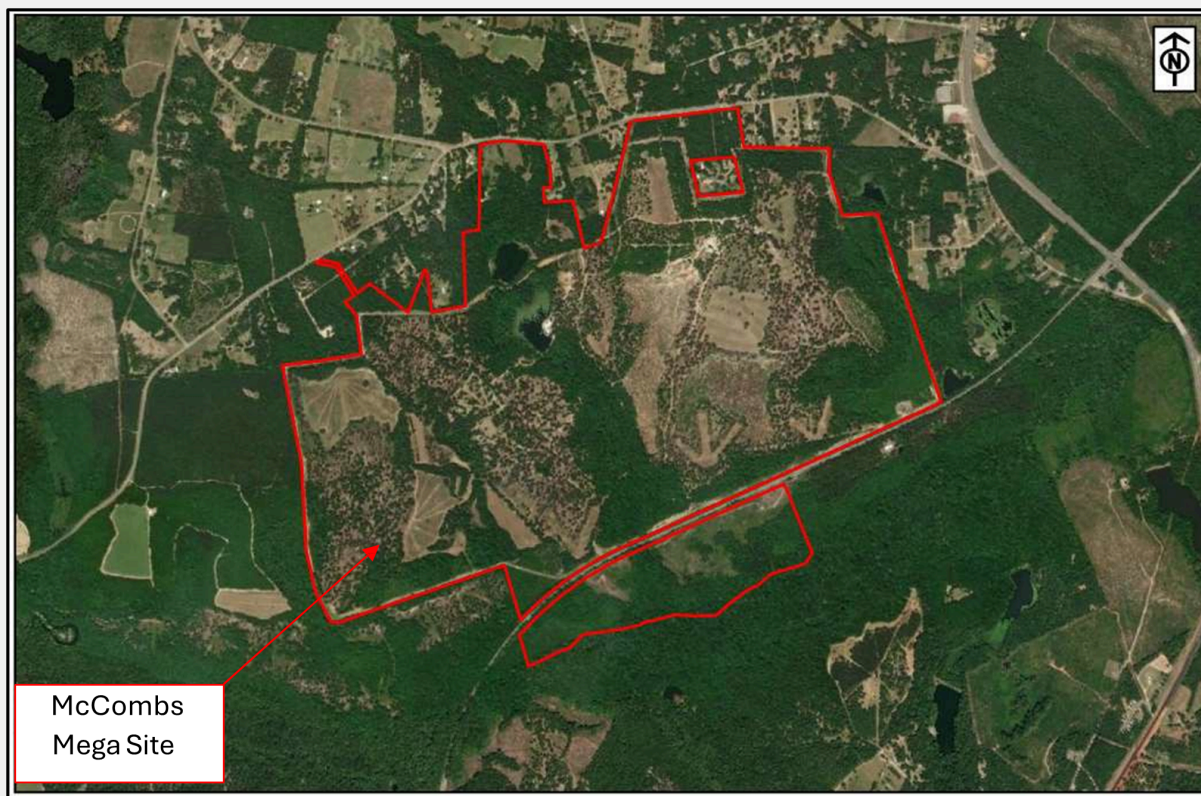


Figure 3: Aerial Image

A 12-inch diameter water main is located along McCombs Road and is accessible to the site. The McCombs Road water main connects to a 12-inch water main along Highway 56 and extends west across Old Waynesboro Road to Highway 25 with varying diameters. Public sanitary sewer infrastructure is not located along McCombs Road or in close proximity to the site. The closest sewer infrastructure is approximately 3.3 miles to the north along Horseshoe Road, which is tributary to the Spirit Creek Pump Station and ultimately the Messerly Wastewater Treatment Plant (WWTP).

PROPOSED CONDITIONS

The proposed Mega-Site is envisioned as an industrial development potentially comprised of one or more industrial sites across approximately 1,150-acres in south Richmond County, Georgia. The conceptual sewer improvements include routing the Mega-Site effluent from an on-site pump station to the north through McCombs Road, Westbrook Road, Hephzibah McBean Road, and Clark Road. The force main would be discharged into a new gravity sewer at the limits of the Little Spirit Creek basin. The new gravity sewer would then connect to a new 24-inch diameter trunk main along Little Spirit Creek. The trunk main would extend downstream to Highway 56 where it would connect to an existing 30-inch sanitary sewer main that was

installed approximately 20- years ago for future service to the Little Spirit Creek Basin. The flow would then be conveyed to the Spirit Creek Pump Station. The concept also includes the extension of the trunk main upstream along Little Spirit Creek to Old Waynesboro Road

RECOMMENDATIONS AND DESIGN CONSIDERATIONS

While detailed design and hydraulic calculations have not been included, the proposed pump station is anticipated to include submersible pumps inside of a wet-well. The proposed pump station will need to overcome a static head of approximately 150-feet. Conceptual estimates are based on a 14-inch diameter force main extending approximately 19,550-feet from the pump station to a receiving manhole near the basin limits of Little Spirit Creek just north of Clark Road.

Pump quantities, sizing, and sequencing will require detailed engineering design and coordination. Specific attention should be directed to the project timelines and final accounting of wastewater demands. Pump selections will need to consider a wide range of operating conditions. The initial pumping system may require functional changes based on the introduction of additional flows from the subsequent developments. Consideration should be given to pumps that can accommodate larger impellers and wet well configurations that ease pump change-out while avoiding a shut- down. Pump station site improvements are anticipated to include new electrical service, emergency power connections, control systems, lighting, and fencing.

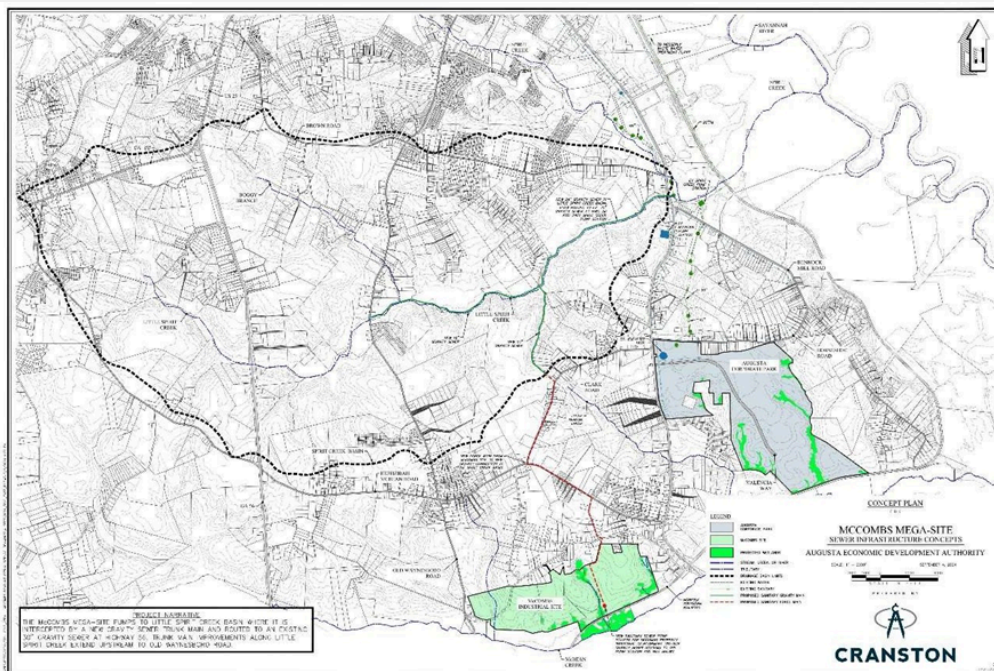
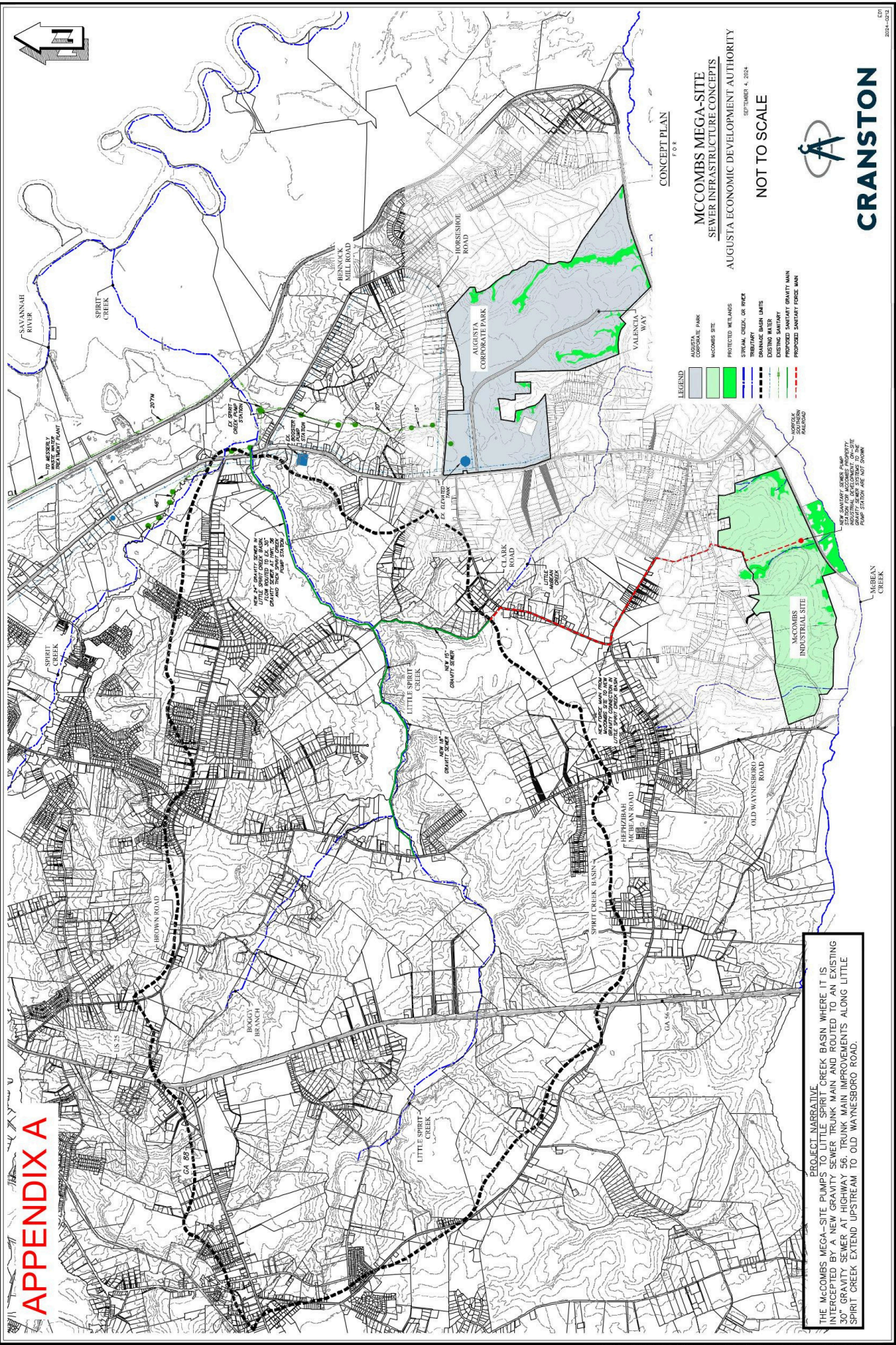


Figure 4: Concept Plan (also refer to the Appendix)

APPENDIX A



OPINION OF PROBABLE CONSTRUCTION COSTS

The budgetary, planning-level construction costs shown below reflect our opinion of the future construction costs associated with providing sanitary sewer infrastructure to serve the McCombs Road Mega-Site. The budgetary cost estimated for sewer improvements is approximately **\$23,000,000** Million including a 30% contingency. The costs include essential sewer infrastructure such as the pump station, force main, and gravity piping. Anticipated incidental construction costs are also included to budget for likely impacts to existing roads and driveways, utility relocations, and unforeseen subsurface conditions. Final pipe sizes and quantities will depend on development plans, build-out timing, and wastewater projections.

PERMITTING REQUIREMENTS

The following permit approvals are anticipated:

Agency	Approval / Permit	Status
Augusta, Georgia	AUD Design Approval	Submitted upon Completion of Design
Augusta, Georgia	AED Land Disturbance	Submitted upon Completion of Design
Georgia EPD	NDPES/NOI	Submitted upon Completion of Design
Corps of Engineers*	Wetlands Permit	Pending Prelim. Design and Impact Analysis



TENTATIVE SCHEDULE

The estimated time to complete the concept development and final engineering design is 4-6 months following completion of a topographic survey. This will include completion of the Concept Report and a collaborative Final Engineering design process between the City of Augusta, Augusta Economic Development Authority, and Cranston. An 8-12-week duration is anticipated for procurement review, approval, and formal advertisement for bid. A construction duration of 12-months is estimated based on our current understanding of the contemplated infrastructure improvements. See Detailed Cost Estimates Below:


CRANSTON

McCOMBS MEGA-SITE
 RICHMOND COUNTY, GEORGIA
 BUDGETARY OPINION OF PROBABLE CONSTRUCTION COST

PROJECT NARRATIVE:

The budgetary, planning-level costs shown below reflect our opinion of the future construction costs associated with providing sanitary sewer infrastructure to serve the McCombs Road Mega-Site.

The conceptual improvements include routing the Mega-Site flow from an on-site pump station to the north through McCombs Road, Westbrook Road, Hephzibah McBean Road, and Clark Road. The force main would discharge into a new gravity sewer at the limits of the Little Spirit Creek basin. The new gravity sewer would then connect to a new 24" diameter trunk main along Little Spirit Creek. The trunk main would extend downstream to Highway 56 where it would connect to an existing 30" sewer main that was installed approximately 20-years ago for future service to the Little Spirit Creek Basin. The flow is then conveyed to the Spirit Creek Pump Station. The concept also includes the extension of the trunk main upstream along Little Spirit Creek to Old Waynesboro Road.

McCombs Mega-Site - Sewer Improvements

PAY ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL COST
1	SANITARY SEWER LIFT STATION, COMPLETE - INCLUDING PUMPS, PIPING, VALVES, ELECTRICAL, ETC.	1	EA	\$ 1,500,000.00	\$ 1,500,000.00
2	14" HDPE FORCE MAIN, COMPLETE (ROUTED TO NEW TO LITTLE SPIRIT CREEK GRAVITY SYSTEM)	19,350	LF	\$ 175.00	\$ 3,421,250.00
3	15" DIA. PVC SANITARY SEWER PIPE, SDR 26, COMPLETE (NEW GRAVITY LINE ALONG TRIB. TO LITTLE SPIRIT CREEK)	6,850	LF	\$ 210.00	\$ 1,438,500.00
4	18" DIA. PVC SANITARY SEWER PIPE, SDR 26, COMPLETE (NEW LITTLE SPIRIT CREEK TRUNK MAIN)	13,115	LF	\$ 275.00	\$ 3,606,625.00
5	24" DIA. PVC SANITARY SEWER PIPE, SDR 26, COMPLETE (NEW LITTLE SPIRIT CREEK TRUNK MAIN)	12,350	LF	\$ 350.00	\$ 4,322,500.00
6	4'-0" DIAMETER PRECAST CONCRETE MANHOLE	150	EA	\$ 12,000.00	\$ 1,800,000.00
7	INCIDENTAL CONSTRUCTION (ROADWAY RECONSTRUCTION, UTILITY RELOCATIONS, UNFORESEEN SUBSURFACE CONDITIONS, ETC.)	1	LS	\$ 1,580,000.00	\$ 1,580,000.00
SUB-TOTAL					\$ 17,668,875.00
CONTINGENCY (30%)					\$ 5,300,662.50
SUB-TOTAL - MEGA SITE					\$ 22,969,537.50

PRELIM. OPERATING CONDITIONS:
1.5 - 2.0 MGD
200' - 220' TDH

A. COSTS FOR UPGRADING THE EXISTING RECEIVING SYSTEM(S) ARE NOT INCLUDED.

B. COSTS EXCLUDE ASSUMPTIONS PERTAINING TO PROPERTY ACQUISITION OR ENVIRONMENTAL IMPACTS.



McCOMBS MEGA-SITE
RICHMOND COUNTY, GEORGIA
BUDGETARY OPINION OF PROBABLE CONSTRUCTION COST

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**Housing impact assessment for
Augusta/Richmond County, GA SPLOST project**



This memo is in reference to the McCombs Road Sewer Service project, its potential to induce housing development in Augusta, Georgia, and the corresponding potential public revenue benefits to the local government.

As we understand the situation, in an effort to enhance a 1,100+ acre “Mega-Site” opportunity in southern Augusta, known as the “McCombs Road Tract,” with sewer infrastructure, you have advanced planning to extend approximately 3.5 miles of gravity sewer and approximately 3.5 miles of force main pipeline through the area. The \$25 million project is necessary to attract economic development to the Mega-Site, and once the sewer line is in place the enhanced infrastructure can also attract significant new housing development to meet the needs of the local workforce that will support the industrial development.

Thus, this document summarizes KB Advisory Group’s forecast of the potential fiscal benefits that may accrue to Augusta due to new sewer-served residential that would be induced by the new infrastructure. As detailed below, the forecast anticipates expected property tax growth due to new housing development over an assumed build-out period and calculates the potential on-going public revenues after the build-out period. Further, the forecast includes potential per household retail expenditure and corresponding sales tax collections that could be expected to be captured by new households in the impact area created by the new sewer line.

The overall tax benefit summary is shown below, with detailed explanation following.

[Total induced tax collections due to the new sewer line over 25-year build-out period](#)

Property Taxes: \$41 million

Schools: \$27 million

Consolidated government \$14 million

Local Sales Taxes: \$1.1 million

Based on \$25 million in new retail spending



Property Tax Benefits

In order to determine the potential increase in property tax collections that would benefit both Augusta/Richmond County Consolidated Government and the Richmond County School District, the forecast employed numerous assumptions to help determine the amount of new homes that might be constructed due to the new sewer line infrastructure.

First, it is necessary to understand the physical “envelope” that may be opened up to residential development once sewer lines are installed. As shown below, the assumptions to determine the building envelope includes a “impact area” assumption that a quarter-mile buffer around the sewer line would be the site of the new home construction, which equates to an area just under 2 square miles, or approximately 1,120 acres of residential land for single-family homes. Using a gross density assumption of 2.5 units per acre, this equates to the possibility to build up 2,800 homes on the property served with the new sewer.

Building Envelop Assumptions

Length of the corridor = 7 miles

Width of the “impact area” = 1/4 mile

Area = Length × Width = 7 miles × 1/4 mile = 1.75 square miles

Area in acres = 1.75 square miles × 640 acres/square mile = 1,120 acres

Gross density = 2.5 homes per acre

1,120 acres × 2.5 homes/acre = **2,800 homes**

While the area could physically host this number of homes, the forecast incorporated new home sales data to better understand the number of homes that the market might feasibly deliver over a 25-year period. Data from the Blanchard and Calhoun Real Estate Co. reveals that builders have delivered and sold 245 new homes in Augusta/Richmond County on average from 2020 through 2023. It was assumed that this area of Augusta would capture no more than 10% of the overall home sales in market in any given year. Thus, the forecast began with a Year 1 assumption of an 8% capture rate in year, growing slightly every year under the assumption that as the area becomes a more established residential area, its sales volume will grow over time.



These assumptions provide an estimate of 20 new construction homes being sold in the building envelop in Year 1, growing to 65 new homes being sold in Year 25.

Similarly, the forecast employed the assumption that the new homes in the area would be sold at approximately the average price of new homes sold throughout Augusta. As of August, the average sale price of new construction homes was \$302,235. That value was used for the average sales price of the 20 homes sold in Year 1. Then, an appreciation rate of 3% was added to the sales price each year, growing to approximately \$614,000 per unit for the forecasted 65 new homes in Year 25.

Those assumptions equate to approximately \$6 million in new residential development value being created in Year 1, growing to nearly \$40 million in Year 25.

Then to determine the potential growth in residential property tax collections induced by the new sewer, the forecast applied the 40% assessment value to the current millage rates applicable to the area, which are shown below.

County Operations Millage @ .006664

County Capital Improvement Millage @ .000532

School M&O Millage @ .016493

County Fire Millage @ .001439

These calculations provide insight into the potential for significant increases in property tax collections that both Augusta and Richmond County Schools could collect due to the new residential development.



Year 1	
Units Absorbed	20
Average Home Value	\$302,235
Development Value Total Annual	\$6,044,700
Assessed Value @ 40% Total Annual	\$2,417,880
City/County Operations Millage @ .006664	\$16,113
City/County Improvement Millage @ .000532	\$1,286
School M&O Millage @ .016493	\$39,878
City/County Fire Millage @ .001439	\$3,479
Annual Revenue	\$60,756



		Year 25	TOTAL (Year 1-25)
Units Absorbed	65	955	
Average Home Value	\$614,382	\$11,019,266	
Development Value Total Annual	\$39,628,837	\$451,704,132	
Assessed Value @ 40% Total Annual	\$15,851,535	\$180,681,653	
Annual New Revenue			
City/County Operations Millage @ .006664			\$105,635
City/County Capital Improvement Millage @ .000532			\$8,433
School M&O Millage @ .016493			\$261,439
City/County Fire Millage @ .001439			\$22,810
Annual New Revenue			\$398,317
Cumulative Revenue			
City/County Operations Millage @ .006664			\$11,035,274
City/County Capital Improvement Millage @ .000532			\$880,967
School M&O Millage @ .016493			\$27,311,640
City/County Fire Millage @ .001439			\$2,382,917
Cumulative Revenue TOTAL			\$41,610,799



As shown above, **the total induced property tax collections due to the new sewer line will cumulatively total over \$41,000,000 in the 25-year build-out period, with over \$27,000,000 going to the schools and over \$14,000,000 to the consolidated government.**

Other public fiscal benefits will accumulate due to the increased new home construction. These benefits include additional sales tax collections in Augusta from the growing number of households shopping at local retail outlets.

Sales Tax Benefits

In order to determine the potential increase in local sales tax collections in Augusta that could be attributed to the new homes built in the impact area created by the new sewer line, the forecast for the number of new homes described above was used to help determine the potential number of new local households. The forecast assumed that only 50% of the new homes will attract new-to-Augusta households and the remaining 50% would be current Augusta households in “turnover” who move to the impact area from elsewhere in the county. Thus, over 25 years the forecast calls for 477 new-to-Augusta households (of the 955) that could be induced by the new sewer line.

Currently, Augusta households spend approximately \$45,455 annually on retail goods, based on data from Claritas, shown below.

Augusta (2024)

Estimated Household Count: 81,564

Total annual estimated retail expenditures: \$3,707,452,248

Total estimated retail expenditure per household: \$45,455

The forecast then applied the estimated retail expenditure per household to the new-to-Augusta household in the impact area and applied the local sales tax rate of 4.5% to the new sales, to establish the amount of new sales tax collected. Based on the potential for \$454,455 new expenditures in Augusta and the current local sales tax of 4.5%, the forecast calls for just under \$20,500 new local sales tax collections in Year 1 of the development.



New Housing Units	20
New Households to Augusta @ 50%	10
Avg. Annual Spending Per Household @ 1% inflation	\$45,455
Annual New Spending from Impact Area Households	\$454,550
Local Sales Tax Collections from New Impact Area HH @4.5%	\$20,455

Applying a 1% inflation rate to the spending levels over a 25-year period, in which the number of new-to-Augusta households in the impact area grows to 32, the forecast calls for \$1.9 million in new retail sales attributed to the sewer-induced growth, which equates to over \$83,750 in new annual sales tax collections.

	Year 25	TOTAL
New Housing Units	65	955
New Households to Augusta @ 50%	32	477
Avg. Annual Spending Per Household @ 1% inflation		\$57,716
Annual New Spending from Impact Area Households	\$1,861,392	\$25,114,976
Local Sales Tax Collections from New Impact Area HH @4.5%	\$83,763	\$1,130,174



As shown above, **the total induced sales tax collections due to the new sewer line will cumulatively total over \$25,000,000 in new retail spending and over \$1.1 million in new local sales tax collections over the 25-year build-out period,**





Augusta Economic
Development Authority

2025

For questions or additional information,
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Thank You