



**THE ECONOMIC IMPACT OF
COMPLEMENTARY COMPONENTS OF
ADRIAEN'S LANDING**

A Dynamic Impact Analysis

By

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Executive Summary for Complementary Adriaen's Landing Projects

There are six related projects that strongly complement Adriaen's Landing. These are the Marriott Hotel, retail and entertainment spaces, Class A office space, residential housing, parking garages, and, infrastructure improvements. These separate but interrelated projects support and enhance the convention center and stadium by providing sorely needed hotel space, additional housing and parking. The infrastructure improvements will provide easier access to the convention center, the new office and retail spaces, as well as to existing downtown structures. By assessing the economic impact of these six projects in isolation, we are neglecting their interaction and synergistic effects that improve the climate and attractiveness of Hartford in many ways. We expect, though we have not measured, positive impacts on the arts and entertainment, eating and drinking, and, retail establishments in the Hartford metropolitan area. These projects coupled with a strong regional marketing campaign will help attract and retain businesses in the Hartford Labor Market Area (LMA). Indigenous businesses will be more likely to expand here. These primary and secondary effects of the overall Adriaen's Landing project will create new jobs, taxes and output (sales). Many of the direct new jobs created will put low-skilled, underemployed, and, perhaps unemployed residents to work. In this sense, welfare-to-work initiatives will be enhanced, and, coupled with other incentives for home ownership, these projects will improve neighborhood stability and safety.

The table below shows the investments (costs) in land acquisition, construction, renovation, permit fees, and equipment for the six complementary projects. The largest investment by far is the construction of the buildings and infrastructure improvements totaling \$417.1 million in current dollars. This compares to a total investment of \$443.6 million, the difference being allocated to the other cost categories. The individual project investments and costs are given in the table below.

Inputs for Complementary Components of Adriaen's Landing							
	Hotel	Retail	Office	Residential Housing	Parking	Infrastructure	Total
Land Acquisition (\$ Mil)	\$1.350	\$1.165				\$5.150	\$7.665
Construction (\$ Mil)	\$109.507	\$54.050	\$10.100	\$40.000	\$118.275	\$85.186	\$417.118
Other Renovation (\$ Mil)		\$4.600					\$4.600
Permit Fees (\$ Mil)				\$0.550			\$0.550
Equipment Costs (\$ Mil)		\$10.920	\$2.740				\$13.660
Total Costs (\$ Mil)	\$110.857	\$70.735	\$12.840	\$40.550	\$118.275	\$90.336	\$443.593

For these investments, the State benefits substantially in terms of total non-farm employment (statewide – 1355 jobs), gross state product (GSP) (\$64 million), personal income (\$81 million), disposable income (\$64.4 million), and, population (1491). The dollar figures are in current dollar terms. The numbers above and in the table below in the average columns represent annual average increases above the REMI baseline or status quo economic forecast for the State. The numbers do not accumulate. In present value terms (using a discount rate of 6.5% over twenty years till bond maturity), GSP is \$745.44 million, personal income is \$901.6 million, and, disposable personal income is \$711.8 million, all in current dollar terms.

The fiscal picture is less favorable. While the State and the region (nominally, the Hartford LMA) receive annual average increases in tax revenue of \$4.91 million and \$4.08 million, respectively from these projects, the cost of the incentives and additional government spending induced by new residents produce a net annual average loss to the State and the region of \$7.02 million and \$0.99 million, respectively. In present value terms, the total new State tax revenue received is \$54.71 million, and for the region, the total new tax revenue received is \$39.5 million. The net present value for the former is -\$62.3 million and for the latter, -\$10.7 million. This results from subtracting the annual average value of incentives and induced government spending of \$17 million that has a present value of \$167.2 million.

Economic Impact of Complementary Components of Adriaen's Landing														
Variable	Hotel		Retail		Office		Residential Housing		Parking		Infrastructure		Total	
	Average	Present Value	Average	Present Value	Average	Present Value	Average	Present Value	Average	Present Value	Average	Present Value	Average	Present Value
Private Non-Farm Employment	299	-	585	-	302	-	32	-	97	-	40	-	1355	-
Gross State Product (\$ Mil)	\$14.37	\$166.82	\$28.06	\$294.96	\$16.63	\$172.41	\$3.00	\$38.33	\$5.25	\$85.42	(\$3.19)	(\$12.50)	\$64.12	\$745.44
Personal Income (\$ Mil)	\$17.72	\$202.69	\$31.67	\$326.63	\$27.28	\$266.46	\$1.28	\$23.62	\$5.13	\$80.74	(\$2.19)	\$1.46	\$80.89	\$901.60
Disposable Income (\$ Mil)	\$14.10	\$159.97	\$25.16	\$257.64	\$21.74	\$211.24	\$1.02	\$18.55	\$4.09	\$63.56	(\$1.75)	\$0.83	\$64.36	\$711.79
Population	354	-	619	-	372	-	36	-	118	-	-7	-	1491	-
Total New State Tax Revenue (\$ Mil)	\$1.63	\$17.53	\$1.74	\$18.11	\$1.27	\$12.74	\$0.13	\$1.82	\$0.30	\$4.85	(\$0.16)	(\$0.33)	\$4.91	\$54.71
Total New Local Tax Revenue (\$ Mil)	\$1.20	\$11.58	\$1.55	\$14.08	\$0.86	\$7.68	\$0.27	\$2.71	\$0.24	\$3.19	(\$0.03)	\$0.27	\$4.08	\$39.50
Incentives and Induced Gov't Spending (\$ Mil)	\$1.77	\$17.35	\$3.26	\$29.61	\$2.01	\$17.92	\$1.06	\$10.50	\$2.12	\$22.38	\$6.78	\$69.42	\$17.01	\$167.19
Net New State Tax Revenue (\$ Mil)	\$0.55	\$6.99	(\$0.20)	\$0.80	\$0.07	\$2.02	(\$0.87)	(\$8.07)	\$0.30	\$4.85	(\$6.86)	(\$68.89)	(\$7.02)	(\$62.30)
Net New Local Tax Revenue (\$ Mil)	\$0.51	\$4.77	\$0.22	\$1.77	\$0.06	\$0.47	\$0.21	\$2.09	(\$1.88)	(\$19.19)	(\$0.11)	(\$0.60)	(\$0.99)	(\$10.68)

A perhaps more meaningful way to view the benefits versus costs is to compare the present value of disposable income (\$711.8 million) with the present value of \$167.2 million in 'costs'. In theory at least, this additional income could be taxed at a higher rate to offset the costs to the extent desired. Another factor to consider is the time horizon; we have used twenty years corresponding to bond maturity. It is reasonable to assume that the net returns to the State improve when debt service ceases.

Another issue not addressed in this work is workforce availability. As shown, private non-farm employment increases on average by 1355 over the twenty-year period. It's not clear that these workers are currently available in the LMA. Some professionals may be imported, but Hartford and the region should ramp up adult education to improve literacy as well as training programs that target the demand for labor created by Adriaen's Landing.

Marriott Hotel

The Marriott Hotel is one of four private sector components of the proposed Adriaen's Landing project. The hotel has 425 rooms and is located adjacent to the Convention Center. \$1.35 million of real estate will be purchased for the hotel. Construction will be completed by 2003 and will cost \$109.507 million.

Once completed, the hotel is expected to start with an occupancy rate of 60% in 2003 which gradually increases to 70% by 2006. The 70% occupancy rate is expected to continue beyond 2006, generating sales of about \$19.1 million per year in 2006 dollars.

Table I: Economic Impact - Hotel		
Variable	Hotel	
	Average	Present Value
Private Non-Farm Employment	299	-
Gross State Product (\$ Mil)	\$14.37	\$166.82
Personal Income (\$ Mil)	\$17.72	\$202.69
Disposable Income (\$ Mil)	\$14.10	\$159.97
Population	354	-
Total New State Tax Revenue (\$ Mil)	\$1.63	\$17.53
Total New Local Tax Revenue (\$ Mil)	\$1.20	\$11.58
Incentives and Induced Gov't Spending (\$ Mil)	\$1.77	\$17.35
Net New State Tax Revenue (\$ Mil)	\$0.55	\$6.99
Net New Local Tax Revenue (\$ Mil)	\$0.51	\$4.77

The first five rows of Table I above show the changes in key economic variables due to the Marriott Hotel component of the Adriaen's Landing project. The numbers shown in the second column are the average *change* in the relevant variable compared to a baseline (status quo) forecast of the State's economy (these numbers do *not* accumulate), and in the third column, the present value in dollar terms of the future stream of changes. For example, in a given year, private non-farm employment in Connecticut would be higher by an average of 299 jobs than without this component of the project. Gross State Product (GSP) increases by an average of \$14.37 million in a given year and the present value of this increase in GSP from 2001 to 2020 is \$166.82 million, assuming a 6.5% discount rate. Personal income increases by an average of

\$17.72 million per year, which amounts to a total present value of \$202.69 million. Disposable income increases by an average of \$14.1 million, which amounts to a total present value of \$159.97 million. Population in the State increases by an average of 354 people in any given year above the baseline forecast.

The bottom five rows in Table I show the changes in tax revenues that occur due to the Marriott Hotel component of Adriaen's Landing, and the present value of those changes. State tax revenues increase by an average of \$1.63 million in a given year, and the present value of total new state taxes accruing from 2001 to 2020 amounts to \$17.53 million. The net new local tax revenues reflect a tax abatement from the City of Hartford that allows for real estate and property tax collections on the hotel to begin two years after an occupancy permit has been received (hence in 2006). Beginning in 2006 and for a period of fifteen years thereafter, in lieu of property taxes the City will collect two percent (2%) of the room rental revenue. Personal property tax collections will also begin in 2006, and for a period of fifteen years thereafter, will equal forty-five percent (45%) of the annual real estate tax. As the current owners of the property are assumed to relocate their operations elsewhere within Hartford, we don't expect personal property taxes for the Hartford Labor Market Area (LMA) to decrease. With an annual inflation rate of 2.2%, and after allowing for real estate and property taxes generated *indirectly* from the hotel component, new local taxes amount to an average of \$1.2 million in a given year. The present value of new local taxes to the towns in the Hartford LMA from 2001 to 2020 generated by the hotel is \$11.58 million. To obtain the value of net new taxes to the State and the towns in the Hartford LMA, all government spending that occurs for and as a result of the hotel needs to be subtracted from the new tax revenues. Both the State and local governments in the Hartford LMA also incur additional spending, mainly as a result of the increased population in its towns and the State as a whole. This direct and induced government spending amounts to an average of \$1.77 million in a given year, or \$17.35 million in present value terms, from 2001 to 2020. The state gains tax revenues of an average of \$550,000 in a given year, which amounts to a total gain in present value terms of \$6.99 million. The towns in the Hartford LMA gain

net new tax revenues of \$510,000 per year, which equals \$4.77 million in present value terms.

To summarize, the Marriott Hotel of the Adriaen's Landing project has a positive impact on key economic variables in the state, with significant gains in employment, GSP, personal income, disposable income, and population. Both net State tax revenues and net local tax revenues increase. Overall, the Marriott Hotel seems positive for Connecticut.

Entertainment/Retail Mall

Entertainment/Retail is one of four private sector components of the proposed Adriaen's Landing project. \$1.165 million in real estate will be purchased for the entertainment/retail center, which will cover an area of 273,000 square feet. Construction will be completed by 2003 and will cost \$54.05 million, plus an additional \$10.92 million (\$40 per square foot) to equip the retail and entertainment space. Renovations to the Arch Street retail area will cost \$4.6 million. There is a \$1 million grant of public money for the entertainment/retail center.

Once completed, the entertainment/retail center is conservatively assumed to generate sales at the rate of \$375 per square foot per year. Of these, 40% are assumed to be net new sales. This is higher than the 10% generally assumed to be net new sales in the construction of a new retail facility because of this retail center's proximity to the Convention Center. There will be a large number of out-of-state participants at the conventions, which means a higher number of out-of-state customers and therefore higher net new sales at the retail facility.

Table II: Economic Impact - Entertainment/Retail Center		
Variable	Entertainment/Retail	
	Average	Present Value
Private Non-Farm Employment	585	-
Gross State Product (\$ Mil)	\$28.06	\$294.96
Personal Income (\$ Mil)	\$31.67	\$326.63
Disposable Income (\$ Mil)	\$25.16	\$257.64
Population	619	-
Total New State Tax Revenue (\$ Mil)	\$1.74	\$18.11
Total New Local Tax Revenue (\$ Mil)	\$1.55	\$14.08
Incentives and Induced Gov't Spending (\$ Mil)	\$3.26	\$29.61
Net New State Tax Revenue (\$ Mil)	(\$0.20)	\$0.80
Net New Local Tax Revenue (\$ Mil)	\$0.22	\$1.77

The first five rows of Table II above show the average change in a given year in key economic variables due to the entertainment/retail center component of the Adriaen's Landing project. The numbers shown in the second column are the average *change* in the relevant variable compared to a baseline (status quo) forecast of the State's economy (these numbers do *not* accumulate), and in the third column, the present value in dollar terms of the future stream of changes. For example, in a given year, private non-farm employment in Connecticut would be higher by an average of 585 jobs than without this component of the project. Gross State Product (GSP) increases by an average of \$28.06 million in a given year. The present value of this increase in GSP from 2001 to 2020 is \$294.96 million, assuming a 6.5% discount rate. Personal income increases by an average of \$31.67 million per year, which amounts to a total present value of \$326.63 million. Disposable income increases by an average of \$25.16 million, which amounts to a total present value of \$257.64 million. Population in the state increases by an average of 619 people in a given year above the baseline.

The bottom five rows in Table II show the changes in tax revenues that occur due to the entertainment/retail center component of Adriaen's Landing, and the present value of those changes. State tax revenues increase by an average of \$1.74 million in a given year, and the present value of total new State taxes accruing from 2001 to 2020 amounts to \$18.11 million. The new local tax revenues reflect a tax abatement from the City of Hartford that allows for real estate and property tax collections on the entertainment/retail

center to begin two years after the certificate of occupancy is received (hence in 2006). Beginning in 2006 and for a period of fifteen years thereafter, the City will collect four percent (4%) of the base rental revenues generated by the center. Personal property tax collections will also begin in 2006, and for a period of fifteen years thereafter, will equal forty-five percent (45%) of the annual real estate tax. As the current owners of the property are assumed to relocate their operations elsewhere within Hartford, we don't expect personal property taxes to the Hartford Labor Market Area (LMA) to decrease. With an annual inflation rate of 2.2%, and after allowing for real estate and property taxes generated *indirectly* from the retail component, new local taxes amounts to an average of \$1.55 million in a given year. The present value of new local taxes to the Hartford LMA from 2001 to 2020 generated by the entertainment/retail center is \$14.08 million. To obtain the value of net new taxes to the State and the Hartford LMA, all government spending that occurs for and as a result of the retail/entertainment center needs to be subtracted from the new tax revenues. Both the State and local governments in the Hartford LMA also incur additional spending, mainly as a result of the increased population in its towns and the State as a whole. This direct and induced State and local government spending amounts to an average of \$3.26 million in a given year, or \$29.61 million in present value terms, from 2001 to 2020. The average change in State tax revenues is a loss of \$200,000 in a given year, but over the period 2001-2020 the State gains net new tax revenues of \$800,000 in present value terms. The towns in the Hartford LMA gain net new tax revenues of \$220,000 per year, which equals \$1.77 million in present value terms.

To summarize, the entertainment/retail complex of the Adriaen's Landing project has a positive impact on key economic variables in the state, with significant gains in employment, GSP, personal income, disposable income, and population. Net State tax revenues decrease on average in a given year, but over the period of study the present value of net new State taxes is positive. Net new local tax revenues increase. Overall, the entertainment/retail center seems positive for Connecticut.

Office Complex

A new office complex is one of four private sector components of the proposed Adriaen's Landing project. This component consists of 68,500 square feet of Class A office space. Construction will be completed by 2003 and will cost \$10.1 million, plus an additional \$2.74 million to outfit and equip the site.

Once completed, the office complex will employ 274 professional employees.

Table III: Economic Impact - Office Complex		
Variable	Office	
	Average	Present Value
Private Non-Farm Employment	302	-
Gross State Product (\$ Mil)	\$16.63	\$172.41
Personal Income (\$ Mil)	\$27.28	\$266.46
Disposable Income (\$ Mil)	\$21.74	\$211.24
Population	372	-
Total New State Tax Revenue (\$ Mil)	\$1.27	\$12.74
Total New Local Tax Revenue (\$ Mil)	\$0.86	\$7.68
Incentives and Induced Gov't Spending (\$ Mil)	\$2.01	\$17.92
Net New State Tax Revenue (\$ Mil)	\$0.07	\$2.02
Net New Local Tax Revenue (\$ Mil)	\$0.06	\$0.47

The first five rows of Table III above show the changes in key economic variables due to the office complex of the Adriaen's Landing project. The numbers shown in the second column are the average *change* in the relevant variable compared to a baseline (status quo) forecast of the State's economy (these numbers do *not* accumulate), and in the third column, the present value in dollar terms of the future stream of changes. For example, in a given year, private non-farm employment in Connecticut would be higher by an average of 302 jobs than without this component of the project. Gross State Product (GSP) increases by an average of \$16.63 million in a given year. The present value of this increase in GSP from 2001 to 2020 is \$172.41 million, assuming a 6.5% discount rate. Personal income increases by an average of \$27.28 million per year, which amounts to a total present value of \$266.46 million. Disposable income increases by an average of \$21.74 million, which amounts to a total present value of \$211.24 million.

Population in the State increases by an average of 372 people in a given year above the baseline forecast.

The bottom five rows in Table III show the changes in tax revenues that occur due to the office complex of Adriaen's Landing, and the present value of those changes. State tax revenues increase by an average of \$1.27 million in a given year, and the present value of total new State taxes accruing from 2001 to 2020 amounts to \$12.74 million. The new local tax revenues reflect a tax abatement from the City of Hartford that allows for real estate and property tax collections on the office complex to begin two years after the occupancy permit is received (hence in 2006). Beginning in 2006 and for a period of fifteen years thereafter, the City will collect four percent (4%) of the base rental revenues generated by the office complex. Personal property tax collections will also begin in 2006, and for a period of fifteen years thereafter, will equal forty-five percent (45%) of the annual real estate tax. As the current owners of the property are assumed to relocate their operations elsewhere within Hartford, we don't expect personal property taxes in the Hartford Labor Market Area (LMA) to decrease. With an annual inflation rate of 2.2%, and after allowing for real estate and property taxes generated *indirectly* from the office component, net new local taxes amount to an average of \$860,000 in a given year. The present value of net new local taxes to the towns in the Hartford LMA from 2001 to 2020 generated by the office complex is \$7.68 million. To obtain the value of net new taxes to the State and the towns in the Hartford LMA, all government spending that occurs for and as a result of the office complex needs to be subtracted from the new tax revenues. Both the State and local governments in the Hartford LMA also incur additional spending, mainly as a result of the increased population in its towns and the State as a whole. This direct and induced State and local government spending amounts to an average of \$2.01 million in a given year, or \$17.92 million in present value terms, from 2001 to 2020. The average change in State tax revenues is a gain of \$70,000 in a given year, and over the period 2001-2020 the State receives net new tax revenues of \$2.02 million in present value terms. The towns in the Hartford LMA gain net new tax revenues of \$60,000 per year, which is \$470,000 in present value terms.

To summarize, the office complex of the Adriaen's Landing project has a positive impact on key economic variables in the State, with significant gains in employment, GSP, personal income, disposable income, and population. Both net state tax earnings and net local tax revenues increase. Overall, the office complex seems positive for Connecticut.

Residential Housing

Residential Housing is the one of four private sector components of the proposed Adriaen's Landing project. Two hundred rental housing units will be constructed at a total cost of \$40 million. Of this, \$32.5 million will cover hard construction, and \$7.5 million will cover soft costs. The construction will be financed as follows; \$5.2 million through equity, \$20.8 million through private financing, and \$14 million through a public subsidy.

The occupancy in the rental units will be 100% net new to the state, as the units are expected to meet the demand for new housing created by Adriaen's Landing. The average monthly rent of a unit is expected to be \$1,604, which means total monthly rents of \$320,800 and total annual rents of \$3,849,600. With a total 262,000 rentable square feet, this translates into an average monthly rent of \$1.22 per square foot.

Table IV: Economic Impact - Residential Housing		
Variable	Residential Housing	
	Average	Present Value
Private Non-Farm Employment		-
Gross State Product (\$ Mil)	\$3.00	\$38.33
Personal Income (\$ Mil)	\$1.28	\$23.62
Disposable Income (\$ Mil)	\$1.02	\$18.55
Population	36	-
Total New State Tax Revenue (\$ Mil)	\$0.13	\$1.82
Total New Local Tax Revenue (\$ Mil)	\$0.27	\$2.71
Incentives and Induced Gov't Spending (\$ Mil)	\$1.06	\$10.50
Net New State Tax Revenue (\$ Mil)	(\$0.87)	(\$8.07)
Net New Local Tax Revenue (\$ Mil)	\$0.21	\$2.09

The first five rows of Table IV above show the changes in key economic variables due to the housing component impact of the Adriaen's Landing project. The numbers shown in the second column are the average *change* in the relevant variable compared to a baseline (status quo) forecast of the State's economy (these numbers do *not* accumulate), and in the third column, the present value in dollar terms of the future stream of changes. For example, in a given year, private non-farm employment in Connecticut would be higher by an average of 32 jobs than without this component of the project. Gross State Product (GSP) increases by an average of \$3 million in a given year, and the present value of this increase in GSP from 2001 to 2020 is \$38.33 million, assuming a 6.5% discount rate. Personal income increases by an average of \$1.28 million per year, which amounts to a present value of \$23.62 million. Disposable income increases by an average of \$1.02 million, which amounts to a present value of \$18.55 million. Population in the State increases by an average of 36 people in a given year, above the baseline forecast.

The bottom five rows in Table IV show the changes in tax revenues that occur due to the housing component of Adriaen's Landing, and the present value of those changes. State tax revenues increase by an average of \$130,000 in a given year, and the present value of total new state taxes accruing from 2001 to 2020 amounts to \$1.82 million. The net new local tax revenues reflect a tax abatement from the City of Hartford that allows for real estate and property tax collections on the housing properties to begin in 2006, two years after the certificate of occupancy has been received. Beginning in 2006 and for a period of fifteen years thereafter, real estate taxes would amount to four percent (4%) of the base rental income generated by the residential components. Personal property tax collections will also begin in 2006, and for a period of fifteen years thereafter, will equal forty-five percent (45%) of the annual real estate tax. As the current owners of the property are assumed to relocate their operations elsewhere within Hartford, we don't expect personal property taxes for the Hartford Labor Market Area (LMA) to decrease. With an annual rent of \$3.85 million, the residential housing directly generates \$223,300 in new real estate and property taxes every year. With an annual

inflation rate of 2.2%, and after allowing for real estate and property taxes generated *indirectly* from the residential component, new local taxes amount to an average of \$270,000 in a given year. The present value of new local taxes for the Hartford LMA from 2001 to 2020 generated by the housing component is \$2.71 million. To obtain the value of net new taxes to the State and the towns in the Hartford LMA, all government spending that occurs for and as a result of the housing component needs to be subtracted from the new tax revenues. For the State, this consists of interest payments on the 20-year bonds that are issued (with an interest rate of 5.5%) to finance the project. The City of Hartford loses current taxes collected on the property, which has been estimated at approximately \$47,000 per year. Both the state and local governments in the Hartford LMA also incur additional spending, mainly as a result of the increased population in its towns and the State as a whole. This direct and induced government spending amounts to an average of \$1.06 million in a given year, or \$10.50 million in present value terms, from 2001 to 2020. The State loses tax revenues by an average of \$870,000 in a given year, which amounts to a total loss in present value terms of \$8.07 million. This reflects the interest payments the State pays on the bonds issued to finance this component. The towns in the Hartford LMA gain net new tax revenues of \$210,000 per year, which is \$2.09 million in present value terms.

To summarize, the residential housing component of the Adriaen's Landing project has a positive impact on key economic variables in the State. Net State tax revenues are negative as a result of the state's interest payments on its bond issue; however despite the loss in property taxes to the towns in the Hartford LMA from current operations on the land, local tax revenues increase. Overall, the housing component seems positive for Connecticut.

Parking Garages

Parking is one of two public sector-financed components of the proposed Adriaen's Landing project. Construction of the parking garages will cost \$118.275 million, plus an additional \$550,00 in building permit fees. Parking will begin in 2004, and the garages will be fully operational in 2007.

In 2007, the garages are expected to generate \$12.55 million in revenue. Of this, \$5.329 million will be net new parking revenue to the Hartford Labor Market Area. The remainder of the revenue comes from people already parking in other locations in Hartford.

Table V: Economic Impact - Parking Garages		
Variable	Parking	
	Average	Present Value
Private Non-Farm Employment	97	-
Gross State Product (\$ Mil)	\$5.25	\$85.42
Personal Income (\$ Mil)	\$5.13	\$80.74
Disposable Income (\$ Mil)	\$4.09	\$63.56
Population	118	-
Total New State Tax Revenue (\$ Mil)	\$0.30	\$4.85
Total New Local Tax Revenue (\$ Mil)	\$0.24	\$3.19
Incentives and Induced Gov't Spending (\$ Mil)	\$2.12	\$22.38
Net New State Tax Revenue (\$ Mil)	\$0.30	\$4.85
Net New Local Tax Revenue (\$ Mil)	(\$1.88)	(\$19.19)

The first five rows of Table V above show the changes in key economic variables due to the parking component of the Adriaen's Landing project. The numbers shown in the second column are the average *change* in the relevant variable compared to a baseline forecast (status quo) of the State's economy (these numbers do *not* accumulate), and in the third column, the present value in dollar terms of the future stream of changes. For example, in a given year, private non-farm employment in Connecticut would be higher by an average of 97 jobs than without this component of the project. Gross State Product (GSP) increases by an average of \$5.25 million in a given year. The present value of this

increase in GSP from 2001 to 2020 is \$85.42 million, assuming a 6.5% discount rate. Personal income increases by an average of \$5.13 million per year, which amounts to a total present value of \$80.74 million. Disposable income increases by an average of \$4.09 million, which amounts to a total present value of \$63.56 million. Population in the State increases by an average of 118 people in a given year above the baseline forecast.

The bottom five rows in Table V show the changes in tax revenues that occur due to the parking component of Adriaen's Landing, and the present value of those changes. State tax revenues increase by an average of \$300,000 in a given year, and the present value of total new state taxes accruing from 2001 to 2020 amounts to \$4.85 million. There will be no collection of property taxes because the parking garages are State property. After allowing for property taxes generated *indirectly* from the parking garages, new local taxes in the Hartford Labor Market Area (LMA) amount to an average of \$240,000 in a given year. The land where the garages will be located currently generates \$1.677 million in property taxes annually, which the Hartford LMA will lose. The present value of new local taxes to the towns in the Hartford LMA from 2001 to 2020 generated by the parking garages equals \$3.19 million. To obtain the value of net new taxes to the State and the Hartford LMA, all incentives and government spending that occurs for and as a result of the parking garages needs to be subtracted from the new tax revenues. This will include the lost revenue to Hartford LMA towns in property taxes. Both the state and local governments in the Hartford LMA also incur additional spending, mainly as a result of the increased population in its towns and the State as a whole. These incentives, and direct and induced State and local government spending, amounts to an average of \$2.12 million in a given year, or \$22.38 million in present value terms, from 2001 to 2020. The average change in State tax revenues is a gain of \$300,000 in a given year, and over the period 2001-2020 the State gains net new tax revenues of \$4.85 million in present value terms. The Hartford LMA loses tax revenues by an average of \$1.88 million per year, which is a loss of \$19.19 million in present value terms.

To summarize, the parking garages of the Adriaen's Landing project yields positive changes in key economic variables, with gains in employment, GSP, personal income, disposable income and population. Net State tax revenues increase, both in average and present value terms. Net local tax revenues decrease, reflecting the loss of property taxes on the locations where the garages will be built. Overall, however, the parking garages seem beneficial to Connecticut in terms of economic impact and tax revenues to the State.

Infrastructure Improvements

Infrastructure is one of two public sector-financed components of the proposed Adriaen's Landing project. The total planned infrastructure improvements will cost \$85.186 million. The State will issue twenty-year bonds paying an interest rate of 5.5% to finance the construction. There will be an added cost of \$5.15 million for the acquisition of land.

Table VI: Economic Impact - Infrastructure		
Variable	Infrastructure	
	Average	Present Value
Private Non-Farm Employment	40	-
Gross State Product (\$ Mil)	(\$3.19)	(\$12.50)
Personal Income (\$ Mil)	(\$2.19)	\$1.46
Disposable Income (\$ Mil)	(\$1.75)	\$0.83
Population	(7)	-
Total New State Tax Revenue (\$ Mil)	(\$0.16)	(\$0.33)
Total New Local Tax Revenue (\$ Mil)	(\$0.03)	\$0.27
Incentives and Induced Gov't Spending (\$ Mil)	\$6.78	\$69.42
Net New State Tax Revenue (\$ Mil)	(\$6.86)	(\$68.89)
Net New Local Tax Revenue (\$ Mil)	(\$0.11)	(\$0.60)

The first five rows of Table VI above show the changes in key economic variables due to the infrastructure component of the Adriaen's Landing project. The numbers shown in the second column are the average *change* in the relevant variable compared to a baseline forecast (status quo) of the State's economy (these numbers do *not*

accumulate), and in the third column, the present value in dollar terms of the future stream of changes. For example, in a given year, private non-farm employment in Connecticut would be higher by an average of 40 jobs than without this component of the project. Gross State Product (GSP) decreases by an average of \$3.19 million in a given year. The present value of this decrease in GSP from 2001 to 2020 is \$12.5 million, assuming a 6.5% discount rate. Personal income decreases by an average of \$2.19 million per year, but in present value terms there is a gain in personal income of \$1.46 million from 2001 to 2020. Disposable income decreases by an average of \$1.75 million for a given year, but again in present value terms there is a gain of \$830,000. Population in the state decreases by an average of 7 people in a given year above the baseline.

The bottom five rows in Table VI show the changes in tax revenues that occur due to the infrastructure component of Adriaen's Landing, and the present value of those changes. State tax revenue decreases by an average of \$160,000 in a given year, and the present value of total new State taxes from 2001 to 2020 amounts to a decrease of \$330,000. There will be no collection of property taxes because the infrastructure is State property. After allowing for property taxes generated *indirectly* from the infrastructure component, new local taxes in the Hartford Labor Market Area (LMA) amount to an average decline of \$30,000 in a given year. This reflects the fact that the land where the infrastructure improvements will take place currently generates \$53,000 in property taxes annually, which the towns in the Hartford LMA will lose. The present value of new local taxes to the towns in the Hartford LMA from 2001 to 2020 generated by the infrastructure improvements equals \$270,000, which is mainly due to the positive tax gains that accrue in the earlier part of the period of study. To obtain the value of net new taxes to the State and the towns in the Hartford LMA, all incentives and government spending that occurs for and as a result of the infrastructure improvements needs to be subtracted from the new tax revenues. This will include the lost property tax revenues to Hartford LMA towns, and the interest payments on the bonds issued to finance the construction. Both the State and local governments in the Hartford LMA incur additional spending, mainly as a result of the increase in population in its towns and the State as a whole. These incentives, and direct and induced State and local government spending,

amounts to an average of \$6.78 million in a given year, or \$69.42 million in present value terms, from 2001 to 2020. The average change in State tax revenues is a loss of \$6.86 million in a given year, and over the period 2001-2020 the State incurs a net loss in tax revenues of \$68.89 million in present value terms. The towns in the Hartford LMA lose tax revenues by an average of \$110,000 per year, which is a loss of \$600,000 in present value terms. Total tax revenues for the State and towns in the Hartford LMA are positive only from 2001 to 2003, after which the commencement of interest payments on the bonds and the loss in property taxes result in negative net tax revenues through 2020.

To summarize, the infrastructure improvement component of the Adriaen's Landing project increases employment in the state but yields negative changes in other key economic variables and tax revenues for a given year. This reflects the State's interest payments on the bonds issued to finance the construction, and the loss in property taxes to the towns in the Hartford LMA as a result of land being acquired for the improvements. Personal income, disposable income, and local tax revenues however do yield positive returns in present value terms over the twenty-year period of study.

Appendix A
REMI Output Tables

Adriaen's Landing
Hotel - [Top] - Differences as Compared to REMI Standard Regional Control

Variable	2001	2002	2003	2004	2005	2006	2007
Employment (Thous)	0.4224	0.8215	0.6348	0.2002	0.2144	0.2285	0.2332
GRP (Bil 92\$)	0.01791	0.03345	0.02319	0.004547	0.004715	0.005096	0.005402
Pers Inc (Bil Nom \$)	0.01927	0.0408	0.03287	0.01289	0.01198	0.01187	0.01181
PCE-Price Index 92\$	0.003616	0.008698	0.00914	0.005875	0.0047	0.003906	0.003372
Real Disp Pers Inc (Bil 92\$)	0.008789	0.01762	0.01265	0.003593	0.003693	0.004005	0.004189
Population (Thous)	0.07422	0.2366	0.3506	0.3491	0.3364	0.3401	0.3464
Econ Migrants	0.07296	0.1592	0.1087	-0.007549	-0.01857	-0.000901	0.00007367
Total Migrants	0.07296	0.1592	0.1087	-0.007576	-0.01859	-0.001008	0.00003529
Labor Force	0.07166	0.2007	0.2549	0.2164	0.1947	0.1877	0.1843
Demand (Bil 92\$)	0.02713	0.05193	0.03273	0.002625	0.002457	0.002975	0.003448
Output (Bil 92\$)	0.03192	0.05957	0.03883	0.004913	0.005096	0.005737	0.00618
Rel Prod Manuf	0	0	0	0	0	0	0
Rel Prof Manuf	-0.00002825	-0.00006694	-0.00007004	-0.00004435	-0.00003362	-0.00002664	-0.00002128
Labor Intensity	-0.00000035	-0.00000019	-0.00000363	-0.00000044	-0.00000044	-0.000000435	-0.000000423
Mult Adjustment	0	0	0	0	0	0	0
Indust Mix Index	0.00002933	0.00005317	0.00002587	-0.00000488	-0.00000417	-0.00000441	-0.00000441
Reg Pur Coeff (SS/Dem)	-0.00000691	-0.00001568	-0.00001305	-0.00000081	-0.00000804	-0.00000768	-0.00000715
Imports (Bil 92\$)	0.01294	0.02538	0.01665	0.002617	0.002556	0.002747	0.002907
Self Supply (Bil 92\$)	0.01418	0.02657	0.0161	0	-0.0001144	0.000206	0.0005341
Exports US/ROW (Bil 92\$)	-0.0007477	-0.002419	-0.004013	-0.004646	-0.004921	-0.004951	-0.004799
Exports - MR (Bil 92\$)	0	0	0	0	0	0	0
Exog Prod (Bil 92\$)	0.01847	0.03542	0.02675	0.009551	0.01015	0.01046	0.01046
Wage Rate (Thous Nom\$)	0.001133	0.002972	0.001911	0.0006256	-0.0002708	-0.0008392	-0.001213

Adriaen's Landing
 Hotel - [Top] - Differences as Compared to REMI Standard Regional Control

Variable	2008	2009	2010	2011	2012	2013	2014
Employment (Thous)	0.2395	0.2478	0.2561	0.2637	0.2708	0.2766	0.2825
GRP (Bil 92\$)	0.005768	0.006256	0.006744	0.007217	0.007599	0.00798	0.008347
Pers Inc (Bil Nom \$)	0.01202	0.01256	0.0132	0.01395	0.01469	0.0155	0.01633
PCE-Price Index 92\$	0.002945	0.002777	0.002563	0.002426	0.002396	0.00235	0.002396
Real Disp Pers Inc (Bil 92\$)	0.004456	0.0047	0.00502	0.005356	0.0056	0.00589	0.006096
Population (Thous)	0.3525	0.3591	0.366	0.3735	0.3809	0.387	0.3928
Econ Migrants	0.0005488	0.001164	0.001893	0.002469	0.002449	0.002025	0.001355
Total Migrants	0.0005074	0.001116	0.001842	0.002415	0.002396	0.001969	0.001292
Labor Force	0.1829	0.1836	0.1855	0.1877	0.1908	0.1947	0.1993
Demand (Bil 92\$)	0.004074	0.004974	0.005875	0.00679	0.007477	0.008255	0.008896
Output (Bil 92\$)	0.006836	0.007645	0.008469	0.009293	0.01001	0.0107	0.01128
Rel Prod Manuf	0	0	0	0	0	0	0
Rel Prof Manuf	-0.00001752	-0.00001484	-0.00001287	-0.0000118	-0.00001079	-0.00001019	-0.00000971
Labor Intensity	-0.00000417	-0.00000387	-0.00000369	-0.00000351	-0.00000333	-0.00000327	-0.00000315
Mult Adjustment	0	0	0	0	0	0	0
Indust Mix Index	-0.00000369	-0.00000309	-0.00000286	-0.00000166	-0.00000107	0.00000023	0.00000047
Reg Pur Coeff (SS/Dem)	-0.00000655	-0.000006	-0.00000584	-0.0000053	-0.0000047	-0.00000435	-0.00000411
Imports (Bil 92\$)	0.003105	0.003456	0.003792	0.004158	0.004379	0.004646	0.004929
Self Supply (Bil 92\$)	0.0009537	0.001526	0.002045	0.002632	0.00309	0.003555	0.003944
Exports US/ROW (Bil 92\$)	-0.004578	-0.004303	-0.004051	-0.003784	-0.003548	-0.003349	-0.003151
Exports - MR (Bil 92\$)	0	0	0	0	0	0	0
Exog Prod (Bil 92\$)	0.01046	0.01046	0.01046	0.01046	0.01046	0.01046	0.01046
Wage Rate (Thous Nom\$)	-0.001503	-0.001709	-0.001865	-0.001976	-0.002075	-0.002159	-0.002228

Adriaen's Landing
Hotel - [Top] - Differences as Compared to REMI Standard Regional Control

Variable	2015	2016	2017	2018	2019	2020
Employment (Thous)	0.2878	0.2925	0.2966	0.3005	0.3042	0.3064
GRP (Bil 92\$)	0.008698	0.009003	0.009262	0.009506	0.009705	0.009933
Pers Inc (Bil Nom \$)	0.01717	0.01791	0.01874	0.01949	0.02029	0.02106
PCE-Price Index 92\$	0.002304	0.002304	0.002289	0.002274	0.002258	0.002243
Real Disp Pers Inc (Bil 92\$)	0.006393	0.006569	0.006783	0.006943	0.007126	0.007286
Population (Thous)	0.3989	0.4021	0.4043	0.406	0.407	0.408
Econ Migrants	0.0006233	-0.0004621	-0.001715	-0.002757	-0.003222	-0.003635
Total Migrants	0.0005574	-0.0005326	-0.001789	-0.002836	-0.003306	-0.00372
Labor Force	0.2048	0.2098	0.2145	0.2202	0.2235	0.2261
Demand (Bil 92\$)	0.009598	0.01007	0.01067	0.01103	0.01154	0.0119
Output (Bil 92\$)	0.01184	0.01234	0.01279	0.01321	0.01364	0.01398
Rel Prod Manuf	0	0	0	0	0	0
Rel Prof Manuf	-0.00000923	-0.0000087	-0.00000822	-0.0000078	-0.00000745	-0.00000709
Labor Intensity	-0.0000029	-0.0000029	-0.00000268	-0.00000274	-0.00000256	-0.00000244
Mult Adjustment	0	0	0	0	0	0
Indust Mix Index	0.00000107	0.0000015	0.0000025	0.00000345	0.00000369	0.000005
Reg Pur Coeff (SS/Dem)	-0.00000381	-0.00000339	-0.00000321	-0.00000268	-0.00000256	-0.00000232
Imports (Bil 92\$)	0.005226	0.005379	0.005585	0.005714	0.005905	0.006042
Self Supply (Bil 92\$)	0.004379	0.00473	0.005035	0.005356	0.00563	0.00589
Exports US/ROW (Bil 92\$)	-0.002991	-0.002838	-0.002716	-0.002563	-0.002457	-0.002365
Exports - MR (Bil 92\$)	0	0	0	0	0	0
Exog Prod (Bil 92\$)	0.01047	0.01047	0.01047	0.01047	0.01047	0.01047
Wage Rate (Thous Nom\$)	-0.002327	-0.002419	-0.002514	-0.002628	-0.002728	-0.002827

Adriaen's Landing
Retail - [Top] - Differences as Compared to REMI Standard Regional Control

Variable	2001	2002	2003	2004	2005	2006	2007
Employment (Thous)	0.2566	0.4963	0.637	0.7534	0.7219	0.6987	0.6741
GRP (Bil 92\$)	0.01167	0.02143	0.02265	0.02209	0.02075	0.01974	0.01884
Pers Inc (Bil Nom \$)	0.01141	0.02402	0.02718	0.0289	0.02963	0.03012	0.03027
PCE-Price Index 92\$	0.002335	0.005661	0.008072	0.009842	0.01018	0.01006	0.009781
Real Disp Pers Inc (Bil 92\$)	0.005081	0.01002	0.01001	0.009567	0.00956	0.009697	0.009735
Population (Thous)	0.04199	0.1326	0.2319	0.3286	0.4243	0.5095	0.5776
Econ Migrants	0.04082	0.08951	0.09669	0.09128	0.08872	0.07784	0.05846
Total Migrants	0.04082	0.08951	0.09667	0.09126	0.08871	0.07771	0.05842
Labor Force	0.04163	0.1152	0.1808	0.2411	0.2958	0.3381	0.3661
Demand (Bil 92\$)	0.01779	0.03368	0.03217	0.02811	0.02586	0.0238	0.02217
Output (Bil 92\$)	0.02199	0.04057	0.04092	0.03761	0.03448	0.03194	0.02992
Rel Prod Manuf	0	0	0	0	0	0	0
Rel Prof Manuf	-0.0001657	-0.0000394	-0.00005609	-0.00006741	-0.00006801	-0.00006533	-0.00006092
Labor Intensity	-0.00000017	-0.00000089	-0.00000196	-0.00000327	-0.0000045	-0.0000056	-0.00000649
Mult Adjustment	0	0	0	0	0	0	0
Indust Mix Index	-0.00006771	-0.0001392	-0.0000422	0.00004947	0.00004137	0.00003242	0.00002801
Reg Pur Coeff (SS/Dem)	-0.00000953	-0.00002033	-0.00002092	-0.00002021	-0.00002217	-0.00002331	-0.0000239
Imports (Bil 92\$)	0.009354	0.01825	0.01781	0.01597	0.01548	0.01489	0.01441
Self Supply (Bil 92\$)	0.008438	0.01543	0.01437	0.01212	0.01038	0.008926	0.007751
Exports US/ROW (Bil 92\$)	-0.0004349	-0.001434	-0.0028	-0.004341	-0.005722	-0.006866	-0.007713
Exports - MR (Bil 92\$)	0	0	0	0	0	0	0
Exog Prod (Bil 92\$)	0.01399	0.02657	0.02937	0.02982	0.02983	0.02989	0.0299
Wage Rate (Thous Nom\$)	0.0003166	0.001026	-0.0002403	-0.001858	-0.001751	-0.001919	-0.002209

Adriaen's Landing
Retail - [Top] - Differences as Compared to REMI Standard Regional Control

Variable	2008	2009	2010	2011	2012	2013	2014
Employment (Thous)	0.656	0.6421	0.6331	0.627	0.623	0.6211	0.6201
GRP (Bil 92\$)	0.01823	0.01781	0.01762	0.01761	0.0177	0.01788	0.01823
Pers Inc (Bil Nom \$)	0.03046	0.0307	0.0311	0.03168	0.03235	0.03313	0.03409
PCE-Price Index 92\$	0.009338	0.008987	0.008545	0.008224	0.007889	0.007629	0.007462
Real Disp Pers Inc (Bil 92\$)	0.009872	0.009956	0.01018	0.01041	0.01067	0.01094	0.01122
Population (Thous)	0.6331	0.6755	0.7112	0.741	0.7651	0.7856	0.8027
Econ Migrants	0.04391	0.03291	0.02423	0.01807	0.01344	0.009701	0.0063
Total Migrants	0.04385	0.03284	0.02416	0.01799	0.01336	0.009616	0.006203
Labor Force	0.3843	0.3964	0.4049	0.4108	0.4153	0.4188	0.4232
Demand (Bil 92\$)	0.02087	0.01994	0.01953	0.01938	0.01941	0.01971	0.02008
Output (Bil 92\$)	0.02849	0.02748	0.02699	0.02681	0.02689	0.02716	0.02759
Rel Prod Manuf	0	0	0	0	0	0	0
Rel Prof Manuf	-0.00005609	-0.00005132	-0.00004679	-0.00004309	-0.00003958	-0.00003666	-0.00003415
Labor Intensity	-0.00000733	-0.00000774	-0.00000822	-0.00000864	-0.00000882	-0.000009	-0.00000917
Mult Adjustment	0	0	0	0	0	0	0
Indust Mix Index	0.00002563	0.00002337	0.0000211	0.00001967	0.00001788	0.00001705	0.00001633
Reg Pur Coeff (SS/Dem)	-0.00002384	-0.0000236	-0.00002348	-0.00002289	-0.00002223	-0.00002158	-0.00002074
Imports (Bil 92\$)	0.01398	0.0137	0.01354	0.01351	0.01354	0.01361	0.01373
Self Supply (Bil 92\$)	0.006882	0.006287	0.005966	0.005844	0.005882	0.006065	0.006348
Exports US/ROW (Bil 92\$)	-0.008316	-0.008682	-0.008904	-0.008972	-0.008942	-0.008858	-0.00869
Exports - MR (Bil 92\$)	0	0	0	0	0	0	0
Exog Prod (Bil 92\$)	0.02991	0.02991	0.02992	0.02993	0.02994	0.02994	0.02994
Wage Rate (Thous Nom\$)	-0.002548	-0.002903	-0.00325	-0.003559	-0.003838	-0.004112	-0.004349

Adriaen's Landing
Retail - [Top] - Differences as Compared to REMI Standard Regional Control

Variable	2015	2016	2017	2018	2019	2020
Employment (Thous)	0.6206	0.6216	0.6226	0.6233	0.6255	0.6257
GRP (Bil 92\$)	0.0186	0.01897	0.01935	0.01971	0.02016	0.02051
Pers Inc (Bil Nom \$)	0.03517	0.03624	0.03746	0.03862	0.03983	0.04105
PCE-Price Index 92\$	0.007309	0.007126	0.00705	0.006943	0.00679	0.006729
Real Disp Pers Inc (Bil 92\$)	0.01153	0.01183	0.01212	0.01237	0.01264	0.01288
Population (Thous)	0.8186	0.8286	0.8379	0.844	0.8477	0.8491
Econ Migrants	0.003652	0.001185	-0.0009968	-0.003649	-0.006084	-0.008109
Total Migrants	0.003547	0.001073	-0.001121	-0.003779	-0.006226	-0.008257
Labor Force	0.4265	0.4305	0.4357	0.4415	0.4467	0.4512
Demand (Bil 92\$)	0.02074	0.02127	0.02197	0.02258	0.02332	0.02406
Output (Bil 92\$)	0.02814	0.02876	0.02942	0.03006	0.03076	0.03146
Rel Prod Manuf	0	0	0	0	0	0
Rel Prof Manuf	-0.00003213	-0.0000301	-0.00002843	-0.00002682	-0.00002527	-0.00002384
Labor Intensity	-0.00000917	-0.00000923	-0.0000091	-0.000009	-0.0000091	-0
Mult Adjustment	0	0	0	0	0	0
Indust Mix Index	0.00001585	0.00001466	0.00001454	0.00001466	0.00001407	0.00001431
Reg Pur Coeff (SS/Dem)	-0.00002015	-0.00001931	-0.00001866	-0.00001788	-0.00001711	-0.00001657
Imports (Bil 92\$)	0.01398	0.01418	0.01441	0.01462	0.01484	0.01513
Self Supply (Bil 92\$)	0.006737	0.007126	0.007568	0.007996	0.008469	0.008926
Exports US/ROW (Bil 92\$)	-0.008507	-0.008308	-0.00808	-0.007813	-0.007584	-0.007355
Exports - MR (Bil 92\$)	0	0	0	0	0	0
Exog Prod (Bil 92\$)	0.02994	0.02994	0.02993	0.02992	0.02991	0.02989
Wage Rate (Thous Nom\$)	-0.004574	-0.004795	-0.005001	-0.005211	-0.00544	-0.005653

Adriaen's Landing
Office - [Top] - Differences as Compared to REMI Standard Regional Control

Variable	2001	2002	2003	2004	2005	2006	2007
Employment (Thous)	0.03735	0.07178	0.2693	0.4521	0.4297	0.4048	0.3857
GRP (Bil 92\$)	0.001617	0.003105	0.01086	0.01765	0.01644	0.01503	0.01395
Pers Inc (Bil Nom \$)	0.001678	0.003494	0.01382	0.02507	0.02669	0.02739	0.02794
PCE-Price Index 92\$	0.0003052	0.000824	0.00264	0.004959	0.005768	0.006058	0.006149
Real Disp Pers Inc (Bil 92\$)	0.0007782	0.001457	0.006012	0.01058	0.01079	0.01078	0.01079
Population (Thous)	0.006592	0.01953	0.07007	0.1648	0.2458	0.301	0.3459
Econ Migrants	0.006059	0.01284	0.05047	0.09097	0.07698	0.05117	0.03941
Total Migrants	0.00606	0.01284	0.05047	0.09096	0.07697	0.05109	0.03939
Labor Force	0.005615	0.01685	0.06152	0.131	0.1786	0.2053	0.2236
Demand (Bil 92\$)	0.002411	0.004547	0.01523	0.02455	0.0228	0.02052	0.01874
Output (Bil 92\$)	0.003036	0.005814	0.01794	0.02785	0.02509	0.02222	0.01996
Rel Prod Manuf	0	0	0	0	0	0	0
Rel Prof Manuf	-0.00000232	-0.00000566	-0.00002122	-0.00004107	-0.00004941	-0.00005335	-0.00005448
Labor Intensity	0	-0	-0.00000047	-0.00000143	-0.00000256	-0.00000351	-0.0000044
Mult Adjustment	0	0	0	0	0	0	0
Indust Mix Index	-0.00001097	-0.0000211	0.00001049	0.00003994	0.00003743	0.00003576	0.00003421
Reg Pur Coeff (SS/Dem)	-0.00000137	-0.00000274	-0.00000131	-0.00000053	-0.00000262	-0.00000411	-0.0000053
Imports (Bil 92\$)	0.001266	0.002449	0.006897	0.01084	0.01049	0.009804	0.009293
Self Supply (Bil 92\$)	0.001137	0.00209	0.008347	0.01371	0.01232	0.01073	0.009438
Exports US/ROW (Bil 92\$)	-0.00006104	-0.0001984	-0.0007706	-0.001839	-0.003021	-0.00415	-0.00518
Exports - MR (Bil 92\$)	0	0	0	0	0	0	0
Exog Prod (Bil 92\$)	0.001963	0.00392	0.01039	0.01596	0.0158	0.01564	0.01568
Wage Rate (Thous Nom\$)	0.00005722	0.0001488	0.001282	0.002697	0.003242	0.003494	0.003582

Adriaen's Landing
Office - [Top] - Differences as Compared to REMI Standard Regional Control

Variable	2008	2009	2010	2011	2012	2013	2014
Employment (Thous)	0.3684	0.3555	0.3452	0.3384	0.334	0.3308	0.3301
GRP (Bil 92\$)	0.01297	0.01221	0.01158	0.01117	0.01083	0.01062	0.01059
Pers Inc (Bil Nom \$)	0.02831	0.02869	0.02902	0.02956	0.03008	0.0307	0.03156
PCE-Price Index 92\$	0.006058	0.005936	0.005722	0.005508	0.00528	0.005142	0.005051
Real Disp Pers Inc (Bil 92\$)	0.0108	0.01082	0.01087	0.01102	0.01115	0.01128	0.01147
Population (Thous)	0.3828	0.4124	0.4355	0.4558	0.4727	0.4858	0.4983
Econ Migrants	0.02998	0.0227	0.01673	0.01257	0.009553	0.00664	0.004862
Total Migrants	0.02995	0.02266	0.01669	0.01252	0.009506	0.006591	0.004806
Labor Force	0.2356	0.2428	0.2483	0.2516	0.254	0.2563	0.2574
Demand (Bil 92\$)	0.01709	0.01569	0.01469	0.01395	0.01337	0.01308	0.01299
Output (Bil 92\$)	0.01796	0.01636	0.01506	0.01414	0.01349	0.01306	0.01289
Rel Prod Manuf	0	0	0	0	0	0	0
Rel Prof Manuf	-0.00005394	-0.00005263	-0.0000506	-0.00004882	-0.00004673	-0.00004482	-0.00004333
Labor Intensity	-0.00000536	-0.00000584	-0.00000643	-0.00000673	-0.00000709	-0.00000739	-0.0000075
Mult Adjustment	0	0	0	0	0	0	0
Indust Mix Index	0.00003409	0.00003314	0.00003314	0.00003314	0.00003326	0.00003397	0.00003421
Reg Pur Coeff (SS/Dem)	-0.00000631	-0.00000661	-0.00000739	-0.0000075	-0.0000075	-0.0000075	-0.00000739
Imports (Bil 92\$)	0.008781	0.008347	0.008057	0.007835	0.007622	0.007523	0.007545
Self Supply (Bil 92\$)	0.00827	0.007362	0.006615	0.006111	0.00573	0.005508	0.005463
Exports US/ROW (Bil 92\$)	-0.006027	-0.006744	-0.007317	-0.007736	-0.008072	-0.008301	-0.008476
Exports - MR (Bil 92\$)	0	0	0	0	0	0	0
Exog Prod (Bil 92\$)	0.01572	0.01575	0.01578	0.01581	0.01583	0.01586	0.01589
Wage Rate (Thous Nom\$)	0.003582	0.003532	0.003429	0.003357	0.003269	0.003204	0.003181

Adriaen's Landing
Office - [Top] - Differences as Compared to REMI Standard Regional Control

Variable	2015	2016	2017	2018	2019	2020
Employment (Thous)	0.3311	0.3333	0.3347	0.3379	0.3418	0.3442
GRP (Bil 92\$)	0.0106	0.01073	0.01083	0.011	0.01123	0.01141
Pers Inc (Bil Nom \$)	0.0325	0.03352	0.03459	0.03574	0.03702	0.03824
PCE-Price Index 92\$	0.004898	0.004807	0.004745	0.004715	0.004654	0.004562
Real Disp Pers Inc (Bil 92\$)	0.01172	0.01196	0.01217	0.01239	0.01266	0.01292
Population (Thous)	0.5083	0.5166	0.5234	0.5291	0.5332	0.5361
Econ Migrants	0.003376	0.002205	0.0008738	-0.001145	-0.001894	-0.003068
Total Migrants	0.003315	0.002139	0.0008001	-0.001221	-0.001976	-0.003158
Labor Force	0.26	0.2629	0.2668	0.2714	0.2751	0.2795
Demand (Bil 92\$)	0.01318	0.01341	0.01372	0.01405	0.01457	0.01498
Output (Bil 92\$)	0.01286	0.01302	0.01315	0.0134	0.01376	0.01407
Rel Prod Manuf	0	0	0	0	0	0
Rel Prof Manuf	-0.00004184	-0.00004035	-0.0000391	-0.00003797	-0.00003701	-0.00003594
Labor Intensity	-0.00000762	-0.0000078	-0.00000786	-0.00000792	-0.00000798	-0.00000804
Mult Adjustment	0	0	0	0	0	0
Indust Mix Index	0.00003493	0.00003529	0.00003636	0.00003719	0.00003779	0.00003898
Reg Pur Coeff (SS/Dem)	-0.00000745	-0.00000721	-0.00000709	-0.00000673	-0.00000655	-0.00000631
Imports (Bil 92\$)	0.00766	0.007782	0.007927	0.008057	0.008255	0.008438
Self Supply (Bil 92\$)	0.005508	0.005653	0.005798	0.006042	0.006317	0.006561
Exports US/ROW (Bil 92\$)	-0.008537	-0.008629	-0.008621	-0.008591	-0.008575	-0.00853
Exports - MR (Bil 92\$)	0	0	0	0	0	0
Exog Prod (Bil 92\$)	0.01592	0.01594	0.01597	0.016	0.01603	0.01606
Wage Rate (Thous Nom\$)	0.003147	0.003151	0.003143	0.003147	0.003178	0.003201

Adriaen's Landing
Residential - [Top] - Differences as Compared to REMI Standard Regional Control

Variable	2001	2002	2003	2004	2005	2006	2007
Employment (Thous)	0.1641	0.314	0.1289	-0.03979	-0.03662	-0.03003	-0.02393
GRP (Bil 92\$)	0.006943	0.01321	0.005943	-0.0006714	-0.0005798	-0.0002747	0.00004578
Pers Inc (Bil Nom \$)	0.007309	0.01526	0.008163	-0.00003052	-0.0007477	-0.0009918	-0.001068
PCE-Price Index 92\$	0.001419	0.003479	0.002777	0.001236	0.0006561	0.0002594	0.00004578
Real Disp Pers Inc (Bil 92\$)	0.003304	0.006447	0.002869	-0.0006943	-0.0007324	-0.0006256	-0.0005341
Population (Thous)	0.02783	0.08789	0.1135	0.09375	0.06982	0.0542	0.04248
Econ Migrants	0.0275	0.05831	0.02487	-0.02276	-0.02528	-0.01581	-0.01197
Total Migrants	0.0275	0.0583	0.02486	-0.02277	-0.02529	-0.01583	-0.01198
Labor Force	0.02722	0.07446	0.07947	0.04993	0.02979	0.01917	0.01147
Demand (Bil 92\$)	0.01173	0.02231	0.008682	-0.003891	-0.003616	-0.003052	-0.002396
Output (Bil 92\$)	0.0128	0.02443	0.01074	-0.001678	-0.00145	-0.0008392	-0.0002747
Rel Prod Manuf	0	0	0	0	0	0	0
Rel Prof Manuf	-0.00001067	-0.00002509	-0.00002015	-0.00000846	-0.00000369	-0.00000095	0.00000065
Labor Intensity	-0.00000011	-0.00000006	-0.00000107	-0.00000119	-0.00000083	-0.00000065	-0.00000041
Mult Adjustment	0	0	0	0	0	0	0
Indust Mix Index	-0.00003016	-0.00005829	-0.00003004	-0.00000178	-0.0000006	-0.00000011	0.00000047
Reg Pur Coeff (SS/Dem)	-0.0000059	-0.00001192	-0.00000667	-0.00000101	-0.00000095	-0.00000065	-0.00000053
Imports (Bil 92\$)	0.006096	0.01182	0.004997	-0.001495	-0.001419	-0.001221	-0.0009842
Self Supply (Bil 92\$)	0.005623	0.01049	0.003693	-0.002365	-0.002228	-0.001839	-0.001442
Exports US/ROW (Bil 92\$)	-0.0002899	-0.0009079	-0.001343	-0.001381	-0.001266	-0.001091	-0.0008774
Exports - MR (Bil 92\$)	0	0	0	0	0	0	0
Exog Prod (Bil 92\$)	0.007451	0.01485	0.00842	0.002041	0.002049	0.002064	0.002073
Wage Rate (Thous Nom\$)	0.0003052	0.000843	0.0007973	0.0003014	-0.0001907	-0.0001945	-0.0002899

Adriaen's Landing
Residential - [Top] - Differences as Compared to REMI Standard Regional Control

Variable	2008	2009	2010	2011	2012	2013	2014
Employment (Thous)	-0.01831	-0.0127	-0.008301	-0.003906	-0.0004883	0.001709	0.003174
GRP (Bil 92\$)	0.0003357	0.0006561	0.000946	0.00116	0.001358	0.001465	0.001617
Pers Inc (Bil Nom \$)	-0.001022	-0.0008698	-0.0007019	-0.0004883	-0.0003357	-0.0001831	-0.00003052
PCE-Price Index 92\$	-0.00006104	-0.0001068	-0.0001373	-0.0001526	-0.0001984	-0.0001373	-0.00007629
Real Disp Pers Inc (Bil 92\$)	-0.0004349	-0.0003433	-0.0002441	-0.0001221	-0.00002289	0.00002289	0.00004578
Population (Thous)	0.03467	0.02783	0.02344	0.02124	0.0188	0.01685	0.01563
Econ Migrants	-0.008987	-0.006558	-0.004532	-0.002882	-0.001864	-0.001602	-0.001276
Total Migrants	-0.008995	-0.006567	-0.004541	-0.002892	-0.001872	-0.00161	-0.001285
Labor Force	0.006714	0.004639	0.003296	0.002563	0.003052	0.00354	0.004395
Demand (Bil 92\$)	-0.001862	-0.001221	-0.0006866	-0.0001526	0.0001373	0.0005035	0.0006409
Output (Bil 92\$)	0.0003204	0.0009003	0.001373	0.001801	0.002121	0.00235	0.002548
Rel Prod Manuf	0	0	0	0	0	0	0
Rel Prof Manuf	0.00000137	0.0000016	0.00000178	0.0000015	0.00000137	0.00000125	0.00000095
Labor Intensity	-0.00000023	0	0	0.0000003	0.0000003	0.00000023	0.00000035
Mult Adjustment	0	0	0	0	0	0	0
Indust Mix Index	0.0000006	0.00000095	0.00000119	0.00000131	0.00000083	0.00000131	0.00000119
Reg Pur Coeff (SS/Dem)	-0.00000011	0	0	0.00000011	0.00000035	0.00000023	0.00000047
Imports (Bil 92\$)	-0.0007782	-0.0005188	-0.0003281	-0.00007629	0.00000762	0.000145	0.000206
Self Supply (Bil 92\$)	-0.001068	-0.0006638	-0.0003815	-0.00006866	0.000145	0.0003204	0.0004349
Exports US/ROW (Bil 92\$)	-0.0006866	-0.0005035	-0.0003738	-0.0002289	-0.0001602	-0.00007629	-0.00003815
Exports - MR (Bil 92\$)	0	0	0	0	0	0	0
Exog Prod (Bil 92\$)	0.002082	0.00209	0.002098	0.002106	0.002113	0.002121	0.002127
Wage Rate (Thous Nom\$)	-0.0003319	-0.0003586	-0.000351	-0.0003281	-0.0003128	-0.0003014	-0.0002594

Adriaen's Landing
Residential - [Top] - Differences as Compared to REMI Standard Regional Control

Variable	2015	2016	2017	2018	2019	2020
Employment (Thous)	0.005127	0.006592	0.007324	0.007813	0.008301	0.008789
GRP (Bil 92\$)	0.001663	0.001785	0.001831	0.001877	0.001877	0.001938
Pers Inc (Bil Nom \$)	0.00009155	0.0001373	0.0002289	0.0002747	0.0003052	0.0003967
PCE-Price Index 92\$	-0.00007629	-0.0001068	-0.00004578	-0.00001526	-0.00004578	-0.00001526
Real Disp Pers Inc (Bil 92\$)	0.00009155	0.0001373	0.0001373	0.0001297	0.0001602	0.0001831
Population (Thous)	0.01465	0.0127	0.01221	0.01074	0.009277	0.009033
Econ Migrants	-0.001019	-0.001121	-0.001116	-0.00106	-0.001211	-0.0008397
Total Migrants	-0.001029	-0.00113	-0.001124	-0.001069	-0.001219	-0.0008469
Labor Force	0.005493	0.006348	0.00708	0.008301	0.008301	0.007813
Demand (Bil 92\$)	0.0008545	0.000946	0.001114	0.001175	0.00119	0.001251
Output (Bil 92\$)	0.00267	0.002823	0.00293	0.002991	0.003052	0.003082
Rel Prod Manuf	0	0	0	0	0	0
Rel Prof Manuf	0.00000071	0.00000077	0.00000065	0.00000053	0.00000035	0.00000041
Labor Intensity	0.00000047	0.00000041	0.00000047	0.00000041	0.00000035	0.0000003
Mult Adjustment	0	0	0	0	0	0
Indust Mix Index	0.00000107	0.00000047	0.00000095	0.00000107	0.00000071	0.00000083
Reg Pur Coeff (SS/Dem)	0.00000041	0.00000053	0.00000047	0.0000006	0.00000065	0.00000071
Imports (Bil 92\$)	0.0002975	0.0002899	0.0003738	0.0004349	0.0003738	0.0004196
Self Supply (Bil 92\$)	0.0005646	0.0006561	0.0007172	0.0007782	0.0008087	0.0008545
Exports US/ROW (Bil 92\$)	0.00000762	0.00000762	0.00004578	0.00007629	0.00007629	0.00009155
Exports - MR (Bil 92\$)	0	0	0	0	0	0
Exog Prod (Bil 92\$)	0.002134	0.00214	0.002146	0.002151	0.002155	0.00216
Wage Rate (Thous Nom\$)	-0.0002632	-0.0002518	-0.0002403	-0.0002365	-0.0002441	-0.0002251

Adriaen's Landing
 Parking - [Top] - Differences as Compared to REMI Standard Regional Control

Variable	2001	2002	2003	2004	2005	2006	2007
Employment (Thous)	0.5261	0.8105	0.3303	-0.1042	-0.07153	-0.05103	-0.03418
GRP (Bil 92\$)	0.03851	0.03382	0.01328	-0.005562	-0.004173	-0.003189	-0.002319
Pers Inc (Bil Nom \$)	0.02287	0.04025	0.02177	0.0005493	-0.0003662	-0.0007782	-0.0008392
PCE-Price Index 92\$	0.004517	0.009125	0.007263	0.00322	0.001755	0.000824	0.0003052
Real Disp Pers Inc (Bil 92\$)	0.01027	0.01704	0.007759	-0.001434	-0.001083	-0.0007629	-0.0004883
Population (Thous)	0.08789	0.2502	0.3171	0.2593	0.1978	0.1614	0.135
Econ Migrants	0.08732	0.1584	0.06219	-0.06349	-0.06526	-0.03839	-0.0286
Total Migrants	0.08732	0.1584	0.06216	-0.06352	-0.06527	-0.03845	-0.02863
Labor Force	0.08594	0.2091	0.2178	0.1389	0.08862	0.06201	0.04456
Demand (Bil 92\$)	0.03871	0.05367	0.01982	-0.01053	-0.007721	-0.005737	-0.003967
Output (Bil 92\$)	0.06194	0.06317	0.02461	-0.009537	-0.006073	-0.003967	-0.002228
Rel Prod Manuf	0	0	0	0	0	0	0
Rel Prof Manuf	-0.0000338	-0.00006741	-0.00005323	-0.00002241	-0.00001079	-0.00000393	0
Labor Intensity	-0.00000041	-0.00000208	-0.00000327	-0.00000333	-0.0000025	-0.00000172	-0.00000119
Mult Adjustment	0	0	0	0	0	0	0
Indust Mix Index	0.00004268	0.00005686	0.0000217	-0.00000071	0.00000441	0.00000679	0.00000822
Reg Pur Coeff (SS/Dem)	-0.0000047	-0.00002104	-0.00001383	-0.00000548	-0.00000542	-0.00000476	-0.00000417
Imports (Bil 92\$)	0.01757	0.02704	0.01113	-0.003609	-0.002388	-0.001617	-0.000946
Self Supply (Bil 92\$)	0.02112	0.02661	0.00869	-0.006912	-0.005341	-0.004105	-0.003021
Exports US/ROW (Bil 92\$)	-0.0009003	-0.002571	-0.00367	-0.003738	-0.003448	-0.003014	-0.002487
Exports - MR (Bil 92\$)	0	0	0	0	0	0	0
Exog Prod (Bil 92\$)	0.04173	0.03913	0.01961	0.001112	0.002743	0.00317	0.003309
Wage Rate (Thous Nom\$)	0.0007133	0.002464	0.002346	0.001072	0.0002213	-0.0002365	-0.0004883

Adriaen's Landing
 Parking - [Top] - Differences as Compared to REMI Standard Regional Control

Variable	2008	2009	2010	2011	2012	2013	2014
Employment (Thous)	-0.021	-0.008057	0.00293	0.01172	0.01904	0.02441	0.02856
GRP (Bil 92\$)	-0.001572	-0.0008698	-0.0002289	0.0002899	0.0007477	0.001053	0.001373
Pers Inc (Bil Nom \$)	-0.0006714	-0.0002899	0.0001526	0.0006104	0.001068	0.001434	0.001816
PCE-Price Index 92\$	-0.00001526	-0.0001678	-0.0002747	-0.0002594	-0.0002594	-0.0001831	-0.0001221
Real Disp Pers Inc (Bil 92\$)	-0.0002213	0.00005341	0.0003128	0.0005188	0.0007172	0.0008316	0.0009384
Population (Thous)	0.116	0.1011	0.09058	0.08325	0.07739	0.07275	0.06909
Econ Migrants	-0.02125	-0.01548	-0.01117	-0.008093	-0.005363	-0.004053	-0.003618
Total Migrants	-0.02127	-0.0155	-0.01119	-0.008119	-0.005389	-0.004079	-0.003647
Labor Force	0.03357	0.0271	0.02502	0.02344	0.02368	0.0249	0.02686
Demand (Bil 92\$)	-0.002441	-0.0009918	0.0003967	0.001465	0.002365	0.003082	0.003601
Output (Bil 92\$)	-0.0007782	0.0005951	0.001801	0.002792	0.003632	0.004242	0.004761
Rel Prod Manuf	0	0	0	0	0	0	0
Rel Prof Manuf	0.00000226	0.00000315	0.00000351	0.00000327	0.0000029	0.00000256	0.00000214
Labor Intensity	-0.00000077	-0.00000023	0	0.00000041	0.00000041	0.00000047	0.0000006
Mult Adjustment	0	0	0	0	0	0	0
Indust Mix Index	0.000009	0.00000977	0.00001037	0.00001073	0.00001097	0.00001132	0.00001132
Reg Pur Coeff (SS/Dem)	-0.00000357	-0.00000292	-0.00000286	-0.0000022	-0.00000184	-0.00000166	-0.00000125
Imports (Bil 92\$)	-0.0003891	0.0002136	0.0007401	0.001129	0.00145	0.00174	0.00193
Self Supply (Bil 92\$)	-0.002068	-0.00116	-0.0003662	0.0003357	0.0009003	0.001328	0.001694
Exports US/ROW (Bil 92\$)	-0.002007	-0.001549	-0.001167	-0.0008469	-0.0006027	-0.0004196	-0.0002594
Exports - MR (Bil 92\$)	0	0	0	0	0	0	0
Exog Prod (Bil 92\$)	0.003309	0.003309	0.003309	0.003309	0.003309	0.00331	0.00331
Wage Rate (Thous Nom\$)	-0.0006027	-0.0006447	-0.0006447	-0.0006027	-0.0005646	-0.0005188	-0.0004654

Adriaen's Landing
 Parking - [Top] - Differences as Compared to REMI Standard Regional Control

Variable	2015	2016	2017	2018	2019	2020
Employment (Thous)	0.03247	0.03491	0.03613	0.03809	0.03955	0.03906
GRP (Bil 92\$)	0.001587	0.00177	0.001846	0.001984	0.00206	0.002075
Pers Inc (Bil Nom \$)	0.002121	0.002274	0.002441	0.002609	0.002716	0.002869
PCE-Price Index 92\$	-0.0001373	-0.0001221	-0.0001221	-0.00009155	-0.0001221	-0.0001221
Real Disp Pers Inc (Bil 92\$)	0.001068	0.001099	0.001152	0.001175	0.001205	0.001251
Population (Thous)	0.06665	0.06201	0.05811	0.05444	0.05029	0.04761
Econ Migrants	-0.003478	-0.003814	-0.003965	-0.003794	-0.003639	-0.003244
Total Migrants	-0.003508	-0.003844	-0.003994	-0.003822	-0.003668	-0.003273
Labor Force	0.02979	0.03271	0.03467	0.0365	0.03662	0.03589
Demand (Bil 92\$)	0.004227	0.004456	0.004669	0.004913	0.005081	0.005173
Output (Bil 92\$)	0.005157	0.005478	0.005676	0.00592	0.006104	0.006195
Rel Prod Manuf	0	0	0	0	0	0
Rel Prof Manuf	0.00000178	0.00000172	0.00000166	0.0000015	0.00000137	0.00000131
Labor Intensity	0.00000071	0.00000071	0.00000077	0.00000071	0.00000065	0.00000071
Mult Adjustment	0	0	0	0	0	0
Indust Mix Index	0.00001156	0.00001121	0.00001144	0.00001132	0.00001132	0.00001144
Reg Pur Coeff (SS/Dem)	-0.00000131	-0.00000095	-0.00000077	-0.00000047	-0.00000041	-0.00000035
Imports (Bil 92\$)	0.002182	0.00222	0.002296	0.002396	0.002411	0.002449
Self Supply (Bil 92\$)	0.002014	0.002235	0.00238	0.002548	0.00267	0.002716
Exports US/ROW (Bil 92\$)	-0.0001373	-0.00006866	0.00002289	0.00009155	0.0001221	0.0001526
Exports - MR (Bil 92\$)	0	0	0	0	0	0
Exog Prod (Bil 92\$)	0.00331	0.00331	0.00331	0.00331	0.003311	0.003311
Wage Rate (Thous Nom\$)	-0.0004539	-0.0004349	-0.0004311	-0.0004311	-0.0004311	-0.000412

Adriaen's Landing
Infrastructure - [Top] - Differences as Compared to REMI Standard Regional Control

Variable	2001	2002	2003	2004	2005	2006	2007
Employment (Thous)	0.3567	0.635	0.1953	-0.1885	-0.176	-0.1572	-0.1392
GRP (Bil 92\$)	0.01707	0.02628	0.007278	-0.009369	-0.008987	-0.008163	-0.007294
Pers Inc (Bil Nom \$)	0.01613	0.03159	0.01407	-0.005051	-0.006836	-0.007431	-0.007599
PCE-Price Index 92\$	0.003143	0.007095	0.005219	0.001526	0.0001068	-0.0007782	-0.001221
Real Disp Pers Inc (Bil 92\$)	0.007271	0.01341	0.004707	-0.003494	-0.003578	-0.003326	-0.003105
Population (Thous)	0.06055	0.1843	0.2251	0.1584	0.08984	0.04443	0.01025
Econ Migrants	0.0598	0.1208	0.03786	-0.07003	-0.07121	-0.0456	-0.03423
Total Migrants	0.0598	0.1208	0.03784	-0.07005	-0.07122	-0.04563	-0.03424
Labor Force	0.0592	0.1564	0.1525	0.07581	0.02295	-0.007568	-0.02649
Demand (Bil 92\$)	0.02359	0.04106	0.0118	-0.01419	-0.01335	-0.01161	-0.009842
Output (Bil 92\$)	0.0302	0.04962	0.01709	-0.01205	-0.01105	-0.009354	-0.007675
Rel Prod Manuf	0	0	0	0	0	0	0
Rel Prof Manuf	-0.00002342	-0.00005257	-0.00003898	-0.00001144	-0.00000047	0.00000542	0.00000846
Labor Intensity	-0.00000023	-0.00000131	-0.00000226	-0.00000202	-0.00000119	-0.00000041	0.00000011
Mult Adjustment	0	0	0	0	0	0	0
Indust Mix Index	-0.00006044	-0.0001141	-0.00003898	0.00002921	0.00003123	0.00003314	0.00003397
Reg Pur Coeff (SS/Dem)	-0.0000059	-0.00001389	-0.00000852	-0.00000208	-0.0000014	-0.00000083	-0.00000023
Imports (Bil 92\$)	0.01123	0.0203	0.006676	-0.005836	-0.005585	-0.004967	-0.004288
Self Supply (Bil 92\$)	0.01235	0.02074	0.005119	-0.008369	-0.007774	-0.006645	-0.005554
Exports US/ROW (Bil 92\$)	-0.0006256	-0.001945	-0.002731	-0.002617	-0.002213	-0.001663	-0.001099
Exports - MR (Bil 92\$)	0	0	0	0	0	0	0
Exog Prod (Bil 92\$)	0.01848	0.03081	0.01473	-0.001066	-0.00106	-0.001055	-0.001041
Wage Rate (Thous Nom\$)	0.0007477	0.001968	0.001675	0.0004616	-0.0002899	-0.0006714	-0.0008621

Adriaen's Landing
Infrastructure - [Top] - Differences as Compared to REMI Standard Regional Control

Variable	2008	2009	2010	2011	2012	2013	2014
Employment (Thous)	-0.123	-0.1082	-0.09521	-0.08569	-0.07739	-0.07153	-0.06714
GRP (Bil 92\$)	-0.006454	-0.005692	-0.005035	-0.004501	-0.004089	-0.003799	-0.003525
Pers Inc (Bil Nom \$)	-0.007462	-0.007141	-0.00676	-0.006409	-0.006104	-0.005859	-0.005676
PCE-Price Index 92\$	-0.001419	-0.001465	-0.00145	-0.001434	-0.001389	-0.001266	-0.00116
Real Disp Pers Inc (Bil 92\$)	-0.002853	-0.002625	-0.002403	-0.00219	-0.002037	-0.001945	-0.001892
Population (Thous)	-0.01514	-0.03467	-0.04883	-0.05957	-0.06787	-0.07397	-0.07837
Econ Migrants	-0.02552	-0.01796	-0.01281	-0.009081	-0.005878	-0.003916	-0.003118
Total Migrants	-0.02553	-0.01797	-0.01281	-0.009089	-0.005885	-0.003923	-0.003125
Labor Force	-0.03882	-0.04602	-0.04907	-0.05066	-0.05017	-0.04932	-0.047
Demand (Bil 92\$)	-0.008194	-0.006668	-0.005264	-0.004196	-0.003326	-0.002686	-0.002274
Output (Bil 92\$)	-0.006134	-0.00473	-0.003555	-0.002579	-0.001831	-0.001312	-0.0009308
Rel Prod Manuf	0	0	0	0	0	0	0
Rel Prof Manuf	0.00000971	0.00000971	0.00000935	0.00000828	0.0000075	0.00000661	0.00000572
Labor Intensity	0.0000006	0.00000107	0.00000131	0.0000016	0.00000166	0.0000016	0.00000172
Mult Adjustment	0	0	0	0	0	0	0
Indust Mix Index	0.00003469	0.00003481	0.00003445	0.00003457	0.00003421	0.00003374	0.00003326
Reg Pur Coeff (SS/Dem)	0.0000003	0.00000077	0.00000077	0.00000113	0.00000131	0.00000143	0.0000015
Imports (Bil 92\$)	-0.0037	-0.003113	-0.002533	-0.002113	-0.001762	-0.001534	-0.00135
Self Supply (Bil 92\$)	-0.004509	-0.003548	-0.002747	-0.002083	-0.001564	-0.00116	-0.0009003
Exports US/ROW (Bil 92\$)	-0.0005798	-0.0001373	0.0002213	0.0004959	0.0006943	0.000824	0.0009003
Exports - MR (Bil 92\$)	0	0	0	0	0	0	0
Exog Prod (Bil 92\$)	-0.001028	-0.001015	-0.001002	-0.0009896	-0.0009773	-0.0009653	-0.0009534
Wage Rate (Thous Nom\$)	-0.0009155	-0.0009041	-0.0008545	-0.0007668	-0.0007019	-0.0006218	-0.0005531

Adriaen's Landing
Infrastructure - [Top] - Differences as Compared to REMI Standard Regional Control

Variable	2015	2016	2017	2018	2019	2020
Employment (Thous)	-0.06348	-0.06006	-0.05811	-0.05615	-0.05469	-0.0542
GRP (Bil 92\$)	-0.003387	-0.00325	-0.003159	-0.003082	-0.003036	-0.003021
Pers Inc (Bil Nom \$)	-0.005539	-0.005539	-0.005524	-0.005524	-0.005585	-0.005585
PCE-Price Index 92\$	-0.001129	-0.001083	-0.0009918	-0.001053	-0.000946	-0.0009308
Real Disp Pers Inc (Bil 92\$)	-0.001808	-0.001785	-0.001793	-0.001724	-0.00177	-0.001732
Population (Thous)	-0.08276	-0.0874	-0.09033	-0.09277	-0.09521	-0.09595
Econ Migrants	-0.00245	-0.002098	-0.001677	-0.001263	-0.000761	0.000103
Total Migrants	-0.002457	-0.002103	-0.001678	-0.001266	-0.0007591	0.000104
Labor Force	-0.04504	-0.04285	-0.04187	-0.03955	-0.04028	-0.04114
Demand (Bil 92\$)	-0.001846	-0.001648	-0.00145	-0.001373	-0.001343	-0.001282
Output (Bil 92\$)	-0.0006714	-0.000473	-0.0003662	-0.0003052	-0.0002136	-0.0002136
Rel Prod Manuf	0	0	0	0	0	0
Rel Prof Manuf	0.00000506	0.00000476	0.00000429	0.00000393	0.00000351	0.00000315
Labor Intensity	0.00000166	0.0000016	0.0000016	0.0000014	0.00000143	0.00000131
Mult Adjustment	0	0	0	0	0	0
Indust Mix Index	0.0000329	0.00003195	0.00003171	0.00003147	0.00003064	0.00003016
Reg Pur Coeff (SS/Dem)	0.0000014	0.0000014	0.0000015	0.00000166	0.00000166	0.0000014
Imports (Bil 92\$)	-0.001137	-0.001114	-0.001007	-0.0009766	-0.00103	-0.0009766
Self Supply (Bil 92\$)	-0.0006866	-0.0005264	-0.0004272	-0.0003357	-0.0003204	-0.0003052
Exports US/ROW (Bil 92\$)	0.0009766	0.0009766	0.0009918	0.001007	0.0009918	0.000946
Exports - MR (Bil 92\$)	0	0	0	0	0	0
Exog Prod (Bil 92\$)	-0.0009418	-0.0009304	-0.000919	-0.0009079	-0.0008969	-0.0008861
Wage Rate (Thous Nom\$)	-0.0005035	-0.0004616	-0.0004311	-0.000412	-0.0003929	-0.0003471

Appendix B

Tax Tables