

# **Woodmont Commons 2023 Annual Fiscal Update**

Town of Londonderry  
Londonderry School District

Submitted to  
Pillsbury Realty Development, LLC.

Submitted by  
Development Planning & Financing Group, Inc.

March 23, 2024



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## **Introduction**

In 2013, Pillsbury Realty Development, LLC. (“Developer”) petitioned the Town of Londonderry (“Town”), New Hampshire to rezone approximately 600 acres within the Town's jurisdiction for a sustainable, multi-phased, mixed use commercial, industrial and residential planned unit development to be known as Woodmont Commons. The property generally straddles Interstate 93 between existing exits 4 and 5 in the location of Pillsbury Road and its intersection with Gilcrest Road. The development of Woodmont Commons presents a unique opportunity for the Town to secure exemplary planning and development, to protect the environment, to strengthen and enhance the tax base, and to achieve growth in a managed, positive and beneficial manner.

The Developer and the Town entered into a Master Plan and Development Agreement for the purpose of: 1) confirming the potential maximum amount of, and the permitted types of, uses and associated development and design standards for Woodmont Commons; 2) coordinating the construction, apportionment of use, and design of infrastructure that will serve the Development and the community at large; 3) confirming the regulations relating to the dedication and/or provision of public facilities by the Developer as described herein; and 4) providing assurances to the Developer that it may proceed with the Development, in good faith reliance upon the Woodmont planned used development master plan as an approved PUD and without encountering future changes in ordinances and regulations that would materially impact its ability to develop Woodmont Commons as contemplated in the approved planned-unit development zoning and under the terms of this Agreement.

## **Annual Fiscal Update**

Section VIII, “Fiscal Matters,” of the Woodmont Commons Development Agreement (“Development Agreement”) requires the Developer/Owner to reassess cumulative fiscal impacts annually and report the same to the Town. The Agreement further states that the annual update of the Woodmont Commons fiscal impact analysis will rely upon the transparency

established in the Woodmont Commons Fiscal Impact Analysis dated May 17, 2013 (“2013 Report”), using the following:

- Real property tax revenues shall be calculated by the Town of Londonderry Tax Assessor for all real property within the PUD area based on the assessed value as of April 1 of the previous year.
- The Town of Londonderry Town Clerk shall calculate the motor vehicle permit fees based on the motor vehicles registered to addresses within the PUD area.
- Incremental general fund expenditures generated by Woodmont Commons based on methodologies employed in the 2013 Report with inputs updated to reflect (a) current data and costs and (b) current budgeting.

The Development Agreement further stipulates that should said reporting indicate that Woodmont Commons (“Project”), taken cumulatively and as a whole, has placed a negative impact upon the financial resources of the Town in the years from inception to the year of review, the Developer shall make payment to the Town, to correct the deficiency. Said payment to the Town shall be in the amount necessary to bring Woodmont Commons back to cumulative financial neutrality for the years assessed.

The purpose of this analysis is to compare the revenues and incremental general fund expenditures generated by Woodmont Commons for the measurement period, July 1, 2022 to June 30, 2023.

**Woodmont Commons New Population and Employment**

On June 30, 2023, approximately 228 new residents were living in Woodmont Commons.

**Table 1: Woodmont Commons Residents**

Tenant	Total Units	Persons Per	
		Housing Unit	Population
Woodmont Commons Apartments	87		150
Single Family Parcels-End-User Owned	28	2.78	78
Single Family Residential Parcels - Builder-Owned	1	-	-
Total	116		228

(1) The Baldwin opened for residents in October 2023 and will be included in the FY 2024 Fiscal Update. Source: Pillsbury Realty Development LLC, 2022 American Community Survey 5-Year Estimates, DPGF 2024

Pillsbury Realty Development LLC provided the estimated number of residents living in the apartments on June 30, 2023. American Community Survey 2022 five-year estimates for the Town of Londonderry were used to estimate the population in single-family detached homes.

According to the New Hampshire Economic + Labor Market Information Bureau, the Town had approximately 26,500 residents in 2023.

A schedule of Woodmont Commons’ tenants in operation on June 30, 2023 is shown in Table 2. Full-time equivalent employment calculations were performed for those businesses in operation for less than a year. According to the New Hampshire Economic and Labor Market Information Bureau, on average there were 15,608 total private and governmental workers in the Town during 2022 (most recent year available).

**Table 2: Woodmont Commons Employment**

Tenant	2023 Employment	Mos in Operation	Mos in Year	FTE Employment
603 Brewery	13	12	12	13
Orange Theory Fitness (1)	6	12	12	6
HarborOne Mortgage	5	12	12	5
Bella Nova Salon	6	12	12	6
<b>New for 2023:</b>				
Derry Medical (2)	60	1	12	5
<b>New for 2024:</b>				
The Baldwin (3)	-	-	12	-
<b>Total</b>	<b>90</b>			<b>35</b>

(1) 13 total employees, including 1 full-time employee. Assume 6 FTEs.

(2) Derry Medical opened to the public on June 1, 2023.

(3) The Baldwin staff onsite in October 2023.

Source: Pillsbury Realty Development LLC, DPGF 2024

**Town of Londonderry**

**Real Property Tax Revenue**

Real property tax revenues for the 2023 fiscal year were calculated by applying the 2022 calendar year millage rates to the April 1, 2022 assessed values of the real property within the PUD area. A detailed schedule of the Woodmont Commons tax parcels and the respective April 1, 2022

assessed value is provided in Appendix Table 1. A comparative table of April 1, 2023 assessed values is shown in Appendix Table 2.

Town property tax revenues generated by Woodmont Commons from 2013 (base year) to 2023 are shown in Table 3. Fiscal year 2024 property tax revenues were provided for comparison purposes.

**Table 3: Real Property Tax Revenue - Town**

April 1 Year	Assessment as of April 1	Town Fiscal Year Revenue	Millage per \$1,000 Value	Annual Property Tax Revenue	Cumulative Property Tax Revenue
2023	\$156,967,144	2024	3.47	\$ 544,676	\$ 2,802,962
2022	\$ 84,268,327	2023	4.22	\$ 355,612	\$ 2,258,286
2021	\$ 76,206,289	2022	4.16	\$ 317,018	\$ 1,902,674
2020	\$ 61,421,812	2021	4.66	\$ 286,226	\$ 1,585,656
2019	\$ 51,512,113	2020	4.56	\$ 234,895	\$ 1,299,430
2018	\$ 44,650,115	2019	4.99	\$ 222,804	\$ 1,064,535
2017	\$ 38,384,954	2018	4.91	\$ 188,470	\$ 841,731
2016	\$ 38,740,154	2017	4.77	\$ 184,791	\$ 653,261
2015	\$ 30,792,594	2016	4.94	\$ 152,115	\$ 468,470
2014	\$ 30,527,596	2015	5.17	\$ 157,828	\$ 316,355
2013	\$ 30,544,697	2014	5.19	\$ 158,527	\$ 158,527

Source: Town of Londonderry, DPF 2024

**Motor Vehicle Permit Fees**

According to the Londonderry Town Clerk, motor vehicle permit fees for the motor vehicles registered to addresses within the PUD area totaled \$38,140 for the 2023 fiscal year.

**Incremental Operating Expenditures**

DPFG worked closely with Town staff to identify potential incremental operating and capital expenditures allocable to Woodmont Commons under the terms of the Development Agreement. DPF 2024 reviewed all published financial information of the Town, including annual budgets and financial statements. DPF 2024 also performed an in-depth analysis of the Town’s “filled positions” reports which include all full-time and part-time employees. The filled positions report reflects the actual number of employees on the Town’s payroll, and therefore, correlates to actual personnel expenditures incurred. A comparative summary is shown in Table 4.

**Table 4: Town Filled Positions Report Comparative Summary**

Department	Town of Londonderry Filled Positions					Milestone	12/31/22	6/30/23
	6/30/17	12/31/17	6/30/18	12/31/18	6/30/19			
02 - Town Manager	4	4	4	4	4	June 2019 603 Brewery opened  Oct 2019 Occupancy of new apartments began.	4	4
05 - Town Clerk	6	6	6	5	7		10	10
06 - Checklist	3	3	3	3	3		3	3
08 - Finance	6	6	6	6	6		4	5
09 - Assessing	4	4	4	4	4		3	3
20 - Police	81	81	81	83	79		81	78
23 - Fire	55	57	56	55	57		53	56
24 - Building	5	5	5	5	5		5	5
26 - Public Works	15	18	18	20	20		21	16
27 - Solid Waste	2	1	2	2	2		-	1
30 - Recreation	3	3	4	2	3		2	7
31 - Library	16	14	15	14	15		16	17
32 - Senior Affairs	1	1	1	1	2		1	1
33 - Economic Development	7	4	5	4	4		3	-
50 - Sewer	1	1	1	1	1		1	1
55 - Cable	3	3	3	3	2	2	2	
<b>Total</b>	<b>212</b>	<b>211</b>	<b>214</b>	<b>212</b>	<b>214</b>		<b>209</b>	<b>209</b>

Source: Town of Londonderry, DPF 2024

Public Works departmental costs are not allocable to Woodmont Commons as the streets in the development are private and snow removal is privately contracted.

No allocable incremental personnel costs were identified, and no allocable incremental operating costs were identified as a result of our analysis.

**Incremental Capital Expenditures**

DPFG performed an in-depth analysis of the capital assets acquired during the 2023 fiscal year as shown in Appendix Tables 3. Initial debt service for the new Central Fire Station began in FY 2020. A functional population per capita approach was used to allocate the proportionate share of debt service to Woodmont Commons. Based on discussions with the Fire Chief, it is appropriate to assume the new station has the capacity to serve the Town’s population through 2040; therefore, the projected 2040 Town functional population was used as the allocation base. Supporting functional population tables are provided in Appendix Tables 4 and 5.

**Table 5: Allocation of FY 2023 Central Fire Station Debt Service**

Description	Amount
FY 2023 Central Fire Station Debt Service	
Principal	\$ 320,377
Interest	218,808
Total FY 2023 Debt Service	\$ 539,185
2040 Projected Town Functional Population	28,683
Debt Service Cost per Capita	\$ 18.80
Woodmont Commons Functional Population	194
FY 2023 Central Fire Debt Service Allocation	\$ 3,647

Source: Town of Londonderry, DPGF 2024

No other qualifying capital asset acquisitions were identified for the 2023 Annual Fiscal Update.

**Town Revenues and Incremental Town Expenditures**

Table 6 reflects the Town revenues generated by Woodmont Commons and the incremental operating and capital expenditures from 2013 (base year) to 2023.

**Table 6: Town Revenues and Incremental Town Expenditures**

Town Fiscal Year	Annual Property Tax Revenue	Annual Motor Vehicle Permit Fees	Land Use Change Tax Payments	Total Revenues	Incremental Operating and Capital Expenditures	Annual Net Revenues	Cumulative Net Revenues
2024	FY 2024 Fiscal Update						
2023	\$ 355,612	\$ 38,140	\$ -	\$ 393,752	\$ 3,647	\$ 390,105	\$ 2,965,036
2022	\$ 317,018	41,864	-	\$ 358,882	4,002	\$ 354,880	\$ 2,574,931
2021	\$ 286,226	48,194	-	\$ 334,420	3,522	\$ 330,898	\$ 2,220,051
2020	\$ 234,895	21,551	-	\$ 256,446	2,102	\$ 254,344	\$ 1,889,153
2019	\$ 222,804	1,674	-	\$ 224,478	-	\$ 224,478	\$ 1,634,809
2018	\$ 188,470	-	568,600	\$ 757,070	-	\$ 757,070	\$ 1,410,331
2017	\$ 184,791	-	-	\$ 184,791	-	\$ 184,791	\$ 653,261
2016	\$ 152,115	-	-	\$ 152,115	-	\$ 152,115	\$ 468,470
2015	\$ 157,828	-	-	\$ 157,828	-	\$ 157,828	\$ 316,355
2014	\$ 158,527	-	-	\$ 158,527	-	\$ 158,527	\$ 158,527

Source: Town of Londonderry, DPGF 2024

Based on the findings in this report, no amounts are due the Town under the terms of the Development Agreement.

## Londonderry School District

Table 7 reflects the School District revenues generated by Woodmont Commons and the incremental operating and capital expenditures from 2013 (base year) to 2023. According to School District officials, 19 public school children were living in Woodmont Commons during the 2022 fiscal year; however, there were no allocable incremental operating and capital expenditures.

**Table 7: School District Revenues and Incremental School District Expenditures**

School District Fiscal Year	Annual Property Tax Revenue	Incremental Operating and Capital Expenditures	Annual Net Revenues	Cumulative Net Revenues
2024	FY 2024 Fiscal Update			
2023	\$ 1,039,871	\$ -	\$ 1,039,871	\$ 6,164,607
2022	\$ 896,948	\$ -	\$ 896,948	\$ 5,124,736
2021	\$ 777,600	-	\$ 777,600	\$ 4,227,788
2020	\$ 620,206	-	\$ 620,206	\$ 3,450,188
2019	\$ 605,456	-	\$ 605,456	\$ 2,829,982
2018	\$ 518,581	-	\$ 518,581	\$ 2,224,526
2017	\$ 524,542	-	\$ 524,542	\$ 1,705,945
2016	\$ 398,456	-	\$ 398,456	\$ 1,181,403
2015	\$ 391,364	-	\$ 391,364	\$ 782,947
2014	\$ 391,583	-	\$ 391,583	\$ 391,583

Source: Town of Londonderry, Londonderry School District, DPF 2024

## Real Property Tax Revenue

School District property tax revenues generated by Woodmont Commons from 2013 (base year) to 2023 are shown in Table 8. Fiscal year 2024 property tax revenues were provided for comparison purposes.

**Table 8: Real Property Tax Revenue – School District**

April 1 Year	Assessment as of April 1	School District Fiscal Year Revenue	Millage per \$1,000 Value	Annual Property Tax Revenue	Cumulative Property Tax Revenue
2023	\$156,967,144	2024	10.26	\$ 1,610,483	\$ 7,775,090
2022	\$ 84,268,327	2023	12.34	\$ 1,039,871	\$ 6,164,607
2021	\$ 76,206,289	2022	11.77	\$ 896,948	\$ 5,124,736
2020	\$ 61,421,812	2021	12.66	\$ 777,600	\$ 4,227,788
2019	\$ 51,512,113	2020	12.04	\$ 620,206	\$ 3,450,188
2018	\$ 44,650,115	2019	13.56	\$ 605,456	\$ 2,829,982
2017	\$ 38,384,954	2018	13.51	\$ 518,581	\$ 2,224,526
2016	\$ 38,740,154	2017	13.54	\$ 524,542	\$ 1,705,945
2015	\$ 30,792,594	2016	12.94	\$ 398,456	\$ 1,181,403
2014	\$ 30,527,596	2015	12.82	\$ 391,364	\$ 782,947
2013	\$ 30,544,697	2014	12.82	\$ 391,583	\$ 391,583

Source: Town of Londonderry, Londonderry School District, DPGF 2024

**Incremental Operating and Capital Expenditures**

According to the School District, there were no allocable incremental operating or capital expenditures generated by the Project for the School District in fiscal year 2023.

**Fiscal Impact Methodology and Significant Assumptions**

The fiscal impact analysis of the Woodmont Commons annual fiscal update uses a case study methodology to determine the project's impact on revenues and incremental capital and operating costs on the tax-supported General Funds of the Town and School District. The functional population methodology applied in the 2013 report will be used as the basis for allocating eligible incremental capital and operating expenditures unless a more appropriate basis of allocation is identified.

The methodology applied in this report was approved by the Town prior to the commencement of the engagement.

### **Constant Dollar Approach**

All revenues and expenditures are based on constant 2023 dollars, and the analysis assumes no inflation over the study period. A constant dollar approach is commonly used in fiscal impact analysis to avoid the difficulty of forecasting and interpreting results expressed in inflated dollars. Consideration of inflation in fiscal impact analysis requires local governments to perform sophisticated financial modeling in order to produce credible assumptions, and most local governments do not have the resources to conduct such modeling.

### **Property Tax Rates**

The 2022 calendar year millage rates (per \$1,000 assessed value) were applied to the April 1, 2022 assessed values of the parcels located in Woodmont Commons to compute fiscal year 2023 real property tax revenues for purposes of this analysis.

## **GENERAL LIMITING CONDITIONS**

Every reasonable effort has been made to ensure that the data contained in this report is accurate as of the date of this study; however, factors exist that are outside the control of DPFPG and that may affect the estimates and/or projections noted herein. This study is based on estimates, assumptions and other information developed by DPFPG from its independent research effort, general knowledge of the industry, and information provided by and consultations with the Town of Londonderry and its staff and representatives and with the client and the client's representatives. No responsibility is assumed for inaccuracies in reporting by the client, the client's agent and representatives, or any other data source used in preparing or presenting this study.

This report is based on information that was current as of March 2024, and DPFPG has not undertaken any update of its research effort since such date. Because future events and circumstances, many of which are not known as of the date of this study, may affect the estimates contained therein, no warranty or representation is made by DPFPG that any of the projected values or results contained in this study will actually be achieved.

Possession of this study does not carry with it the right of publication thereof or to use the name of DPFPG in any manner without first obtaining the prior written consent of DPFPG. No abstracting, excerpting or summarization of this study may be made without first obtaining the prior written consent of DPFPG. This report is not to be used in conjunction with any public or private offering of securities, debt, equity, or other similar purpose where it may be relied upon to any degree by any person other than the client, nor is any third party entitled to rely upon this report, without first obtaining the prior written consent of DPFPG. This study may not be used for purposes other than that for which it is prepared or for which prior written consent has first been obtained from DPFPG. Any changes made to the study, or any use of the study not specifically prescribed under agreement between the parties or otherwise expressly approved by DPFPG, shall be at the sole risk of the party making such changes or adopting such use.

This study is qualified in its entirety by, and should be considered in light of, these limitations, conditions and considerations.

**Appendix**

**Appendix Table 1: Woodmont Commons Assessed Value on April 1, 2022**

Account	Location	4/1/2022 Assessment
830	8 MICHELS WY	\$ 6,089,700
833	10 MICHELS WY	29,448,000
811	15 PILLSBURY RD	8,775,710
637	44 PILLSBURY RD	4,652
837	6 BUYCK AVE	154,500
838	4 BUYCK AVE	264,100
842	22 ASH ST	342,600
813	36 PILLSBURY RD	163,301
836	8 BUYCK AVE	644,900
9129	32 A TROLLEY CAR LN	254,200
9476	32 B TROLLEY CAR LN	273,500
738	34 HOVEY RD	4,468
817	42 ASH ST	971,400
822	2 ASH ST	849,800
823	2 ASH ST	153,800
824	2 ASH ST	2,196
827	60 A SEASONS LN	600,300
812	50 WOODMONT AVE	5,645,000
10923	42 MAIN ST	1,689,300
10924	30 MAIN ST	11,952,900
11040	1 CATESBY LN	528,100
11038	2 CATESBY LN	583,400
11041	3 CATESBY LN	540,600
11037	4 CATESBY LN	604,900
11042	5 CATESBY LN	603,800
11036	6 CATESBY LN	600,100
11043	7 CATESBY LN	624,000
11035	8 CATESBY LN	620,100
11044	9 CATESBY LN	507,900
11034	10 CATESBY LN	603,800
11045	11 CATESBY LN	503,000
11033	12 CATESBY LN	633,100
11046	13 CATESBY LN	526,000
11032	14 CATESBY LN	617,700
11047	15 CATESBY LN	500,800
11031	16 CATESBY LN	544,800
11048	17 CATESBY LN	575,200
11060	19 CATESBY LN - Open Space	-
11049	21 CATESBY LN	591,300
11059	23 CATESBY LN	589,200
11050	25 CATESBY LN	574,600
11051	27 CATESBY LN	535,700
11052	29 CATESBY LN	643,700
11053	31 CATESBY LN	562,500
11054	33 CATESBY LN	494,800
11055	35 CATESBY LN	538,800
11056	37 CATESBY LN	587,900
11057	39 CATESBY LN	563,200
11058	41 CATESBY LN	585,000
	Total	\$ 84,268,327

Source: Town of Londonderry, DPF 2024

**Appendix Table 2: Woodmont Commons Assessed Value on April 1, 2023**

4/1/2023			
Account	Location	Assessment	Notes
830	8 MICHELS WY	\$ 8,177,000	
833	10 MICHELS WY	30,665,700	Shopping Center (Market Basket #42)
811	15 PILLSBURY RD	9,124,215	
637	44 PILLSBURY RD	4,676	
837	6 BUYCK AVE	221,700	
838	4 BUYCK AVE	324,200	
842	22 ASH ST	416,600	
813	36 PILLSBURY RD	210,313	
836	8 BUYCK AVE	892,400	
9129	32 A TROLLEY CAR LN	347,900	
9476	32 B TROLLEY CAR LN	375,500	
738	34 HOVEY RD	4,844	
817	42 ASH ST	1,026,700	
822	2 ASH ST	849,800	
823	2 ASH ST	153,800	
824	2 ASH ST	2,196	
827	60 A SEASONS LN	957,400	
812	50 WOODMONT AVE	41,490,800	The Baldwin Retirement Community
10923	42 MAIN ST	2,182,700	
10924	30 MAIN ST	27,911,500	Woodmont Commons Apts
11017	50 MICHELS WAY	11,698,200	Derry Medical Facility
11040	1 CATESBY LN	660,600	
11038	2 CATESBY LN	725,900	
11041	3 CATESBY LN	677,000	
11037	4 CATESBY LN	753,400	
11042	5 CATESBY LN	764,500	
11036	6 CATESBY LN	748,100	
11043	7 CATESBY LN	773,900	
11035	8 CATESBY LN	774,800	
11044	9 CATESBY LN	631,400	
11034	10 CATESBY LN	753,200	
11045	11 CATESBY LN	627,100	
11033	12 CATESBY LN	790,000	
11046	13 CATESBY LN	659,200	
11032	14 CATESBY LN	770,400	
11047	15 CATESBY LN	628,300	
11031	16 CATESBY LN	702,400	
11048	17 CATESBY LN	715,500	
11060	19 CATESBY LN - Open Space		No Structure
11049	21 CATESBY LN	679,400	
11059	23 CATESBY LN	672,500	
11050	25 CATESBY LN	737,600	
11051	27 CATESBY LN	665,500	
11052	29 CATESBY LN	803,900	
11053	31 CATESBY LN	748,300	
11054	33 CATESBY LN	667,100	
11055	35 CATESBY LN	622,100	
11056	37 CATESBY LN	739,500	
11057	39 CATESBY LN	703,700	
11058	41 CATESBY LN	733,700	
	Total	\$156,967,144	

Source: Town of Londonderry, DPF 2024

**Appendix Table 3: FY 2023 Capital Asset Additions**

Description	Amount	Capacity- Adding <u>AND</u> Allocable to Woodmont Commons per Dev. Agree.
<b>Machinery, Vehicle, &amp; Equipment</b>		
BRINC Lemur Drones & Accessories	\$ 75,085	N
Fire Alarm System Upgrades to Police Station	50,159	N
HVAC at Leach Library	19,340	N
Upgrades to HVAC at Town Hall	16,745	N
HVAC Controller Replacement at Police Station	20,900	N
Combi-PCT50 Tool with accessories	14,644	N
Generator & Replace Controls at Police Department	12,745	N
Ambulance Power Cot	26,108	N
72" Yanmar Diesel Mower	22,079	N
Power Load Stretchers with warranty and upgrade kit - Quant 4	137,140	N
3 stretchers at \$34,715.84 each		N
1 stretcher at \$32,992.33	85,000	N
- Quantity 27FLIR thermal Cameras 320X240 Resolution - 3 Button	35,000	N
Quantity 8Night Vision Sets with Accessories - 17 sets	67,365	N
Tactical Night Vision Equipment - 13 sets	50,687	N
Ambulance Powerload - Quantity 4	8,000	N
Repairs to Ladder 2	31,680	N
Controller Replacement	38,288	N
FUJITSU 36,000 BTU Outdoor Condenser	17,500	N
Night Vision Sets with Accessories - 15 sets	61,234	N
PD Vehicle	<u>17,500</u>	N
	\$ 807,200	N
<b>Infrastructure - Infrastructure</b>		
Guardrails on West Road	\$ 28,685	N
Harvey Road Culvert	1,430,892	N
Harvey Road Culvert	(1,504,168)	N
Harvey Road Culvert	1,504,168	N
Harvey Road Culvert	<u>(116,027)</u>	N
	1,343,549	N
<b>Land</b>		
Lithia Springs - Conservation Portion	\$ 1,201,205	N
4 Grove Street - Tax Acquired Property	<u>26,974</u>	N
	1,228,179	N
<b>CIP - Construction in Progress</b>		
Pillsbury Road - Sewer - Pump station	\$ 197,376	N
Town Portion of Stonehedge	945,000	N
	<u>1,142,376</u>	N
<b>Total Fixed Asset Additions</b>	<b>\$ 4,521,305</b>	<b>\$ 4,521,305</b>

Source: Town of Londonderry, DPF 2024

**Appendix Table 4: Londonderry Functional Population**

Londonderry Central Fire Functional Population (2040)	2040 Town of Londonderry	24/7 Functional Population Coefficient	2040 24/7 Functional Population
Working $\frac{(24 \times 7) - (9 \times 5)}{24 \times 7}$	17,536	0.7321	12,839
Non-Working [24/24]	11,354	1.0000	11,354
Permanent Population	28,890	0.8374	24,193
Functional Residential Population Coefficient Adjustment:			
Contra Working Population 1 - 24/7 Coefficient: $\frac{(9 \times 5)}{24 \times 7}$		0.2679	
Employment Population - Weighted Average 24/7 Coefficient		0.3994	
Functional Consumer Coefficient Adjustment:		0.1316	
Functional Consumer Coefficient Adjustment Times Lesser of	17,536		(2,307)
Town of Londonderry Functional Residential Population	28,890	0.7575	21,885
Town of Londonderry Existing Employment Population By Sector:			
Agriculture	89	0.3002	27
Construction	1,054	0.3002	316
Manufacturing	3,929	0.2904	1,141
Wholesale Trade	1,690	0.3095	523
Retail	1,946	0.9812	1,909
Transportation and Warehousing	1,734	0.3002	521
Information	56	0.3002	17
Finance and Insurance	179	0.3064	55
Real Estate and Rental and Leasing	299	0.3064	92
Professional and Technical Service	568	0.3064	174
Management of Companies/Enterprises	328	0.3064	100
Administration and Waste Services	1,142	0.3064	350
Education Services	126	0.2679	34
Health Care and Social Assistance	1,009	0.4747	479
Arts, Entertainment and Recreation	156	0.3064	48
Accommodation and Food Services	1,080	0.3714	401
Other Services Except Public Administration	495	0.3002	149
Government	1,137	0.4066	462
Total	17,017	0.3994	6,797
		Functional Population Full-Time Equivalents	28,683

Source: New Hampshire Employment Security, Economic & Labor Market Information Bureau, New Hampshire Office of Strategic Initiatives Data Center, DPGF 2024

### Appendix Table 5: Woodmont Commons Functional Population

Woodmont Commons Functional Population	24/7		
	Employees or Residents	Functional Population Coefficient	24/7 Functional Population
Residents:			
Apartments	150	0.7575	114
Single Family Residential (End-User)	78	0.7575	59
Total Residential	228	0.7588	173
Employees:			
Retail/Service	12	0.9812	12
Office	5	0.3064	2
Brewery	13	0.3714	5
Medical Office	5	0.4747	2
Total Employees	35	0.6000	21
Functional Population Full-Time Equivalents			194

Source: Pillsbury Realty Development LLC, DPF 2024

### Appendix Table 6: Persons per Housing Unit

Housing Type	Units	Units	Population	Persons per Housing Unit
1, detached	6,793			
1, attached	1,364	8,157	22,666	2.78
2	270			
3 to 4	48	318	497	1.56
5 to 9	430			
10 to 19	270			
20 to 49	339			
50 or more	130	1,169	2,450	2.10
Mobile Home	179	179	361	2.02
Total	9,823	9,823	25,974	2.64

Source: 2022 American Community Survey 5-Year Estimates, DPF 2024