

Statistical Section

STATISTICAL SECTION

This part of the Township of Upper St. Clair's (Township) comprehensive annual financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the Township's overall financial health.

FINANCIAL TRENDS **126**

These schedules contain trend information to help the reader understand how the Township's financial performance and well-being have changed over time.

REVENUE CAPACITY **132**

These schedules contain information to help the reader assess the factors affecting the Township's ability to generate its property and earned income taxes.

DEBT CAPACITY **137**

These schedules present information to help the reader assess the affordability of the Township's current levels of outstanding debt and the Township's ability to issue additional debt in the future.

DEMOGRAPHIC AND ECONOMIC INFORMATION **140**

These schedules offer demographic and economic indicators to help the reader understand the environment within which the Township's financial activities take place and to help make comparisons over time and with other governments.

OPERATING INFORMATION **142**

These schedules contain information about the Township's operations and resources to help the reader understand how the Township's financial information relates to the services the Township provides and the activities it performs.

TOWNSHIP OF UPPER ST. CLAIR, PENNSYLVANIA
NET POSITION BY COMPONENT
LAST TEN YEARS
ACCRUAL BASIS OF ACCOUNTING

	<u>2015</u>	<u>2014</u>	<u>2013</u>	<u>2012</u>	<u>2011</u>	<u>2010</u>	<u>2009</u>	<u>2008</u>	<u>2007</u>	<u>2006</u>
Governmental activities:										
Net investment in capital assets	\$ 10,553,342	\$ 8,011,677	\$ 8,034,786	\$ 8,411,732	\$ 9,191,787	\$ 9,565,271	\$ 12,206,904	\$ 11,742,657	\$ 18,182,053	\$ 2,642,610
Restricted	734,973	61,563	55,668	53,595	63,569	75,132	103,072	172,370	-	-
Unrestricted	<u>11,280,786</u>	<u>12,728,794</u>	<u>11,655,684</u>	<u>9,772,177</u>	<u>8,312,020</u>	<u>7,188,704</u>	<u>3,233,407</u>	<u>7,251,247</u>	<u>8,392,398</u>	<u>7,633,754</u>
<i>Total governmental activities net position</i>	<u>\$ 22,569,101</u>	<u>\$ 20,802,034</u>	<u>\$ 19,746,138</u>	<u>\$ 18,237,504</u>	<u>\$ 17,567,376</u>	<u>\$ 16,829,107</u>	<u>\$ 15,543,383</u>	<u>\$ 19,166,274</u>	<u>\$ 26,574,451</u>	<u>\$ 10,276,364</u>
Business-type activities:										
Net investment in capital assets	\$ 2,765,099	\$ 4,665,935	\$ 3,381,614	\$ 4,268,647	\$ 5,073,371	\$ 5,421,613	\$ 3,074,988	\$ 4,160,016	\$ (2,724,318)	\$ (666,272)
Restricted	-	-	-	-	-	239,946	1,730,385	-	-	-
Unrestricted	<u>7,199,256</u>	<u>3,584,109</u>	<u>3,166,730</u>	<u>1,619,532</u>	<u>1,347,301</u>	<u>1,921,179</u>	<u>2,212,468</u>	<u>690,568</u>	<u>1,630,289</u>	<u>1,276,663</u>
<i>Total business-type activities net position</i>	<u>\$ 9,964,355</u>	<u>\$ 8,250,044</u>	<u>\$ 6,548,344</u>	<u>\$ 5,888,179</u>	<u>\$ 6,420,672</u>	<u>\$ 7,582,738</u>	<u>\$ 7,017,841</u>	<u>\$ 4,850,584</u>	<u>\$ (1,094,029)</u>	<u>\$ 610,391</u>
Primary government:										
Net investment in capital assets	\$ 13,318,441	\$ 12,677,612	\$ 11,416,400	\$ 12,680,379	\$ 14,265,158	\$ 14,986,884	\$ 15,281,892	\$ 15,902,673	\$ 15,457,735	\$ 1,976,338
Restricted	734,973	61,563	55,668	53,595	63,569	315,078	1,833,457	172,370	-	-
Unrestricted	<u>18,480,042</u>	<u>16,312,903</u>	<u>14,822,414</u>	<u>11,391,709</u>	<u>9,659,321</u>	<u>9,109,883</u>	<u>5,445,875</u>	<u>7,941,815</u>	<u>10,022,687</u>	<u>8,910,417</u>
<i>Total primary government net position</i>	<u>\$ 32,533,456</u>	<u>\$ 29,052,078</u>	<u>\$ 26,294,482</u>	<u>\$ 24,125,683</u>	<u>\$ 23,988,048</u>	<u>\$ 24,411,845</u>	<u>\$ 22,561,224</u>	<u>\$ 24,016,858</u>	<u>\$ 25,480,422</u>	<u>\$ 10,886,755</u>

Note: The 12/31/2014 governmental activities unrestricted net position has been restated to reflect an increase of \$255,757 due to implementation of GASB Statement No. 68 in 2015. Years prior to 2014 were not restated.

TOWNSHIP OF UPPER ST. CLAIR, PENNSYLVANIA
 CHANGES IN NET POSITION
 LAST TEN YEARS
 ACCRUAL BASIS OF ACCOUNTING

	<u>2015</u>	<u>2014</u>	<u>2013</u>	<u>2012</u>	<u>2011</u>	<u>2010</u>	<u>2009</u>	<u>2008</u>	<u>2007</u>	<u>2006</u>
Program Revenues:										
Governmental Activities:										
Charges for services:										
General government	\$ 320,275	\$ 215,840	\$ 171,596	\$ 245,033	\$ 203,960	\$ 126,048	\$ 161,381	\$ 194,347	\$ 290,640	\$ 296,970
Public safety	55,795	89,092	56,695	79,483	79,831	79,793	76,505	109,602	111,682	114,112
Public works	244,567	258,638	213,629	192,795	212,738	314,249	205,498	165,740	156,261	202,279
Recreation and leisure services	397,507	397,398	397,596	380,192	360,514	367,361	341,999	458,502	392,835	379,872
Library services	39,928	40,501	48,022	39,757	40,552	39,844	30,696	28,479	28,857	30,870
Operating grants and contributions	2,850,551	1,716,362	1,513,922	1,694,562	2,066,302	2,079,564	1,998,880	2,215,927	1,702,052	1,448,014
Capital grants and contributions	787,878	-	-	-	-	-	-	-	-	132,707
Total Governmental Activities Program Revenues	4,696,501	2,717,831	2,401,460	2,631,822	2,963,897	3,006,859	2,814,959	3,172,597	2,682,327	2,604,824
Business-Type Activities:										
Charges for services:										
Sanitary sewer	5,758,183	5,694,915	4,704,317	4,444,772	4,557,526	4,600,781	4,190,374	3,255,368	3,263,687	3,194,703
Community & Recreation Center	4,108,877	3,895,680	3,618,973	3,407,437	2,939,551	2,343,866	773,514	-	-	-
Magazine	168,807	178,140	169,618	194,956	196,990	181,257	189,328	192,629	181,890	202,054
Total Business-type Activities Program Revenues	10,035,867	9,768,735	8,492,908	8,047,165	7,694,067	7,125,904	5,153,216	3,447,997	3,445,577	3,396,757
Total Primary Government Program Revenues	\$ 14,732,368	\$ 12,486,566	\$ 10,894,368	\$ 10,678,987	\$ 10,657,964	\$ 10,132,763	\$ 7,968,175	\$ 6,620,594	\$ 6,127,904	\$ 6,001,581
Expenses:										
Governmental Activities:										
General government	\$ 2,065,730	\$ 2,208,573	\$ 1,881,228	\$ 1,969,696	\$ 1,710,210	\$ 1,598,431	\$ 1,792,619	\$ 1,896,089	\$ 1,886,328	\$ 1,833,720
Public safety	5,496,330	5,224,826	5,306,190	5,295,002	5,512,388	5,222,198	5,015,395	5,104,920	4,740,958	4,999,484
Public works	8,825,279	7,522,628	7,437,013	6,933,331	7,031,591	6,348,680	6,642,722	6,697,107	6,447,776	5,665,332
Community development	600,344	662,534	647,435	595,879	621,524	613,555	588,260	580,012	598,348	613,142
Recreation and leisure services	1,282,956	1,956,555	1,357,804	1,424,070	1,163,232	1,537,256	1,383,560	1,372,072	922,993	786,192
Library services	1,084,582	1,028,723	1,029,614	990,268	970,768	993,302	976,118	990,068	982,761	897,351
Interest on long-term debt	610,013	599,991	619,556	1,307,383	1,157,682	833,091	881,616	909,256	586,863	382,532
Total Governmental Activities Expenses	19,965,234	19,203,830	18,278,840	18,515,629	18,167,395	17,146,513	17,280,290	17,549,524	16,166,027	15,177,753
Business-Type Activities:										
Sanitary sewer	5,181,155	4,965,703	4,863,183	5,593,228	5,938,028	4,066,040	4,061,501	4,282,366	5,420,245	3,199,555
Community & Recreation Center	4,597,784	4,527,770	4,402,999	4,411,897	4,232,528	4,005,602	3,141,178	424,485	-	-
Magazine	162,668	171,276	168,464	182,235	171,573	175,097	166,995	165,179	184,549	185,752
Total Business-Type Activities Expenses	9,941,607	9,664,749	9,434,646	10,187,360	10,342,129	8,246,739	7,369,674	4,872,030	5,604,794	3,385,307
Total Primary Government Expenses	\$ 29,906,841	\$ 28,868,579	\$ 27,713,486	\$ 28,702,989	\$ 28,509,524	\$ 25,393,252	\$ 24,649,964	\$ 22,421,554	\$ 21,770,821	\$ 18,563,060
Net (Expense)/Revenue:										
Governmental Activities	\$ (15,268,733)	\$ (16,485,999)	\$ (15,877,380)	\$ (15,883,807)	\$ (15,203,498)	\$ (14,139,654)	\$ (14,465,331)	\$ (14,376,927)	\$ (13,483,700)	\$ (12,572,929)
Business-Type Activities	94,260	103,986	(941,738)	(2,140,195)	(2,648,062)	(1,120,835)	(2,216,458)	(1,424,033)	(2,159,217)	11,450
Total Primary Government Net (Expense)/Revenue	\$ (15,174,473)	\$ (16,382,013)	\$ (16,819,118)	\$ (18,024,002)	\$ (17,851,560)	\$ (15,260,489)	\$ (16,681,789)	\$ (15,800,960)	\$ (15,642,917)	\$ (12,561,479)

TOWNSHIP OF UPPER ST. CLAIR, PENNSYLVANIA
 CHANGES IN NET POSITION
 LAST TEN YEARS
 ACCRUAL BASIS OF ACCOUNTING

	<u>2015</u>	<u>2014</u>	<u>2013</u>	<u>2012</u>	<u>2011</u>	<u>2010</u>	<u>2009</u>	<u>2008</u>	<u>2007</u>	<u>2006</u>
General Revenues and Other Changes in Net Position:										
Governmental Activities:										
Taxes:										
Property taxes, levied for general purposes	\$ 7,960,376	\$ 7,921,103	\$ 7,869,860	\$ 7,678,794	\$ 7,581,309	\$ 7,601,395	\$ 5,623,627	\$ 4,265,916	\$ 4,447,434	\$ 4,184,809
Earned income taxes, levied for general purposes	8,210,827	8,286,351	8,213,525	7,891,581	7,767,269	7,110,203	7,605,811	7,276,599	7,383,217	6,983,270
Local services tax	267,060	274,454	274,724	253,863	246,702	239,909	224,964	220,686	335,590	330,513
Real estate transfer taxes	1,322,037	1,580,875	1,620,549	1,589,649	1,131,251	1,164,095	1,131,795	1,206,701	1,275,530	1,401,236
Franchise fees	465,655	442,645	431,849	405,416	383,056	399,122	303,737	297,199	260,552	253,936
Unrestricted investment earnings	13,476	13,013	13,543	11,942	12,860	19,887	87,856	781,040	533,716	338,685
Miscellaneous income	414,905	371,156	562,450	328,688	303,136	573,908	244,083	235,323	266,765	77,504
Transfers	(1,618,536)	(1,603,459)	(1,600,486)	(1,605,998)	(1,483,816)	(1,683,141)	(4,379,433)	(7,314,714)	(400,000)	-
Total Governmental Activities General Revenues	<u>17,035,800</u>	<u>17,286,138</u>	<u>17,386,014</u>	<u>16,553,935</u>	<u>15,941,767</u>	<u>15,425,378</u>	<u>10,842,440</u>	<u>6,968,750</u>	<u>14,102,804</u>	<u>13,569,953</u>
Business-Type Activities:										
Unrestricted investment earnings	1,515	2,730	1,417	1,704	2,178	2,591	4,282	27,264	54,797	68,380
Transfers	1,618,536	1,594,978	1,600,486	1,605,998	1,483,816	1,683,141	4,379,433	7,314,714	400,000	-
Total Business-Type Activities General Revenues	<u>1,620,051</u>	<u>1,597,708</u>	<u>1,601,903</u>	<u>1,607,702</u>	<u>1,485,994</u>	<u>1,685,732</u>	<u>4,383,715</u>	<u>7,341,978</u>	<u>454,797</u>	<u>68,380</u>
Total Primary Government General Revenues	<u>\$ 18,655,851</u>	<u>\$ 18,883,846</u>	<u>\$ 18,987,917</u>	<u>\$ 18,161,637</u>	<u>\$ 17,427,761</u>	<u>\$ 17,111,110</u>	<u>\$ 15,226,155</u>	<u>\$ 14,310,728</u>	<u>\$ 14,557,601</u>	<u>\$ 13,638,333</u>
Change in Net Position:										
Governmental Activities	\$ 1,767,067	\$ 800,139	\$ 1,508,634	\$ 670,128	\$ 738,269	\$ 1,285,724	\$ (3,622,891)	\$ (7,408,177)	\$ 619,104	\$ 997,024
Business-Type Activities	1,714,311	1,701,694	660,165	(532,493)	(1,162,068)	564,897	2,167,257	5,917,945	(1,704,420)	79,830
Total Primary Government Change in Net Position	<u>\$ 3,481,378</u>	<u>\$ 2,501,833</u>	<u>\$ 2,168,799</u>	<u>\$ 137,635</u>	<u>\$ (423,799)</u>	<u>\$ 1,850,621</u>	<u>\$ (1,455,634)</u>	<u>\$ (1,490,232)</u>	<u>\$ (1,085,316)</u>	<u>\$ 1,076,854</u>

TOWNSHIP OF UPPER ST. CLAIR, PENNSYLVANIA
 FUND BALANCES, GOVERNMENTAL FUNDS
 LAST TEN YEARS
 MODIFIED ACCRUAL BASIS OF ACCOUNTING

	<u>2015</u>	<u>2014</u>	<u>2013</u>	<u>2012</u>	<u>2011</u>	<u>2010</u>	<u>2009</u>	<u>2008</u>	<u>2007</u>	<u>2006</u>
General Fund:										
Nonspendable	\$ 227,513	\$ 222,152	\$ 224,084	\$ 219,282	\$ 221,447	\$ 244,366	\$ 213,834	\$ 188,689	\$ 165,816	\$ 147,241
Unassigned	<u>3,131,837</u>	<u>3,123,147</u>	<u>3,116,240</u>	<u>3,094,204</u>	<u>3,086,678</u>	<u>3,057,259</u>	<u>3,037,296</u>	<u>3,038,388</u>	<u>3,053,951</u>	<u>2,915,652</u>
<i>Total General Fund</i>	<u>3,359,350</u>	<u>3,345,299</u>	<u>3,340,324</u>	<u>3,313,486</u>	<u>3,308,125</u>	<u>3,301,625</u>	<u>3,251,130</u>	<u>3,227,077</u>	<u>3,219,767</u>	<u>3,062,893</u>
All Other Governmental Funds:										
Nonspendable	-	-	-	-	-	-	-	179	-	-
Restricted	67,920	61,563	55,668	53,595	63,569	75,132	103,072	172,191	104,176	70,774
Committed	624,690	917,874	836,526	811,891	790,018	751,085	753,807	4,895,849	4,222,759	767,060
Assigned	<u>8,284,816</u>	<u>7,343,619</u>	<u>6,606,542</u>	<u>5,176,357</u>	<u>3,446,084</u>	<u>2,663,086</u>	<u>986,459</u>	<u>1,761,805</u>	<u>2,628,308</u>	<u>2,627,520</u>
<i>Total all other governmental funds</i>	<u>8,977,426</u>	<u>8,323,056</u>	<u>7,498,736</u>	<u>6,041,843</u>	<u>4,299,671</u>	<u>3,489,303</u>	<u>1,843,338</u>	<u>6,830,024</u>	<u>6,955,243</u>	<u>3,465,354</u>
<i>Total governmental funds</i>	<u>\$ 12,336,776</u>	<u>\$ 11,668,355</u>	<u>\$ 10,839,060</u>	<u>\$ 9,355,329</u>	<u>\$ 7,607,796</u>	<u>\$ 6,790,928</u>	<u>\$ 5,094,468</u>	<u>\$ 10,057,101</u>	<u>\$ 10,175,010</u>	<u>\$ 6,528,247</u>

TOWNSHIP OF UPPER ST. CLAIR, PENNSYLVANIA
CHANGES IN FUND BALANCES, GOVERNMENTAL FUNDS
LAST TEN YEARS
MODIFIED ACCRUAL BASIS OF ACCOUNTING

	<u>2015</u>	<u>2014</u>	<u>2013</u>	<u>2012</u>	<u>2011</u>	<u>2010</u>	<u>2009</u>	<u>2008</u>	<u>2007</u>	<u>2006</u>
Revenues:										
Real estate taxes	\$ 7,993,594	\$ 7,924,247	\$ 7,933,009	\$ 7,594,848	\$ 7,562,427	\$ 7,594,974	\$ 5,591,417	\$ 4,320,622	\$ 4,224,466	\$ 4,166,460
Earned income taxes	8,382,576	8,285,627	8,116,839	7,994,030	7,673,079	7,088,403	7,592,892	7,436,388	7,209,380	6,742,917
Other taxes	1,589,097	1,855,329	1,895,274	1,843,512	1,377,954	1,404,005	1,356,759	1,427,387	1,611,120	1,731,749
Licenses and permits	239,881	237,113	142,928	229,485	190,735	115,129	154,182	132,857	127,409	162,145
Fees and fines	536,177	533,771	519,321	497,917	479,640	486,795	379,878	387,968	362,784	377,155
Rents	63,024	85,816	77,808	78,081	79,135	80,175	75,096	69,622	67,161	65,675
Interest	13,476	13,015	13,544	11,942	12,860	19,888	87,856	781,040	533,716	338,685
Service agreements	256,624	240,384	229,332	209,039	218,928	310,875	208,924	168,750	256,998	272,172
Other revenue and grants	4,094,573	2,037,152	2,028,775	1,969,924	2,321,137	2,619,552	2,189,044	2,487,420	2,002,506	1,679,245
Recreation fees	386,782	397,398	397,596	380,193	360,514	367,361	341,999	458,502	392,786	379,872
<i>Total revenues</i>	<u>23,555,804</u>	<u>21,609,852</u>	<u>21,354,426</u>	<u>20,808,971</u>	<u>20,276,409</u>	<u>20,087,157</u>	<u>17,978,047</u>	<u>17,670,556</u>	<u>16,788,326</u>	<u>15,916,075</u>
Expenditures:										
Current:										
General government	1,964,321	2,009,963	1,688,199	1,779,587	1,460,414	1,416,202	1,419,103	1,595,607	1,572,381	1,460,074
Community development	595,612	652,398	633,636	581,379	606,157	601,632	590,803	538,405	552,230	534,397
Public safety	4,916,972	4,876,933	4,924,588	4,907,575	5,184,892	4,852,329	4,613,928	4,542,883	4,484,316	4,216,300
Public works	8,071,391	6,260,401	6,398,842	6,031,128	6,156,570	5,763,983	5,627,138	5,953,407	5,483,089	5,167,095
Recreation and leisure services	2,381,799	1,876,316	1,209,286	1,243,426	1,092,286	1,036,398	1,152,387	1,502,056	1,138,985	906,255
Library services	1,076,164	1,021,138	1,026,043	981,289	958,240	973,510	942,506	978,409	955,070	930,939
Debt service:										
Principal retirement	578,790	575,097	562,882	649,189	966,974	439,020	434,189	335,000	345,000	1,153,000
Bond issuance costs	-	-	-	29,688	25,023	-	101,764	296,126	90,045	156,343
Interest	505,488	566,998	587,775	607,762	758,152	752,808	866,680	830,969	570,194	389,051
Capital outlay	1,178,310	1,337,830	1,238,957	735,603	799,253	1,246,674	2,890,842	5,340,963	3,593,380	2,870,745
<i>Total expenditures</i>	<u>21,268,847</u>	<u>19,177,074</u>	<u>18,270,208</u>	<u>17,546,626</u>	<u>18,007,961</u>	<u>17,082,556</u>	<u>18,639,340</u>	<u>21,913,825</u>	<u>18,784,690</u>	<u>17,784,199</u>
<i>Excess (Deficiency) of Revenues Over (Under) Expenditures</i>	<u>2,286,957</u>	<u>2,432,778</u>	<u>3,084,218</u>	<u>3,262,345</u>	<u>2,268,448</u>	<u>3,004,601</u>	<u>(661,293)</u>	<u>(4,243,269)</u>	<u>(1,996,364)</u>	<u>(1,868,124)</u>
Other Financing Sources (Uses):										
Transfers in	5,597,354	5,262,122	5,007,569	10,831,256	9,519,937	4,467,895	7,978,980	2,080,274	2,491,060	3,056,250
Transfers out	(7,215,890)	(6,865,580)	(6,608,054)	(12,437,254)	(11,003,753)	(6,151,036)	(12,358,413)	(2,580,274)	(2,891,060)	(3,056,250)
Debt proceeds	2,390,000	-	-	5,910,000	5,435,000	375,000	4,770,577	4,770,710	9,995,000	5,315,000
Bond issuance discount	-	-	-	-	-	-	(102,484)	(145,350)	(151,873)	-
Gain (loss) on refunding of bonds	-	-	-	76,186	(127,764)	-	-	-	-	-
Reclassification of bonds as enterprise fund liability	-	-	-	-	-	-	-	-	(3,800,000)	-
Payment to refunded bond escrow agent	(2,390,000)	-	-	(5,895,000)	(5,275,000)	-	(4,590,000)	-	-	(5,111,968)
<i>Total other financing sources (uses)</i>	<u>(1,618,536)</u>	<u>(1,603,458)</u>	<u>(1,600,485)</u>	<u>(1,514,812)</u>	<u>(1,451,580)</u>	<u>(1,308,141)</u>	<u>(4,301,340)</u>	<u>4,125,360</u>	<u>5,643,127</u>	<u>203,032</u>
Net Change in Fund Balance	<u>\$ 668,421</u>	<u>\$ 829,320</u>	<u>\$ 1,483,733</u>	<u>\$ 1,747,533</u>	<u>\$ 816,868</u>	<u>\$ 1,696,460</u>	<u>\$ (4,962,633)</u>	<u>\$ (117,909)</u>	<u>\$ 3,646,763</u>	<u>\$ (1,665,092)</u>
Debt service as a percentage of non-capital expenditures	5.40%	6.40%	6.80%	7.50%	10.00%	7.50%	8.30%	7.00%	6.00%	10.30%
Debt service as a percentage of total expenditures	5.10%	6.00%	6.30%	7.20%	9.60%	7.00%	7.00%	5.30%	4.90%	8.70%

TOWNSHIP OF UPPER ST. CLAIR, PENNSYLVANIA
PROGRAM REVENUES BY FUNCTION/PROGRAM
LAST TEN YEARS
ACCRUAL BASIS OF ACCOUNTING

Function/Program:	<u>2015</u>	<u>2014</u>	<u>2013</u>	<u>2012</u>	<u>2011</u>	<u>2010</u>	<u>2009</u>	<u>2008</u>	<u>2007</u>	<u>2006</u>
Governmental activities:										
General government	\$ 1,305,052	\$ 537,850	\$ 392,179	\$ 455,296	\$ 414,260	\$ 309,682	\$ 307,068	\$ 333,335	\$ 423,901	\$ 431,550
Public safety	451,951	292,969	269,288	288,219	458,667	269,540	258,949	352,813	321,966	308,961
Public works	1,459,674	861,629	787,666	872,303	1,057,360	846,497	745,842	795,333	680,683	816,863
Recreation and leisure services	1,150,507	693,398	619,215	703,584	726,745	1,246,443	1,130,521	1,313,824	895,328	660,362
Library services	<u>329,317</u>	<u>331,985</u>	<u>333,112</u>	<u>312,420</u>	<u>306,865</u>	<u>334,697</u>	<u>372,579</u>	<u>377,292</u>	<u>360,449</u>	<u>387,088</u>
Total governmental activities	<u>4,696,501</u>	<u>2,717,831</u>	<u>2,401,460</u>	<u>2,631,822</u>	<u>2,963,897</u>	<u>3,006,859</u>	<u>2,814,959</u>	<u>3,172,597</u>	<u>2,682,327</u>	<u>2,604,824</u>
Business-type activities:										
Sanitary sewer	5,758,183	5,694,915	4,704,317	4,444,772	4,557,526	4,600,781	4,190,374	3,255,368	3,263,687	3,194,703
Community & Recreation Center	4,108,877	3,895,680	3,618,973	3,407,437	2,939,551	2,343,866	773,514	-	-	-
Magazine	<u>168,807</u>	<u>178,140</u>	<u>169,618</u>	<u>194,956</u>	<u>196,990</u>	<u>181,257</u>	<u>189,328</u>	<u>192,629</u>	<u>181,890</u>	<u>202,054</u>
Total business-type activities	<u>10,035,867</u>	<u>9,768,735</u>	<u>8,492,908</u>	<u>8,047,165</u>	<u>7,694,067</u>	<u>7,125,904</u>	<u>5,153,216</u>	<u>3,447,997</u>	<u>3,445,577</u>	<u>3,396,757</u>
<i>Total primary government</i>	<u>\$ 14,732,368</u>	<u>\$ 12,486,566</u>	<u>\$ 10,894,368</u>	<u>\$ 10,678,987</u>	<u>\$ 10,657,964</u>	<u>\$ 10,132,763</u>	<u>\$ 7,968,175</u>	<u>\$ 6,620,594</u>	<u>\$ 6,127,904</u>	<u>\$ 6,001,581</u>

TOWNSHIP OF UPPER ST. CLAIR, PENNSYLVANIA
PROPERTY TAX RATES - DIRECT AND OVERLAPPING GOVERNMENTS
LAST TEN YEARS

<u>Tax Year</u>	<u>Direct Tax Rate</u>			<u>Overlapping Tax Rate*</u>	<u>Direct & Overlapping Rate Total</u>
	<u>Township of Upper St. Clair</u>	<u>Upper St. Clair School District</u>	<u>Total Direct Tax Rate</u>	<u>Allegheny County</u>	
2015	3.8300	23.0355	26.8655	4.7300	31.5955
2014	3.8300	22.1957	26.0257	4.7300	30.7557
2013	3.8300	21.4130	25.2430	4.7300	29.9730
2012	4.6000	25.7180	30.3180	5.6900	36.0080
2011	4.6000	24.1000	28.7000	4.6900	33.3900
2010	4.6000	23.7700	28.3700	4.6900	33.0600
2009	3.4000	23.3700	26.7700	4.6900	31.4600
2008	2.6000	22.4500	25.0500	4.6900	29.7400
2007	2.6000	22.4500	25.0500	4.6900	29.7400
2006	2.6000	22.4500	25.0500	4.6900	29.7400

* The overlapping tax rate is that of county government that applies to property owners within the Township of Upper St. Clair.

TOWNSHIP OF UPPER ST. CLAIR, PENNSYLVANIA
ASSESSED VALUATION AND ESTIMATED ACTUAL VALUES OF TAXABLE PROPERTY
LAST TEN YEARS

<u>Year</u>	<u>Real Property (1)</u>		<u>Total Assessed Values of Real Property (2)</u>	<u>Ratio of Total Assessed to Estimated Actual Value</u>	<u>Township Municipal Millage Rate</u>
	<u>Taxable Residential Property</u>	<u>Taxable Commercial Property</u>			
2015	\$ 1,837,866,159	\$ 256,965,782	\$ 2,094,831,941	100%	3.83
2014	1,814,416,259	258,064,782	2,072,481,041	100%	3.83
2013	1,817,314,850	212,734,932	2,030,049,782	100%	3.83
2012	1,450,090,524	236,649,646	1,686,740,170	100%	4.60
2011	1,449,211,137	236,506,133	1,685,717,270	100%	4.60
2010	1,441,218,707	235,201,797	1,676,420,504	100%	4.60
2009	1,433,660,670	235,541,550	1,669,202,220	100%	3.40
2008	1,425,536,270	234,582,050	1,660,118,320	100%	2.60
2007	1,427,393,688	232,945,602	1,660,339,290	100%	2.60
2006	1,424,494,005	232,472,385	1,656,966,390	100%	2.60

Source: Allegheny County Office of Property Assessments

(1) Assessed property value is determined by the Allegheny County Assessment Office.

(2) Estimated actual value is computed based on assessed value and the assessment ratio as determined by the Allegheny County Assessment Office.

TOWNSHIP OF UPPER ST. CLAIR, PENNSYLVANIA
 PRINCIPAL REAL ESTATE TAXPAYERS
 CURRENT YEAR AND NINE YEARS AGO

Taxpayer	December 31, 2015			December 31, 2006		
	Assessed Value	Rank	Percentage of Total Taxable Assessed Valuation	Assessed Value	Rank	Percentage of Total Taxable Assessed Valuation
South Hills Village Associates	\$ 89,715,450	1	4.28%	\$ 74,304,200	1	4.48%
Friendship Village of South Hills	38,225,900	2	1.82%	29,705,500	2	1.79%
Target	11,462,200	3	0.55%	-	-	0.00%
1800 Washington Road Associates LP	10,100,000	4	0.48%	-	-	0.00%
Forty-Two Company LLC	9,100,000	5	0.43%	-	-	0.00%
Upper St. Clair Senior Living	8,391,200	6	0.40%	3,677,600	8	0.22%
McMurray Road Family Limited PTR	7,424,900	7	0.35%	6,065,900	6	0.37%
St. Clair Country Club	6,066,000	8	0.29%	5,850,600	7	0.35%
Painters Plaza Associates	5,018,200	9	0.24%	2,841,000	10	0.17%
1614 Washington Road	4,172,300	10	0.20%	-	-	0.00%
Summerfield Village Associates	-	-	0.00%	6,886,700	5	0.42%
May Center Associates Corporation	-	-	0.00%	14,800,000	3	0.89%
Corvus Pittsburgh Interests	-	-	0.00%	13,700,000	4	0.83%
Southwood Psychiatric Hospital	-	-	0.00%	2,900,000	9	0.18%
	\$ 189,676,150		9.04%	\$ 160,731,500		9.70%
Total Taxable Assessed Valuation	\$ 2,094,831,941			\$ 1,656,966,390		

Sources: Allegheny County Office of Property Assessments
 Jordan Tax Service

TOWNSHIP OF UPPER ST. CLAIR, PENNSYLVANIA
PROPERTY TAX LEVIES AND COLLECTIONS
LAST TEN YEARS

<u>Year</u>	<u>Adjusted Total Tax Levy</u>	<u>Collected within Fiscal Year of Levy</u>		<u>Collections in Subsequent Years</u>	<u>Collections to Date</u>	
		<u>Amount</u>	<u>Percent of Levy</u>		<u>Amount</u>	<u>Percent of Levy</u>
2015	\$ 8,074,337	\$ 7,942,520	98.37%	\$ -	\$ 7,942,520	98.37%
2014	7,964,027	7,840,190	98.45%	22,895	7,863,085	98.73%
2013	7,902,624	7,752,196	98.10%	35,024	7,787,220	98.54%
2012	7,744,682	7,592,022	98.03%	138,632	7,730,654	99.82%
2011	7,605,691	7,406,208	97.38%	122,301	7,528,509	98.99%
2010	7,544,334	7,388,693	97.94%	123,826	7,512,519	99.58%
2009	5,550,845	5,431,400	97.85%	95,091	5,526,491	99.56%
2008	4,312,320	4,222,146	97.91%	89,157	4,311,303	99.98%
2007	4,303,582	4,199,948	97.59%	91,724	4,291,672	99.72%
2009	4,310,565	4,195,950	97.34%	87,202	4,283,152	99.36%

TOWNSHIP OF UPPER ST. CLAIR, PENNSYLVANIA
MUNICIPAL EARNED INCOME TAX REVENUE BASE AND COLLECTIONS
LAST TEN YEARS
MODIFIED ACCRUAL BASIS OF ACCOUNTING

<u>Fiscal Year</u>	<u>Tax Rate</u>	<u>Total Earned Income Tax Collected</u>	<u>Refunds</u>	<u>Net Earned Income Tax Collected</u>
2015	0.80%	\$ 8,613,182	\$ (230,606)	\$ 8,382,576
2014	0.80%	8,458,337	(171,986)	8,286,351
2013	0.80%	8,327,496	(212,513)	8,114,983
2012	0.80%	8,311,311	(462,964)	7,848,347
2011	0.80%	7,898,936	(194,616)	7,704,320
2010	0.80%	7,330,549	(220,447)	7,110,102
2009	0.80%	7,822,046	(214,596)	7,607,450
2008	0.80%	7,729,883	(283,765)	7,446,118
2007	0.80%	7,390,217	(172,525)	7,217,692
2006	0.75%	6,872,366	(125,122)	6,747,244

Note: Earned income tax rate and collection amounts represent only the municipal share.
Upper St. Clair School District levies an earned income tax at a rate of 0.50%.

TOWNSHIP OF UPPER ST. CLAIR, PENNSYLVANIA
RATIOS OF OUTSTANDING DEBT BY TYPE
LAST TEN YEARS

Year	General Obligations Bonds		General Obligation Notes		Total Primary Government	% of Taxable Assessed Valuation	% of Earned Income (1)	Debt per Capita (1)
	Governmental Activities	Business-Type Activities	Governmental Activities	Business-Type Activities				
2015	\$ 15,012,865	\$ 32,636,339	\$ 2,390,000	\$ 1,160,000	\$ 51,199,204	2.44%	4.89%	\$ 2,647
2014	17,888,625	34,233,587	-	-	52,122,212	2.51%	5.03%	2,696
2013	18,430,663	34,952,793	-	-	53,383,456	2.63%	5.26%	2,758
2012	18,960,486	35,649,215	240,560	-	54,850,261	3.25%	5.59%	2,841
2011	19,492,640	36,420,820	265,326	-	56,178,786	3.33%	5.86%	2,915
2010	19,846,503	36,969,687	664,071	-	57,480,261	3.43%	6.49%	2,989
2009	20,247,500	37,585,479	311,838	-	58,144,817	3.48%	6.13%	3,112
2008	20,616,102	38,199,034	333,675	-	59,148,811	3.56%	6.36%	3,165
2007	16,304,140	10,827,222	354,584	-	27,485,946	1.66%	3.05%	1,466
2006	10,589,257	7,175,000	374,661	-	18,138,918	1.09%	2.02%	962

Note: Details regarding the Township's outstanding debt can be found in the notes to financial statements.

(1) See the Schedule of Demographic and Economic Statistics on page 140 for earned income and population data.

TOWNSHIP OF UPPER ST. CLAIR, PENNSYLVANIA
LEGAL DEBT MARGIN INFORMATION
LAST TEN YEARS

<u>Year</u>	<u>Three year average revenue (borrowing base)⁽¹⁾</u>	<u>Legal debt limit ⁽²⁾</u>	<u>Debt applicable to limit</u>	<u>Legal debt margin</u>	<u>Legal debt margin %</u>
2015	\$ 31,605,864	\$ 79,014,660	\$ 36,709,363	\$ 42,305,297	53.54%
2014	30,027,352	75,068,380	37,629,399	37,438,981	49.87%
2013	28,891,315	72,228,288	38,588,616	33,639,672	46.57%
2012	28,013,224	70,033,060	39,765,919	30,267,141	43.22%
2011	26,104,933	65,262,333	40,712,662	24,549,671	37.62%
2010	23,820,959	59,552,398	41,844,835	17,707,563	29.73%
2009	21,494,573	53,736,432	42,317,112	11,419,320	21.25%
2008	20,221,763	50,554,408	43,119,067	7,435,341	14.71%
2007	19,696,661	49,241,653	16,658,724	32,582,929	66.17%
2006	18,994,695	47,486,738	11,279,661	36,207,077	76.25%

(1) The local Governmental Unit Debt Act (Act 52 of 1978), reenacted and amending Act 185 of 1972 prescribes debt limits, net revenues, and the calculation of the borrowing base for all local units in Pennsylvania. The "Debt Act" is administered by the Pennsylvania Department of Community & Economic Development.

(2) 250% of borrowing base

TOWNSHIP OF UPPER ST. CLAIR, PENNSYLVANIA
COMPUTATION OF DIRECT AND OVERLAPPING DEBT
DECEMBER 31, 2015

<u>Jurisdiction</u>	<u>Net Debt Outstanding</u>	<u>Percentage Applicable to Township of Upper St. Clair</u>	<u>Amount Applicable to Township of Upper St. Clair</u>
Direct			
Township of Upper St. Clair (1)	\$ 17,402,865	100.00%	\$ 17,402,865
<i>Total Direct Debt</i>	<u>17,402,865</u>		<u>17,402,865</u>
Overlapping			
Upper St. Clair School District	115,480,000	100.00%	115,480,000
County of Allegheny (2)	<u>862,490,954</u>	2.79%	<u>24,063,498</u>
<i>Total Overlapping Debt</i>	<u>977,970,954</u>		<u>139,543,498</u>
Total Debt	<u><u>\$ 995,373,819</u></u>		<u><u>\$ 156,946,363</u></u>

(1) The local Governmental Unit Debt Act (Act 52 of 1978), reenacted and amending Act 185 of 1972 prescribes debt limits, net revenues, and the calculation of the borrowing base for all local units in Pennsylvania. The "Debt Act" is administered by the Pennsylvania Department of Economic Development. The calculation of direct net outstanding debt excludes \$33,796,339 of debt related to business type activities of the Township.

(2) Proportionate share of Allegheny County's existing debt as of December 31, 2015 based on the ratio of the Township of Upper St. Clair's assessed valuation to Allegheny County's 2015 assessed valuation. Source: 2015 Allegheny County CAFR.

TOWNSHIP OF UPPER ST. CLAIR, PENNSYLVANIA
 DEMOGRAPHIC AND ECONOMIC STATISTICS
 LAST TEN YEARS

<u>Year</u>	<u>Population (1)</u>	<u>Total Earned Income (2)</u>	<u>Per Capita Earned Income (3)</u>	<u>Unemployment Rate (4)</u>
2015	19,644 (b)	\$ 1,047,822,000	\$ 53,341 (b)	3.8%
2014	19,335 (b)	1,035,793,875	53,571 (b)	4.2%
2013	19,354 (b)	1,014,372,875	52,412 (b)	5.5%
2012	19,304 (b)	981,043,375	50,821 (b)	6.8%
2011	19,270 (b)	959,134,875	49,773 (b)	6.5%
2010	19,229 (a)	886,050,375	46,079 (a)	6.8%
2009	18,686 (b)	949,111,500	50,793 (b)	6.8%
2008	18,690 (b)	929,548,500	49,735 (b)	5.4%
2007	18,752 (b)	901,172,500	48,057 (b)	4.1%
2006	18,865 (b)	899,055,600	47,657 (b)	3.8%

(1) Source: U. S. Census Bureau

(a) 2010 U.S. Census; (b) U.S. Census Bureau population estimates 2006-2015

(2) Source: Upper St. Clair Township Tax Office

(3) Computation of total earned income divided by population

(4) Source: U.S. Bureau of Labor Statistics for Allegheny County

TOWNSHIP OF UPPER ST. CLAIR, PENNSYLVANIA
PRINCIPAL EMPLOYERS
CURRENT YEAR AND NINE YEARS AGO

<u>Employer:</u>	<u>2015</u>			<u>2006</u>		
	<u>Employees</u>	<u>Rank</u>	<u>Percentage of Total Municipal Employment</u>	<u>Employees</u>	<u>Rank</u>	<u>Percentage of Total Municipal Employment</u>
Upper St. Clair School District	581	1	11.02%	641	1	10.09%
Friendship Village	216	2	4.10%	255	5	4.02%
Target Corporation	214	3	4.06%	-	-	-
Township of Upper St. Clair	169	4	3.21%	155	8	2.44%
St. Clair County Club	144	5	2.73%	149	9	2.35%
OS Restaurant Services, Inc.	139	6	2.64%	177	7	2.79%
Southwood Psychiatric Hospital	129	7	2.45%	124	11	1.95%
Dick's Sporting Goods	126	8	2.39%	-	-	-
Port Authority of Allegheny County	119	9	2.26%	-	-	-
Sears Roebuck & Co.	93	10	1.76%	135	10	2.13%
National City	-	-	-	443	2	6.98%
Consol Energy, Inc.	-	-	-	322	3	5.07%
YMCA of Pittsburgh	-	-	-	260	4	4.09%
Boscov's	-	-	-	255	5	4.02%
Total	<u>1,930</u>		<u>36.62%</u>	<u>2,916</u>		<u>45.93%</u>
Total Employees	<u>5,271</u>			<u>6,350</u>		

Source: Upper St. Clair Local Occupational Tax records (2006) and Local Services Tax records (2015)

TOWNSHIP OF UPPER ST. CLAIR, PENNSYLVANIA
FULL-TIME EQUIVALENT MUNICIPAL EMPLOYEES BY FUNCTION/PROGRAM
LAST TEN YEARS

Function/Program:	2015	2014	2013	2012	2011	2010	2009	2008	2007	2006
General government:										
Administration	7.00	7.00	7.00	7.00	7.50	7.50	7.00	7.00	6.00	6.00
Finance	3.50	3.50	3.50	3.50	3.00	3.00	3.00	3.00	4.00	4.00
Information technology	6.00	6.00	5.00	5.00	4.00	4.00	4.00	4.00	4.00	4.00
Community development:										
Administration	2.50	2.50	2.50	3.50	3.00	3.00	4.50	4.50	4.50	4.50
Inspection	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50
Public safety:										
Uniformed Police Officers	28.00	28.00	27.00	28.00	28.00	28.00	28.00	28.00	28.00	28.00
Other department personnel	7.00	7.00	7.00	7.00	6.00	6.00	7.00	7.00	7.00	7.00
Public works:										
Administration	4.00	4.00	4.00	4.00	4.00	4.00	5.00	5.00	5.00	5.00
Inspection	5.00	5.00	5.00	5.00	5.00	4.00	4.00	4.00	4.00	4.00
Laborers	24.00	24.00	24.00	24.00	24.00	24.00	24.00	24.00	24.00	24.00
Recreation and leisure services:										
Administration	3.50	3.50	3.50	3.50	3.00	3.00	3.00	3.00	3.00	3.00
Recreation Center personnel	14.00	13.00	13.00	13.00	13.00	12.00	11.00	2.00	0.00	0.00
Library:										
Administration	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2	2
Librarians	7.00	7.00	7.00	7.00	7.00	7.00	6.00	6.00	6.00	6.00
Total	116.00	115.00	113.00	115.00	112.00	110.00	111.00	102.00	100.00	100.00

Source: Township payroll and personnel records.

TOWNSHIP OF UPPER ST. CLAIR, PENNSYLVANIA
OPERATING INDICATORS BY FUNCTION/PROGRAM
LAST TEN YEARS

Function/program:	2015	2014	2013	2012	2011	2010	2009	2008	2007	2006
<u>Community Development:</u>										
Building permits issued	301	288	278	261	260	272	267	281	209	284
Occupancy permits issued	71	51	28	22	34	31	65	54	45	76
Electrical permits issued	277	232	214	206	205	241	216	238	265	257
Sewer permits issued	16	44	19	25	6	6	12	14	10	4
<u>Public Works:</u>										
Roads resurfaced (linear miles)	4.70	4.00	4.00	3.00	3.00	3.00	3.00	3.00	4.00	4.00
Sanitary sewers rehabilitated (linear miles)	0.87	0.16	0.39	0.39	2.00	2.00	6.00	5.00	4.00	2.00
Snow storm call-outs	34	41	41	36	31	38	32	31	32	37
Storm sewer inlets and manholes rebuilt	65	85	73	87	64	62	52	113	97	60
Miles of roadway swept	3,289	1,502	1,486	1,337	1,800	1,786	500	N/A	N/A	N/A
Sidewalks built (square feet)	0	3,800	0	7,240	7,500	3,273	2,800	N/A	N/A	N/A
Requests for service	4,609	4,649	5,514	3,033	5,070	4,991	5,104	5,572	4,596	4,004
<u>Recreation:</u>										
Seasonal programs offered	13	13	13	13	14	14	14	14	14	14
Seasonal program attendees	3,482	3,252	3,167	3,335	3,193	3,101	3,028	3,928	4,260	4,275
Community and recreation center memberships	3,278	3,300	3,267	3,108	2,908	2,768	1,951	N/A	N/A	N/A
Community and recreation center individual members	10,272	10,975	10,810	10,306	9,624	8,887	6,371	N/A	N/A	N/A
<u>Police:</u>										
Calls for service	10,896	10,398	11,162	10,868	11,341	11,117	11,617	11,469	12,216	13,785
Total arrests	83	61	102	78	65	150	157	146	74	65
Part I offenses reported (major offenses)	96	122	109	102	137	106	119	134	96	120
Part I offenses cleared percentage	36%	41%	41%	24%	22%	42%	29%	25%	32%	28%
Part II offenses reported (other crimes)	138	156	249	179	172	191	165	182	223	208
Part I offenses cleared percentage	65%	63%	54%	56%	74%	73%	66%	73%	73%	65%
DUI arrests	11	16	22	14	17	20	16	23	24	23
Average response time (minutes)	2.4	2.2	2.8	2.9	2.9	2.8	2.8	2.9	2.9	2.8
<u>Fire:</u>										
Total number of emergency calls	266	292	235	250	238	258	266	257	275	271
Total property damage	\$ 858,000	\$ 296,550	\$ 322,500	\$ 168,000	\$ 634,250	\$ 101,700	\$ 373,000	\$ 147,000	\$ 92,300	\$ 122,100
Average response time (minutes)	6.2	5.5	6.2	5.6	5.4	4.1	5.4	6.1	2.8	2.8
<u>Library:</u>										
Circulation	375,615	375,233	372,868	387,204	394,641	373,669	342,891	332,695	191,057	191,057
Circulation per capita	19.53	19.51	19.39	20.14	20.52	18.63	17.10	16.59	9.53	9.53
Visits	153,593	162,853	154,144	155,808	171,752	171,752	N/A	N/A	N/A	N/A
Visits per capita	7.99	8.47	8.02	8.10	8.93	8.56	N/A	N/A	N/A	N/A

Sources: Upper St. Clair Township

TOWNSHIP OF UPPER ST. CLAIR, PENNSYLVANIA
CAPITAL ASSET STATISTICS BY FUNCTION/PROGRAM
LAST TEN YEARS

Function/program:	2015	2014	2013	2012	2011	2010	2009	2008	2007	2006
<u>General Government:</u>										
Square footage occupied (1)	11,000	11,000	11,000	11,000	11,000	11,000	5,000	5,000	5,000	5,000
Staff vehicles	3	3	3	3	3	3	2	2	2	2
<u>Community Development:</u>										
Square footage occupied (1)	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
Inspection vehicles	2	2	2	2	2	2	3	3	3	3
<u>Public Works:</u>										
Municipal street (street miles)	84	84	84	84	84	84	84	84	84	84
Number of traffic lighted intersections	11	11	11	11	11	11	11	11	11	11
Sanitary sewers (miles)	157	157	157	157	157	157	157	157	157	157
Storm sewers (miles)	50	50	50	50	50	50	50	50	50	50
Staff vehicles	4	4	4	4	3	3	4	4	4	4
Inspection vehicles	2	2	2	2	3	3	3	3	3	3
Utility trucks	16	18	26	26	26	26	25	25	25	25
Dump trucks	9	8	0	0	0	0	0	0	0	0
Public works building square footage	36,500	36,500	36,500	36,500	36,500	36,500	36,500	36,500	36,500	36,500
<u>Recreation:</u>										
Staff vehicles	1	1	1	1	1	1	1	1	1	1
Number of parks	11	11	11	11	11	11	11	11	11	11
Acreage of park land and open space	733	733	733	733	733	733	733	733	733	733
Recreation centers	2	2	2	2	2	2	2	1	1	1
Recreation center square footage	96,500	96,500	96,500	96,500	96,500	96,500	96,500	6,500	6,500	6,500
Basketball courts	12	12	12	12	12	12	12	10	10	10
Tennis courts	10	10	10	10	10	10	10	10	10	10
Ball fields	12	12	12	12	12	12	12	12	8	8
<u>Public Safety:</u>										
Square footage occupied (1)	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500
Police vehicles	17	17	17	17	17	17	17	17	17	17
<u>Library:</u>										
Square footage occupied (1)	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000

(1) Square footage occupied within the Township Municipal Building.

Source: Township of Upper St. Clair