

DRAFT PRESENTATION FOR PUBLIC COMMENT

September 6th, 2023

Facility Feasibility Study

Lincoln County, Montana



TAB
Technical Assistance
to Brownfields

Topics and Goals



Topics and Goals

1. **Validate Staff Testimony**
2. **Quantify County Facility Needs**
3. **Explore Existing Conditions**
4. Forecast **Growth**
5. **Forecast Demand/Space Needs**
6. Highlight **Potential Properties**
7. **Funding Recommendations**



Validate Staff Testimony



Why Quantify?

“A fish story lacking numbers is just that... A Fish Story...”

David James Duncan, The River Why



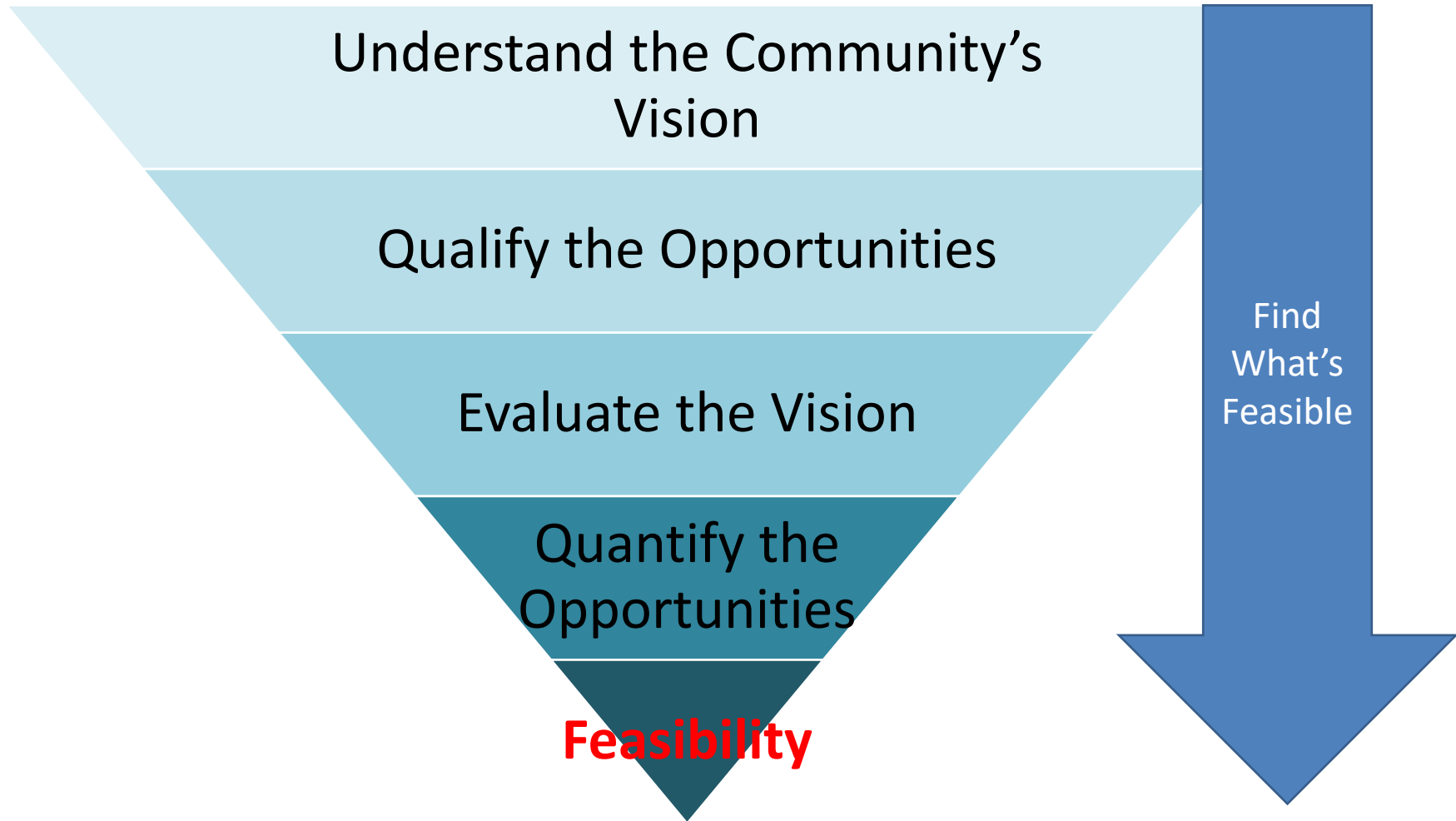
Data Helps Tell the Story

A Feasibility Analysis:

- Quantifies Existing Conditions
 - Full-Time-Equivalent (FTE) Staff
 - Number of County-Owned Facilities
 - **Estimated Square Footage**
- Forecast Future Growth
 - Population and Taxable Value
- Compare to Other Counties
 - **What is their “Level of Service”**
- Quantify the Demand
 - **How much Space (Square Footage) is needed?**
- Recommend Solutions



Why Quantify?



Existing Conditions



Lincoln County Existing Conditions

Full-Time-Equivalent (FTE) Employees:

- 120 FTE per 2022 County Budget

County Facilities:

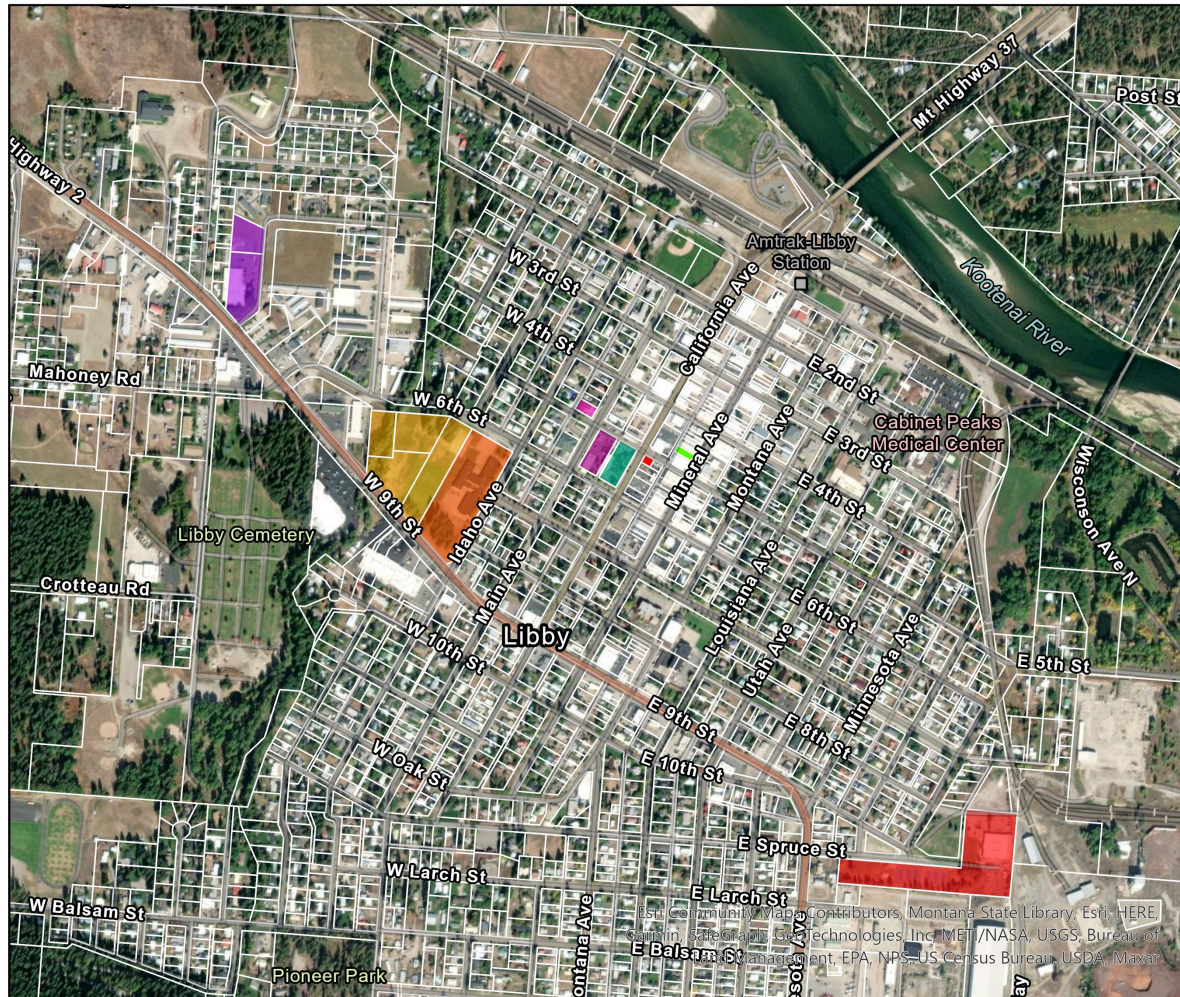
- 12 County Owned Properties (6 in Troy/Eureka)
- 7 County-Owned Facilities Evaluated by Analysis
- Libby City Hall and McGrade School Excluded From Analysis

County-Owned and Operated (w/in Libby):

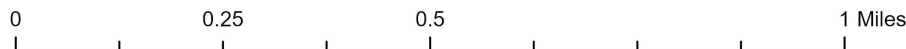
- Acreage: 3.785
- Building Improvement Square Footage: ~58,000



Lincoln County Facilities Study

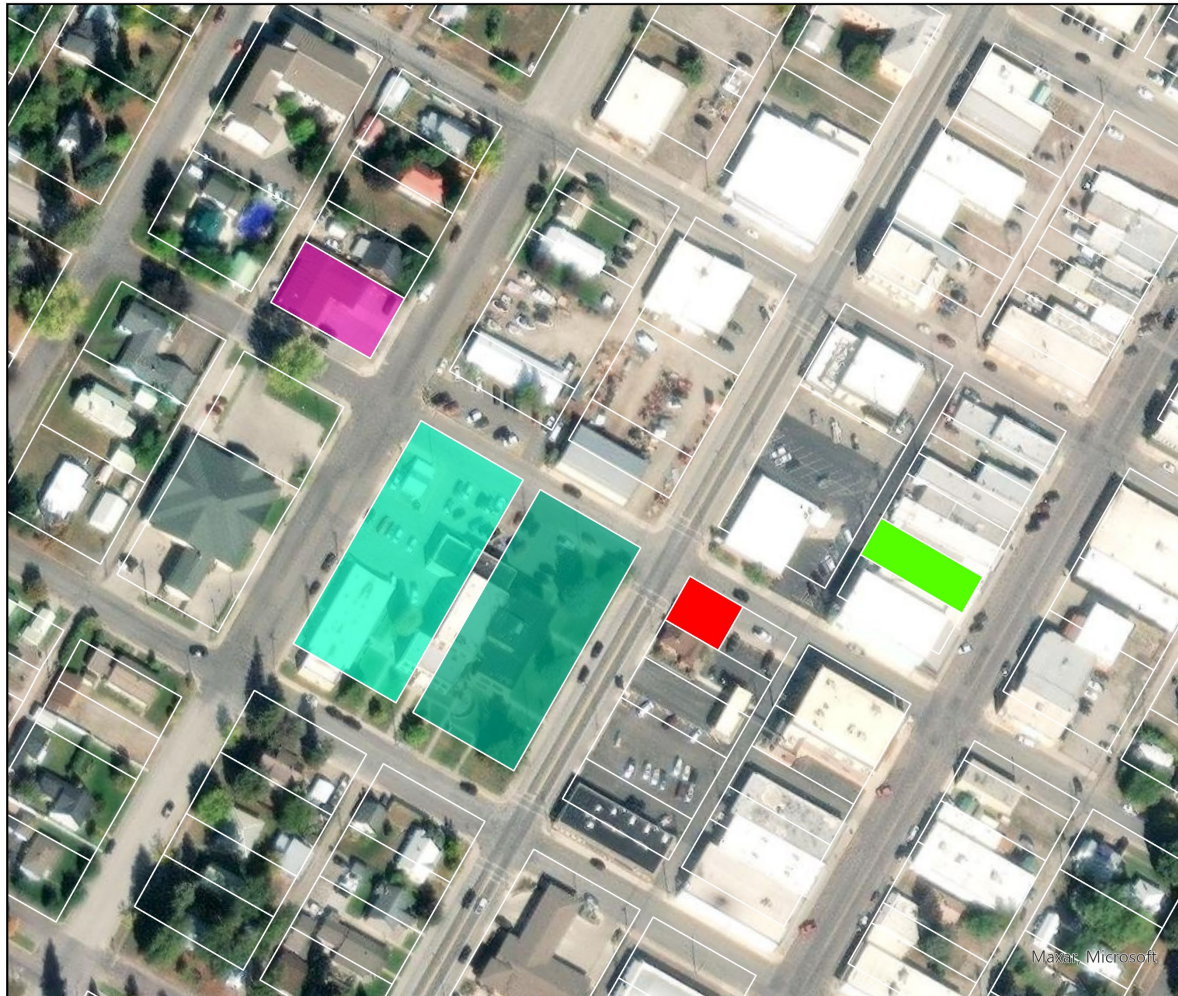


- Asa Wood School
- Asa Wood School Grounds
- Lincoln County Community College
- Lincoln County Parcels
- County Courthouse
- Library
- Asbestos Resource Program Building
- Annex Building
- Juvenile Probation Building
- City Hall (Forester and EOC)



we find the way

Lincoln County Facilities Study



- Lincoln County Parcels
- County Courthouse
 - Library
 - Asbestos Resource Program Building
 - Annex Building
 - Juvenile Probation Building
 - County Facilities All

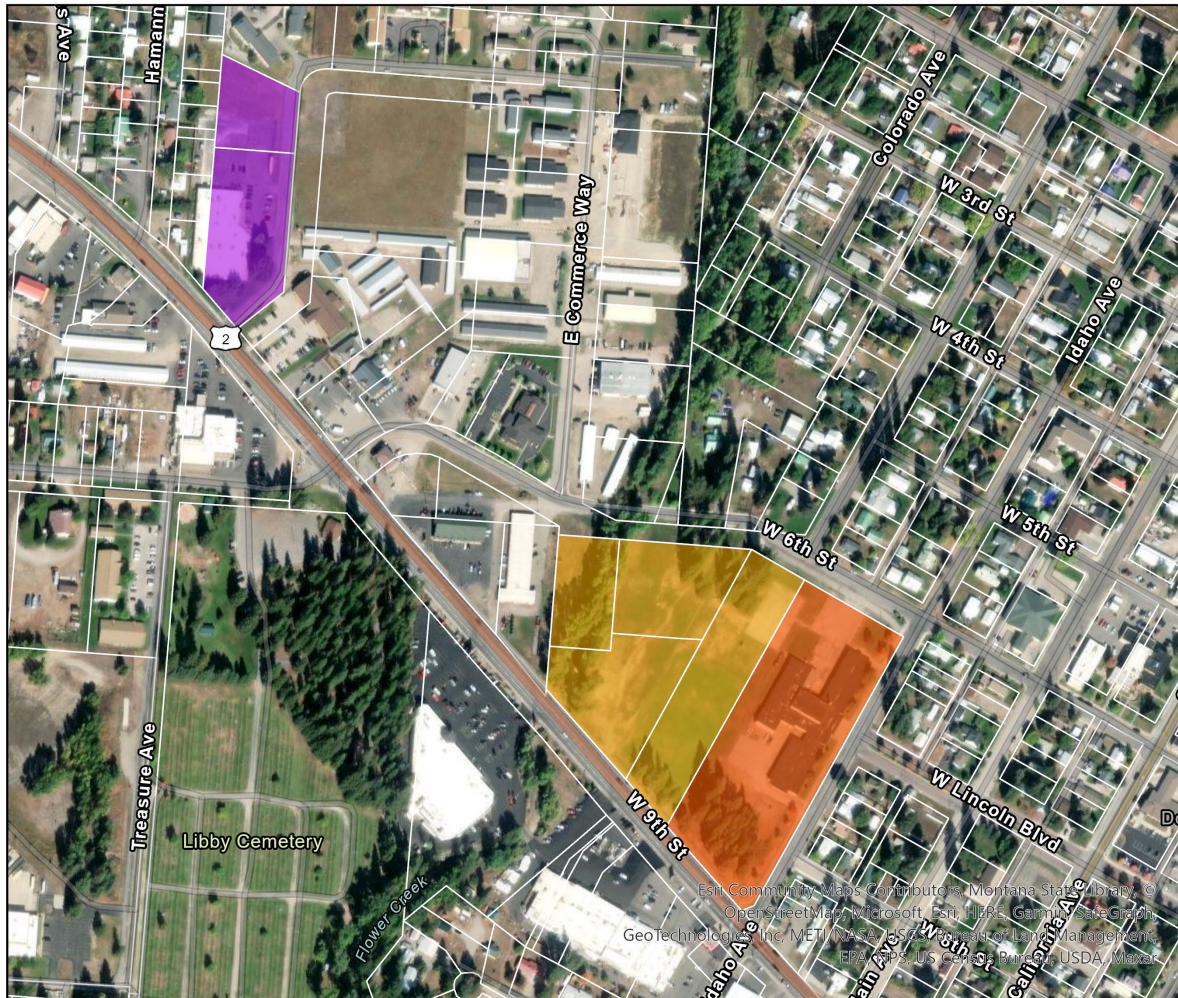


0 125 250 500 US Feet

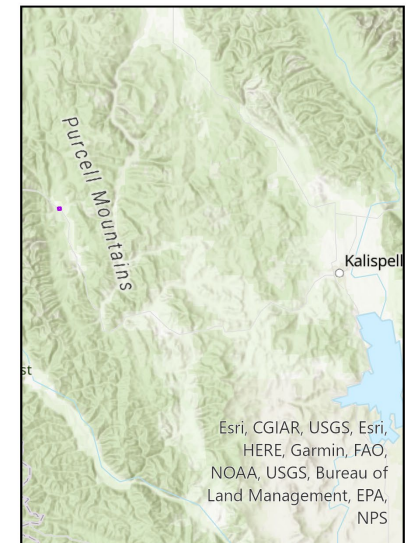


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Lincoln County Facilities Study - Potential Properties



- Asa Wood School
- Asa Wood School Grounds
- Lincoln County Community College
- Lincoln County Parcels



we find the way

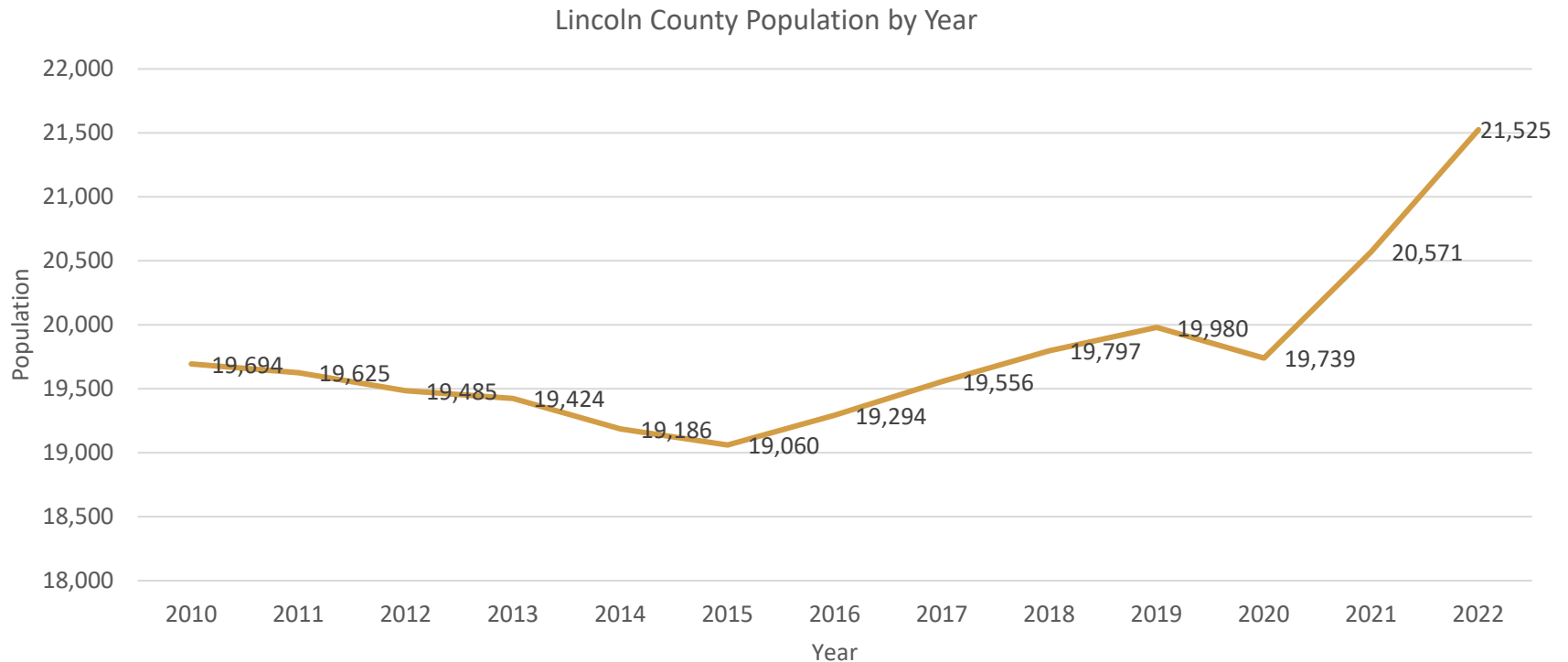
Forecasting Growth



Demographics - Population

Population

- Lincoln County's Population is GROWING
- Last Two Years have AVERAGED 4.43% Growth
- 2010-2020 AVERAGED 0.03% Growth



Future Population Growth

State Demographer

- Projects Annual Growth at **0.67%** through 2030
- **However, when 2021 and 2022 are taken into account...**
 - Growth will average **1.38%** through 2030
 - **Analysis Assumes 2% Average Annual Growth Through 2030**
 - Estimated Population in 2030 = 25,220 Residents

“Population Growth Directly Impacts County Services”



Taxable Value

State of Montana Dept. of Revenue

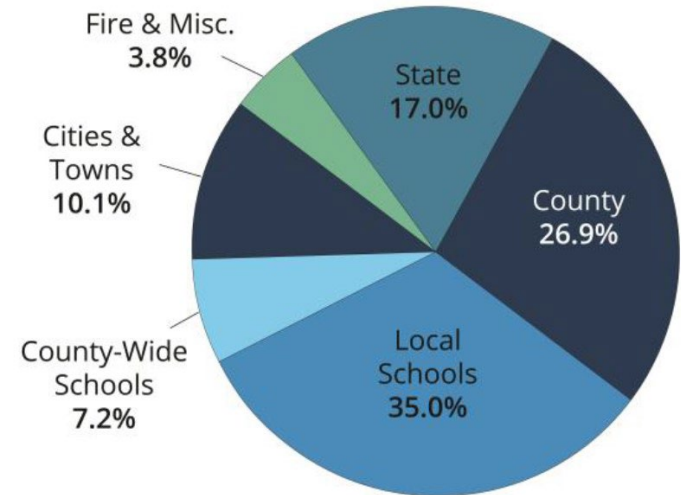
- 40% of all Revenue Derived from Property Taxes

Lincoln County Taxable Value

- \$4,492,948,292 Market Value in 2023
- \$60,158,808 Taxable Value
- 1 Mill (Tax Levy) Equates to \$60,158.81

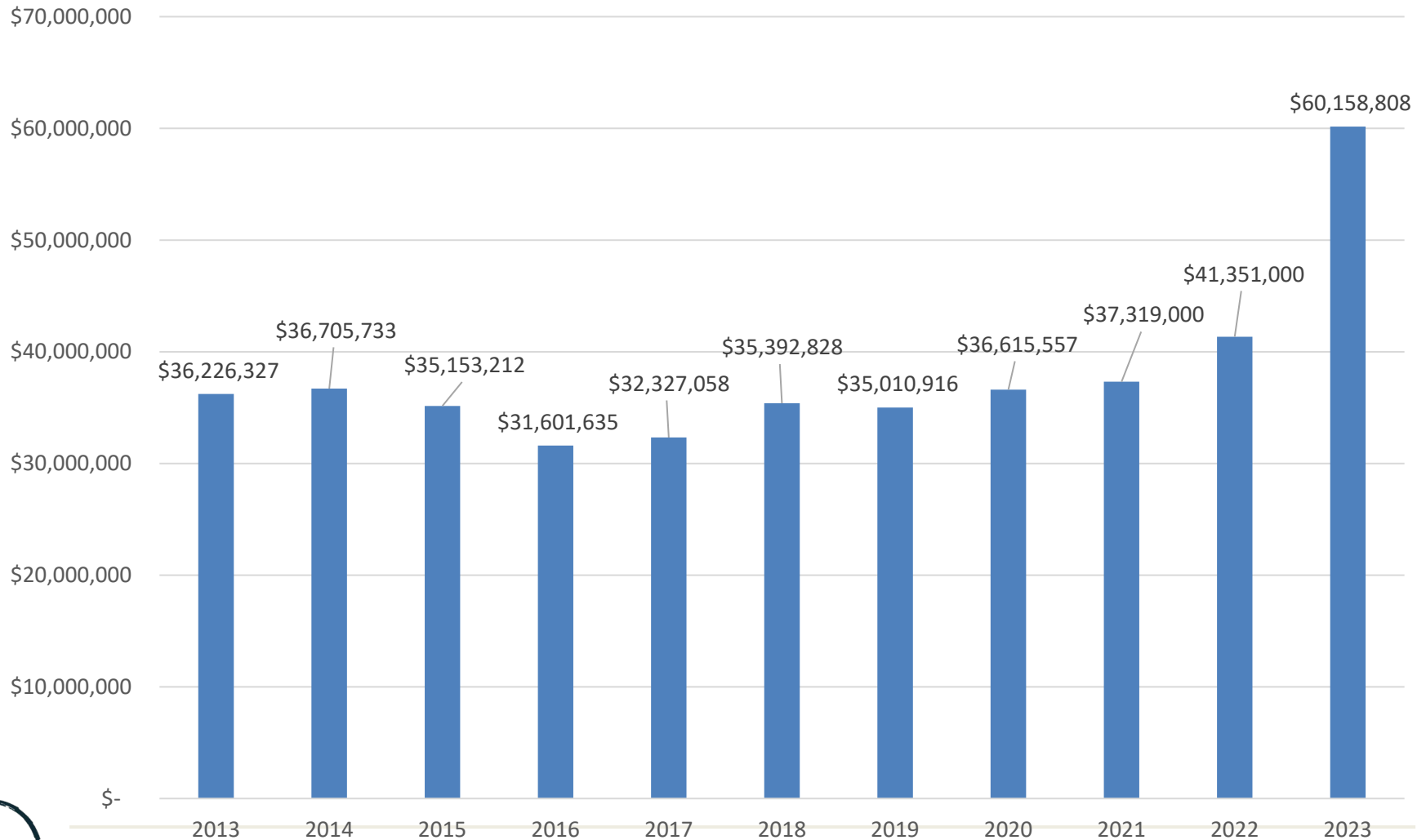
Figure 1: Property Taxes are Invested in Schools and Local Government Services

Allocation of property taxes by taxing jurisdiction, FY 2018



Taxable Value

Lincoln County Taxable Value



Key Findings

Population Grew Rapidly from 2020-2023

- 4.43% Average Annual Growth

Taxable Value Surged in 2023

- 61% Increase in Taxable Value from 2021
- 2023 Biennial Reassessment Year

**Lincoln County's Demand for Services is
Increasing**



Forecasting Demand



Quantifying Demand

Lincoln County Employees Per Capita

- Current Population (2022) = 21,525
- Current FTE Staff = 120
- FTE per Capita (1000s) = **5.57 Employees** Per 1,000 Residents

Future Demand

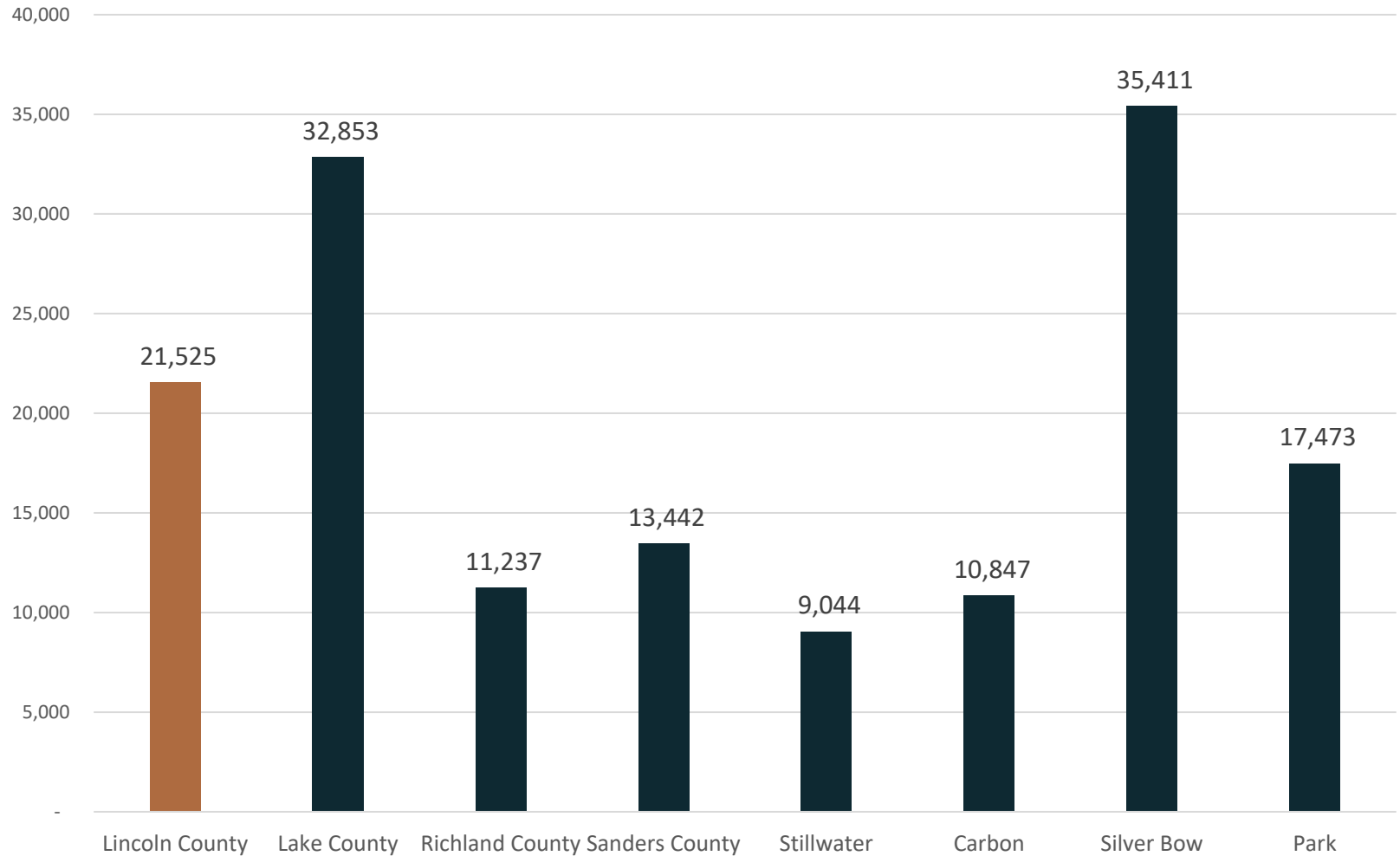
- 2030 Population = 25,220
- Future FTE Staff = 141
- ***Increase in Staff = 21 Employees****
 - *Assumes that FTE Per Capita is Adequate

How Does this Compare to Other Counties?



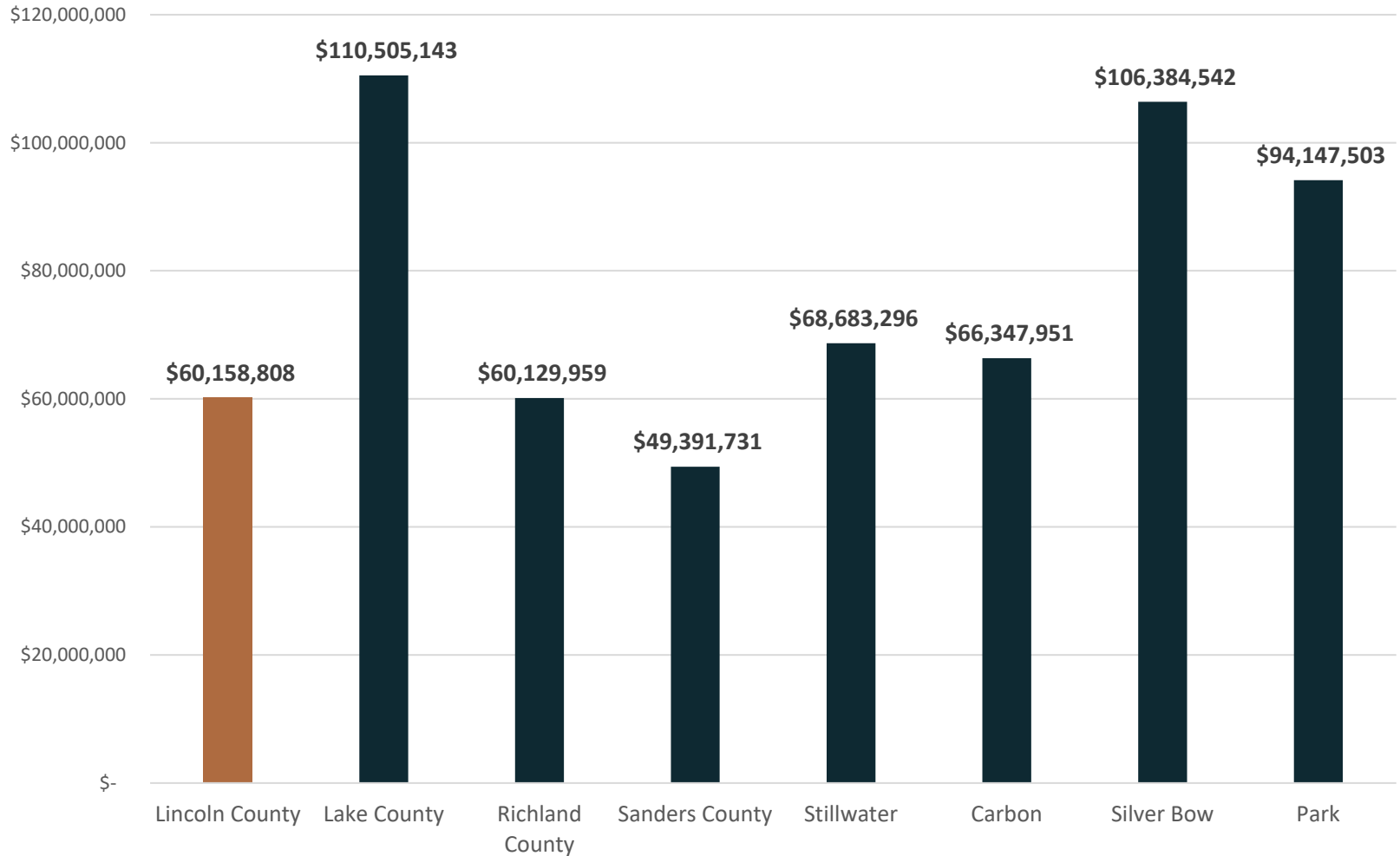
County Comparison – Pop.

2022 POPULATION



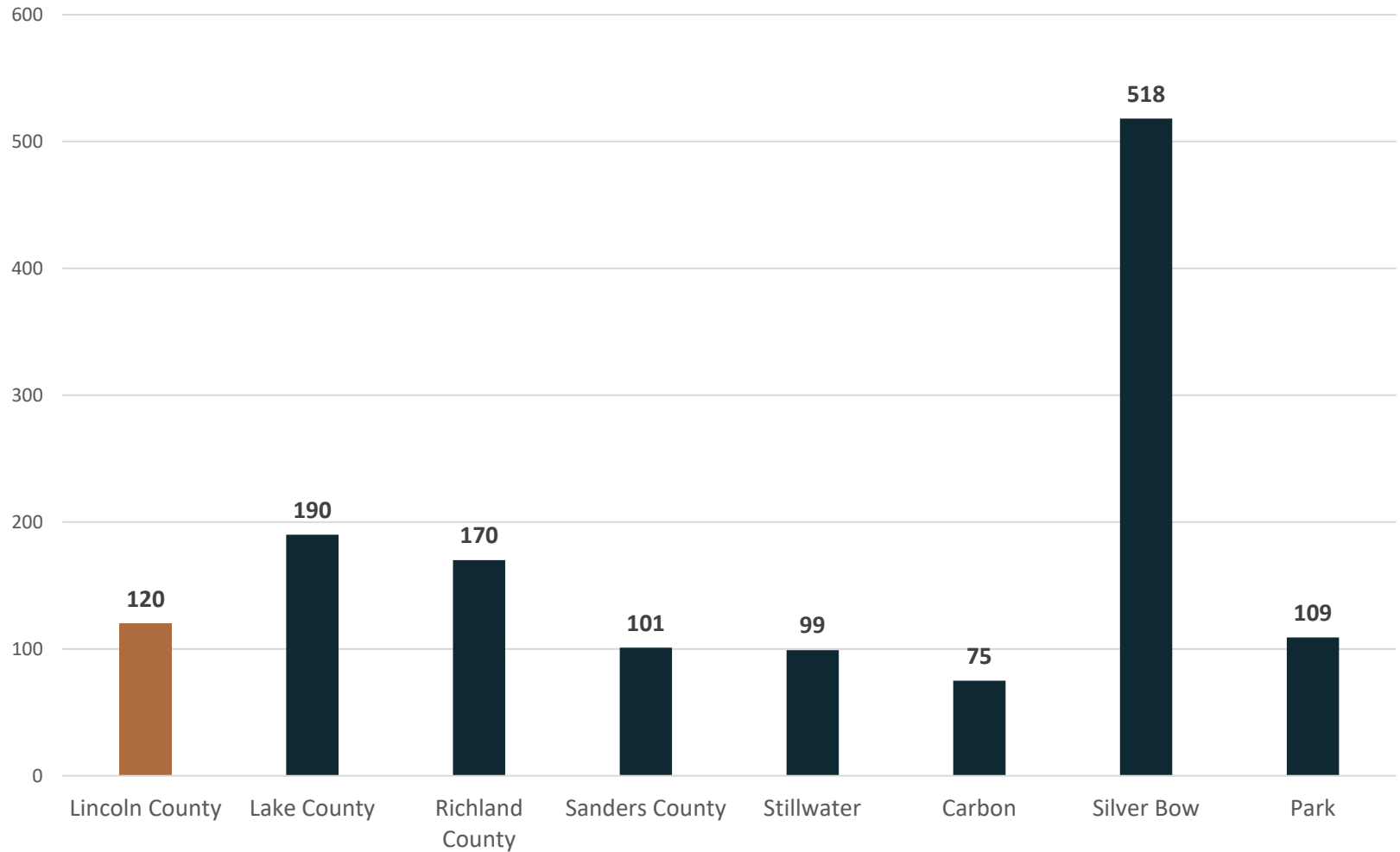
County Comparison – Tax. Value

2023 TOTAL TAXABLE PROPERTY TAX REVENUE



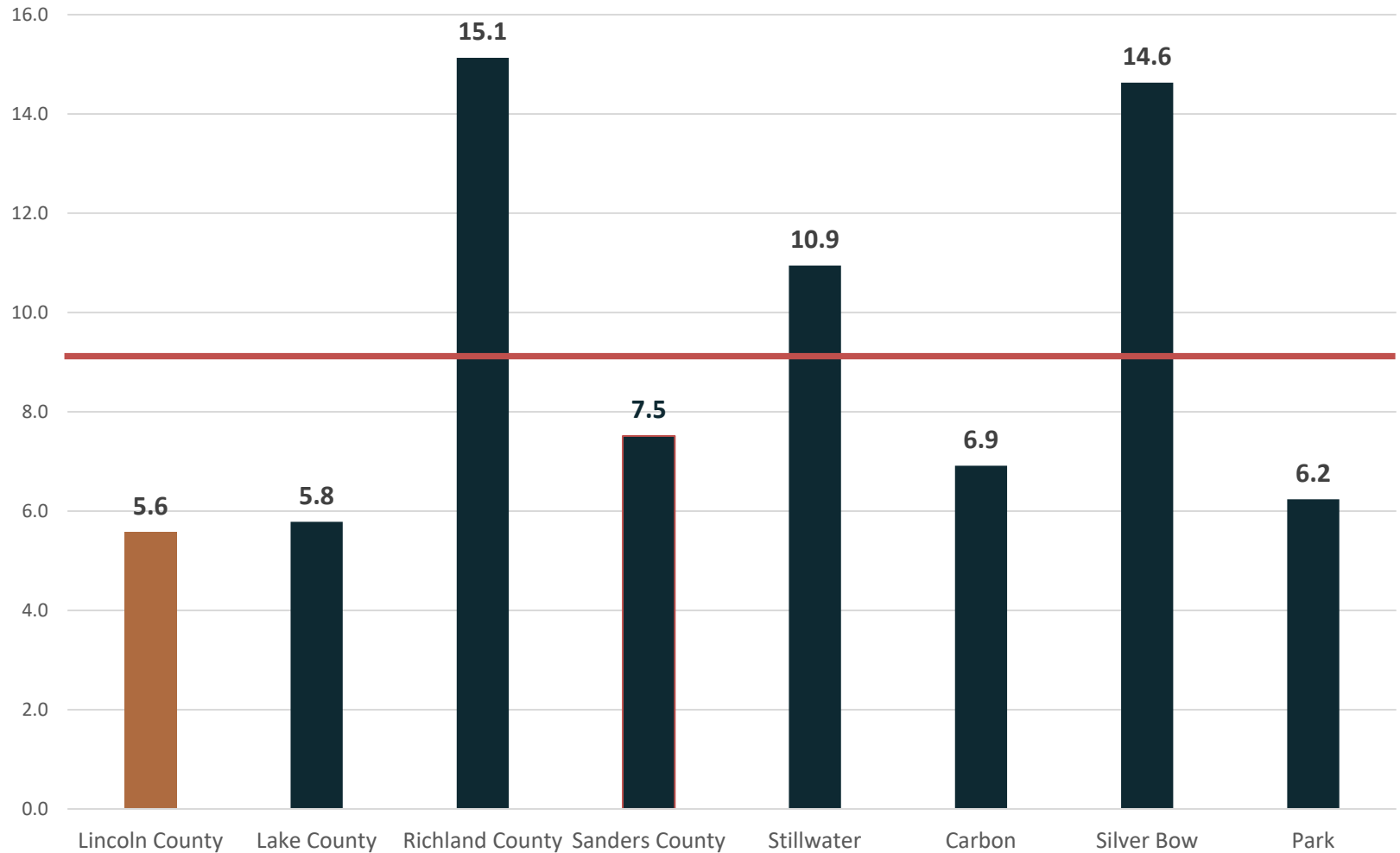
County Comparison – FTE Total

2022 TOTAL FTE



County Comparison – FTE Per Capita

2022 FTE/POPULATION (1000s)



Quantifying Demand

Lincoln County Rankings

- Population = 3rd
- Taxable Property Value = 6th
- FTE Per Capita = 8th (Last)

Future Demand Using County Comp:

- Lincoln County FTE Per Capita = 5.57
- Average FTE Per Capita = 9.59
- **Analysis FTE Per Capita = 7.5**
- *Increase in Staff by 2030: **69 New Employees***



Demand Findings

Lincoln County's Estimated Employee Increase 2030

- **Between 21 and 69 Employees** may be needed by 2030
- **17% to 58% Increase** in Staffing Levels

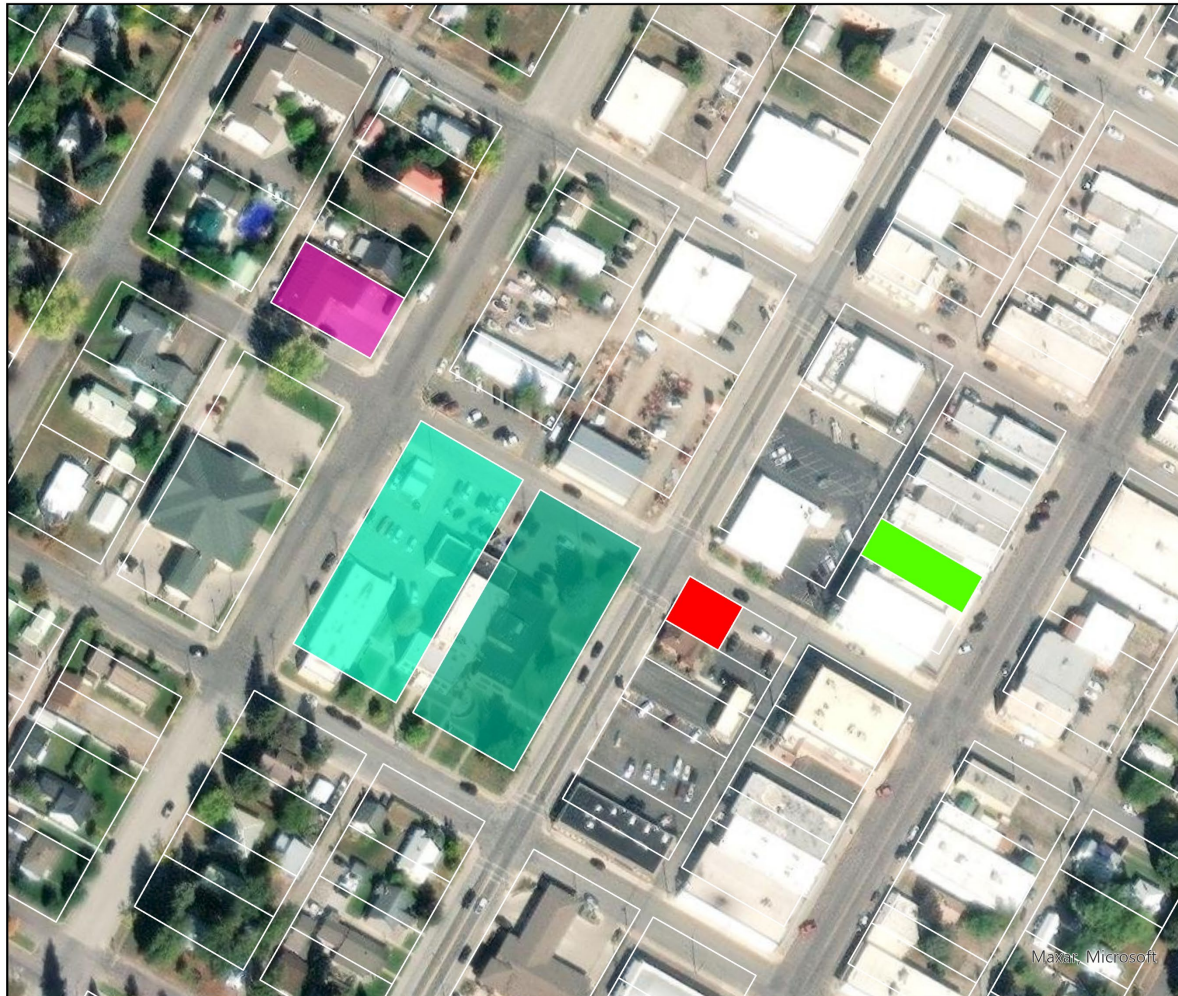
This difference depends on continued Growth and L.O.S.



Forecasting Space



Lincoln County Facilities Study



- Lincoln County Parcels
- County Courthouse
 - Library
 - Asbestos Resource Program Building
 - Annex Building
 - Juvenile Probation Building
 - County Facilities All



0 125 250 500 US Feet



we find the way

Quantifying Space

National Standards on Space

Source	Recommended SF Per Employee
Government Accountability Office (GAO 2018 Low)	250
Government Accountability Office (GAO 2018 High)	420
EIA (US Energy Information Administration) Local Gov.	1138
EIA (US Energy Information Administration) Federal Gov	731
EIA (US Energy Information Administration) Commercial Office	507
Average	608
<u>Analysis Estimate</u>	<u>550 SF Per Employee</u>

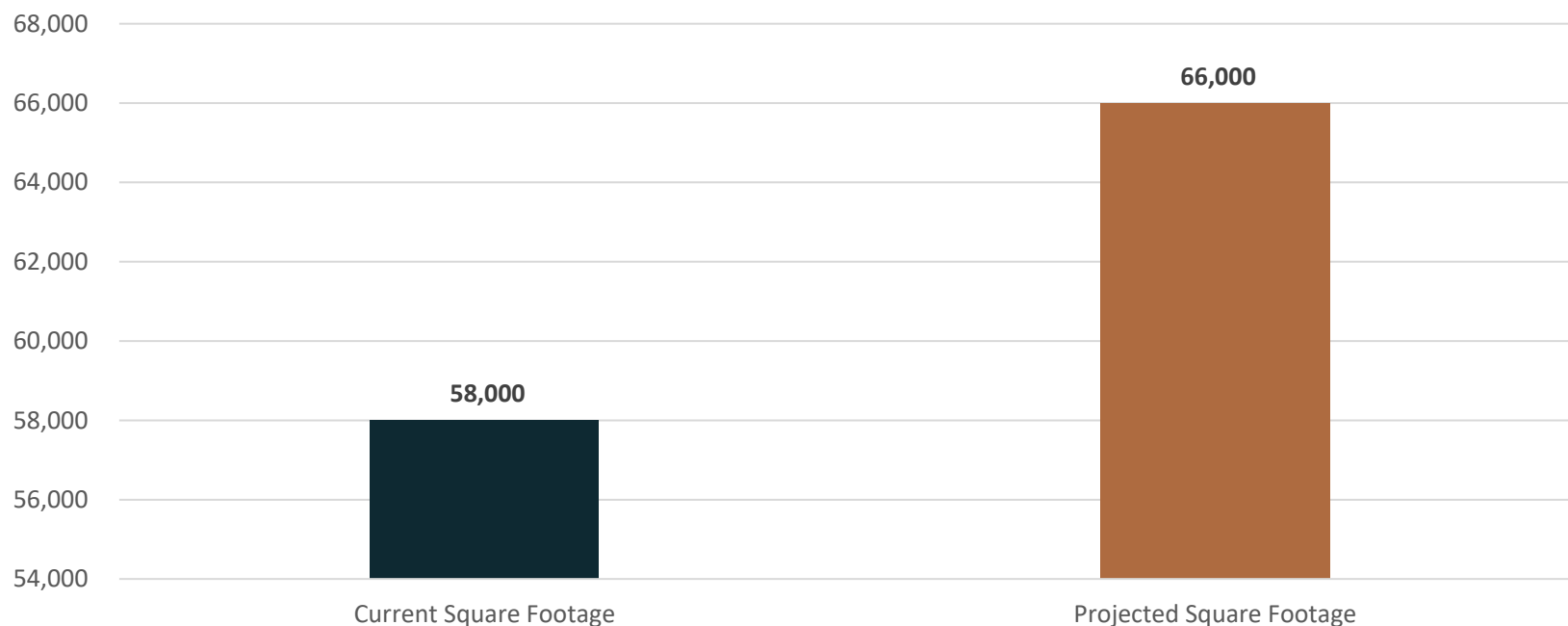


Existing Space Demands

Lincoln County SF Demands (Current)

Estimated County Owned and Operated SF	~58,000
Current County SF Required	66,000
Difference (Surplus/ Deficit)	8,000 SF

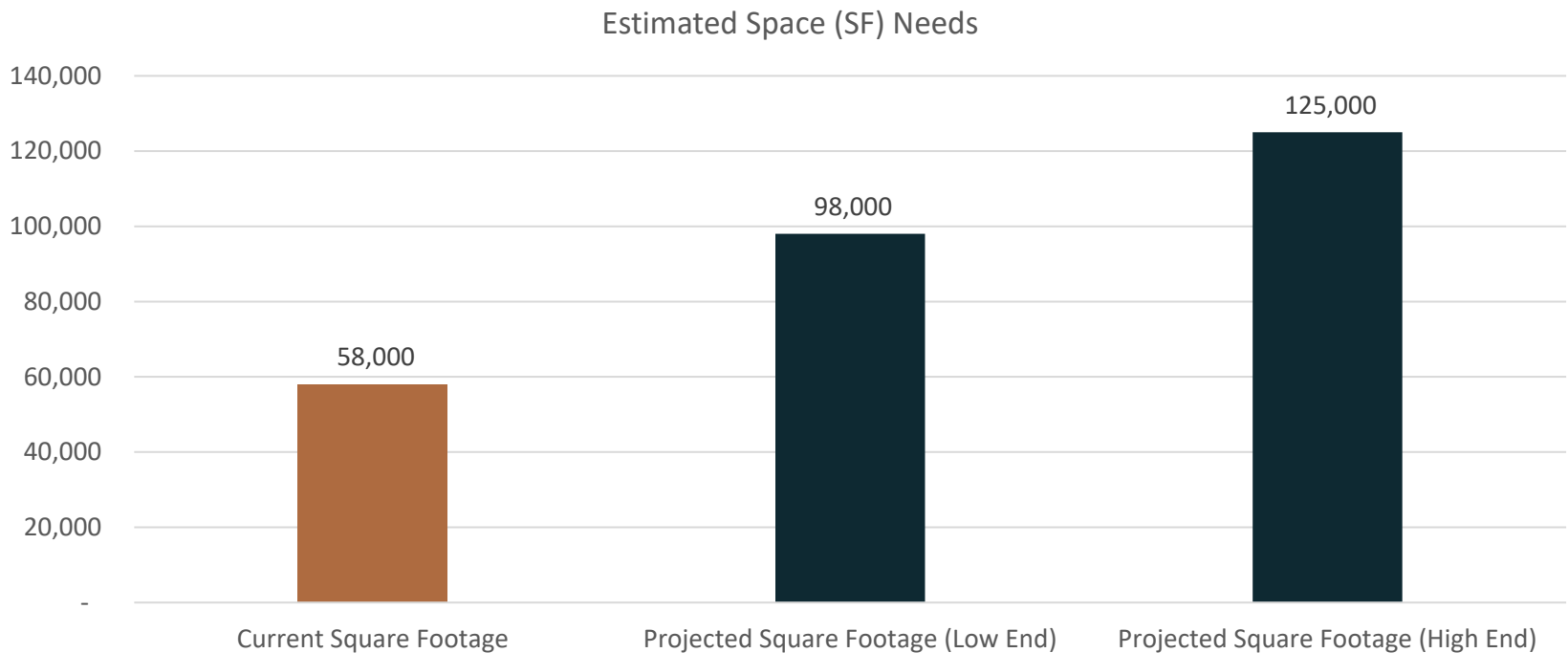
Existing Space (SF) Needs



Future Space Demands

Lincoln County SF Demands (Current)

Estimated County Owned and Operated SF	~58,000
Future County SF Required (Range)	98,000 SF to 125,000 SF
Difference (Surplus/ Deficit)	40,000 SF to 67,000 SF



Future Space (SF) Findings

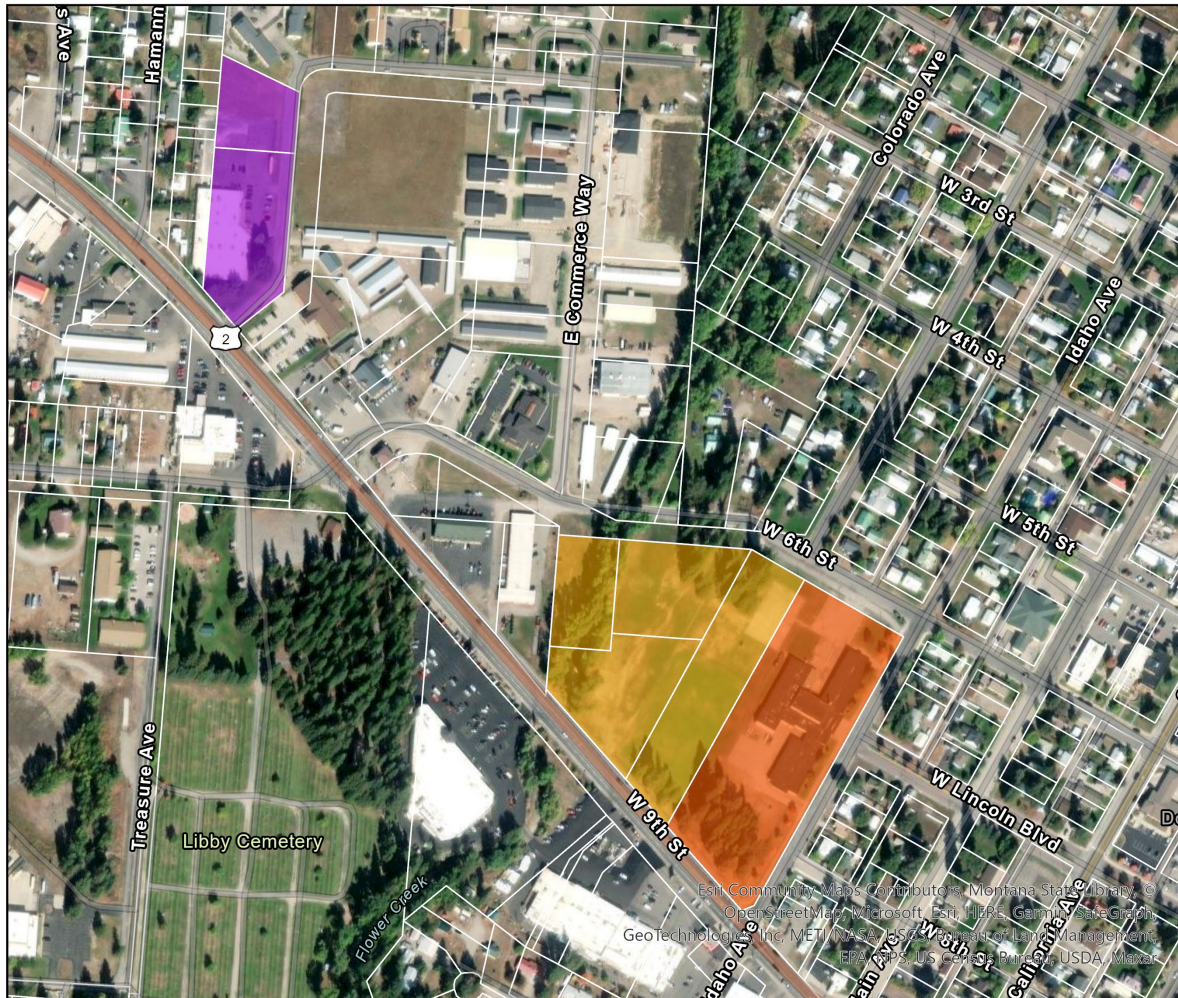
**Lincoln County's May Need an Additional 40K to 67K
Square Feet of Facility Space by 2030**



Potential Properties



Lincoln County Facilities Study - Potential Properties



- Asa Wood School
- Asa Wood School Grounds
- Lincoln County Community College
- Lincoln County Parcels



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#1 – Asa Wood (Redevelopment)

Asa Wood Redevelopment:

- **Existing Building**
- **Centrally Located in Libby**
- **~44,000 Square Feet**
- **Requires Redevelopment/Remodel**
- **Could be Leased or Purchased by County**



#2 – Asa Wood (New Development)

Asa Wood New Development:

- Vacant Land
- Centrally Located in Libby
- ~7.5 Acres (>100K SF Possible)
- Requires New Development
- Could be Leased or Purchased by County



#3 – Community College

Community College Re-Purpose:

- **Existing Facility Owned by County**
- **Centrally Located in Libby**
- **~47,000 SF = Existing and Potential**
- **Requires Redevelopment**
- **Would Remove Community College from Facility**



Recommendations

Recommendations

1. Budget Evaluation

- Forecast Future Revenue/Taxable Value Increase
- 1 Mill = ~\$61K in Annual Revenue
- Voter Approved Mill Levy?

2. Explore Bonding

- Review Requirements for G.O. Bonds/Pay as You Go

3. Identify Grants for Capital Improvements

- Target Grants for both Redevelopment and New Development

4. Update Your Capital Improvement Plan

- After you have identified **your preferred Strategy**



Recommendations

REMEMBER:

“There is NO SINGLE FUNDING Solution”

You Need To Stack
These Strategies

