

A REPORT OF THE ECONOMIC IMPACT OF PROJECT COUGAR IN FRESNO, CA

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Prepared for:

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PURPOSE &
LIMITATIONS

This economic and fiscal impact report was produced by the Austin, TX based economic consulting firm, Impact DataSource. The report includes estimates, assumptions, and other information developed by Impact DataSource from its independent research effort.

The analysis relies on prospective estimates of business activity that may not be realized. Impact DataSource made reasonable efforts to ensure that the project-specific data used in the analysis reflects realistic estimates of future activity.

No warranty or representation is made by the City of Fresno Economic Development Department or Impact DataSource that any of the estimates or results contained in this study will actually be achieved.



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Introduction

This report presents the results of an economic impact analysis performed by the Austin, TX based economic consulting firm, Impact DataSource. The report estimates the impact that a potential project in the City of Fresno will have on the local economy and estimates the costs and benefits for local taxing districts over a 30-year period.

Description of the Project

Project Cougar represents a subsidiary of an online retailer that sells a variety of products and services that is seeking a location to build and operate a next generation state of the art robotics facility that would employ initially approximately 2,000 employees. The company would construct a 860,000 sf robotics logistics and distribution center at a cost over \$100.0 million in real property and invest over \$100.0 million more in additional furniture, fixtures and equipment. According to correspondence with the company, it anticipates direct employment of 2,000 workers. The new jobs are expected to be paid an average salary of \$26,000. The company will not result in local taxable sales for Fresno. The City of Fresno is considering an economic development incentive agreement as described in the Public Support section.

Economic Impact Overview

The Project's operations will support employment and other economic impacts in the community. The 2,000.0 workers directly employed by the Project will earn approximately \$26,000 per year on average initially. This direct activity will support 425.2 indirect and induced workers in the community earning \$36,000 on average initially. The total additional payroll or workers' earnings associated with the Project is estimated to be approximately \$2,864.8 million over the next 30 years.

Accounting for various taxable sales and purchases, including activity associated with the Project, worker spending, and visitors' spending in the community, the Project is estimated to support approximately \$253.5 million in taxable sales over the next 30 years.

Table 1. Economic Impact Over the Next 30 Years

	Direct	Indirect & Induced	Total
Number of permanent direct, indirect, and induced jobs to be created	2,000.0	425.2	2,425.2
Salaries to be paid to direct, indirect, and induced workers	\$2,225,625,325	\$639,199,593	\$2,864,824,918
Taxable sales and purchases expected in the City	\$228,521,724	\$24,928,784	\$253,450,508

The Project may result in new residents moving to the community and potentially new residential properties being constructed as summarized below.

Table 2. Population Impacts Over the Next 30 Years

	Direct	Indirect & Induced	Total
Number of direct, indirect, and induced workers who will move to the City	100.0	21.3	121.3
Number of new residents in the City	260.0	55.4	315.4
Number of new residential properties to be built in the City	2.5	0.5	3.0
Number of new students expected to attend local school district	50.0	10.7	60.7

The Project is estimated to support approximately \$200.0 million in new non-residential taxable property initially. The taxable value of property supported by the Project over the first 10 years is shown in the following table. The values represent the taxable value of property before the consideration of any possible property tax rebates.

Table 3. Value of Taxable Property Supported by the Project Over the First 10 Years

Year	New Residential Property	The Project's Property				Subtotal Nonresidential Property	Total Residential & Nonresidential Property
		Land	Buildings & Other Real Prop. Improvements	Furniture, Fixtures, & Equipment			
1	\$0	\$0	\$100,000,000	\$100,000,000	\$200,000,000	\$200,000,000	
2	\$600,000	\$0	\$102,000,000	\$102,000,000	\$204,000,000	\$204,600,000	
3	\$600,000	\$0	\$104,040,000	\$104,040,000	\$208,080,000	\$208,680,000	
4	\$600,000	\$0	\$106,120,800	\$106,120,800	\$212,241,600	\$212,841,600	
5	\$600,000	\$0	\$108,243,216	\$108,243,216	\$216,486,432	\$217,086,432	
6	\$600,000	\$0	\$110,408,080	\$110,408,080	\$220,816,161	\$221,416,161	
7	\$600,000	\$0	\$112,616,242	\$112,616,242	\$225,232,484	\$225,832,484	
8	\$600,000	\$0	\$114,868,567	\$114,868,567	\$229,737,134	\$230,337,134	
9	\$600,000	\$0	\$117,165,938	\$117,165,938	\$234,331,876	\$234,931,876	
10	\$600,000	\$0	\$119,509,257	\$119,509,257	\$239,018,514	\$239,618,514	

The taxable value of residential property represents the value of properties that may be constructed as a result of new workers moving to the community.

This analysis assumes the residential real property appreciation rate to be 2.0% per year. The Project's real property is assumed to appreciate at a rate of 2.0% per year. The analysis assumes the Project's furniture, fixtures, and equipment will depreciate over time according to the depreciation schedule shown in Appendix A.

Temporary Construction Impact

Over the first 2 years, the Project will spend \$100.0 million to construct new buildings and other real property improvements. It is assumed that 50.0% of the construction expenditure will be spent on materials and 50.0% on labor. The temporary construction activity will support temporary economic impacts in the community in the form of temporary construction employment and sales for local construction firms.

Table 4. Spending and Estimated Direct Employment Impact of Project-Related Construction Activity

	Amount	
Total construction expenditure		\$100,000,000
	<i>Materials</i>	\$50,000,000
	<i>Labor</i>	\$50,000,000
Temporary Construction Workers Supported (Average Earnings = \$51,300)		974.7

The following table presents the temporary economic impacts resulting from the construction.

Table 5. Temporary Economic Impact of Project-Related Construction Activity

	Direct	Indirect & Induced	Total
Number of temporary direct, indirect, and induced job years to be supported*	974.7	528.4	1,503.1
Salaries to be paid to direct, indirect, and induced workers	\$50,000,000	\$20,690,000	\$70,690,000
Revenues or sales for businesses related to construction	\$100,000,000	\$57,820,000	\$157,820,000

* A job year is defined as full employment for one person for 2080 hours in a 12-month span.

Sales tax calculations related to construction activity are presented in the following table. The sales tax revenue generated from construction-period taxable spending is included in the fiscal impact for affected districts.

Table 6. Construction-Related Taxable Spending

	Estimate
Expenditure for Materials	\$50,000,000
Percent of Materials subject to local tax	0.0%
<u>Subtotal Taxable Materials</u>	<u>\$0</u>
Expenditure for Labor / Paid to construction workers	\$50,000,000
Percent of gross earnings spent on taxable goods and services	26.0%
Percent of taxable spending done locally	0.0%
<u>Subtotal Taxable Construction Worker Spending</u>	<u>\$0</u>
Expenditure for Furniture, Fixtures, & Equipment (FF&E)	\$100,000,000
Percent of FF&E subject to local tax	100.0%
<u>Subtotal Taxable FF&E Purchases</u>	<u>\$100,000,000</u>
<u>Total Construction-Related Taxable Spending</u>	<u>\$100,000,000</u>

The above construction analysis focuses on the impact resulting from the Project's construction investments identified in Year 1. If construction will be phased in over several years or an expansion is planned in a later year, parallel calculations will be performed for those years.

Fiscal Impact Overview

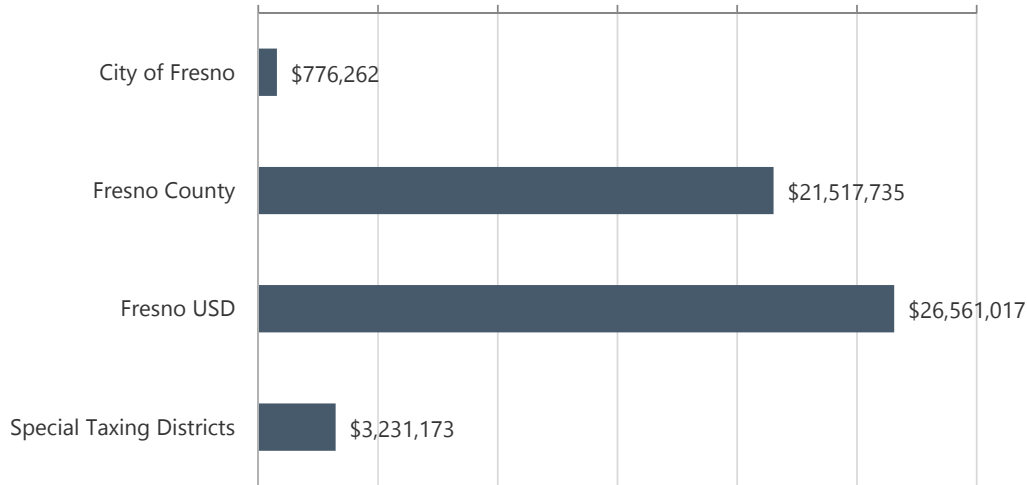
The Project will generate additional benefits and costs for local taxing districts, a summary of which is provided below. The source of specific benefits and costs are provided in greater detail for each taxing district on subsequent pages. Overall, the City will receive approximately \$.8 million in net benefits over the 30-year period and the Project will generate \$52.1 million in total for all local taxing districts.

Table 7. Fiscal Net Benefits Over the Next 30 Years for Local Taxing Districts

	Benefits	Costs	Net Benefits	Present Value of Net Benefits*
City of Fresno	\$19,174,095	(\$18,397,833)	\$776,262	\$393,670
Fresno County	\$32,315,761	(\$10,798,026)	\$21,517,735	\$10,734,408
Fresno USD	\$47,164,170	(\$20,603,153)	\$26,561,017	\$12,673,341
Special Taxing Districts	\$3,231,173	\$0	\$3,231,173	\$1,542,507
Total	\$101,885,199	(\$49,799,012)	\$52,086,187	\$25,343,927

* The Present Value of Net Benefits expresses the future stream of net benefits received over several years as a single value in today's dollars. Today's dollar and a dollar to be received at differing times in the future are not comparable because of the time value of money. The time value of money is the interest rate or each taxing entity's discount rate. This analysis uses a discount rate of 5% to make the dollars comparable.

Figure 1. Net Benefits Over the Next 30 Years for Local Taxing Districts



City of Fresno

The table below displays the estimated additional benefits, costs, and net benefits to be received by the City over the next 30 years of the Project. Appendix C contains the year-by-year calculations.

Table 8. City of Fresno: Benefits, Costs, and Net Benefits Over the Next 30 Years

	Amount
Sales/Use Taxes, after rebate/sharing	\$1,150,879
Property Taxes - Prop 13 Share	
Project, after rebate/sharing	\$1,703,859
New Residential	\$36,540
Property Taxes - Fresno Pension	
Project	\$2,631,895
New Residential	\$5,644
Utility Revenue	\$4,751,612
Utility Franchise Fees	\$47,996
Water/Sewer Connection Fees	\$0
Impact Fees	\$0
Business License Taxes	\$614,800
Hotel Occupancy Taxes	\$316,451
Miscellaneous Taxes & User Fees	\$7,914,419
<u>Subtotal Benefits</u>	<u>\$19,174,095</u>
Cost of Providing Municipal Services	(\$13,883,802)
Cost of Providing Utility Services	(\$4,514,031)
<u>Subtotal Costs</u>	<u>(\$18,397,833)</u>
Net Benefits	\$776,262
<i>Present Value (5% discount rate)</i>	<i>\$393,670</i>

Figure 2. Annual Fiscal Net Benefits for the City of Fresno



The City will receive benefits from the activity, spending, and investments associated with (1) the Project and (2) the workers. These benefits, associated costs, and resulting net benefits for the next 30 years are shown below for these two categories.

Table 9: Net Benefits to the City from the Project and Workers

	The Project	Workers	Total
Sales/Use Taxes, after rebate/sharing	\$1,062,918	\$837,961	\$1,900,879
Property Taxes - Prop 13 Share			
Real Property Taxes, after rebate/sharing	\$851,930	\$0	\$851,930
FF&E Property Taxes, after rebate/sharing	\$851,930	\$0	\$851,930
New Residential Property Taxes	\$0	\$36,540	\$36,540
Property Taxes - Fresno Pension			
Real Property Taxes	\$1,315,947	\$0	\$1,315,947
FF&E Property Taxes	\$1,315,947	\$0	\$1,315,947
New Residential Property Taxes	\$0	\$5,644	\$5,644
Utility Revenue	\$0	\$4,751,612	\$4,751,612
Utility Franchise Fees	\$0	\$47,996	\$47,996
Water/Sewer Connection Fees	\$0	\$0	\$0
Impact Fees	\$0	\$0	\$0
Business License Taxes	\$614,800	\$0	\$614,800
Hotel Occupancy Taxes	\$316,451	\$0	\$316,451
Miscellaneous Taxes & User Fees	\$6,805,710	\$1,108,709	\$7,914,419
<u>Subtotal Benefits</u>	<u>\$13,135,632</u>	<u>\$6,788,463</u>	<u>\$19,924,095</u>
Cost of Providing Municipal Services	(\$11,949,560)	(\$1,934,242)	(\$13,883,802)
Cost of Providing Utility Services	\$0	(\$4,514,031)	(\$4,514,031)
<u>Subtotal Costs</u>	<u>(\$11,949,560)</u>	<u>(\$6,448,273)</u>	<u>(\$18,397,833)</u>
Net Benefits	\$1,186,072	\$340,190	\$1,526,262
<i>Percent of Total Net Benefits</i>	<i>77.7%</i>	<i>22.3%</i>	

Fresno County

The table below displays the estimated additional benefits, costs, and net benefits to be received by the County over the next 25 years of the Project. Appendix C contains the year-by-year calculations.

Table 10. Fresno County: Benefits, Costs, and Net Benefits Over the Next 30 Years

	Amount
Sales Taxes	\$2,407,780
Property Taxes	\$22,005,421
Miscellaneous Taxes & User Fees	\$7,902,561
<u>Subtotal Benefits</u>	<u>\$32,315,761</u>
Cost of Providing County Services	(\$10,798,026)
<u>Subtotal Costs</u>	<u>(\$10,798,026)</u>
Net Benefits	\$21,517,735
<i>Present Value (5% discount rate)</i>	<i>\$10,734,408</i>

Fresno USD

The table below displays the estimated additional benefits, costs, and net benefits to be received by the school district over the next 30 years of the Project. Appendix C contains the year-by-year calculations.

Table 11. Fresno USD: Benefits, Costs, and Net Benefits Over the Next 30 Years

	Amount
Property Taxes	\$26,028,485
Additional State and Federal Funding	\$21,135,685
<u>Subtotal Benefits</u>	<u>\$47,164,170</u>
Cost of Educating New Students	(\$20,603,153)
<u>Subtotal Costs</u>	<u>(\$20,603,153)</u>
Net Benefits	\$26,561,017
<i>Present Value (5% discount rate)</i>	<i>\$12,673,341</i>

Benefits for Other Taxing Districts

The table below displays the estimated additional property taxes to be received by other taxing districts over the next 30 years of the Project. Appendix C contains the year-by-year calculations.

Table 12. Other Taxing Districts: Benefits Over the Next 30 Years

	Amount
Special Taxing Districts	\$3,231,173
Total Benefits	<u>\$3,231,173</u>
<i>Present Value (5% discount rate)</i>	<i>\$1,542,507</i>

Summary of Public Support Considered

The City of Fresno may provide economic development incentives to support the Project, a summary of the incentives under consideration is provided below.

The City is considering an incentive agreement to rebate a portion of incremental use taxes and property taxes not to exceed \$30.0 million or 30 years. The total Incentives payable under this Agreement shall be up to \$15,000 per Direct Job, \$10,000 per Contract Job, and \$5,000 per Contract Job in which the Full-Time Equivalent Position is comprised of multiple positions of employment (calculated based on annual average) up to a maximum total payment of \$30,000,000 ("Incentives Cap").

Table 13. Public Support Under Consideration by the City of Fresno

Year	Total Use Tax Rebates*	Total Property Tax Rebates**	Total Tax Rebates***
2017	\$750,000	\$378,000	\$1,128,000
2018	\$0	\$385,560	\$385,560
2019	\$0	\$393,271	\$393,271
2020	\$0	\$401,137	\$401,137
2021	\$0	\$409,159	\$409,159
2022	\$0	\$417,343	\$417,343
2023	\$0	\$425,689	\$425,689
2024	\$0	\$434,203	\$434,203
2025	\$0	\$442,887	\$442,887
2026	\$0	\$451,745	\$451,745
2027	\$0	\$460,780	\$460,780
2028	\$0	\$469,995	\$469,995
2029	\$0	\$479,395	\$479,395
2030	\$0	\$488,983	\$488,983
2031	\$0	\$498,763	\$498,763
2032	\$0	\$508,738	\$508,738
2033	\$0	\$518,913	\$518,913
2034	\$0	\$529,291	\$529,291
2035	\$0	\$539,877	\$539,877
2036	\$0	\$550,675	\$550,675
2037	\$0	\$561,688	\$561,688
2038	\$0	\$572,922	\$572,922
2039	\$0	\$584,380	\$584,380
2040	\$0	\$596,068	\$596,068
2041	\$0	\$607,989	\$607,989
2042	\$0	\$620,149	\$620,149
2043	\$0	\$632,552	\$632,552
2044	\$0	\$645,203	\$645,203
2045	\$0	\$658,107	\$658,107
2046	\$0	\$671,269	\$671,269
Total	\$750,000	\$15,334,734	\$16,084,734

* Based on a 0.75% sales tax rate to be received by the City of Fresno.

** Prop 13 share only.

*** Subject to maximum of \$30.0 million

Use Tax Rebates

Use tax rebates are proposed to be rebated according to the schedule below.

Table 14. Use Tax Rebates Under Consideration by the City of Fresno

Year	Projected City Investment Purchases	Projected City Use Tax Revenue*	Use Tax Rebate Percentage	Total Use Tax Rebate Amount**
2017	\$100,000,000	\$750,000	100.0%	\$750,000
2018	\$0	\$0	100.0%	\$0
2019	\$0	\$0	100.0%	\$0
2020	\$0	\$0	100.0%	\$0
2021	\$0	\$0	100.0%	\$0
2022	\$0	\$0	100.0%	\$0
2023	\$0	\$0	100.0%	\$0
2024	\$0	\$0	100.0%	\$0
2025	\$0	\$0	100.0%	\$0
2026	\$0	\$0	100.0%	\$0
2027	\$0	\$0	100.0%	\$0
2028	\$0	\$0	100.0%	\$0
2029	\$0	\$0	100.0%	\$0
2030	\$0	\$0	100.0%	\$0
2031	\$0	\$0	100.0%	\$0
2032	\$0	\$0	100.0%	\$0
2033	\$0	\$0	100.0%	\$0
2034	\$0	\$0	100.0%	\$0
2035	\$0	\$0	100.0%	\$0
2036	\$0	\$0	100.0%	\$0
2037	\$0	\$0	100.0%	\$0
2038	\$0	\$0	100.0%	\$0
2039	\$0	\$0	100.0%	\$0
2040	\$0	\$0	100.0%	\$0
2041	\$0	\$0	100.0%	\$0
2042	\$0	\$0	100.0%	\$0
2043	\$0	\$0	100.0%	\$0
2044	\$0	\$0	100.0%	\$0
2045	\$0	\$0	100.0%	\$0
2046	\$0	\$0	100.0%	\$0
Total	\$100,000,000	\$750,000		\$750,000

* Based on a 0.75% sales tax rate to be received by the City of Fresno.

Property Tax Rebates

The City is considering a property tax rebate equal to 90% of the city's share of the Prop 13 property tax rate over the first 30 years.

Table 15. Property Tax Rebates Under Consideration by the City of Fresno

Year	Projected City Property Tax Revenue*	Property Tax Rebate Percentage	Total Property Tax Rebate Amount
2017	\$420,000	90.0%	\$378,000
2018	\$428,400	90.0%	\$385,560
2019	\$436,968	90.0%	\$393,271
2020	\$445,707	90.0%	\$401,137
2021	\$454,622	90.0%	\$409,159
2022	\$463,714	90.0%	\$417,343
2023	\$472,988	90.0%	\$425,689
2024	\$482,448	90.0%	\$434,203
2025	\$492,097	90.0%	\$442,887
2026	\$501,939	90.0%	\$451,745
2027	\$511,978	90.0%	\$460,780
2028	\$522,217	90.0%	\$469,995
2029	\$532,662	90.0%	\$479,395
2030	\$543,315	90.0%	\$488,983
2031	\$554,181	90.0%	\$498,763
2032	\$565,265	90.0%	\$508,738
2033	\$576,570	90.0%	\$518,913
2034	\$588,101	90.0%	\$529,291
2035	\$599,863	90.0%	\$539,877
2036	\$611,861	90.0%	\$550,675
2037	\$624,098	90.0%	\$561,688
2038	\$636,580	90.0%	\$572,922
2039	\$649,311	90.0%	\$584,380
2040	\$662,298	90.0%	\$596,068
2041	\$675,544	90.0%	\$607,989
2042	\$689,055	90.0%	\$620,149
2043	\$702,836	90.0%	\$632,552
2044	\$716,892	90.0%	\$645,203
2045	\$731,230	90.0%	\$658,107
2046	\$745,855	90.0%	\$671,269
Total	\$17,038,593		\$15,334,734

* Prop 13 share only.

Overview of Methodology

This economic and fiscal impact report was produced by the Austin, TX based economic consulting firm, Impact DataSource. The report includes estimates, assumptions, and other information developed by Impact DataSource from its independent research effort.

The analysis combines project-specific attributes with community data, tax rates, and assumptions to estimate the economic impact of the Project and the fiscal impact for local taxing districts over a 30-year period.

The economic impact as calculated in this report can be categorized into two main types of impacts. First, the direct economic impacts are the jobs and payroll directly created by the Project. Second, this economic impact analysis calculates the indirect and induced impacts that result from the Project. Indirect jobs and salaries are created in new or existing area firms, such as maintenance companies and service firms, that may supply goods and services for the Project. In addition, induced jobs and salaries are created in new or existing local businesses, such as retail stores, gas stations, banks, restaurants, and service companies that may supply goods and services to new workers and their families.

The economic impact estimates in this report are based on the Regional Input-Output Modeling System (RIMS II), a widely used regional input-output model developed by the U. S. Department of Commerce, Bureau of Economic Analysis. The RIMS II model is a standard tool used to estimate regional economic impacts. The economic impacts estimated using the RIMS II model are generally recognized as reasonable and plausible assuming the data input into the model is accurate or based on reasonable assumptions. Impact DataSource utilizes county-level multipliers to estimate the impact occurring at the sub-county level.

Two types of regional economic multipliers were used in this analysis: an employment multiplier and an earnings multiplier. An employment multiplier was used to estimate the number of indirect and induced jobs created or supported in the area. An earnings multiplier was used to estimate the amount of salaries to be paid to workers in these new indirect and induced jobs. The employment multiplier shows the estimated number of total jobs created for each direct job. The earnings multiplier shows the estimated amount of total salaries paid to these workers for every dollar paid to a direct worker. The multipliers used in this analysis are listed below:

Multiplier		City	County
Employment Multiplier	(Type II Direct Effect)	1.2126	1.2629
Earnings Multiplier	(Type II Direct Effect)	1.2872	1.3552

The fiscal impacts calculated in this report are detailed in Appendix C. Most of the revenues estimated in this study result from calculations relying on (1) attributes of the Project, (2) assumptions to derive the value of associated taxable property or sales, and (3) local tax rates. In some cases, revenues are estimated on a per new household, per new worker, or per new school student basis.

The company or Project developer was not asked, nor could reasonably provide data for calculating some other revenues. For example, while the city will likely receive revenues from fines paid on speeding tickets given to new workers, the company does not know the propensity of its workers to speed. Therefore, some revenues are calculated using an average revenue approach. This approach uses relies on two assumptions:

1. The taxing entity has two general revenue sources: revenues from residents and revenues from businesses.
2. The taxing entity will collect (a) about the same amount of miscellaneous taxes and user fees from each new household that results from the Project as it currently collects from existing households on average, and (b) the same amount of miscellaneous taxes and user fees from the new business (on a per worker basis) will be collected as it collects from existing businesses.

In the case of the school district, some additional state and federal revenues are estimated on a per new school student basis consistent with historical funding levels.

Additionally, this analysis sought to estimate the additional expenditures faced by the city and county to provide services to new households and new businesses. A marginal cost approach was used to calculate these additional costs. This approach relies on two assumptions:

1. The taxing entity spends money on services for two general groups: revenues from residents and revenues from businesses.
2. The taxing entity will spend slightly less than its current average cost to provide local government services (police, fire, EMS, etc.) to (a) new residents and (b) businesses on a per worker basis.

In the case of the school district, the marginal cost to educate new students was estimated based on a portion of the school's current expenditures per student and applied to the headcount of new school students resulting from the Project.

Additionally, this analysis seeks to calculate the impact on the school district's finances from the Project by generally, and at a summary level, mimicking the district's school funding formula.

About Impact DataSource

Impact DataSource is an Austin economic consulting, research, and analysis firm founded in 1993. The firm has conducted over 2,500 economic impact analyses of firms, projects, and activities in most industry groups in Texas and more than 30 other states.

In addition, Impact DataSource has prepared and customized more than 50 economic impact models for its clients to perform their own analyses of economic development projects. These clients include the New Mexico Economic Development Department and the Metro Orlando (Florida) Economic Development Commission.

The New Mexico Department of Economic Development uses Impact DataSource's computer model to project the economic impact of new or expanding firms in the state, including costs and benefits for the State of New Mexico, as well as each local taxing district. The model also analyzes the amount of eligible state and local incentives and calculates a rate of return and payback period for these incentives.

Appendix A
Data and Rates

Local Tax Rates

Sales tax rates				
	City of Fresno			0.75%
	Fresno County			0.95%
Property tax rates, per \$100 of valuation				
	City of Fresno			0.242438
		Countywide Share	0.210000	
		Fresno Pension	0.032438	
	Fresno County			0.270000
	Fresno USD			0.638860
		Countywide Share	0.450000	
		Total Debt Service	0.188860	
	Special Taxing Districts			0.079308
		Countywide Share	0.070000	
		Total Debt Service	0.009308	
Hotel occupancy tax rates				
	City of Fresno			12.0%

City Data

Utilities

	Owned and Provided by the City	Subject to Sales Tax by the City	Average Annual Bill Per Household	Franchise Fee Rate
Water	✓		\$460	0.000%
Wastewater	✓		\$340	0.000%
Solid Waste	✓		\$190	0.000%
Electricity		✓	\$1,700	0.000%
Natural Gas		✓	\$490	2.000%
Cable		✓	\$1,080	0.000%
Telephone		✓	\$310	

Average annual residential utility bill per household for City-owned utilities \$990

The City's cost of providing city-owned utility service, as a percent of utility billings 95.0%

Average annual residential franchise fees collected from utility providers \$10

Estimated additional annual miscellaneous taxes and user fees to be collected

Residential, per household	\$231
Businesses, per worker	\$86

Estimated additional annual operating expenditures to be incurred

Residential, per household	\$403
Businesses, per worker	\$151

Rate of expected annual increase in

City-owned Utility bills	2.0%
City Miscellaneous Taxes and User Fees	2.0%
Cost of City Services	2.0%

Percent of new workers who will move to the City to take a job

<u>Project's workers</u>	5.0%
<u>Spin-off workers</u>	5.0%

Percent of workers who move to the area that will buy a new home or require that new residential property be built for them 2.5%

Average taxable value of a new single family residence constructed in the area \$200,000

Percent of taxable shopping by a typical new worker that will be in the City 15.0%

County Data

Estimated additional annual miscellaneous taxes and user fees to be collected

<u>Residential, per household</u>	\$181
<u>Businesses, per worker</u>	\$77

Estimated additional annual operating expenditures to be incurred

<u>Residential, per household</u>	\$249
<u>Businesses, per worker</u>	\$105

Rate of expected annual increase in

<u>County Miscellaneous Taxes and User Fees</u>	2.0%
<u>Cost of County Services</u>	2.0%

Percent of new workers who will move to the County to take a job

<u>Project's workers</u>	10.0%
<u>Spin-off workers</u>	10.0%

School District Data

The school district's estimated annual marginal cost to educate new each new student \$8,578

<u>Average cost per student</u>	\$10,092
<u>Marginal cost, as percent of average cost</u>	85.0%

Annual state aid and federal and other funding per child received by the district \$8,800

Rate of expected annual increase in

<u>State and Federal Aid</u>	2.0%
<u>Cost of educating students</u>	2.0%

Other Rates and Assumptions

Amount of building and improvements costs added to local tax rolls	100.0%
Percent annual increase in the taxable value of real property	
Commercial	2.0%
Residential	0.0%
Household size of a typical new worker moving to the area	2.60
Number of school children in a typical worker's household	0.50
Percent of the gross salaries that workers will spend on taxable goods and services	
New Workers	26.0%
Temporary Construction Workers	26.0%
Discount rate for calculating the present value of costs and benefits	5.0%
Expected average annual inflation rate	3.0%

Project Investments

The Project's capital investment each year

Year	Land	Buildings and Other Real Property Improvements	Furniture, Fixtures, and Equipment	Total
1	\$0	\$100,000,000	\$100,000,000	\$200,000,000
2	\$0	\$0	\$0	\$0
3	\$0	\$0	\$0	\$0
4	\$0	\$0	\$0	\$0
5	\$0	\$0	\$0	\$0
6	\$0	\$0	\$0	\$0
7	\$0	\$0	\$0	\$0
8	\$0	\$0	\$0	\$0
9	\$0	\$0	\$0	\$0
10	\$0	\$0	\$0	\$0
Total	\$0	\$100,000,000	\$100,000,000	\$200,000,000

Percent of building and improvement costs for materials and labor

Materials	50.0%
Labor	50.0%

Percent of construction materials that will be purchased in the City and subject to sales taxes 0.0%

% construction materials purchased in City	0.0%
% construction materials subject to sales tax	100.0%

Percent of taxable spending by construction workers in the City and subject to sales taxes 0.0%

Percent of furniture, fixtures, and equipment to be purchased in the City and subject to sales taxes 100.0%

Building permits and fees and impact fees to be paid to the City during construction, if applicable

Year	Water/Sewer Connection Fees	Total City Impact Fees
1	\$0	\$0
2	\$0	\$0
3	\$0	\$0
4	\$0	\$0
5	\$0	\$0
6	\$0	\$0
7	\$0	\$0
8	\$0	\$0
9	\$0	\$0
10	\$0	\$0

The Project's estimated business license taxes paid to the City

Year	The Project's Business License Taxes
1	\$0
2	\$21,200
3	\$21,200
4	\$21,200
5	\$21,200
6	\$21,200
7	\$21,200
8	\$21,200
9	\$21,200
10	\$21,200

Estimated spending for construction

Year	Spending on Construction
1	\$100,000,000
2	\$0
3	\$0
4	\$0
5	\$0
6	\$0
7	\$0
8	\$0
9	\$0
10	\$0

Activities During the Project's Operations

Number of new full-time jobs to be added in the community each year

Year	New employees to be hired each year
1	0
2	2,000
3	0
4	0
5	0
6	0
7	0
8	0
9	0
10	0
Total	2,000

Average annual salaries of new employees each year

Year	Average Annual Salaries
1	\$26,000
2	\$26,780
3	\$27,583
4	\$28,411
5	\$29,263
6	\$30,141
7	\$31,045
8	\$31,977
9	\$32,936
10	\$33,924

The Project's estimated taxable purchases of materials, supplies, and services in the community and the Project's estimated taxable sales that will be subject to sales taxes in the community

Year	Taxable Purchases	Taxable Sales
1	\$0	\$0
2	\$1,000,000	\$0
3	\$1,020,000	\$0
4	\$1,040,400	\$0
5	\$1,061,208	\$0
6	\$1,082,432	\$0
7	\$1,104,081	\$0
8	\$1,126,162	\$0
9	\$1,148,686	\$0
10	\$1,171,659	\$0

The Project's annual utilities

Year	Water	Wastewater	Solid Waste	Electricity	Natural Gas	Cable	Telephone
1	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5	\$0	\$0	\$0	\$0	\$0	\$0	\$0
6	\$0	\$0	\$0	\$0	\$0	\$0	\$0
7	\$0	\$0	\$0	\$0	\$0	\$0	\$0
8	\$0	\$0	\$0	\$0	\$0	\$0	\$0
9	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Number of telephone lines at the Project 0

Percent of the Project's utility usage for manufacturing or processing operations 0.0%

The Project's total taxable purchases and taxable utilities

Year	Taxable Purchases of Supplies, Materials, and Services	Utilities Subject to Sales Tax			Taxable Utilities	Total
		Utilities Subject to Sales Tax	Percent Taxable			
1	\$0	\$0	100%		\$0	\$0
2	\$1,000,000	\$0	100%		\$0	\$1,000,000
3	\$1,020,000	\$0	100%		\$0	\$1,020,000
4	\$1,040,400	\$0	100%		\$0	\$1,040,400
5	\$1,061,208	\$0	100%		\$0	\$1,061,208
6	\$1,082,432	\$0	100%		\$0	\$1,082,432
7	\$1,104,081	\$0	100%		\$0	\$1,104,081
8	\$1,126,162	\$0	100%		\$0	\$1,126,162
9	\$1,148,686	\$0	100%		\$0	\$1,148,686
10	\$1,171,659	\$0	100%		\$0	\$1,171,659

Expected Out-Of-Town Visitors

Number of out-of-town visitors expected in the first year	50
Percent of annual increase in the number of visitors	4%
Average number of days that each visitor will stay in the community	2
Average daily taxable visitor spending in the City, excluding lodging	\$50
Average number of nights that a typical visitor will stay in a hotel or motel in the community	1
Average nightly room rate in a local hotel or motel	\$90

Appendix B

Economic Impact Calculations

Number of jobs added and worker salaries to be paid each year in the City

Year	Direct Jobs	Indirect Jobs	Total Jobs	Direct Salaries	Indirect Salaries	Total Salaries
1	0.0	0.0	0.0	\$0	\$0	\$0
2	2,000.0	425.2	2,425.2	\$53,560,000	\$15,382,432	\$68,942,432
3	0.0	0.0	0.0	\$55,166,800	\$15,843,905	\$71,010,705
4	0.0	0.0	0.0	\$56,821,804	\$16,319,222	\$73,141,026
5	0.0	0.0	0.0	\$58,526,458	\$16,808,799	\$75,335,257
6	0.0	0.0	0.0	\$60,282,252	\$17,313,063	\$77,595,315
7	0.0	0.0	0.0	\$62,090,719	\$17,832,454	\$79,923,173
8	0.0	0.0	0.0	\$63,953,441	\$18,367,428	\$82,320,869
9	0.0	0.0	0.0	\$65,872,044	\$18,918,451	\$84,790,495
10	0.0	0.0	0.0	\$67,848,206	\$19,486,005	\$87,334,211
11	0.0	0.0	0.0	\$69,205,170	\$19,875,725	\$89,080,895
12	0.0	0.0	0.0	\$70,589,273	\$20,273,239	\$90,862,512
13	0.0	0.0	0.0	\$72,001,059	\$20,678,704	\$92,679,763
14	0.0	0.0	0.0	\$73,441,080	\$21,092,278	\$94,533,358
15	0.0	0.0	0.0	\$74,909,901	\$21,514,124	\$96,424,025
16	0.0	0.0	0.0	\$76,408,099	\$21,944,406	\$98,352,505
17	0.0	0.0	0.0	\$77,936,261	\$22,383,294	\$100,319,555
18	0.0	0.0	0.0	\$79,494,987	\$22,830,960	\$102,325,947
19	0.0	0.0	0.0	\$81,084,886	\$23,287,579	\$104,372,465
20	0.0	0.0	0.0	\$82,706,584	\$23,753,331	\$106,459,915
21	0.0	0.0	0.0	\$84,360,716	\$24,228,398	\$108,589,114
22	0.0	0.0	0.0	\$86,047,930	\$24,712,965	\$110,760,895
23	0.0	0.0	0.0	\$87,768,889	\$25,207,225	\$112,976,114
24	0.0	0.0	0.0	\$89,524,266	\$25,711,369	\$115,235,635
25	0.0	0.0	0.0	\$91,314,752	\$26,225,597	\$117,540,349
26	0.0	0.0	0.0	\$93,141,047	\$26,750,109	\$119,891,156
27	0.0	0.0	0.0	\$95,003,868	\$27,285,111	\$122,288,979
28	0.0	0.0	0.0	\$96,903,945	\$27,830,813	\$124,734,758
29	0.0	0.0	0.0	\$98,842,024	\$28,387,429	\$127,229,453
30	0.0	0.0	0.0	\$100,818,864	\$28,955,178	\$129,774,042
Total	2,000.0	425.2	2,425.2	\$2,225,625,325	\$639,199,593	\$2,864,824,918

Number of direct and indirect workers and their families who will move to the City and their children who will attend local public schools

Year	New Workers Moving to the Area	Total New Residents	Total New Students
1	0.0	0.0	0.0
2	121.3	315.4	60.7
3	0.0	0.0	0.0
4	0.0	0.0	0.0
5	0.0	0.0	0.0
6	0.0	0.0	0.0
7	0.0	0.0	0.0
8	0.0	0.0	0.0
9	0.0	0.0	0.0
10	0.0	0.0	0.0
11	0.0	0.0	0.0
12	0.0	0.0	0.0
13	0.0	0.0	0.0
14	0.0	0.0	0.0
15	0.0	0.0	0.0
16	0.0	0.0	0.0
17	0.0	0.0	0.0
18	0.0	0.0	0.0
19	0.0	0.0	0.0
20	0.0	0.0	0.0
21	0.0	0.0	0.0
22	0.0	0.0	0.0
23	0.0	0.0	0.0
24	0.0	0.0	0.0
25	0.0	0.0	0.0
26	0.0	0.0	0.0
27	0.0	0.0	0.0
28	0.0	0.0	0.0
29	0.0	0.0	0.0
30	0.0	0.0	0.0
Total	121.3	315.4	60.7

Number of new residential properties that may be built in the City for direct and indirect workers who will move to the City and the taxable value over time

Year	New Residential Properties	Taxable Value of New City Residential Property
1	0.0	\$0
2	3.0	\$600,000
3	0.0	\$600,000
4	0.0	\$600,000
5	0.0	\$600,000
6	0.0	\$600,000
7	0.0	\$600,000
8	0.0	\$600,000
9	0.0	\$600,000
10	0.0	\$600,000
11	0.0	\$600,000
12	0.0	\$600,000
13	0.0	\$600,000
14	0.0	\$600,000
15	0.0	\$600,000
16	0.0	\$600,000
17	0.0	\$600,000
18	0.0	\$600,000
19	0.0	\$600,000
20	0.0	\$600,000
21	0.0	\$600,000
22	0.0	\$600,000
23	0.0	\$600,000
24	0.0	\$600,000
25	0.0	\$600,000
26	0.0	\$600,000
27	0.0	\$600,000
28	0.0	\$600,000
29	0.0	\$600,000
30	0.0	\$600,000
Total	3.0	

Number of jobs added each year and worker salaries to be paid in the County

Year	Direct Jobs	Indirect Jobs	Total Jobs	Direct Salaries	Indirect Salaries	Total Salaries
1	0.0	0.0	0.0	\$0	\$0	\$0
2	2,000.0	525.8	2,525.8	\$53,560,000	\$19,024,512	\$72,584,512
3	0.0	0.0	0.0	\$55,166,800	\$19,595,247	\$74,762,047
4	0.0	0.0	0.0	\$56,821,804	\$20,183,105	\$77,004,909
5	0.0	0.0	0.0	\$58,526,458	\$20,788,598	\$79,315,056
6	0.0	0.0	0.0	\$60,282,252	\$21,412,256	\$81,694,508
7	0.0	0.0	0.0	\$62,090,719	\$22,054,623	\$84,145,342
8	0.0	0.0	0.0	\$63,953,441	\$22,716,262	\$86,669,703
9	0.0	0.0	0.0	\$65,872,044	\$23,397,750	\$89,269,794
10	0.0	0.0	0.0	\$67,848,206	\$24,099,683	\$91,947,889
11	0.0	0.0	0.0	\$69,205,170	\$24,581,676	\$93,786,846
12	0.0	0.0	0.0	\$70,589,273	\$25,073,310	\$95,662,583
13	0.0	0.0	0.0	\$72,001,059	\$25,574,776	\$97,575,835
14	0.0	0.0	0.0	\$73,441,080	\$26,086,272	\$99,527,352
15	0.0	0.0	0.0	\$74,909,901	\$26,607,997	\$101,517,898
16	0.0	0.0	0.0	\$76,408,099	\$27,140,157	\$103,548,256
17	0.0	0.0	0.0	\$77,936,261	\$27,682,960	\$105,619,221
18	0.0	0.0	0.0	\$79,494,987	\$28,236,619	\$107,731,606
19	0.0	0.0	0.0	\$81,084,886	\$28,801,352	\$109,886,238
20	0.0	0.0	0.0	\$82,706,584	\$29,377,379	\$112,083,963
21	0.0	0.0	0.0	\$84,360,716	\$29,964,926	\$114,325,642
22	0.0	0.0	0.0	\$86,047,930	\$30,564,225	\$116,612,155
23	0.0	0.0	0.0	\$87,768,889	\$31,175,509	\$118,944,398
24	0.0	0.0	0.0	\$89,524,266	\$31,799,019	\$121,323,285
25	0.0	0.0	0.0	\$91,314,752	\$32,435,000	\$123,749,752
26	0.0	0.0	0.0	\$93,141,047	\$33,083,700	\$126,224,747
27	0.0	0.0	0.0	\$95,003,868	\$33,745,374	\$128,749,242
28	0.0	0.0	0.0	\$96,903,945	\$34,420,281	\$131,324,226
29	0.0	0.0	0.0	\$98,842,024	\$35,108,687	\$133,950,711
30	0.0	0.0	0.0	\$100,818,864	\$35,810,860	\$136,629,724
Total	2,000.0	525.8	2,525.8	\$2,225,625,325	\$790,542,115	\$3,016,167,440

Number of direct and indirect workers and their families who will move to the County and their children who will attend local public schools

Year	New Workers Moving to the Area	Total New Residents	Total New Students
1	0.0	0.0	0.0
2	252.6	656.8	126.3
3	0.0	0.0	0.0
4	0.0	0.0	0.0
5	0.0	0.0	0.0
6	0.0	0.0	0.0
7	0.0	0.0	0.0
8	0.0	0.0	0.0
9	0.0	0.0	0.0
10	0.0	0.0	0.0
11	0.0	0.0	0.0
12	0.0	0.0	0.0
13	0.0	0.0	0.0
14	0.0	0.0	0.0
15	0.0	0.0	0.0
16	0.0	0.0	0.0
17	0.0	0.0	0.0
18	0.0	0.0	0.0
19	0.0	0.0	0.0
20	0.0	0.0	0.0
21	0.0	0.0	0.0
22	0.0	0.0	0.0
23	0.0	0.0	0.0
24	0.0	0.0	0.0
25	0.0	0.0	0.0
26	0.0	0.0	0.0
27	0.0	0.0	0.0
28	0.0	0.0	0.0
29	0.0	0.0	0.0
30	0.0	0.0	0.0
Total	252.6	656.8	126.3

Number of new residential properties that may be built in the County for direct and indirect workers who will move to the County and the taxable value over time

Year	New Residential Properties	Taxable Value of New County Residential Property
1	0.0	\$0
2	6.3	\$1,260,000
3	0.0	\$1,260,000
4	0.0	\$1,260,000
5	0.0	\$1,260,000
6	0.0	\$1,260,000
7	0.0	\$1,260,000
8	0.0	\$1,260,000
9	0.0	\$1,260,000
10	0.0	\$1,260,000
11	0.0	\$1,260,000
12	0.0	\$1,260,000
13	0.0	\$1,260,000
14	0.0	\$1,260,000
15	0.0	\$1,260,000
16	0.0	\$1,260,000
17	0.0	\$1,260,000
18	0.0	\$1,260,000
19	0.0	\$1,260,000
20	0.0	\$1,260,000
21	0.0	\$1,260,000
22	0.0	\$1,260,000
23	0.0	\$1,260,000
24	0.0	\$1,260,000
25	0.0	\$1,260,000
26	0.0	\$1,260,000
27	0.0	\$1,260,000
28	0.0	\$1,260,000
29	0.0	\$1,260,000
30	0.0	\$1,260,000
Total	6.3	

Local taxable spending on which sales taxes will be collected

Year	Local Construction Workers' Spending and Furniture, Fixtures, and Equipment	Direct and Indirect Workers' Spending	Visitors' Spending	Taxable Sales from the Project	The Project's Local Purchases and Taxable Utilities	Total
1	\$100,000,000	\$0	\$5,000	\$0	\$0	\$100,005,000
2	\$0	\$2,688,755	\$7,416	\$0	\$1,000,000	\$3,696,171
3	\$0	\$2,769,417	\$10,066	\$0	\$1,020,000	\$3,799,483
4	\$0	\$2,852,500	\$12,968	\$0	\$1,040,400	\$3,905,868
5	\$0	\$2,938,075	\$16,142	\$0	\$1,061,208	\$4,015,425
6	\$0	\$3,026,217	\$19,610	\$0	\$1,082,432	\$4,128,260
7	\$0	\$3,117,004	\$23,395	\$0	\$1,104,081	\$4,244,479
8	\$0	\$3,210,514	\$27,520	\$0	\$1,126,162	\$4,364,196
9	\$0	\$3,306,829	\$32,013	\$0	\$1,148,686	\$4,487,528
10	\$0	\$3,406,034	\$36,902	\$0	\$1,171,659	\$4,614,595
11	\$0	\$3,474,155	\$42,217	\$0	\$1,195,093	\$4,711,465
12	\$0	\$3,543,638	\$47,991	\$0	\$1,218,994	\$4,810,624
13	\$0	\$3,614,511	\$54,260	\$0	\$1,243,374	\$4,912,145
14	\$0	\$3,686,801	\$61,060	\$0	\$1,268,242	\$5,016,103
15	\$0	\$3,760,537	\$68,433	\$0	\$1,293,607	\$5,122,576
16	\$0	\$3,835,748	\$76,421	\$0	\$1,319,479	\$5,231,648
17	\$0	\$3,912,463	\$85,072	\$0	\$1,345,868	\$5,343,403
18	\$0	\$3,990,712	\$94,435	\$0	\$1,372,786	\$5,457,932
19	\$0	\$4,070,526	\$104,563	\$0	\$1,400,241	\$5,575,331
20	\$0	\$4,151,937	\$115,515	\$0	\$1,428,246	\$5,695,698
21	\$0	\$4,234,975	\$127,352	\$0	\$1,456,811	\$5,819,139
22	\$0	\$4,319,675	\$140,140	\$0	\$1,485,947	\$5,945,762
23	\$0	\$4,406,068	\$153,950	\$0	\$1,515,666	\$6,075,685
24	\$0	\$4,494,190	\$168,859	\$0	\$1,545,980	\$6,209,028
25	\$0	\$4,584,074	\$184,947	\$0	\$1,576,899	\$6,345,920
26	\$0	\$4,675,755	\$202,303	\$0	\$1,608,437	\$6,486,495
27	\$0	\$4,769,270	\$221,020	\$0	\$1,640,606	\$6,630,896
28	\$0	\$4,864,656	\$241,199	\$0	\$1,673,418	\$6,779,273
29	\$0	\$4,961,949	\$262,949	\$0	\$1,706,886	\$6,931,784
30	\$0	\$5,061,188	\$286,384	\$0	\$1,741,024	\$7,088,595
Total	\$100,000,000	\$111,728,172	\$2,930,102	\$0	\$38,792,235	\$253,450,508

Local spending on lodging by out-of-town visitors

Year	Spending on Lodging
1	\$4,500
2	\$6,674
3	\$9,059
4	\$11,671
5	\$14,528
6	\$17,649
7	\$21,055
8	\$24,768
9	\$28,812
10	\$33,212
11	\$37,995
12	\$43,192
13	\$48,834
14	\$54,954
15	\$61,590
16	\$68,779
17	\$76,565
18	\$84,991
19	\$94,107
20	\$103,964
21	\$114,617
22	\$126,126
23	\$138,555
24	\$151,973
25	\$166,452
26	\$182,073
27	\$198,918
28	\$217,079
29	\$236,654
30	\$257,745
Total	\$2,637,092

Taxable value of the Project's property on local tax rolls

Year	The Project's Property			Total Taxable Property
	Land on Local Tax Rolls	Buildings and Other Real Property on Local Tax Rolls	Furniture, Fixtures, & Equipment on Local Tax Rolls	
1	\$0	\$100,000,000	\$100,000,000	\$200,000,000
2	\$0	\$102,000,000	\$102,000,000	\$204,000,000
3	\$0	\$104,040,000	\$104,040,000	\$208,080,000
4	\$0	\$106,120,800	\$106,120,800	\$212,241,600
5	\$0	\$108,243,216	\$108,243,216	\$216,486,432
6	\$0	\$110,408,080	\$110,408,080	\$220,816,161
7	\$0	\$112,616,242	\$112,616,242	\$225,232,484
8	\$0	\$114,868,567	\$114,868,567	\$229,737,134
9	\$0	\$117,165,938	\$117,165,938	\$234,331,876
10	\$0	\$119,509,257	\$119,509,257	\$239,018,514
11	\$0	\$121,899,442	\$121,899,442	\$243,798,884
12	\$0	\$124,337,431	\$124,337,431	\$248,674,862
13	\$0	\$126,824,179	\$126,824,179	\$253,648,359
14	\$0	\$129,360,663	\$129,360,663	\$258,721,326
15	\$0	\$131,947,876	\$131,947,876	\$263,895,753
16	\$0	\$134,586,834	\$134,586,834	\$269,173,668
17	\$0	\$137,278,571	\$137,278,571	\$274,557,141
18	\$0	\$140,024,142	\$140,024,142	\$280,048,284
19	\$0	\$142,824,625	\$142,824,625	\$285,649,250
20	\$0	\$145,681,117	\$145,681,117	\$291,362,235
21	\$0	\$148,594,740	\$148,594,740	\$297,189,479
22	\$0	\$151,566,634	\$151,566,634	\$303,133,269
23	\$0	\$154,597,967	\$154,597,967	\$309,195,934
24	\$0	\$157,689,926	\$157,689,926	\$315,379,853
25	\$0	\$160,843,725	\$160,843,725	\$321,687,450
26	\$0	\$164,060,599	\$164,060,599	\$328,121,199
27	\$0	\$167,341,811	\$167,341,811	\$334,683,623
28	\$0	\$170,688,648	\$170,688,648	\$341,377,295
29	\$0	\$174,102,421	\$174,102,421	\$348,204,841
30	\$0	\$177,584,469	\$177,584,469	\$355,168,938

Appendix C
Fiscal Impact Calculations

Fiscal Impact: City of Fresno

Sales tax collections

Year	During Construction and Purchases of Furniture, Fixtures, and Equipment	On Direct and Indirect Workers' Spending	On Visitors' Spending	Taxable Sales from the Project	Local Purchases and Taxable Utilities from the Project	Taxes Shared or Rebated on a Portion of Taxable Sales by the Project	Total
1	\$750,000	\$0	\$38	\$0	\$0	(\$750,000)	\$38
2	\$0	\$20,166	\$56	\$0	\$7,500	\$0	\$27,721
3	\$0	\$20,771	\$75	\$0	\$7,650	\$0	\$28,496
4	\$0	\$21,394	\$97	\$0	\$7,803	\$0	\$29,294
5	\$0	\$22,036	\$121	\$0	\$7,959	\$0	\$30,116
6	\$0	\$22,697	\$147	\$0	\$8,118	\$0	\$30,962
7	\$0	\$23,378	\$175	\$0	\$8,281	\$0	\$31,834
8	\$0	\$24,079	\$206	\$0	\$8,446	\$0	\$32,731
9	\$0	\$24,801	\$240	\$0	\$8,615	\$0	\$33,656
10	\$0	\$25,545	\$277	\$0	\$8,787	\$0	\$34,609
11	\$0	\$26,056	\$317	\$0	\$8,963	\$0	\$35,336
12	\$0	\$26,577	\$360	\$0	\$9,142	\$0	\$36,080
13	\$0	\$27,109	\$407	\$0	\$9,325	\$0	\$36,841
14	\$0	\$27,651	\$458	\$0	\$9,512	\$0	\$37,621
15	\$0	\$28,204	\$513	\$0	\$9,702	\$0	\$38,419
16	\$0	\$28,768	\$573	\$0	\$9,896	\$0	\$39,237
17	\$0	\$29,343	\$638	\$0	\$10,094	\$0	\$40,076
18	\$0	\$29,930	\$708	\$0	\$10,296	\$0	\$40,934
19	\$0	\$30,529	\$784	\$0	\$10,502	\$0	\$41,815
20	\$0	\$31,140	\$866	\$0	\$10,712	\$0	\$42,718
21	\$0	\$31,762	\$955	\$0	\$10,926	\$0	\$43,644
22	\$0	\$32,398	\$1,051	\$0	\$11,145	\$0	\$44,593
23	\$0	\$33,046	\$1,155	\$0	\$11,367	\$0	\$45,568
24	\$0	\$33,706	\$1,266	\$0	\$11,595	\$0	\$46,568
25	\$0	\$34,381	\$1,387	\$0	\$11,827	\$0	\$47,594
26	\$0	\$35,068	\$1,517	\$0	\$12,063	\$0	\$48,649
27	\$0	\$35,770	\$1,658	\$0	\$12,305	\$0	\$49,732
28	\$0	\$36,485	\$1,809	\$0	\$12,551	\$0	\$50,845
29	\$0	\$37,215	\$1,972	\$0	\$12,802	\$0	\$51,988
30	\$0	\$37,959	\$2,148	\$0	\$13,058	\$0	\$53,164
Total	\$750,000	\$837,961	\$21,976	\$0	\$290,942	(\$750,000)	\$1,150,879

Fiscal Impact: City of Fresno

Property tax collections on new residential property - Prop 13 Share

Year	New Residential Property Tax Collections
1	\$0
2	\$1,260
3	\$1,260
4	\$1,260
5	\$1,260
6	\$1,260
7	\$1,260
8	\$1,260
9	\$1,260
10	\$1,260
11	\$1,260
12	\$1,260
13	\$1,260
14	\$1,260
15	\$1,260
16	\$1,260
17	\$1,260
18	\$1,260
19	\$1,260
20	\$1,260
21	\$1,260
22	\$1,260
23	\$1,260
24	\$1,260
25	\$1,260
26	\$1,260
27	\$1,260
28	\$1,260
29	\$1,260
30	\$1,260
Total	\$36,540

Fiscal Impact: City of Fresno

Property tax collections on the Project's Real Property - Prop 13 Share

Year	<u>Land</u>		<u>Buildings & Other Real Property Improvements</u>		Total Real Property Taxes Collected after Abatements
	Taxes Collected	Taxes Abated	Taxes Collected	Taxes Abated	
1	\$0	\$0	\$210,000	(\$189,000)	\$21,000
2	\$0	\$0	\$214,200	(\$192,780)	\$21,420
3	\$0	\$0	\$218,484	(\$196,636)	\$21,848
4	\$0	\$0	\$222,854	(\$200,568)	\$22,285
5	\$0	\$0	\$227,311	(\$204,580)	\$22,731
6	\$0	\$0	\$231,857	(\$208,671)	\$23,186
7	\$0	\$0	\$236,494	(\$212,845)	\$23,649
8	\$0	\$0	\$241,224	(\$217,102)	\$24,122
9	\$0	\$0	\$246,048	(\$221,444)	\$24,605
10	\$0	\$0	\$250,969	(\$225,872)	\$25,097
11	\$0	\$0	\$255,989	(\$230,390)	\$25,599
12	\$0	\$0	\$261,109	(\$234,998)	\$26,111
13	\$0	\$0	\$266,331	(\$239,698)	\$26,633
14	\$0	\$0	\$271,657	(\$244,492)	\$27,166
15	\$0	\$0	\$277,091	(\$249,381)	\$27,709
16	\$0	\$0	\$282,632	(\$254,369)	\$28,263
17	\$0	\$0	\$288,285	(\$259,456)	\$28,828
18	\$0	\$0	\$294,051	(\$264,646)	\$29,405
19	\$0	\$0	\$299,932	(\$269,939)	\$29,993
20	\$0	\$0	\$305,930	(\$275,337)	\$30,593
21	\$0	\$0	\$312,049	(\$280,844)	\$31,205
22	\$0	\$0	\$318,290	(\$286,461)	\$31,829
23	\$0	\$0	\$324,656	(\$292,190)	\$32,466
24	\$0	\$0	\$331,149	(\$298,034)	\$33,115
25	\$0	\$0	\$337,772	(\$303,995)	\$33,777
26	\$0	\$0	\$344,527	(\$310,075)	\$34,453
27	\$0	\$0	\$351,418	(\$316,276)	\$35,142
28	\$0	\$0	\$358,446	(\$322,602)	\$35,845
29	\$0	\$0	\$365,615	(\$329,054)	\$36,562
30	\$0	\$0	\$372,927	(\$335,635)	\$37,293
Total	\$0	\$0	\$8,519,297	(\$7,667,367)	\$851,930

Fiscal Impact: City of Fresno

Property tax collections on the Project's Furniture, Fixtures, and Equipment - Prop 13 Share

Year	<u>Furniture, Fixtures, & Equip.</u>		Total FFE
	Taxes Collected	Taxes Abated	Property Taxes Collected after Abatements
1	\$210,000	(\$189,000)	\$21,000
2	\$214,200	(\$192,780)	\$21,420
3	\$218,484	(\$196,636)	\$21,848
4	\$222,854	(\$200,568)	\$22,285
5	\$227,311	(\$204,580)	\$22,731
6	\$231,857	(\$208,671)	\$23,186
7	\$236,494	(\$212,845)	\$23,649
8	\$241,224	(\$217,102)	\$24,122
9	\$246,048	(\$221,444)	\$24,605
10	\$250,969	(\$225,872)	\$25,097
11	\$255,989	(\$230,390)	\$25,599
12	\$261,109	(\$234,998)	\$26,111
13	\$266,331	(\$239,698)	\$26,633
14	\$271,657	(\$244,492)	\$27,166
15	\$277,091	(\$249,381)	\$27,709
16	\$282,632	(\$254,369)	\$28,263
17	\$288,285	(\$259,456)	\$28,828
18	\$294,051	(\$264,646)	\$29,405
19	\$299,932	(\$269,939)	\$29,993
20	\$305,930	(\$275,337)	\$30,593
21	\$312,049	(\$280,844)	\$31,205
22	\$318,290	(\$286,461)	\$31,829
23	\$324,656	(\$292,190)	\$32,466
24	\$331,149	(\$298,034)	\$33,115
25	\$337,772	(\$303,995)	\$33,777
26	\$344,527	(\$310,075)	\$34,453
27	\$351,418	(\$316,276)	\$35,142
28	\$358,446	(\$322,602)	\$35,845
29	\$365,615	(\$329,054)	\$36,562
30	\$372,927	(\$335,635)	\$37,293
Total	\$8,519,297	(\$7,667,367)	\$851,930

Fiscal Impact: City of Fresno

Property tax collections on new residential property - Fresno Pension

Year	New Residential Property Tax Collections
1	\$0
2	\$195
3	\$195
4	\$195
5	\$195
6	\$195
7	\$195
8	\$195
9	\$195
10	\$195
11	\$195
12	\$195
13	\$195
14	\$195
15	\$195
16	\$195
17	\$195
18	\$195
19	\$195
20	\$195
21	\$195
22	\$195
23	\$195
24	\$195
25	\$195
26	\$195
27	\$195
28	\$195
29	\$195
30	\$195
Total	\$5,644

Fiscal Impact: City of Fresno

Property tax collections on the Project's Real Property - Fresno Pension

Year	<u>Land</u>		<u>Buildings & Other Real Property Improvements</u>		Total Real Property Taxes Collected after Abatements
	Taxes Collected	Taxes Abated	Taxes Collected	Taxes Abated	
1	\$0	\$0	\$32,438	\$0	\$32,438
2	\$0	\$0	\$33,087	\$0	\$33,087
3	\$0	\$0	\$33,748	\$0	\$33,748
4	\$0	\$0	\$34,423	\$0	\$34,423
5	\$0	\$0	\$35,112	\$0	\$35,112
6	\$0	\$0	\$35,814	\$0	\$35,814
7	\$0	\$0	\$36,530	\$0	\$36,530
8	\$0	\$0	\$37,261	\$0	\$37,261
9	\$0	\$0	\$38,006	\$0	\$38,006
10	\$0	\$0	\$38,766	\$0	\$38,766
11	\$0	\$0	\$39,542	\$0	\$39,542
12	\$0	\$0	\$40,333	\$0	\$40,333
13	\$0	\$0	\$41,139	\$0	\$41,139
14	\$0	\$0	\$41,962	\$0	\$41,962
15	\$0	\$0	\$42,801	\$0	\$42,801
16	\$0	\$0	\$43,657	\$0	\$43,657
17	\$0	\$0	\$44,530	\$0	\$44,530
18	\$0	\$0	\$45,421	\$0	\$45,421
19	\$0	\$0	\$46,329	\$0	\$46,329
20	\$0	\$0	\$47,256	\$0	\$47,256
21	\$0	\$0	\$48,201	\$0	\$48,201
22	\$0	\$0	\$49,165	\$0	\$49,165
23	\$0	\$0	\$50,148	\$0	\$50,148
24	\$0	\$0	\$51,151	\$0	\$51,151
25	\$0	\$0	\$52,174	\$0	\$52,174
26	\$0	\$0	\$53,218	\$0	\$53,218
27	\$0	\$0	\$54,282	\$0	\$54,282
28	\$0	\$0	\$55,368	\$0	\$55,368
29	\$0	\$0	\$56,475	\$0	\$56,475
30	\$0	\$0	\$57,605	\$0	\$57,605
Total	\$0	\$0	\$1,315,947	\$0	\$1,315,947

Fiscal Impact: City of Fresno

Property tax collections on the Project's Furniture, Fixtures, and Equipment - Fresno Pension

Year	Furniture, Fixtures, & Equip.		Total FFE
	Taxes Collected	Taxes Abated	Property Taxes Collected after Abatements
1	\$32,438	\$0	\$32,438
2	\$33,087	\$0	\$33,087
3	\$33,748	\$0	\$33,748
4	\$34,423	\$0	\$34,423
5	\$35,112	\$0	\$35,112
6	\$35,814	\$0	\$35,814
7	\$36,530	\$0	\$36,530
8	\$37,261	\$0	\$37,261
9	\$38,006	\$0	\$38,006
10	\$38,766	\$0	\$38,766
11	\$39,542	\$0	\$39,542
12	\$40,333	\$0	\$40,333
13	\$41,139	\$0	\$41,139
14	\$41,962	\$0	\$41,962
15	\$42,801	\$0	\$42,801
16	\$43,657	\$0	\$43,657
17	\$44,530	\$0	\$44,530
18	\$45,421	\$0	\$45,421
19	\$46,329	\$0	\$46,329
20	\$47,256	\$0	\$47,256
21	\$48,201	\$0	\$48,201
22	\$49,165	\$0	\$49,165
23	\$50,148	\$0	\$50,148
24	\$51,151	\$0	\$51,151
25	\$52,174	\$0	\$52,174
26	\$53,218	\$0	\$53,218
27	\$54,282	\$0	\$54,282
28	\$55,368	\$0	\$55,368
29	\$56,475	\$0	\$56,475
30	\$57,605	\$0	\$57,605
Total	\$1,315,947	\$0	\$1,315,947

Fiscal Impact: City of Fresno

Utility revenue and utility franchise fees collected by the City from new residents and from the Project

Year	Utility Revenue <i>New Residents</i>	Utility Revenue <i>Project</i>	Utility Franchise Fees <i>New Residents</i>	Utility Franchise Fees <i>Project</i>	Total
1	\$0	\$0	\$0	\$0	\$0
2	\$122,489	\$0	\$1,237	\$0	\$123,726
3	\$124,939	\$0	\$1,262	\$0	\$126,201
4	\$127,437	\$0	\$1,287	\$0	\$128,725
5	\$129,986	\$0	\$1,313	\$0	\$131,299
6	\$132,586	\$0	\$1,339	\$0	\$133,925
7	\$135,237	\$0	\$1,366	\$0	\$136,604
8	\$137,942	\$0	\$1,393	\$0	\$139,336
9	\$140,701	\$0	\$1,421	\$0	\$142,122
10	\$143,515	\$0	\$1,450	\$0	\$144,965
11	\$146,385	\$0	\$1,479	\$0	\$147,864
12	\$149,313	\$0	\$1,508	\$0	\$150,821
13	\$152,299	\$0	\$1,538	\$0	\$153,838
14	\$155,345	\$0	\$1,569	\$0	\$156,914
15	\$158,452	\$0	\$1,601	\$0	\$160,053
16	\$161,621	\$0	\$1,633	\$0	\$163,254
17	\$164,854	\$0	\$1,665	\$0	\$166,519
18	\$168,151	\$0	\$1,698	\$0	\$169,849
19	\$171,514	\$0	\$1,732	\$0	\$173,246
20	\$174,944	\$0	\$1,767	\$0	\$176,711
21	\$178,443	\$0	\$1,802	\$0	\$180,245
22	\$182,012	\$0	\$1,839	\$0	\$183,850
23	\$185,652	\$0	\$1,875	\$0	\$187,527
24	\$189,365	\$0	\$1,913	\$0	\$191,278
25	\$193,152	\$0	\$1,951	\$0	\$195,103
26	\$197,015	\$0	\$1,990	\$0	\$199,006
27	\$200,956	\$0	\$2,030	\$0	\$202,986
28	\$204,975	\$0	\$2,070	\$0	\$207,045
29	\$209,074	\$0	\$2,112	\$0	\$211,186
30	\$213,256	\$0	\$2,154	\$0	\$215,410
Total	\$4,751,612	\$0	\$47,996	\$0	\$4,799,608

Fiscal Impact: City of Fresno

Other revenues including connection fees, hotel occupancy taxes, and miscellaneous taxes and user fees collected from new residents and the Project

Year	Water/Sewer Connection Fees	City Impact Fees	Business License Taxes	Hotel Occupancy Taxes	Miscellaneous Taxes and User Fees <i>New Residents</i>	Miscellaneous Taxes and User Fees <i>Project</i>	Total Other Revenues
1	\$0	\$0	\$0	\$540	\$0	\$0	\$540
2	\$0	\$0	\$21,200	\$801	\$28,581	\$175,440	\$226,022
3	\$0	\$0	\$21,200	\$1,087	\$29,152	\$178,949	\$230,388
4	\$0	\$0	\$21,200	\$1,401	\$29,735	\$182,528	\$234,864
5	\$0	\$0	\$21,200	\$1,743	\$30,330	\$186,178	\$239,452
6	\$0	\$0	\$21,200	\$2,118	\$30,937	\$189,902	\$244,156
7	\$0	\$0	\$21,200	\$2,527	\$31,555	\$193,700	\$248,982
8	\$0	\$0	\$21,200	\$2,972	\$32,187	\$197,574	\$253,933
9	\$0	\$0	\$21,200	\$3,457	\$32,830	\$201,525	\$259,013
10	\$0	\$0	\$21,200	\$3,985	\$33,487	\$205,556	\$264,228
11	\$0	\$0	\$21,200	\$4,559	\$34,157	\$209,667	\$269,583
12	\$0	\$0	\$21,200	\$5,183	\$34,840	\$213,860	\$275,083
13	\$0	\$0	\$21,200	\$5,860	\$35,537	\$218,138	\$280,734
14	\$0	\$0	\$21,200	\$6,595	\$36,247	\$222,500	\$286,542
15	\$0	\$0	\$21,200	\$7,391	\$36,972	\$226,950	\$292,513
16	\$0	\$0	\$21,200	\$8,253	\$37,712	\$231,489	\$298,654
17	\$0	\$0	\$21,200	\$9,188	\$38,466	\$236,119	\$304,973
18	\$0	\$0	\$21,200	\$10,199	\$39,235	\$240,842	\$311,476
19	\$0	\$0	\$21,200	\$11,293	\$40,020	\$245,658	\$318,171
20	\$0	\$0	\$21,200	\$12,476	\$40,820	\$250,572	\$325,067
21	\$0	\$0	\$21,200	\$13,754	\$41,637	\$255,583	\$332,174
22	\$0	\$0	\$21,200	\$15,135	\$42,469	\$260,695	\$339,499
23	\$0	\$0	\$21,200	\$16,627	\$43,319	\$265,909	\$347,054
24	\$0	\$0	\$21,200	\$18,237	\$44,185	\$271,227	\$354,849
25	\$0	\$0	\$21,200	\$19,974	\$45,069	\$276,651	\$362,894
26	\$0	\$0	\$21,200	\$21,849	\$45,970	\$282,184	\$371,203
27	\$0	\$0	\$21,200	\$23,870	\$46,890	\$287,828	\$379,788
28	\$0	\$0	\$21,200	\$26,050	\$47,827	\$293,584	\$388,661
29	\$0	\$0	\$21,200	\$28,398	\$48,784	\$299,456	\$397,839
30	\$0	\$0	\$21,200	\$30,929	\$49,760	\$305,445	\$407,334
Total	\$0	\$0	\$614,800	\$316,451	\$1,108,709	\$6,805,710	\$8,845,670

Fiscal Impact: City of Fresno

Costs of providing municipal services and city-owned utility services to new residents and the Project

Year	Cost of Services <i>New Residents</i>	Cost of Services <i>Project</i>	Costs of Utilities <i>New Residents</i>	Costs of Utilities <i>Project</i>	Total Costs
1	\$0	\$0	\$0	\$0	\$0
2	(\$49,862)	(\$308,040)	(\$116,364)	\$0	(\$474,266)
3	(\$50,859)	(\$314,201)	(\$118,692)	\$0	(\$483,751)
4	(\$51,876)	(\$320,485)	(\$121,065)	\$0	(\$493,426)
5	(\$52,914)	(\$326,895)	(\$123,487)	\$0	(\$503,295)
6	(\$53,972)	(\$333,432)	(\$125,956)	\$0	(\$513,361)
7	(\$55,051)	(\$340,101)	(\$128,476)	\$0	(\$523,628)
8	(\$56,152)	(\$346,903)	(\$131,045)	\$0	(\$534,100)
9	(\$57,275)	(\$353,841)	(\$133,666)	\$0	(\$544,782)
10	(\$58,421)	(\$360,918)	(\$136,339)	\$0	(\$555,678)
11	(\$59,589)	(\$368,136)	(\$139,066)	\$0	(\$566,792)
12	(\$60,781)	(\$375,499)	(\$141,847)	\$0	(\$578,127)
13	(\$61,997)	(\$383,009)	(\$144,684)	\$0	(\$589,690)
14	(\$63,237)	(\$390,669)	(\$147,578)	\$0	(\$601,484)
15	(\$64,501)	(\$398,483)	(\$150,530)	\$0	(\$613,513)
16	(\$65,791)	(\$406,452)	(\$153,540)	\$0	(\$625,784)
17	(\$67,107)	(\$414,581)	(\$156,611)	\$0	(\$638,299)
18	(\$68,449)	(\$422,873)	(\$159,743)	\$0	(\$651,065)
19	(\$69,818)	(\$431,330)	(\$162,938)	\$0	(\$664,087)
20	(\$71,215)	(\$439,957)	(\$166,197)	\$0	(\$677,368)
21	(\$72,639)	(\$448,756)	(\$169,521)	\$0	(\$690,916)
22	(\$74,092)	(\$457,731)	(\$172,911)	\$0	(\$704,734)
23	(\$75,574)	(\$466,886)	(\$176,369)	\$0	(\$718,829)
24	(\$77,085)	(\$476,224)	(\$179,897)	\$0	(\$733,205)
25	(\$78,627)	(\$485,748)	(\$183,495)	\$0	(\$747,870)
26	(\$80,199)	(\$495,463)	(\$187,165)	\$0	(\$762,827)
27	(\$81,803)	(\$505,372)	(\$190,908)	\$0	(\$778,083)
28	(\$83,439)	(\$515,480)	(\$194,726)	\$0	(\$793,645)
29	(\$85,108)	(\$525,789)	(\$198,621)	\$0	(\$809,518)
30	(\$86,810)	(\$536,305)	(\$202,593)	\$0	(\$825,708)
Total	(\$1,934,242)	(\$11,949,560)	(\$4,514,031)	\$0	(\$18,397,833)

Fiscal Impact: City of Fresno

Net Benefits

Year	Benefits	Costs	Net Benefits	Cumulative Net Benefits
1	\$107,454	\$0	\$107,454	\$107,454
2	\$487,937	(\$474,266)	\$13,671	\$121,125
3	\$497,733	(\$483,751)	\$13,982	\$135,107
4	\$507,755	(\$493,426)	\$14,328	\$149,435
5	\$518,007	(\$503,295)	\$14,712	\$164,147
6	\$528,498	(\$513,361)	\$15,137	\$179,285
7	\$539,233	(\$523,628)	\$15,606	\$194,890
8	\$550,221	(\$534,100)	\$16,121	\$211,011
9	\$561,469	(\$544,782)	\$16,686	\$227,697
10	\$572,984	(\$555,678)	\$17,306	\$245,003
11	\$584,519	(\$566,792)	\$17,727	\$262,730
12	\$596,326	(\$578,127)	\$18,198	\$280,928
13	\$608,412	(\$589,690)	\$18,722	\$299,651
14	\$620,787	(\$601,484)	\$19,304	\$318,954
15	\$633,461	(\$613,513)	\$19,947	\$338,901
16	\$646,441	(\$625,784)	\$20,658	\$359,559
17	\$659,740	(\$638,299)	\$21,440	\$380,999
18	\$673,366	(\$651,065)	\$22,301	\$403,300
19	\$687,332	(\$664,087)	\$23,245	\$426,546
20	\$701,649	(\$677,368)	\$24,281	\$450,826
21	\$716,329	(\$690,916)	\$25,414	\$476,240
22	\$731,386	(\$704,734)	\$26,652	\$502,891
23	\$746,832	(\$718,829)	\$28,003	\$530,894
24	\$762,682	(\$733,205)	\$29,476	\$560,370
25	\$778,950	(\$747,870)	\$31,081	\$591,451
26	\$795,653	(\$762,827)	\$32,827	\$624,277
27	\$812,808	(\$778,083)	\$34,725	\$659,002
28	\$830,431	(\$793,645)	\$36,786	\$695,788
29	\$848,542	(\$809,518)	\$39,024	\$734,812
30	\$867,159	(\$825,708)	\$41,450	\$776,262
Total	\$19,174,095	(\$18,397,833)	\$776,262	

Fiscal Impact: Fresno County

Sales tax collections

Year	During Construction and Purchases of Furniture, Fixtures, and Equipment	On Direct and Indirect Workers' Spending	On Visitors' Spending	Taxable Sales from the Project	Local Purchases and Taxable Utilities from the Project	Total
1	\$950,000	\$0	\$48	\$0	\$0	\$950,048
2	\$0	\$25,543	\$70	\$0	\$9,500	\$35,114
3	\$0	\$26,309	\$96	\$0	\$9,690	\$36,095
4	\$0	\$27,099	\$123	\$0	\$9,884	\$37,106
5	\$0	\$27,912	\$153	\$0	\$10,081	\$38,147
6	\$0	\$28,749	\$186	\$0	\$10,283	\$39,218
7	\$0	\$29,612	\$222	\$0	\$10,489	\$40,323
8	\$0	\$30,500	\$261	\$0	\$10,699	\$41,460
9	\$0	\$31,415	\$304	\$0	\$10,913	\$42,632
10	\$0	\$32,357	\$351	\$0	\$11,131	\$43,839
11	\$0	\$33,004	\$401	\$0	\$11,353	\$44,759
12	\$0	\$33,665	\$456	\$0	\$11,580	\$45,701
13	\$0	\$34,338	\$515	\$0	\$11,812	\$46,665
14	\$0	\$35,025	\$580	\$0	\$12,048	\$47,653
15	\$0	\$35,725	\$650	\$0	\$12,289	\$48,664
16	\$0	\$36,440	\$726	\$0	\$12,535	\$49,701
17	\$0	\$37,168	\$808	\$0	\$12,786	\$50,762
18	\$0	\$37,912	\$897	\$0	\$13,041	\$51,850
19	\$0	\$38,670	\$993	\$0	\$13,302	\$52,966
20	\$0	\$39,443	\$1,097	\$0	\$13,568	\$54,109
21	\$0	\$40,232	\$1,210	\$0	\$13,840	\$55,282
22	\$0	\$41,037	\$1,331	\$0	\$14,117	\$56,485
23	\$0	\$41,858	\$1,463	\$0	\$14,399	\$57,719
24	\$0	\$42,695	\$1,604	\$0	\$14,687	\$58,986
25	\$0	\$43,549	\$1,757	\$0	\$14,981	\$60,286
26	\$0	\$44,420	\$1,922	\$0	\$15,280	\$61,622
27	\$0	\$45,308	\$2,100	\$0	\$15,586	\$62,994
28	\$0	\$46,214	\$2,291	\$0	\$15,897	\$64,403
29	\$0	\$47,139	\$2,498	\$0	\$16,215	\$65,852
30	\$0	\$48,081	\$2,721	\$0	\$16,540	\$67,342
Total	\$950,000	\$1,061,418	\$27,836	\$0	\$368,526	\$2,407,780

Fiscal Impact: Fresno County

Property tax collections on new residential property

Year	New Residential Property Tax Collections
1	\$0
2	\$3,402
3	\$3,402
4	\$3,402
5	\$3,402
6	\$3,402
7	\$3,402
8	\$3,402
9	\$3,402
10	\$3,402
11	\$3,402
12	\$3,402
13	\$3,402
14	\$3,402
15	\$3,402
16	\$3,402
17	\$3,402
18	\$3,402
19	\$3,402
20	\$3,402
21	\$3,402
22	\$3,402
23	\$3,402
24	\$3,402
25	\$3,402
26	\$3,402
27	\$3,402
28	\$3,402
29	\$3,402
30	\$3,402
Total	\$98,658

Fiscal Impact: Fresno County

Property tax collections on the Project's Real Property

Year	<u>Land</u>		<u>Buildings & Other Real Property Improvements</u>		Total Real Property Taxes Collected after Abatements
	Taxes Collected	Taxes Abated	Taxes Collected	Taxes Abated	
1	\$0	\$0	\$270,000	\$0	\$270,000
2	\$0	\$0	\$275,400	\$0	\$275,400
3	\$0	\$0	\$280,908	\$0	\$280,908
4	\$0	\$0	\$286,526	\$0	\$286,526
5	\$0	\$0	\$292,257	\$0	\$292,257
6	\$0	\$0	\$298,102	\$0	\$298,102
7	\$0	\$0	\$304,064	\$0	\$304,064
8	\$0	\$0	\$310,145	\$0	\$310,145
9	\$0	\$0	\$316,348	\$0	\$316,348
10	\$0	\$0	\$322,675	\$0	\$322,675
11	\$0	\$0	\$329,128	\$0	\$329,128
12	\$0	\$0	\$335,711	\$0	\$335,711
13	\$0	\$0	\$342,425	\$0	\$342,425
14	\$0	\$0	\$349,274	\$0	\$349,274
15	\$0	\$0	\$356,259	\$0	\$356,259
16	\$0	\$0	\$363,384	\$0	\$363,384
17	\$0	\$0	\$370,652	\$0	\$370,652
18	\$0	\$0	\$378,065	\$0	\$378,065
19	\$0	\$0	\$385,626	\$0	\$385,626
20	\$0	\$0	\$393,339	\$0	\$393,339
21	\$0	\$0	\$401,206	\$0	\$401,206
22	\$0	\$0	\$409,230	\$0	\$409,230
23	\$0	\$0	\$417,415	\$0	\$417,415
24	\$0	\$0	\$425,763	\$0	\$425,763
25	\$0	\$0	\$434,278	\$0	\$434,278
26	\$0	\$0	\$442,964	\$0	\$442,964
27	\$0	\$0	\$451,823	\$0	\$451,823
28	\$0	\$0	\$460,859	\$0	\$460,859
29	\$0	\$0	\$470,077	\$0	\$470,077
30	\$0	\$0	\$479,478	\$0	\$479,478
Total	\$0	\$0	\$10,953,381	\$0	\$10,953,381

Fiscal Impact: Fresno County

Property tax collections on the Project's Furniture, Fixtures, and Equipment

Year	Furniture, Fixtures, & Equip.		Total FFE
	Taxes Collected	Taxes Abated	Property Taxes Collected after Abatements
1	\$270,000	\$0	\$270,000
2	\$275,400	\$0	\$275,400
3	\$280,908	\$0	\$280,908
4	\$286,526	\$0	\$286,526
5	\$292,257	\$0	\$292,257
6	\$298,102	\$0	\$298,102
7	\$304,064	\$0	\$304,064
8	\$310,145	\$0	\$310,145
9	\$316,348	\$0	\$316,348
10	\$322,675	\$0	\$322,675
11	\$329,128	\$0	\$329,128
12	\$335,711	\$0	\$335,711
13	\$342,425	\$0	\$342,425
14	\$349,274	\$0	\$349,274
15	\$356,259	\$0	\$356,259
16	\$363,384	\$0	\$363,384
17	\$370,652	\$0	\$370,652
18	\$378,065	\$0	\$378,065
19	\$385,626	\$0	\$385,626
20	\$393,339	\$0	\$393,339
21	\$401,206	\$0	\$401,206
22	\$409,230	\$0	\$409,230
23	\$417,415	\$0	\$417,415
24	\$425,763	\$0	\$425,763
25	\$434,278	\$0	\$434,278
26	\$442,964	\$0	\$442,964
27	\$451,823	\$0	\$451,823
28	\$460,859	\$0	\$460,859
29	\$470,077	\$0	\$470,077
30	\$479,478	\$0	\$479,478
Total	\$10,953,381	\$0	\$10,953,381

Fiscal Impact: Fresno County

Other revenues including miscellaneous taxes and user fees collected from new residents and the Project

Year	Miscellaneous Taxes and User Fees <i>New Residents</i>	Miscellaneous Taxes and User Fees <i>Project</i>	Total
1	\$0	\$0	\$0
2	\$46,635	\$157,080	\$203,715
3	\$47,568	\$160,222	\$207,789
4	\$48,519	\$163,426	\$211,945
5	\$49,489	\$166,695	\$216,184
6	\$50,479	\$170,028	\$220,508
7	\$51,489	\$173,429	\$224,918
8	\$52,519	\$176,898	\$229,416
9	\$53,569	\$180,436	\$234,005
10	\$54,640	\$184,044	\$238,685
11	\$55,733	\$187,725	\$243,458
12	\$56,848	\$191,480	\$248,327
13	\$57,985	\$195,309	\$253,294
14	\$59,144	\$199,215	\$258,360
15	\$60,327	\$203,200	\$263,527
16	\$61,534	\$207,264	\$268,798
17	\$62,765	\$211,409	\$274,174
18	\$64,020	\$215,637	\$279,657
19	\$65,300	\$219,950	\$285,250
20	\$66,606	\$224,349	\$290,955
21	\$67,938	\$228,836	\$296,774
22	\$69,297	\$233,413	\$302,710
23	\$70,683	\$238,081	\$308,764
24	\$72,097	\$242,842	\$314,939
25	\$73,539	\$247,699	\$321,238
26	\$75,009	\$252,653	\$327,663
27	\$76,510	\$257,706	\$334,216
28	\$78,040	\$262,861	\$340,900
29	\$79,601	\$268,118	\$347,718
30	\$81,193	\$273,480	\$354,673
Total	\$1,809,076	\$6,093,484	\$7,902,561

Fiscal Impact: Fresno County

Costs of providing County services to new residents

Year	Cost of Services <i>New Residents</i>	Cost of Services <i>Project</i>	Total
1	\$0	\$0	\$0
2	(\$64,155)	(\$214,200)	(\$278,355)
3	(\$65,438)	(\$218,484)	(\$283,922)
4	(\$66,747)	(\$222,854)	(\$289,601)
5	(\$68,082)	(\$227,311)	(\$295,393)
6	(\$69,444)	(\$231,857)	(\$301,301)
7	(\$70,833)	(\$236,494)	(\$307,327)
8	(\$72,249)	(\$241,224)	(\$313,473)
9	(\$73,694)	(\$246,048)	(\$319,743)
10	(\$75,168)	(\$250,969)	(\$326,138)
11	(\$76,672)	(\$255,989)	(\$332,660)
12	(\$78,205)	(\$261,109)	(\$339,314)
13	(\$79,769)	(\$266,331)	(\$346,100)
14	(\$81,364)	(\$271,657)	(\$353,022)
15	(\$82,992)	(\$277,091)	(\$360,082)
16	(\$84,652)	(\$282,632)	(\$367,284)
17	(\$86,345)	(\$288,285)	(\$374,630)
18	(\$88,072)	(\$294,051)	(\$382,122)
19	(\$89,833)	(\$299,932)	(\$389,765)
20	(\$91,630)	(\$305,930)	(\$397,560)
21	(\$93,462)	(\$312,049)	(\$405,511)
22	(\$95,331)	(\$318,290)	(\$413,621)
23	(\$97,238)	(\$324,656)	(\$421,894)
24	(\$99,183)	(\$331,149)	(\$430,332)
25	(\$101,167)	(\$337,772)	(\$438,938)
26	(\$103,190)	(\$344,527)	(\$447,717)
27	(\$105,254)	(\$351,418)	(\$456,671)
28	(\$107,359)	(\$358,446)	(\$465,805)
29	(\$109,506)	(\$365,615)	(\$475,121)
30	(\$111,696)	(\$372,927)	(\$484,623)
Total	(\$2,488,729)	(\$8,309,297)	(\$10,798,026)

Fiscal Impact: Fresno County

Net Benefits

Year	Benefits	Costs	Net	Cumulative
			Benefits	Net Benefits
1	\$1,490,048	\$0	\$1,490,048	\$1,490,048
2	\$793,031	(\$278,355)	\$514,675	\$2,004,723
3	\$809,102	(\$283,922)	\$525,180	\$2,529,903
4	\$825,505	(\$289,601)	\$535,904	\$3,065,807
5	\$842,246	(\$295,393)	\$546,853	\$3,612,660
6	\$859,332	(\$301,301)	\$558,031	\$4,170,691
7	\$876,770	(\$307,327)	\$569,443	\$4,740,134
8	\$894,568	(\$313,473)	\$581,095	\$5,321,229
9	\$912,734	(\$319,743)	\$592,991	\$5,914,221
10	\$931,275	(\$326,138)	\$605,138	\$6,519,358
11	\$949,876	(\$332,660)	\$617,216	\$7,136,574
12	\$968,853	(\$339,314)	\$629,539	\$7,766,113
13	\$988,212	(\$346,100)	\$642,112	\$8,408,225
14	\$1,007,962	(\$353,022)	\$654,941	\$9,063,165
15	\$1,028,112	(\$360,082)	\$668,030	\$9,731,195
16	\$1,048,669	(\$367,284)	\$681,385	\$10,412,580
17	\$1,069,642	(\$374,630)	\$695,013	\$11,107,593
18	\$1,091,040	(\$382,122)	\$708,918	\$11,816,511
19	\$1,112,871	(\$389,765)	\$723,106	\$12,539,617
20	\$1,135,144	(\$397,560)	\$737,584	\$13,277,201
21	\$1,157,870	(\$405,511)	\$752,359	\$14,029,560
22	\$1,181,056	(\$413,621)	\$767,435	\$14,796,995
23	\$1,204,714	(\$421,894)	\$782,820	\$15,579,815
24	\$1,228,853	(\$430,332)	\$798,521	\$16,378,336
25	\$1,253,482	(\$438,938)	\$814,544	\$17,192,880
26	\$1,278,614	(\$447,717)	\$830,897	\$18,023,776
27	\$1,304,257	(\$456,671)	\$847,586	\$18,871,362
28	\$1,330,424	(\$465,805)	\$864,619	\$19,735,982
29	\$1,357,125	(\$475,121)	\$882,004	\$20,617,986
30	\$1,384,373	(\$484,623)	\$899,749	\$21,517,735
Total	\$32,315,761	(\$10,798,026)	\$21,517,735	

Fiscal Impact: Fresno USD

Property tax collections on new residential property

Year	New Residential Property Tax Collections
1	\$0
2	\$3,833
3	\$3,833
4	\$3,833
5	\$3,833
6	\$3,833
7	\$3,833
8	\$3,833
9	\$3,833
10	\$3,833
11	\$3,833
12	\$3,833
13	\$3,833
14	\$3,833
15	\$3,833
16	\$3,833
17	\$3,833
18	\$3,833
19	\$3,833
20	\$3,833
21	\$3,833
22	\$3,833
23	\$3,833
24	\$3,833
25	\$3,833
26	\$3,833
27	\$3,833
28	\$3,833
29	\$3,833
30	\$3,833
Total	\$111,162

Fiscal Impact: Fresno USD

Property tax collections on the Project's Real Property

Year	<u>Land</u>		<u>Buildings & Other Real Property Improvements</u>		Total Real Property Taxes Collected after Abatements
	Taxes Collected	Taxes Abated	Taxes Collected	Taxes Abated	
1	\$0	\$0	\$638,860	\$0	\$638,860
2	\$0	\$0	\$651,637	\$0	\$651,637
3	\$0	\$0	\$664,670	\$0	\$664,670
4	\$0	\$0	\$677,963	\$0	\$677,963
5	\$0	\$0	\$691,523	\$0	\$691,523
6	\$0	\$0	\$705,353	\$0	\$705,353
7	\$0	\$0	\$719,460	\$0	\$719,460
8	\$0	\$0	\$733,849	\$0	\$733,849
9	\$0	\$0	\$748,526	\$0	\$748,526
10	\$0	\$0	\$763,497	\$0	\$763,497
11	\$0	\$0	\$778,767	\$0	\$778,767
12	\$0	\$0	\$794,342	\$0	\$794,342
13	\$0	\$0	\$810,229	\$0	\$810,229
14	\$0	\$0	\$826,434	\$0	\$826,434
15	\$0	\$0	\$842,962	\$0	\$842,962
16	\$0	\$0	\$859,821	\$0	\$859,821
17	\$0	\$0	\$877,018	\$0	\$877,018
18	\$0	\$0	\$894,558	\$0	\$894,558
19	\$0	\$0	\$912,449	\$0	\$912,449
20	\$0	\$0	\$930,698	\$0	\$930,698
21	\$0	\$0	\$949,312	\$0	\$949,312
22	\$0	\$0	\$968,299	\$0	\$968,299
23	\$0	\$0	\$987,665	\$0	\$987,665
24	\$0	\$0	\$1,007,418	\$0	\$1,007,418
25	\$0	\$0	\$1,027,566	\$0	\$1,027,566
26	\$0	\$0	\$1,048,118	\$0	\$1,048,118
27	\$0	\$0	\$1,069,080	\$0	\$1,069,080
28	\$0	\$0	\$1,090,461	\$0	\$1,090,461
29	\$0	\$0	\$1,112,271	\$0	\$1,112,271
30	\$0	\$0	\$1,134,516	\$0	\$1,134,516
Total	\$0	\$0	\$25,917,323	\$0	\$25,917,323

Fiscal Impact: Fresno USD

Property tax collections on the Project's Furniture, Fixtures, and Equipment

Year	Furniture, Fixtures, & Equip.		Total FFE
	Taxes Collected	Taxes Abated	Property Taxes Collected after Abatements
1	\$638,860	\$0	\$638,860
2	\$651,637	\$0	\$651,637
3	\$664,670	\$0	\$664,670
4	\$677,963	\$0	\$677,963
5	\$691,523	\$0	\$691,523
6	\$705,353	\$0	\$705,353
7	\$719,460	\$0	\$719,460
8	\$733,849	\$0	\$733,849
9	\$748,526	\$0	\$748,526
10	\$763,497	\$0	\$763,497
11	\$778,767	\$0	\$778,767
12	\$794,342	\$0	\$794,342
13	\$810,229	\$0	\$810,229
14	\$826,434	\$0	\$826,434
15	\$842,962	\$0	\$842,962
16	\$859,821	\$0	\$859,821
17	\$877,018	\$0	\$877,018
18	\$894,558	\$0	\$894,558
19	\$912,449	\$0	\$912,449
20	\$930,698	\$0	\$930,698
21	\$949,312	\$0	\$949,312
22	\$968,299	\$0	\$968,299
23	\$987,665	\$0	\$987,665
24	\$1,007,418	\$0	\$1,007,418
25	\$1,027,566	\$0	\$1,027,566
26	\$1,048,118	\$0	\$1,048,118
27	\$1,069,080	\$0	\$1,069,080
28	\$1,090,461	\$0	\$1,090,461
29	\$1,112,271	\$0	\$1,112,271
30	\$1,134,516	\$0	\$1,134,516
Total	\$25,917,323	\$0	\$25,917,323

Fiscal Impact: Fresno USD

Additional state and federal funding for additional students

Year	Additional State and Federal Funding
1	\$0
2	\$544,843
3	\$555,740
4	\$566,855
5	\$578,192
6	\$589,756
7	\$601,551
8	\$613,582
9	\$625,854
10	\$638,371
11	\$651,138
12	\$664,161
13	\$677,444
14	\$690,993
15	\$704,813
16	\$718,909
17	\$733,287
18	\$747,953
19	\$762,912
20	\$778,170
21	\$793,734
22	\$809,608
23	\$825,801
24	\$842,317
25	\$859,163
26	\$876,346
27	\$893,873
28	\$911,750
29	\$929,985
30	\$948,585
Total	\$21,135,685

Fiscal Impact: Fresno USD

Costs of educating children of new workers who move to the district

Year	Cost of Educating New Students
1	\$0
2	(\$531,115)
3	(\$541,738)
4	(\$552,572)
5	(\$563,624)
6	(\$574,896)
7	(\$586,394)
8	(\$598,122)
9	(\$610,085)
10	(\$622,286)
11	(\$634,732)
12	(\$647,427)
13	(\$660,375)
14	(\$673,583)
15	(\$687,054)
16	(\$700,795)
17	(\$714,811)
18	(\$729,108)
19	(\$743,690)
20	(\$758,564)
21	(\$773,735)
22	(\$789,210)
23	(\$804,994)
24	(\$821,094)
25	(\$837,515)
26	(\$854,266)
27	(\$871,351)
28	(\$888,778)
29	(\$906,554)
30	(\$924,685)
Total	(\$20,603,153)

Fiscal Impact: Fresno USD

Net Benefits

Year	Benefits	Costs	Net Benefits	Cumulative Net Benefits
1	\$638,860	\$0	\$638,860	\$638,860
2	\$1,200,314	(\$531,115)	\$669,198	\$1,308,058
3	\$1,224,243	(\$541,738)	\$682,505	\$1,990,564
4	\$1,248,651	(\$552,572)	\$696,079	\$2,686,643
5	\$1,273,548	(\$563,624)	\$709,924	\$3,396,566
6	\$1,298,942	(\$574,896)	\$724,046	\$4,120,612
7	\$1,324,844	(\$586,394)	\$738,450	\$4,859,062
8	\$1,351,264	(\$598,122)	\$753,142	\$5,612,204
9	\$1,378,213	(\$610,085)	\$768,128	\$6,380,333
10	\$1,405,701	(\$622,286)	\$783,414	\$7,163,747
11	\$1,433,738	(\$634,732)	\$799,006	\$7,962,753
12	\$1,462,336	(\$647,427)	\$814,909	\$8,777,662
13	\$1,491,506	(\$660,375)	\$831,131	\$9,608,793
14	\$1,521,260	(\$673,583)	\$847,677	\$10,456,470
15	\$1,551,608	(\$687,054)	\$864,554	\$11,321,024
16	\$1,582,564	(\$700,795)	\$881,768	\$12,202,792
17	\$1,614,138	(\$714,811)	\$899,327	\$13,102,119
18	\$1,646,344	(\$729,108)	\$917,237	\$14,019,355
19	\$1,679,195	(\$743,690)	\$935,505	\$14,954,860
20	\$1,712,702	(\$758,564)	\$954,138	\$15,908,998
21	\$1,746,879	(\$773,735)	\$973,144	\$16,882,143
22	\$1,781,740	(\$789,210)	\$992,531	\$17,874,673
23	\$1,817,298	(\$804,994)	\$1,012,305	\$18,886,978
24	\$1,853,568	(\$821,094)	\$1,032,474	\$19,919,452
25	\$1,890,562	(\$837,515)	\$1,053,047	\$20,972,499
26	\$1,928,297	(\$854,266)	\$1,074,031	\$22,046,530
27	\$1,966,786	(\$871,351)	\$1,095,435	\$23,141,965
28	\$2,006,045	(\$888,778)	\$1,117,267	\$24,259,232
29	\$2,046,089	(\$906,554)	\$1,139,536	\$25,398,767
30	\$2,086,934	(\$924,685)	\$1,162,250	\$26,561,017
Total	\$47,164,170	(\$20,603,153)	\$26,561,017	

Fiscal Impact: Special Taxing Districts

Property tax collections on new residential property

Year	New Residential Property Tax Collections
1	\$0
2	\$476
3	\$476
4	\$476
5	\$476
6	\$476
7	\$476
8	\$476
9	\$476
10	\$476
11	\$476
12	\$476
13	\$476
14	\$476
15	\$476
16	\$476
17	\$476
18	\$476
19	\$476
20	\$476
21	\$476
22	\$476
23	\$476
24	\$476
25	\$476
26	\$476
27	\$476
28	\$476
29	\$476
30	\$476
Total	\$13,800

Fiscal Impact: Special Taxing Districts

Property tax collections on the Project's Real Property

Year	<u>Land</u>		<u>Buildings & Other Real Property Improvements</u>		Total Real Property Taxes Collected after Abatements
	Taxes Collected	Taxes Abated	Taxes Collected	Taxes Abated	
1	\$0	\$0	\$79,308	\$0	\$79,308
2	\$0	\$0	\$80,894	\$0	\$80,894
3	\$0	\$0	\$82,512	\$0	\$82,512
4	\$0	\$0	\$84,162	\$0	\$84,162
5	\$0	\$0	\$85,846	\$0	\$85,846
6	\$0	\$0	\$87,562	\$0	\$87,562
7	\$0	\$0	\$89,314	\$0	\$89,314
8	\$0	\$0	\$91,100	\$0	\$91,100
9	\$0	\$0	\$92,922	\$0	\$92,922
10	\$0	\$0	\$94,780	\$0	\$94,780
11	\$0	\$0	\$96,676	\$0	\$96,676
12	\$0	\$0	\$98,610	\$0	\$98,610
13	\$0	\$0	\$100,582	\$0	\$100,582
14	\$0	\$0	\$102,593	\$0	\$102,593
15	\$0	\$0	\$104,645	\$0	\$104,645
16	\$0	\$0	\$106,738	\$0	\$106,738
17	\$0	\$0	\$108,873	\$0	\$108,873
18	\$0	\$0	\$111,050	\$0	\$111,050
19	\$0	\$0	\$113,271	\$0	\$113,271
20	\$0	\$0	\$115,537	\$0	\$115,537
21	\$0	\$0	\$117,848	\$0	\$117,848
22	\$0	\$0	\$120,204	\$0	\$120,204
23	\$0	\$0	\$122,609	\$0	\$122,609
24	\$0	\$0	\$125,061	\$0	\$125,061
25	\$0	\$0	\$127,562	\$0	\$127,562
26	\$0	\$0	\$130,113	\$0	\$130,113
27	\$0	\$0	\$132,715	\$0	\$132,715
28	\$0	\$0	\$135,370	\$0	\$135,370
29	\$0	\$0	\$138,077	\$0	\$138,077
30	\$0	\$0	\$140,839	\$0	\$140,839
Total	\$0	\$0	\$3,217,373	\$0	\$3,217,373

Fiscal Impact: Special Taxing Districts

Property tax collections on the Project's Furniture, Fixtures, and Equipment

Year	Furniture, Fixtures, & Equip.		Total FFE
	Taxes Collected	Taxes Abated	Property Taxes Collected after Abatements
1	\$79,308	\$0	\$79,308
2	\$80,894	\$0	\$80,894
3	\$82,512	\$0	\$82,512
4	\$84,162	\$0	\$84,162
5	\$85,846	\$0	\$85,846
6	\$87,562	\$0	\$87,562
7	\$89,314	\$0	\$89,314
8	\$91,100	\$0	\$91,100
9	\$92,922	\$0	\$92,922
10	\$94,780	\$0	\$94,780
11	\$96,676	\$0	\$96,676
12	\$98,610	\$0	\$98,610
13	\$100,582	\$0	\$100,582
14	\$102,593	\$0	\$102,593
15	\$104,645	\$0	\$104,645
16	\$106,738	\$0	\$106,738
17	\$108,873	\$0	\$108,873
18	\$111,050	\$0	\$111,050
19	\$113,271	\$0	\$113,271
20	\$115,537	\$0	\$115,537
21	\$117,848	\$0	\$117,848
22	\$120,204	\$0	\$120,204
23	\$122,609	\$0	\$122,609
24	\$125,061	\$0	\$125,061
25	\$127,562	\$0	\$127,562
26	\$130,113	\$0	\$130,113
27	\$132,715	\$0	\$132,715
28	\$135,370	\$0	\$135,370
29	\$138,077	\$0	\$138,077
30	\$140,839	\$0	\$140,839
Total	\$3,217,373	\$0	\$3,217,373

Fiscal Impact: Special Taxing Districts

Net Benefits

Year	Benefits	Costs	Net Benefits	Cumulative Net Benefits
1	\$79,308	\$0	\$79,308	\$79,308
2	\$81,370	\$0	\$81,370	\$160,678
3	\$82,988	\$0	\$82,988	\$243,666
4	\$84,638	\$0	\$84,638	\$328,304
5	\$86,321	\$0	\$86,321	\$414,625
6	\$88,038	\$0	\$88,038	\$502,664
7	\$89,790	\$0	\$89,790	\$592,453
8	\$91,576	\$0	\$91,576	\$684,029
9	\$93,398	\$0	\$93,398	\$777,427
10	\$95,256	\$0	\$95,256	\$872,683
11	\$97,152	\$0	\$97,152	\$969,835
12	\$99,085	\$0	\$99,085	\$1,068,920
13	\$101,058	\$0	\$101,058	\$1,169,978
14	\$103,069	\$0	\$103,069	\$1,273,047
15	\$105,121	\$0	\$105,121	\$1,378,168
16	\$107,214	\$0	\$107,214	\$1,485,382
17	\$109,349	\$0	\$109,349	\$1,594,731
18	\$111,526	\$0	\$111,526	\$1,706,257
19	\$113,747	\$0	\$113,747	\$1,820,004
20	\$116,013	\$0	\$116,013	\$1,936,017
21	\$118,323	\$0	\$118,323	\$2,054,340
22	\$120,680	\$0	\$120,680	\$2,175,021
23	\$123,084	\$0	\$123,084	\$2,298,105
24	\$125,537	\$0	\$125,537	\$2,423,642
25	\$128,038	\$0	\$128,038	\$2,551,679
26	\$130,589	\$0	\$130,589	\$2,682,268
27	\$133,191	\$0	\$133,191	\$2,815,460
28	\$135,846	\$0	\$135,846	\$2,951,305
29	\$138,553	\$0	\$138,553	\$3,089,858
30	\$141,315	\$0	\$141,315	\$3,231,173
Total	\$3,231,173	\$0	\$3,231,173	