

Economic Development Strategic Goal

Project: Rippon Lodge

Project Description:

Constructed in the early 18th century and located off Blackburn Road, Rippon Lodge is a one and one-half story home overlooking the Potomac River. This project will perform structural stabilization and outbuilding renovation so that Rippon Lodge can be opened to the public.

Structural stabilization includes underpinning the front wall and repairing structural damage between the front windows, investigating and repairing termite damage, repairing the stairway, replacing the existing heating including central dehumidification systems, adding a sprinkler system, rewiring and upgrading the electrical panel, and installing a sump pump and discharge in the basement.

Site work includes structural upgrades at the tunnel, area lighting, water distribution, sanitary sewer, a new entrance road, brick entryway with metal gates at new entrances and brick sidewalks.

Upon completion of this work, the grounds will be open to the public for general use and special events, and the house will be open on a very limited/selective basis.

Total Project Budget: \$3,335,000

Strategic Plan Impact:

- ▶ **Economic Development** – This project supports the Economic Development Strategic Goal by “focusing on tourism and historic preservation as positive contributors to economic development.” This is accomplished by “renovating and opening for tourism at least two historic sites.”

Service Impact:

- ▶ **Tourism Attractions** – Rippon Lodge will serve as a tourist destination as well as an educational focal point for Prince William County.

Comprehensive Plan Impact:

- ▶ **Cultural Resources** – Fulfills the Comprehensive Plan goal to identify and protect Prince William County’s significant historical, archaeological, architectural, and other cultural resources that document or demonstrate the County’s prehistory or history for the benefit of all County residents and visitors.

Funding Source:

- ▶ **Federal Grants** – The Department of Public Works will apply for TEA-21 federal grant funds during FY 04.
- ▶ **General Fund** – The General Fund provides \$70,000 annually, which may be used as a local match for obtaining federal or state grants. In addition, the General Fund provided \$1,225,000 in proceeds from a court settlement with the federal government (William Center settlement) earmarked for historic preservation.
- ▶ **Transient Occupancy Tax** – Prince William County acquired Rippon Lodge for \$1.4 million dollars in 1999. The Transient Occupancy Tax pays the annual debt service costs for acquiring Rippon Lodge.

Critical Milestones:

- ▶ **Annual funding** for renovating Rippon Lodge is included throughout the life of the Capital Improvements Program.

**Prince William County Government
Department: Economic Development**

2004 CAPITAL IMPROVEMENT PROGRAM

PROJECT COST CATEGORIES	PRIOR YEARS	FY04	FY05	FY06	FY07	FY08	FY09	Total FY 04-09
Planning	\$65,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Property Acquisition	\$1,400,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Design	\$25,000	\$25,000	\$89,250	\$0	\$0	\$0	\$0	\$114,250
Construction	\$200,000	\$750,000	\$289,310	\$70,000	\$70,000	\$70,000	\$70,000	\$1,319,310
Project Management	\$0	\$20,000	\$26,250	\$0	\$0	\$0	\$0	\$46,250
Construction Management	\$0	\$35,000	\$0	\$0	\$0	\$0	\$0	\$35,000
Occupancy	\$0	\$36,700	\$0	\$0	\$0	\$0	\$0	\$36,700
Telecommunications	\$0	\$6,200	\$0	\$0	\$0	\$0	\$0	\$6,200
Debt Issuance Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Project Contingency	\$0	\$87,290	\$0	\$0	\$0	\$0	\$0	\$87,290
Total	\$1,690,000	\$960,190	\$404,810	\$70,000	\$70,000	\$70,000	\$70,000	\$1,645,000

FUNDING SOURCES	PRIOR YEARS	FY04	FY05	FY06	FY07	FY08	FY09	Total FY 04-09
General Fund	\$240,000	\$960,190	\$404,810	\$70,000	\$70,000	\$70,000	\$70,000	\$1,645,000
Delinquent Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fire Levy	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Solid Waste Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stormwater Management Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Debt	\$1,400,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fuel Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
State/Federal	\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Proffers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$1,690,000	\$960,190	\$404,810	\$70,000	\$70,000	\$70,000	\$70,000	\$1,645,000

OPERATING IMPACTS	FY04	FY05	FY06	FY07	FY08	FY09	Total FY 04-09
Debt Service	\$190,624	\$190,624	\$190,624	\$190,624	\$190,624	\$190,624	\$1,143,744
Facility Operating Cost	\$48,000	\$72,079	\$105,835	\$111,835	\$160,285	\$160,285	\$658,319
Program Operating Cost	\$58,727	\$107,860	\$139,860	\$139,860	\$139,860	\$139,860	\$726,027
Operating Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Operating Subsidy Required	\$106,727	\$179,939	\$245,695	\$251,695	\$300,145	\$300,145	\$1,384,346
GENERAL FUND REQUIREMENT	\$1,257,541	\$775,373	\$506,319	\$512,319	\$560,769	\$560,769	\$3,029,346

