

Economic & Fiscal Impacts of the Proposed Riverbend Wind Development

Commissioned by Atwell, LLC, December 2022

Big impact: At least SIX types of benefits

The Riverbend development will generate at least six types of impact and benefit to the area:

1. **Direct Economic Impact.** Primary benefits in Sanilac County due to the investment.
2. **Indirect Impact.** Additional new economic activity in the area when investment dollars are re-spent.
3. **Employment.** Jobs created by the construction and operations of the investment in your area.
4. **Fiscal Impact.** Additional tax revenue generated for the area. This includes additional revenue to schools.
5. **Lease Payments.** Payments to you and your neighbors who own land in the project area.
6. **The Good Neighbor Agreement.** Provides for landowners to receive annual payments for 40 years.

Investment in the Riverbend development will stimulate economic activity in the county and create new jobs in the region.

Riverbend would generate an additional \$2.41million in annual economic activity in Sanilac County once construction is completed. Direct operation spending includes \$808,000 in payroll spending and \$775,000 in non-payroll spending. The direct spending toward payroll operations would induce \$1.18 million annually in indirect economic activity while indirect economic impact of non-payroll operations would total \$1.23 million annually.

Annual Economic Impact of the Riverbend Project on Sanilac County

Spending Category	Direct Economic Impact	Indirect Impact on Earnings	Indirect Impact on Output	Total Economic Impact
Payroll Operations Spending	\$808,000	\$74,000	\$290,000	\$1,172,000
Non-Payroll Operations Spending	\$775,000	\$246,000	\$214,000	\$1,235,000
Total	\$1,583,000	\$320,000	\$504,000	\$2,407,000

Source: AEG analysis using base data from Atwell, LLC; Liberty; U.S. Bureau of Economic Analysis, RIMS II Multipliers; AEG professional judgment.

Riverbend Project Net Impact on Employment in Sanilac County

	Direct Employment	Direct Net New Employment	Indirect Net New Employment	Total Net New Employment
Total Hires	12.0	7.0	4.0	11.0

Source: AEG analysis using base data from Atwell, LLC; Liberty; U.S. Bureau of Economic Analysis, RIMS II Multipliers; AEG professional judgment.

Fiscal Impact

The completed Riverbend project would generate between \$54.6 and \$63.6 million over the next 40 years. These additional tax revenues would be divided among Sanilac County operations, operations in the two townships, local and intermediate school districts, and special districts as shown (below).

Project Impact on Local Property Tax Revenues, by Entity

Unit of Government	Average Annual Impact Over 40 Years (Millions)
County Revenue	\$24-\$27.9
Township Revenue	\$11.8-\$13.7
ISD Revenue and Local School Debt Revenue	\$18.8-\$22
Total Annual Tax Revenue	\$54-\$63.6

Source: AEG analysis using base data from Atwell, LLC; Liberty; Sanilac County Board of Commissioners.

Lease Payments Made to You and Your Neighbors

\$587,089 annually during the 40 year life of the project. Assuming no changes during those 40 years, this entails an infusion of over \$23 million into the local economy (see figure at right).

Good Neighbor Payments Made to Landowners

The Good Neighbor Agreement is an initiative that provides for landowners in the development area to receive a flat payment annually, for 40 years. Assuming no changes during those 40 years, this entails an infusion of an additional \$9 million into the local economy (see table below).

Economic Scope of Good Neighbor Payments

Landowners Receiving Payments	Annual Payments	Total Annual Payments	Total Over 40 Years
114	\$2,000	\$228,000	\$9,120,000

Source: AEG analysis using base data from Atwell, LLC; Liberty.

Note: These payments are **not** double-counted in the economic impact analysis.

For additional information and details on the economic and fiscal benefits of the Riverbend Development, please refer to the full report:

"The Economic Impact of a Proposed Wind Power Project in Sanilac County, Michigan"

