



TOTAL OPERATIONAL ECONOMIC IMPACT
Meriden City Center, Meriden CT
100% Operational Phase

Exhibit 4.0

SUMMARY ALL IMPACTS

<i>Project Component</i>	<i>Direct Impact</i>			<i>Multipliers</i>			<i>Indirect Impact</i>			<i>Total Impact</i>		
	<i>Output</i>	<i>Earnings</i>	<i>Jobs</i>	<i>Output</i>	<i>Earnings</i>	<i>Jobs</i>	<i>Output</i>	<i>Earnings</i>	<i>Jobs</i>	<i>Output</i>	<i>Earnings</i>	<i>Jobs</i>
Retail	\$27,911,462	\$14,793,075	591	1.8482	0.5869	19.121	\$51,585,964	\$8,682,056	534	\$79,497,426	\$23,475,131	1,125
Office	\$44,499,857	\$18,689,940	626	2.0523	0.6529	21.4051	\$91,327,057	\$12,202,662	953	\$135,826,914	\$30,892,602	1,579
Residential								\$150,120	6		\$150,120	6
Garage	\$1,588,000	\$47,640	3	1.8501	0.7382	18.2087	\$2,937,959	\$35,168	29	\$4,525,959	\$82,808	32
TOTAL	\$73,999,319	\$33,530,655	1,220				\$145,850,979	\$21,070,005	1,521	\$219,850,298	\$54,600,660	2,741

BY TYPE of IMPACT

OUTPUT

Direct	\$73,999,319
Indirect	\$145,850,979
Total	\$219,850,298

JOBS

Direct	1,220
Indirect	1,521
Total	2,741

EARNINGS

Direct	\$33,530,655
Indirect	\$21,070,005
Total	\$54,600,660

Sources: Development Impact Assessment Handbook, Robert Burchell et al
 U.S. Department of Commerce, Bureau of Economic Analysis, "RIMS II Modeling System"