

Memorandum

To: Tonya Galbraith, Town Manager
McCordsville, Indiana

From: David P. Reynolds, Senior Vice President
Policy Analytics, LLC

Re: McCordsville Sustainability Project – Interim Progress Report

Date: June 7, 2021

According to the US Census Bureau population estimates, the Town of McCordsville is the 6th fastest growing municipality in Indiana over the past decade. This growth requires thoughtful, strategic planning to ensure that the Town's development occurs in a healthy, sustainable manner that does not impose detrimental costs on future generations. Last December, McCordsville recognized this need and began the process of a Fiscal Sustainability Study supported by Policy Analytics.

Over the past five months, Policy Analytics has completed an analysis of the existing financial and socio-economic factors of the Town of McCordsville. This analysis has equipped Policy Analytics with a deeper understanding of the conditions which may affect the Town and has been the necessary first step in the development of preliminary baseline models of revenues, expenditures, and land use.

Currently the project team is focused on the modeling of land use options. Working with Town staff, Policy Analytics is developing fiscal impacts and sustainability projections of alternative land use scenarios. Each scenario consists of differing densities and intensities of development, different land-use patterns, and varying development timelines. The baseline models developed during the initial five months will be instrumental in evaluating each land use scenario to analyze the capital investments and the cost of municipal services necessary under each scenario.

Policy Analytics appreciates the helpful interactions with Town staff during this process and looks forward to documenting the results of the analysis, resulting in a final report to the Town Council.