

FISCAL IMPACT ANALYSIS

FREDERICKSBURG ASPHALT PLANT

382 KINGS HIGHWAY
FREDERICKSBURG, VA

February 27, 2023

Taxes and Local Business Revenue Generation

1. Annual Real Estate taxes are about \$12k. This will increase by an additional \$2700-\$7000 annually.*
2. 2021 Personal Property taxes of about \$102k
3. Over 60 vendors supplying goods and services to the plant totaling over \$1.6M.
4. Fredericksburg asphalt plant purchases Liquid Asphalt from suppliers totaling over \$4M in material.
5. The plant purchases aggregate from quarries in Stafford County in excess of \$2M annually.
6. Total annual expenditures to local businesses total over \$7.6M to over 65 vendors.

	Current Assessment	Update Land Assessment @ \$1.3M (Low)	Update Land Assessment @ \$1.8M (High)
Land	\$ 981,300.00	\$ 1,300,000.00	\$ 1,800,000.00
Improvements	\$ 346,100.00	\$ 346,100.00	\$ 346,100.00
Total Assessment	\$ 1,327,400.00	\$ 1,646,100.00	\$ 2,146,100.00
Tax Rate	0.85	0.85	0.85
Total Tax Paid	\$ 11,282.90	\$ 13,991.85	\$ 18,241.85
Increase in Taxes Paid Annually		\$ 2,708.95	\$ 6,958.95

*Depending on property reassessment value in January 2024

Local Job Sustainment

- Annual Payroll associated with facility is in excess of \$600k for onsite personnel operating and maintaining the plant.
- The paving work supported by the Fredericksburg asphalt plant sustains over fifty personnel annually with wages ranging from \$39,500 to \$91,200
- The average salary (excluding overtime) is in excess of \$52,500 annually.

CURRENT ZONING





ACE MENTOR PROGRAM
"Because ACE mentors have worked alongside the students, the students will realize long-term benefits... If we – their mentors and the scholarship committee – believe in them, they'll believe in themselves."

Ross Myers, chairman and CEO of Allan Myers and member of the Executive Committee of the National Board of the ACE Mentor Program
ENR Magazine, 09/20



FINANCIAL CONTRIBUTIONS
 Funds are given to support key needs in technology, virtual learning and training.

MOBILE TRAINING CENTERS
 Our mobile training centers are taken to schools to introduce students to equipment operation.



VOLUNTERING and CLASS VISITS
 Employees visit local schools for STEM days, career days and touch-a-truck events.



Winner of 2019 National Community Involvement Award from NAPA



Introduction to Allan Myers – Who We Are

- Allan Myers is the largest heavy civil construction company and materials provider in the Mid-Atlantic with eight regional offices, twenty-one asphalt plants, and five aggregate plants. With a workforce of more than 2,000 hard working men and women, and our own extensive fleet of vehicles and equipment.
- With more than 80 years of history under our belt, we're constantly growing and pushing ourselves to take on new challenges that are bigger and bolder.
- A 4th Generation Family-owned business that started in 1939 with a dump truck purchased with six cows and a father and son team.
- A Community Partner
 - Our corporate giving program, Helping Hand Up, is designed to help people in the communities where we live and work. Over the past 25 years, Allan Myers has given back over 5% of profits to various community programs.
- A Caring Neighbor
 - Our people live in the communities where we work. Our vision of our company as a great place to work naturally extends to our communities, where we are committed to being a great neighbor. That starts with courteous, respectful and safe truck drivers.
- A Local Employer
 - We believe in offering lifelong careers, not just jobs. We recruit locally and pay family sustaining wages. Every employee receives the same generous benefits – from our CEO to a new hire. Those are a few of the reasons that the average tenure of Allan Myers employees is 12 years while the industry average is 2 years. In addition, we are recognized nationally as industry leaders in training and safety.

Fredericksburg Asphalt Plant Immediate Market Analysis

Market Analysis Highlights

- Includes only Stafford County, King George, Spotsylvania, Culpeper, and Caroline Counties within a 45-minute drive from Fredericksburg Asphalt Plant.
- Includes only spending on streets and highways (primary asphalt market). It does not include projected increase in residential and commercial building (secondary asphalt market).
- **A 51% increase in the demand for highway construction services and materials is forecasted in Fauquier County** over the next 5 years compared to the previous 5-year period.



Spending On Streets & Highways
(in Millions \$)

