

Economic and Fiscal Impacts on Cochise County, Arizona, of Villages at Vigneto Planned Development

(Key Findings)

- Villages at Vigneto will generate a projected \$23.8 billion in direct, indirect, and induced economic output (spending/sales) within Cochise County over the planned 18-year construction period, which includes \$7.7 billion in associated household earnings.
- The annual economic impact will be \$1.2 billion in 2020, generating \$426 million in household earnings that year supporting 9,460 jobs. The yearly impact will continue to grow, peaking at \$2.2 billion in the year 2031, which includes \$674 million in household earnings supporting 16,355 jobs.
- Once all construction is complete, spending by new residents will continue to generate \$1.2 billion in annual economic activity including \$315 million in associated household earnings each year, supporting 8,780 jobs sustained indefinitely into the future.
- Villages at Vigneto will generate \$1.5 billion in tax revenue for local taxing jurisdictions, including \$557.6 million to City of Benson; \$402 million to St. David Unified School District; \$295.3 million to Cochise County; \$140.6 million to Cochise College; \$65.1 million to San Pedro Valley Hospital; \$32.9 million to combined Cochise County municipalities other than Benson; \$19.2 million to Benson Unified School District; and \$3.6 million to Cochise County Joint Technical Education District.
- The fiscal impact on City of Benson is positive with projected tax revenues (\$557.6 million) exceeding taxpayer costs (\$478.1 million) by 17% over the 18-year buildout period.

ECONOMIC & FISCAL IMPACTS OF VILLAGES AT VIGNETO

Economic Contribution to Cochise County Economy	
	TOTAL (OVER 18 YEARS)
Economic Output (Spending/Sales):	\$23.8 billion
Household Earnings:	\$7.7 billion
Jobs (at peak):	16,355
ANNUAL, AFTER CONSTRUCTION (SUSTAINABLE INDEFINITELY INTO FUTURE)	
Economic Output (Spending/Sales):	\$1.2 billion
Household Earnings:	\$315 million
Jobs:	8,780
Tax Revenue to Local Governments (Total, over 18 years)	
TOTAL (ALL COCHISE COUNTY TAXING DISTRICTS):	\$1.5 billion
City of Benson:	\$557.6 million
St. David Unified School District:	\$402 million
Cochise County:	\$295.3 million
Cochise College:	\$140.6 million
San Pedro Valley Hospital:	\$65.1 million
Cochise County municipalities (other than Benson):	\$32.9 million
Benson Unified School District:	\$19.2 million
Cochise County Joint Technical Education District:	\$3.6 million
Fiscal Impact on City of Benson (Total, over 18 years)	
Tax Revenue:	\$557.6 million
Local Taxpayer Cost of Providing City Services:	\$478.1 million
Net Impact (tax revenue minus taxpayer cost):	\$79.6 million
Note. Includes direct, indirect, and induced impacts.	