

A REPORT OF THE ECONOMIC IMPACT OF JD FOOD/CERTIFIED MEAT PRODUCTS 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 10-year period.

Description of the Project

JD Food is a distributor of food and food related products to restaurants, schools, caterers, hotels and retail grocery stores. The distribution area is Northern California. Certified Meat Products is a USDA further processor of meat products for foodservice operators, retail stores and wholesale manufacturers. Distribution is throughout the United States. JD Food and Certified Meat products, (collectively called "JD Food" or "the company") are considered one company for the purposes of this study.

The company is considering a piece of unimproved property on Edgar Avenue to expand its operations in the city. The company plans to invest a total of \$10 million in buildings and real property improvements. In addition, the expansion would result in the company doubling its employee headcount in the city, increasing its local workforce to 288 from 144.

The city is considering assisting the company pay for infrastructure improvements at the new site.

Existing & Expanded Operations

The Project under analysis represents the expansion of an existing company in the City of Fresno. The existing operations currently support 144.0 direct jobs in the community and 48.1 indirect and induced jobs. The direct workers earn \$32,000 per year and the company supports \$0.4 million per year in taxable sales and spending in the community. Additionally, the company supports taxable business personal property property valued at \$2.9 million annually.

The table below illustrates the company's economic impact over the next 10 years - including both the existing and expanded operations.

Table 1. Economic Impact of Existing and Expanded Operations Over the Next 10 Years

	Existing Operations	Expansion	Existing & Expanded Ops
Jobs			
Direct	144.0	144.0	288.0
Indirect & Induced	48.1	47.9	96.0
Total	192.1	191.9	384.0
Salaries			
Direct	\$57,958,929	\$28,517,897	\$86,476,826
Indirect & Induced	\$17,764,412	\$8,740,734	\$26,505,146
Total	\$75,723,341	\$37,258,631	\$112,981,972
Taxable Sales			
Direct	\$3,370,568	\$4,094,449	\$7,465,018
Indirect & Induced	\$692,812	\$340,889	\$1,033,701
Total	\$4,063,380	\$4,435,338	\$8,498,718

The table below illustrates the company's fiscal impact - the net benefits for local taxing districts - over the next 10 years - including both the existing and expanded operations.

Table 2. Fiscal Impact of Existing and Expanded Operations Over the Next 10 Years

	Net Benefits		
	Existing Operations	Expansion	Existing & Expanded Ops
City of Fresno	\$173,415	\$425,177	\$598,591
Fresno County	\$66,315	\$256,764	\$323,079
Fresno USD	\$177,498	\$501,378	\$678,876
Special Taxing Districts	\$22,035	\$58,831	\$80,865
Total	\$439,263	\$1,242,149	\$1,681,412

The remainder of this report will reference the combined economic and fiscal impact of the existing and expanded operations.

Economic Impact Overview

The Project's operations will support employment and other economic impacts in the community. The 288.0 workers directly employed by the Project will earn approximately \$40,000 per year on average over the next 10 years. This direct activity will support 96.0 indirect and induced workers in the community earning \$36,000 on average over the next 10 years. The total additional payroll or workers' earnings associated with the Project is estimated to be approximately \$113.0 million over the next 10 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 \$8.5 million in taxable sales over the next 10 years.

Table 3. Economic Impact Over the Next 10 Years

	Direct	Indirect &	Total
		Induced	
Number of permanent direct, indirect, and induced jobs to be created	288.0	96.0	384.0
Salaries to be paid to direct, indirect, and induced workers	\$86,476,826	\$26,505,146	\$112,981,972
Taxable sales and purchases expected in the City	\$7,465,018	\$1,033,701	\$8,498,718

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

Table 4. Population Impacts Over the Next 10 Years

	Direct	Indirect & Induced	Total
Number of direct, indirect, and induced workers who will move to the City	36.0	11.9	47.9
Number of new residents in the City	93.6	31.0	124.6
Number of new residential properties to be built in the City	3.5	1.2	4.7
Number of new students expected to attend local school district	18.3	6.0	24.3

The Project is estimated to support an average of approximately \$11.8 million in new non-residential taxable property each year over the next 10 years. The taxable value of property supported by the Project over the 10-year period is shown in the following table.

Table 5. Value of Taxable Property Supported by the Project Over the Next 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	\$182,942	\$8,929,953	\$830,000	\$9,942,895	\$9,942,895
2	\$60,000	\$186,601	\$8,968,552	\$1,747,000	\$10,902,153	\$10,962,153
3	\$120,000	\$190,333	\$9,007,923	\$2,164,000	\$11,362,256	\$11,482,256
4	\$240,000	\$194,140	\$9,048,082	\$2,581,000	\$11,823,221	\$12,063,221
5	\$340,000	\$198,022	\$9,089,043	\$2,598,000	\$11,885,065	\$12,225,065
6	\$440,000	\$201,983	\$9,130,824	\$2,515,000	\$11,847,807	\$12,287,807
7	\$540,000	\$206,022	\$9,173,441	\$2,932,000	\$12,311,463	\$12,851,463
8	\$680,000	\$210,143	\$9,216,909	\$3,049,000	\$12,476,052	\$13,156,052
9	\$820,000	\$214,346	\$9,261,248	\$3,166,000	\$12,641,593	\$13,461,593
10	\$940,000	\$218,633	\$9,306,472	\$3,166,000	\$12,691,105	\$13,631,105

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 8 years, the Project will spend \$7.0 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 6. Spending and Estimated Direct Employment Impact of Project-Related Construction Activity

	Amount
Total construction expenditure	\$7,000,000
<i>Materials</i>	<i>\$3,500,000</i>
<i>Labor</i>	<i>\$3,500,000</i>
Temporary Construction Workers Supported (Average Earnings = \$51,300)	68.2

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

Table 7. Temporary Economic Impact of Project-Related Construction Activity

	Direct	Indirect & Induced	Total
Number of temporary direct, indirect, and induced job years to be supported*	68.2	37.0	105.2
Salaries to be paid to direct, indirect, and induced workers	\$3,500,000	\$1,448,300	\$4,948,300
Revenues or sales for businesses related to construction	\$7,000,000	\$4,047,400	\$11,047,400

* 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 in Year 1 of this analysis.

Table 8. Construction-Related Taxable Spending

	Estimate
Expenditure for Materials	\$3,500,000
Percent of Materials subject to local tax	50.0%
<u>Subtotal Taxable Materials</u>	<u>\$1,750,000</u>
Expenditure for Labor / Paid to construction workers	\$3,500,000
Percent of gross earnings spent on taxable goods and services	26.0%
Percent of taxable spending done locally	15.0%
<u>Subtotal Taxable Construction Worker Spending</u>	<u>\$136,500</u>
Expenditure for Furniture, Fixtures, & Equipment (FF&E)	\$3,000,000
Percent of FF&E subject to local tax	15.0%
<u>Subtotal Taxable FF&E Purchases</u>	<u>\$450,000</u>
<u>Total Construction-Related Taxable Spending</u>	<u>\$2,336,500</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

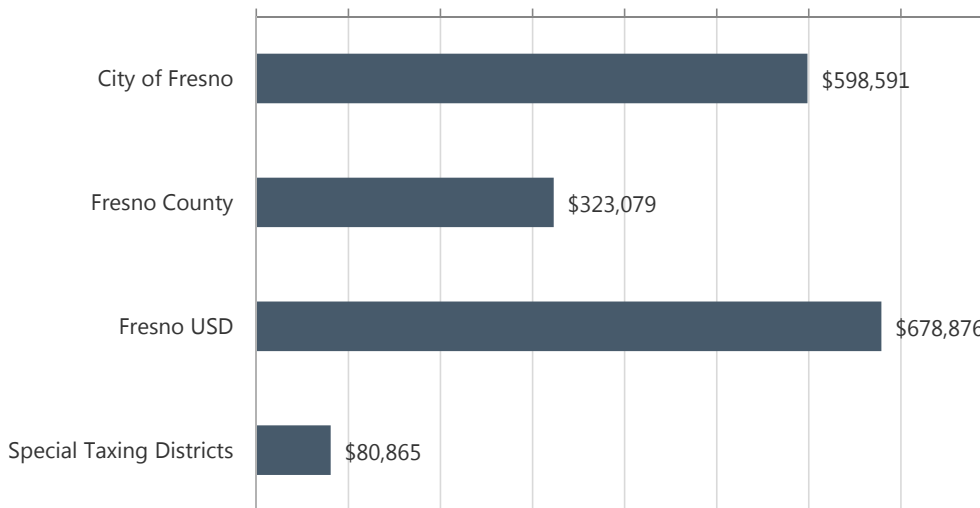
The Project will generate additional benefits and costs for local taxing districts, a summary of which is provided below. The source of specific benefits and costs are provided in greater detail for each taxing district on subsequent pages. Overall, the City will receive approximately \$598,600 in net benefits over the 10-year period and the Project will generate \$1,681,400 in total for all local taxing districts.

Table 9. Fiscal Net Benefits Over the Next 10 Years for Local Taxing Districts

	Benefits	Costs	Net Benefits	Present Value of Net Benefits*
City of Fresno	\$1,391,167	(\$792,576)	\$598,591	\$476,495
Fresno County	\$658,215	(\$335,136)	\$323,079	\$251,409
Fresno USD	\$1,741,716	(\$1,062,840)	\$678,876	\$520,524
Special Taxing Districts	\$80,865	\$0	\$80,865	\$62,263
Total	\$3,871,964	(\$2,190,552)	\$1,681,412	\$1,310,691

* 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 10 Years for Local Taxing Districts



City of Fresno

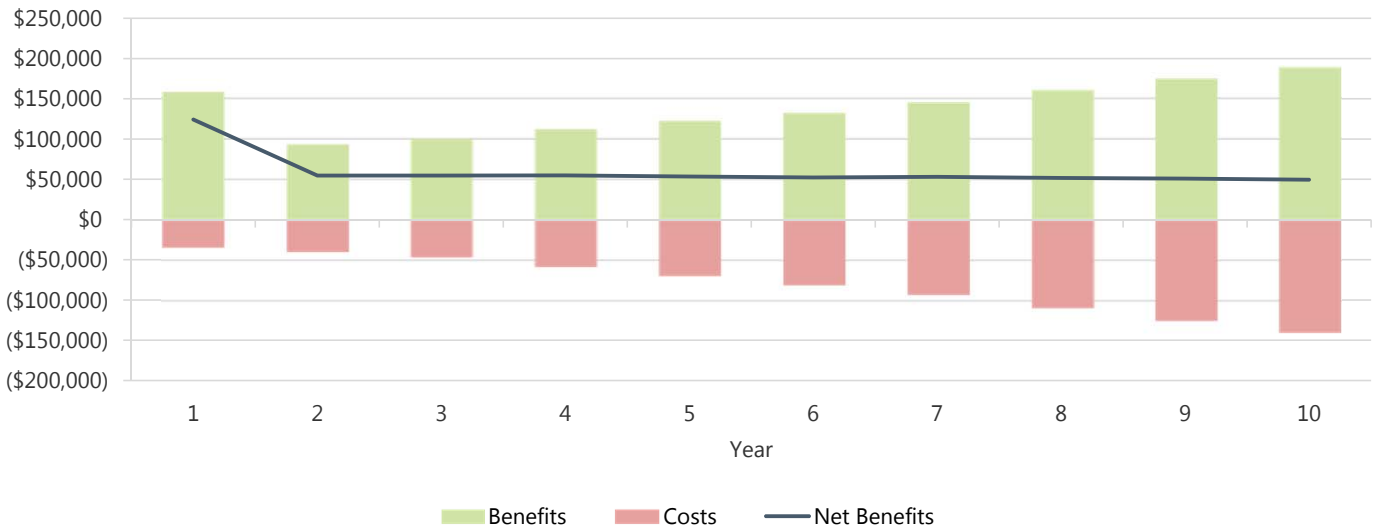
The table below displays the estimated additional benefits, costs, and net benefits to be received by the City over the next 10 years of the Project. Appendix C contains the year-by-year calculations.

Table 10. City of Fresno: Benefits, Costs, and Net Benefits Over the Next 10 Years

	Amount
Sales Taxes	\$63,740
Property Taxes - Prop 13 Share	
Project, before rebate	\$246,163
New Residential	\$8,778
Property Taxes - Fresno Pension	
Project	\$39,631
New Residential	\$1,356
Utility Revenue	\$398,205
Utility Franchise Fees	\$3,188
Water/Sewer Connection Fees	\$7,184
Impact Fees, before exemption	\$51,276
Business License Taxes, before rebate	\$311,280
Hotel Occupancy Taxes	\$16,319
Miscellaneous Taxes & User Fees	\$244,046
Subtotal Benefits	\$1,391,167
Cost of Providing Municipal Services	(\$414,281)
Cost of Providing Utility Services	(\$378,295)
Subtotal Costs	(\$792,576)
Net Benefits	\$598,591
<i>Present Value (5% discount rate)</i>	<i>\$476,495</i>

* Net of Rebate

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 10 years are shown below for these two categories.

Table 11: Net Benefits to the City from the Project and Workers

	The Project	Workers	Total
Sales Taxes	\$30,693	\$33,047	\$63,740
Property Taxes - Prop 13 Share			
Real Property Taxes	\$194,426	\$0	\$194,426
FF&E Property Taxes	\$51,738	\$0	\$51,738
New Residential Property Taxes	\$0	\$8,778	\$8,778
Property Taxes - Fresno Pension			
Real Property Taxes	\$31,371	\$0	\$31,371
FF&E Property Taxes	\$8,261	\$0	\$8,261
New Residential Property Taxes	\$0	\$1,356	\$1,356
Utility Revenue	\$157,041	\$241,164	\$398,205
Utility Franchise Fees	\$752	\$2,436	\$3,188
Water/Sewer Connection Fees	\$7,184	\$0	\$7,184
Impact Fees, before exemption	\$51,276	\$0	\$51,276
Business License Taxes, before rebate	\$311,280	\$0	\$311,280
Hotel Occupancy Taxes	\$16,319	\$0	\$16,319
Miscellaneous Taxes & User Fees	\$191,672	\$52,374	\$244,046
<u>Subtotal Benefits</u>	<u>\$1,052,012</u>	<u>\$339,156</u>	<u>\$1,391,167</u>
Cost of Providing Municipal Services	(\$325,611)	(\$88,671)	(\$414,281)
Cost of Providing Utility Services	(\$149,189)	(\$229,106)	(\$378,295)
<u>Subtotal Costs</u>	<u>(\$474,799)</u>	<u>(\$317,777)</u>	<u>(\$792,576)</u>
Net Benefits	\$577,212	\$21,379	\$598,591
<i>Percent of Total Net Benefits</i>	96.4%	3.6%	

Fresno County

The table below displays the estimated additional benefits, costs, and net benefits to be received by the County over the next 10 years of the Project. Appendix C contains the year-by-year calculations.

Table 12. Fresno County: Benefits, Costs, and Net Benefits Over the Next 10 Years

	Amount
Sales Taxes	\$80,738
Property Taxes	\$333,028
Miscellaneous Taxes & User Fees	\$244,449
<u>Subtotal Benefits</u>	<u>\$658,215</u>
Cost of Providing County Services	(\$335,136)
<u>Subtotal Costs</u>	<u>(\$335,136)</u>
Net Benefits	\$323,079
<i>Present Value (5% discount rate)</i>	<i>\$251,409</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 10 years of the Project. Appendix C contains the year-by-year calculations.

Table 13. Fresno USD: Benefits, Costs, and Net Benefits Over the Next 10 Years

	Amount
Property Taxes	\$651,405
Additional State and Federal Funding	\$1,090,311
<u>Subtotal Benefits</u>	<u>\$1,741,716</u>
Cost of Educating New Students	(\$1,062,840)
<u>Subtotal Costs</u>	<u>(\$1,062,840)</u>
Net Benefits	\$678,876
<i>Present Value (5% discount rate)</i>	<i>\$520,524</i>

* Reduction in state school funding as a result of property being added to local tax rolls, see Methodology.

Benefits for Other Taxing Districts

The table below displays the estimated additional property taxes to be received by other taxing districts over the next 10 years of the Project. Appendix C contains the year-by-year calculations.

Table 14. Other Taxing Districts: Benefits Over the Next 10 Years

	Amount
Special Taxing Districts	\$80,865
Total Benefits	<u>\$80,865</u>
<i>Present Value (5% discount rate)</i>	\$62,263

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.

Table 15. Public Support Under Consideration by the City of Fresno

Year	City Property Tax			Impact Fee Elimination	Total City Infrastructure Investment
	Revenue On Investment*	Business License Tax			
1	\$14,700	\$31,128		\$51,276	\$97,104
2	\$16,800	\$31,128		\$0	\$47,928
3	\$17,850	\$31,128		\$0	\$48,978
4	\$18,900	\$31,128		\$0	\$50,028
5	\$19,110	\$31,128		\$0	\$50,238
6	\$19,110	\$31,128		\$0	\$50,238
7	\$20,160	\$31,128		\$0	\$51,288
8	\$15,941	\$0		\$0	\$15,941
9	\$0	\$0		\$0	\$0
10	\$0	\$0		\$0	\$0
Total	\$142,571	\$217,896		\$51,276	\$411,743

* Prop 13 Share of incremental property taxes only.

The City is considering an investment not to exceed \$411,743. The payments to the company to reimburse infrastructure costs would be tied to the receipt of specific revenues from (1) real property taxes, (2) business license taxes, and (3) impact fees. As scheduled in this analysis, the company would hit the total amount of \$411,743 by year 8. Depending on the company's performance, the investment may be paid out more quickly - tied to the actual revenues collected. If the company did not produce the specified amount of revenue by year 10, the city's investment would be limited to the amounts earned and paid only through year 10.

Infrastructure Investment

The City is considering an infrastructure investment to pay for offsite improvements such as curbs and road widening. Below is a summary of the non-tax incentives for the Project.

Table 18. Incentives Under Consideration

Year	Total City Infrastructure Investment
1	\$97,104
2	\$47,928
3	\$48,978
4	\$50,028
5	\$50,238
6	\$50,238
7	\$51,288
8	\$15,941
9	\$0
10	\$0
Total	\$411,743

These financial incentives may be considered an investment in the Project made by the city. Four calculations analyzing possible investments were made:

1. Net Benefits - detailed above
2. Present Value of Net Benefits - detailed above
3. Rate of Return on Investment - discussed and detailed below
4. Payback Period - discussed and detailed below

The rate of return on investment calculates the average annual rate of return to the city, treating the incentives as the initial investment and the net benefits to the city as the return on investment. The payback period is the number of years that it will take the city to recover the cost of incentives from the additional revenues that it will receive as a result of the Project.

The table below shows an analysis of these incentives, including a calculation of incentives per job, rate of return, and payback period.

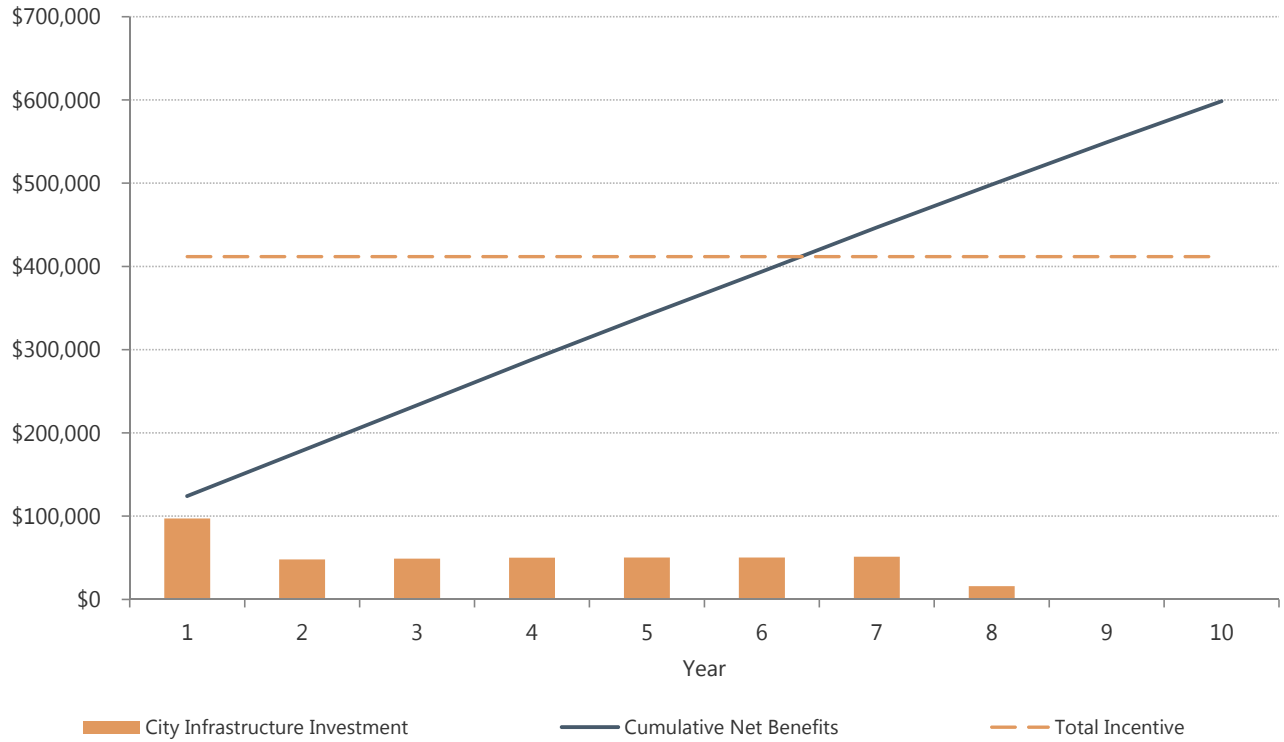
Table 19. Analysis of Incentives

Infrastructure Investment Incentive	\$411,743
Incentive Per Job	\$2,859
Rate of Return	14.5%
Payback period (years)	6.3

Note: The Rate of Return and Payback Period are calculated based on the sum of annual incentives, not the present value of the incentives.

The graph below depicts the total incentives currently under consideration versus the cumulative net benefits to the City. The intersection indicates the length of time until the incentives are paid back.

Figure 3. Incentives Under Consideration



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 10-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)	1.3338	1.4129
Earnings Multiplier	(Type II Direct Effect)	1.3065	1.3791

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%
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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	\$215
Businesses, per worker	\$83

Estimated additional annual operating expenditures to be incurred

Residential, per household	\$364
Businesses, per worker	\$141

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

Project's workers	25.0%
Spin-off workers	25.0%

Percent of workers who move to the area that will buy a new home or require that new residential property be built for them 10.0%

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

Residential, per household	\$185
Businesses, per worker	\$81

Estimated additional annual operating expenditures to be incurred

Residential, per household	\$254
Businesses, per worker	\$111

Rate of expected annual increase in

County Miscellaneous Taxes and User Fees	2.0%
Cost of County Services	2.0%

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

Project's workers	30.0%
Spin-off workers	30.0%

School District Data

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

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

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

Rate of expected annual increase in

State and Federal Aid	2.0%
Cost of educating students	2.0%

Other Rates and Assumptions

Amount of building and improvements costs added to local tax rolls 100.0%

Percentages for computing depreciable or taxable values of the Project's furniture, fixtures, and equipment

Year	Percent of Market Value of FFE Subject to Property Taxes
1	100%
2	100%
3	100%
4	100%
5	100%
6	100%
7	100%
8	100%
9	100%
10	100%

Percent annual increase in the taxable value of real property

Commercial	0.0%
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	\$7,000,000	\$0	\$7,000,000
2	\$0	\$0	\$1,000,000	\$1,000,000
3	\$0	\$0	\$500,000	\$500,000
4	\$0	\$0	\$500,000	\$500,000
5	\$0	\$0	\$100,000	\$100,000
6	\$0	\$0	\$0	\$0
7	\$0	\$0	\$500,000	\$500,000
8	\$0	\$0	\$200,000	\$200,000
9	\$0	\$0	\$200,000	\$200,000
10	\$0	\$0	\$0	\$0
Total	\$0	\$7,000,000	\$3,000,000	\$10,000,000

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 50.0%

% construction materials purchased in City	50.0%
% construction materials subject to sales tax	100.0%

Percent of taxable spending by construction workers in the City and subject to sales taxes 15.0%

Percent of furniture, fixtures, and equipment to be purchased in the City and subject to sales taxes 15.0%

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	\$7,184	\$51,276
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	\$15,564
2	\$15,564
3	\$15,564
4	\$15,564
5	\$15,564
6	\$15,564
7	\$15,564
8	\$15,564
9	\$15,564
10	\$15,564

Estimated spending for construction

Year	Spending on Construction
1	\$7,000,000
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	8
3	10
4	18
5	16
6	16
7	16
8	22
9	20
10	18
Total	144

Average annual salaries of new employees each year

Year	Average Annual Salaries
1	\$32,000
2	\$33,600
3	\$35,280
4	\$37,044
5	\$38,896
6	\$40,841
7	\$42,883
8	\$45,027
9	\$47,279
10	\$49,643

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	\$1,100
2	\$0	\$2,222
3	\$0	\$3,366
4	\$0	\$4,534
5	\$0	\$5,724
6	\$0	\$6,939
7	\$0	\$8,178
8	\$0	\$9,441
9	\$0	\$10,730
10	\$0	\$12,045

The Project's annual utilities

Year	Water	Wastewater	Solid Waste	Electricity	Natural Gas	Cable	Telephone
1	\$408	\$816	\$6,018	\$30,600	\$1,734	\$0	\$4,488
2	\$424	\$848	\$6,256	\$31,812	\$1,803	\$0	\$4,578
3	\$441	\$881	\$6,499	\$33,048	\$1,873	\$0	\$4,669
4	\$457	\$915	\$6,747	\$34,309	\$1,944	\$0	\$4,763
5	\$475	\$949	\$7,000	\$35,595	\$2,017	\$0	\$4,858
6	\$492	\$984	\$7,258	\$36,907	\$2,091	\$0	\$4,955
7	\$510	\$1,020	\$7,522	\$38,245	\$2,167	\$0	\$5,054
8	\$528	\$1,056	\$7,790	\$39,610	\$2,245	\$0	\$5,155
9	\$547	\$1,093	\$8,064	\$41,003	\$2,323	\$0	\$5,258
10	\$566	\$1,131	\$8,343	\$42,423	\$2,404	\$0	\$5,364

Number of telephone lines at the Project

0

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

60.0%

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	\$36,822	40%	\$14,729	\$14,729	
2	\$0	\$38,192	40%	\$15,277	\$15,277	
3	\$0	\$39,590	40%	\$15,836	\$15,836	
4	\$0	\$41,016	40%	\$16,406	\$16,406	
5	\$0	\$42,470	40%	\$16,988	\$16,988	
6	\$0	\$43,954	40%	\$17,582	\$17,582	
7	\$0	\$45,467	40%	\$18,187	\$18,187	
8	\$0	\$47,010	40%	\$18,804	\$18,804	
9	\$0	\$48,584	40%	\$19,434	\$19,434	
10	\$0	\$50,190	40%	\$20,076	\$20,076	

Expected Out-Of-Town Visitors

Number of out-of-town visitors expected in the first year	500
Percent of annual increase in the number of visitors	4%
Average number of days that each visitor will stay in the community	1
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	0
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	8.0	2.7	10.7	\$268,800	\$82,387	\$351,187
3	10.0	3.3	13.3	\$635,040	\$194,640	\$829,680
4	18.0	6.0	24.0	\$1,333,584	\$408,743	\$1,742,327
5	16.0	5.3	21.3	\$2,022,602	\$619,928	\$2,642,530
6	16.0	5.3	21.3	\$2,777,189	\$851,208	\$3,628,397
7	16.0	5.3	21.3	\$3,602,177	\$1,104,067	\$4,706,244
8	22.0	7.3	29.3	\$4,772,885	\$1,462,889	\$6,235,774
9	20.0	6.7	26.7	\$5,957,100	\$1,825,851	\$7,782,951
10	18.0	6.0	24.0	\$7,148,520	\$2,191,021	\$9,339,541
Total	144.0	47.9	191.9	\$28,517,897	\$8,740,734	\$37,258,631

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	2.7	7.0	1.4
3	3.3	8.6	1.7
4	6.0	15.6	3.0
5	5.3	13.8	2.7
6	5.3	13.8	2.7
7	5.3	13.8	2.7
8	7.3	19.0	3.7
9	6.7	17.4	3.4
10	6.0	15.6	3.0
Total	47.9	124.6	24.3

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	0.3	\$60,000
3	0.3	\$120,000
4	0.6	\$240,000
5	0.5	\$340,000
6	0.5	\$440,000
7	0.5	\$540,000
8	0.7	\$680,000
9	0.7	\$820,000
10	0.6	\$940,000
Total	4.7	

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	8.0	3.3	11.3	\$268,800	\$101,902	\$370,702
3	10.0	4.1	14.1	\$635,040	\$240,744	\$875,784
4	18.0	7.4	25.4	\$1,333,584	\$505,562	\$1,839,146
5	16.0	6.6	22.6	\$2,022,602	\$766,768	\$2,789,370
6	16.0	6.6	22.6	\$2,777,189	\$1,052,832	\$3,830,021
7	16.0	6.6	22.6	\$3,602,177	\$1,365,585	\$4,967,762
8	22.0	9.1	31.1	\$4,772,885	\$1,809,401	\$6,582,286
9	20.0	8.3	28.3	\$5,957,100	\$2,258,337	\$8,215,437
10	18.0	7.4	25.4	\$7,148,520	\$2,710,004	\$9,858,524
Total	144.0	59.4	203.4	\$28,517,897	\$10,811,135	\$39,329,032

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	3.4	8.8	1.7
3	4.2	10.9	2.1
4	7.6	19.8	3.8
5	6.8	17.7	3.4
6	6.8	17.7	3.4
7	6.8	17.7	3.4
8	9.3	24.2	4.7
9	8.5	22.1	4.3
10	7.6	19.8	3.8
Total	61.0	158.7	30.6

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	0.3	\$60,000
3	0.4	\$140,000
4	0.8	\$300,000
5	0.7	\$440,000
6	0.7	\$580,000
7	0.7	\$720,000
8	0.9	\$900,000
9	0.9	\$1,080,000
10	0.8	\$1,240,000
Total	6.2	

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	\$1,886,500	\$0	\$25,000	\$1,100	\$14,729	\$1,927,329
2	\$150,000	\$13,696	\$27,810	\$2,222	\$15,277	\$209,005
3	\$75,000	\$32,358	\$30,851	\$3,366	\$15,836	\$157,411
4	\$75,000	\$67,951	\$34,140	\$4,534	\$16,406	\$198,031
5	\$15,000	\$103,059	\$37,697	\$5,724	\$16,988	\$178,468
6	\$0	\$141,507	\$41,540	\$6,939	\$17,582	\$207,568
7	\$75,000	\$183,544	\$45,692	\$8,178	\$18,187	\$330,600
8	\$30,000	\$243,195	\$50,175	\$9,441	\$18,804	\$351,615
9	\$30,000	\$303,535	\$55,014	\$10,730	\$19,434	\$418,713
10	\$0	\$364,242	\$60,236	\$12,045	\$20,076	\$456,598
Total	\$2,336,500	\$1,453,087	\$408,153	\$64,279	\$173,319	\$4,435,338

Local spending on lodging by out-of-town visitors

Year	Spending on Lodging
1	\$4,500
2	\$5,006
3	\$5,553
4	\$6,145
5	\$6,785
6	\$7,477
7	\$8,224
8	\$9,031
9	\$9,902
10	\$10,842
Total	\$73,468

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

Year	The Project's Property			
	Land on Local Tax Rolls	Buildings and Other Real Property on Local Tax Rolls	Furniture, Fixtures, & Equipment on Local Tax Rolls	Total Taxable Property
1	\$0	\$7,000,000	\$0	\$7,000,000
2	\$0	\$7,000,000	\$1,000,000	\$8,000,000
3	\$0	\$7,000,000	\$1,500,000	\$8,500,000
4	\$0	\$7,000,000	\$2,000,000	\$9,000,000
5	\$0	\$7,000,000	\$2,100,000	\$9,100,000
6	\$0	\$7,000,000	\$2,100,000	\$9,100,000
7	\$0	\$7,000,000	\$2,600,000	\$9,600,000
8	\$0	\$7,000,000	\$2,800,000	\$9,800,000
9	\$0	\$7,000,000	\$3,000,000	\$10,000,000
10	\$0	\$7,000,000	\$3,000,000	\$10,000,000

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	Total
1	\$14,149	\$0	\$188	\$8	\$110	\$14,455
2	\$1,125	\$103	\$209	\$17	\$115	\$1,568
3	\$563	\$243	\$231	\$25	\$119	\$1,181
4	\$563	\$510	\$256	\$34	\$123	\$1,485
5	\$113	\$773	\$283	\$43	\$127	\$1,339
6	\$0	\$1,061	\$312	\$52	\$132	\$1,557
7	\$563	\$1,377	\$343	\$61	\$136	\$2,479
8	\$225	\$1,824	\$376	\$71	\$141	\$2,637
9	\$225	\$2,277	\$413	\$80	\$146	\$3,140
10	\$0	\$2,732	\$452	\$90	\$151	\$3,424
Total	\$17,524	\$10,898	\$3,061	\$482	\$1,300	\$33,265

Property tax collections on new residential property - Prop 13 Share

Year	New Residential Property Tax Collections
1	\$0
2	\$126
3	\$252
4	\$504
5	\$714
6	\$924
7	\$1,134
8	\$1,428
9	\$1,722
10	\$1,974
Total	\$8,778

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	\$14,700	\$0	\$14,700
2	\$0	\$0	\$14,700	\$0	\$14,700
3	\$0	\$0	\$14,700	\$0	\$14,700
4	\$0	\$0	\$14,700	\$0	\$14,700
5	\$0	\$0	\$14,700	\$0	\$14,700
6	\$0	\$0	\$14,700	\$0	\$14,700
7	\$0	\$0	\$14,700	\$0	\$14,700
8	\$0	\$0	\$14,700	\$0	\$14,700
9	\$0	\$0	\$14,700	\$0	\$14,700
10	\$0	\$0	\$14,700	\$0	\$14,700
Total	\$0	\$0	\$147,000	\$0	\$147,000

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

Year	<u>Furniture, Fixtures, & Equip.</u>		Total FFE Property Taxes Collected after Abatements
	Taxes Collected	Taxes Abated	
1	\$0	\$0	\$0
2	\$2,100	\$0	\$2,100
3	\$3,150	\$0	\$3,150
4	\$4,200	\$0	\$4,200
5	\$4,410	\$0	\$4,410
6	\$4,410	\$0	\$4,410
7	\$5,460	\$0	\$5,460
8	\$5,880	\$0	\$5,880
9	\$6,300	\$0	\$6,300
10	\$6,300	\$0	\$6,300
Total	\$42,210	\$0	\$42,210

Fiscal Impact: City of Fresno

Property tax collections on new residential property - Fresno Pension

Year	New Residential Property Tax Collections
1	\$0
2	\$19
3	\$39
4	\$78
5	\$110
6	\$143
7	\$175
8	\$221
9	\$266
10	\$305
Total	\$1,356

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	\$2,271	\$0	\$2,271
2	\$0	\$0	\$2,271	\$0	\$2,271
3	\$0	\$0	\$2,271	\$0	\$2,271
4	\$0	\$0	\$2,271	\$0	\$2,271
5	\$0	\$0	\$2,271	\$0	\$2,271
6	\$0	\$0	\$2,271	\$0	\$2,271
7	\$0	\$0	\$2,271	\$0	\$2,271
8	\$0	\$0	\$2,271	\$0	\$2,271
9	\$0	\$0	\$2,271	\$0	\$2,271
10	\$0	\$0	\$2,271	\$0	\$2,271
Total	\$0	\$0	\$22,707	\$0	\$22,707

Fiscal Impact: City of Fresno

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

Year	<u>Furniture, Fixtures, & Equip.</u>		Total FFE
	Taxes Collected	Taxes Abated	Property Taxes Collected after Abatements
1	\$0	\$0	\$0
2	\$324	\$0	\$324
3	\$487	\$0	\$487
4	\$649	\$0	\$649
5	\$681	\$0	\$681
6	\$681	\$0	\$681
7	\$843	\$0	\$843
8	\$908	\$0	\$908
9	\$973	\$0	\$973
10	\$973	\$0	\$973
Total	\$6,520	\$0	\$6,520

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

Year	Utility Revenue	Utility Revenue	Utility Franchise Fees	Utility Franchise Fees	Total
	<i>New Residents</i>	<i>Project</i>	<i>New Residents</i>	<i>Project</i>	
1	\$0	\$7,242	\$0	\$35	\$7,277
2	\$2,726	\$7,529	\$28	\$36	\$10,319
3	\$6,180	\$7,821	\$62	\$37	\$14,101
4	\$12,607	\$8,120	\$127	\$39	\$20,893
5	\$18,539	\$8,424	\$187	\$40	\$27,191
6	\$24,703	\$8,735	\$250	\$42	\$33,729
7	\$31,106	\$9,051	\$314	\$43	\$40,515
8	\$40,029	\$9,374	\$404	\$45	\$49,853
9	\$48,602	\$9,704	\$491	\$46	\$58,843
10	\$56,672	\$10,040	\$572	\$48	\$67,333
Total	\$241,164	\$86,041	\$2,436	\$412	\$330,053

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	\$7,184	\$51,276	\$15,564	\$540	\$0	\$0	\$74,564
2	\$0	\$0	\$15,564	\$601	\$592	\$677	\$17,434
3	\$0	\$0	\$15,564	\$666	\$1,342	\$1,554	\$19,127
4	\$0	\$0	\$15,564	\$737	\$2,738	\$3,171	\$22,210
5	\$0	\$0	\$15,564	\$814	\$4,026	\$4,672	\$25,076
6	\$0	\$0	\$15,564	\$897	\$5,365	\$6,231	\$28,057
7	\$0	\$0	\$15,564	\$987	\$6,755	\$7,852	\$31,158
8	\$0	\$0	\$15,564	\$1,084	\$8,693	\$10,106	\$35,447
9	\$0	\$0	\$15,564	\$1,188	\$10,555	\$12,253	\$39,560
10	\$0	\$0	\$15,564	\$1,301	\$12,308	\$14,284	\$43,456
Total	\$7,184	\$51,276	\$155,640	\$8,816	\$52,374	\$60,800	\$336,091

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	(\$6,880)	(\$6,880)
2	(\$1,002)	(\$1,151)	(\$2,590)	(\$7,152)	(\$11,896)
3	(\$2,272)	(\$2,641)	(\$5,871)	(\$7,430)	(\$18,214)
4	(\$4,635)	(\$5,387)	(\$11,977)	(\$7,714)	(\$29,713)
5	(\$6,816)	(\$7,936)	(\$17,612)	(\$8,003)	(\$40,368)
6	(\$9,083)	(\$10,586)	(\$23,468)	(\$8,298)	(\$51,434)
7	(\$11,437)	(\$13,338)	(\$29,550)	(\$8,599)	(\$62,924)
8	(\$14,718)	(\$17,168)	(\$38,028)	(\$8,906)	(\$78,820)
9	(\$17,870)	(\$20,816)	(\$46,172)	(\$9,219)	(\$94,076)
10	(\$20,837)	(\$24,265)	(\$53,839)	(\$9,538)	(\$108,479)
Total	(\$88,671)	(\$103,287)	(\$229,106)	(\$81,739)	(\$502,803)

Fiscal Impact: City of Fresno

Net Benefits

Year	Benefits	Costs	Net Benefits	Cumulative Net Benefits
1	\$113,266	(\$6,880)	\$106,386	\$106,386
2	\$48,861	(\$11,896)	\$36,965	\$143,352
3	\$55,307	(\$18,214)	\$37,093	\$180,445
4	\$66,990	(\$29,713)	\$37,277	\$217,722
5	\$76,491	(\$40,368)	\$36,124	\$253,846
6	\$86,472	(\$51,434)	\$35,037	\$288,883
7	\$98,735	(\$62,924)	\$35,811	\$324,694
8	\$113,345	(\$78,820)	\$34,525	\$359,219
9	\$127,775	(\$94,076)	\$33,700	\$392,919
10	\$140,737	(\$108,479)	\$32,258	\$425,177
Total	\$927,980	(\$502,803)	\$425,177	

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	\$17,922	\$0	\$238	\$10	\$140	\$18,310
2	\$1,425	\$130	\$264	\$21	\$145	\$1,986
3	\$713	\$307	\$293	\$32	\$150	\$1,495
4	\$713	\$646	\$324	\$43	\$156	\$1,881
5	\$143	\$979	\$358	\$54	\$161	\$1,695
6	\$0	\$1,344	\$395	\$66	\$167	\$1,972
7	\$713	\$1,744	\$434	\$78	\$173	\$3,141
8	\$285	\$2,310	\$477	\$90	\$179	\$3,340
9	\$285	\$2,884	\$523	\$102	\$185	\$3,978
10	\$0	\$3,460	\$572	\$114	\$191	\$4,338
Total	\$22,197	\$13,804	\$3,877	\$611	\$1,647	\$42,136

Property tax collections on new residential property

Year	New Residential Property Tax Collections
1	\$0
2	\$162
3	\$378
4	\$810
5	\$1,188
6	\$1,566
7	\$1,944
8	\$2,430
9	\$2,916
10	\$3,348
Total	\$14,742

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	\$18,900	\$0	\$18,900
2	\$0	\$0	\$18,900	\$0	\$18,900
3	\$0	\$0	\$18,900	\$0	\$18,900
4	\$0	\$0	\$18,900	\$0	\$18,900
5	\$0	\$0	\$18,900	\$0	\$18,900
6	\$0	\$0	\$18,900	\$0	\$18,900
7	\$0	\$0	\$18,900	\$0	\$18,900
8	\$0	\$0	\$18,900	\$0	\$18,900
9	\$0	\$0	\$18,900	\$0	\$18,900
10	\$0	\$0	\$18,900	\$0	\$18,900
Total	\$0	\$0	\$189,000	\$0	\$189,000

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

Year	<u>Furniture, Fixtures, & Equip.</u>		Total FFE Property Taxes Collected after Abatements
	Taxes Collected	Taxes Abated	
1	\$0	\$0	\$0
2	\$2,700	\$0	\$2,700
3	\$4,050	\$0	\$4,050
4	\$5,400	\$0	\$5,400
5	\$5,670	\$0	\$5,670
6	\$5,670	\$0	\$5,670
7	\$7,020	\$0	\$7,020
8	\$7,560	\$0	\$7,560
9	\$8,100	\$0	\$8,100
10	\$8,100	\$0	\$8,100
Total	\$54,270	\$0	\$54,270

Fiscal Impact: Fresno County

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

Year	Miscellaneous	Miscellaneous	Total
	Taxes and User Fees <i>New Residents</i>	Taxes and User Fees <i>Project</i>	
1	\$0	\$0	\$0
2	\$642	\$661	\$1,303
3	\$1,463	\$1,517	\$2,980
4	\$2,984	\$3,094	\$6,079
5	\$4,405	\$4,559	\$8,965
6	\$5,883	\$6,081	\$11,964
7	\$7,417	\$7,662	\$15,079
8	\$9,542	\$9,863	\$19,404
9	\$11,575	\$11,958	\$23,533
10	\$13,487	\$13,940	\$27,426
Total	\$57,396	\$59,335	\$116,732

Costs of providing County services to new residents

Year	Cost of	Cost of	Total
	Services <i>New Residents</i>	Services <i>Project</i>	
1	\$0	\$0	\$0
2	(\$881)	(\$906)	(\$1,787)
3	(\$2,008)	(\$2,079)	(\$4,087)
4	(\$4,097)	(\$4,241)	(\$8,338)
5	(\$6,049)	(\$6,248)	(\$12,296)
6	(\$8,077)	(\$8,334)	(\$16,410)
7	(\$10,183)	(\$10,500)	(\$20,684)
8	(\$13,100)	(\$13,515)	(\$26,616)
9	(\$15,892)	(\$16,387)	(\$32,279)
10	(\$18,517)	(\$19,102)	(\$37,619)
Total	(\$78,804)	(\$81,311)	(\$160,115)

Fiscal Impact: Fresno County

Net Benefits

Year	Benefits	Costs	Cumulative	
			Net Benefits	Net Benefits
1	\$37,210	\$0	\$37,210	\$37,210
2	\$25,050	(\$1,787)	\$23,263	\$60,473
3	\$27,803	(\$4,087)	\$23,716	\$84,189
4	\$33,070	(\$8,338)	\$24,732	\$108,921
5	\$36,418	(\$12,296)	\$24,122	\$133,043
6	\$40,072	(\$16,410)	\$23,662	\$156,705
7	\$46,084	(\$20,684)	\$25,400	\$182,105
8	\$51,635	(\$26,616)	\$25,019	\$207,124
9	\$57,427	(\$32,279)	\$25,148	\$232,272
10	\$62,112	(\$37,619)	\$24,493	\$256,764
Total	\$416,880	(\$160,115)	\$256,764	

Fiscal Impact: Fresno USD

Property tax collections on new residential property

Year	New Residential Property Tax Collections
1	\$0
2	\$383
3	\$767
4	\$1,533
5	\$2,172
6	\$2,811
7	\$3,450
8	\$4,344
9	\$5,239
10	\$6,005
Total	\$26,704

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	\$44,720	\$0	\$44,720
2	\$0	\$0	\$44,720	\$0	\$44,720
3	\$0	\$0	\$44,720	\$0	\$44,720
4	\$0	\$0	\$44,720	\$0	\$44,720
5	\$0	\$0	\$44,720	\$0	\$44,720
6	\$0	\$0	\$44,720	\$0	\$44,720
7	\$0	\$0	\$44,720	\$0	\$44,720
8	\$0	\$0	\$44,720	\$0	\$44,720
9	\$0	\$0	\$44,720	\$0	\$44,720
10	\$0	\$0	\$44,720	\$0	\$44,720
Total	\$0	\$0	\$447,202	\$0	\$447,202

Fiscal Impact: Fresno USD

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

Year	<u>Furniture, Fixtures, & Equip.</u>		Total FFE
	Taxes Collected	Taxes Abated	Property Taxes Collected after Abatements
1	\$0	\$0	\$0
2	\$6,389	\$0	\$6,389
3	\$9,583	\$0	\$9,583
4	\$12,777	\$0	\$12,777
5	\$13,416	\$0	\$13,416
6	\$13,416	\$0	\$13,416
7	\$16,610	\$0	\$16,610
8	\$17,888	\$0	\$17,888
9	\$19,166	\$0	\$19,166
10	\$19,166	\$0	\$19,166
Total	\$128,411	\$0	\$128,411

Additional state and federal funding for additional students

Year	Additional State and Federal Funding
1	\$0
2	\$12,566
3	\$28,382
4	\$56,966
5	\$83,824
6	\$111,733
7	\$140,725
8	\$180,941
9	\$219,616
10	\$255,559
Total	\$1,090,311

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	(\$12,250)
3	(\$27,667)
4	(\$55,530)
5	(\$81,712)
6	(\$108,918)
7	(\$137,180)
8	(\$176,382)
9	(\$214,082)
10	(\$249,120)
Total	(\$1,062,840)

Net Benefits

Year	Benefits	Costs	Net Benefits	Cumulative Net Benefits
1	\$44,720	\$0	\$44,720	\$44,720
2	\$57,670	(\$12,250)	\$45,420	\$90,140
3	\$73,869	(\$27,667)	\$46,202	\$136,342
4	\$103,219	(\$55,530)	\$47,689	\$184,031
5	\$130,716	(\$81,712)	\$49,004	\$233,035
6	\$159,264	(\$108,918)	\$50,346	\$283,382
7	\$188,895	(\$137,180)	\$51,716	\$335,098
8	\$230,005	(\$176,382)	\$53,623	\$388,721
9	\$269,575	(\$214,082)	\$55,492	\$444,213
10	\$306,284	(\$249,120)	\$57,165	\$501,378
Total	\$1,564,218	(\$1,062,840)	\$501,378	

Fiscal Impact: Special Taxing Districts

Property tax collections on new residential property

Year	New Residential Property Tax Collections
1	\$0
2	\$48
3	\$95
4	\$190
5	\$270
6	\$349
7	\$428
8	\$539
9	\$650
10	\$745
Total	\$3,315

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	\$5,552	\$0	\$5,552
2	\$0	\$0	\$5,552	\$0	\$5,552
3	\$0	\$0	\$5,552	\$0	\$5,552
4	\$0	\$0	\$5,552	\$0	\$5,552
5	\$0	\$0	\$5,552	\$0	\$5,552
6	\$0	\$0	\$5,552	\$0	\$5,552
7	\$0	\$0	\$5,552	\$0	\$5,552
8	\$0	\$0	\$5,552	\$0	\$5,552
9	\$0	\$0	\$5,552	\$0	\$5,552
10	\$0	\$0	\$5,552	\$0	\$5,552
Total	\$0	\$0	\$55,516	\$0	\$55,516

Fiscal Impact: Special Taxing Districts

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

Year	<u>Furniture, Fixtures, & Equip.</u>		Total FFE
	Taxes Collected	Taxes Abated	Property Taxes Collected after Abatements
1	\$0	\$0	\$0
2	\$793	\$0	\$793
3	\$1,190	\$0	\$1,190
4	\$1,586	\$0	\$1,586
5	\$1,665	\$0	\$1,665
6	\$1,665	\$0	\$1,665
7	\$2,062	\$0	\$2,062
8	\$2,221	\$0	\$2,221
9	\$2,379	\$0	\$2,379
10	\$2,379	\$0	\$2,379
Total	\$15,941	\$0	\$15,941

Net Benefits

Year	Benefits	Costs	Net Benefits	Cumulative Net Benefits
1	\$5,552	\$0	\$5,552	\$5,552
2	\$5,599	\$0	\$5,599	\$11,151
3	\$5,647	\$0	\$5,647	\$16,797
4	\$5,742	\$0	\$5,742	\$22,539
5	\$5,821	\$0	\$5,821	\$28,361
6	\$5,901	\$0	\$5,901	\$34,261
7	\$5,980	\$0	\$5,980	\$40,241
8	\$6,091	\$0	\$6,091	\$46,332
9	\$6,202	\$0	\$6,202	\$52,534
10	\$6,297	\$0	\$6,297	\$58,831
Total	\$58,831	\$0	\$58,831	

Appendix D

Existing Operations Impact

Existing jobs and salaries in the City

Year	Direct Jobs	Indirect Jobs	Total Jobs	Direct Salaries	Indirect Salaries	Total Salaries
1	144.0	48.1	192.1	\$4,608,000	\$1,412,352	\$6,020,352
2	0.0	0.0	0.0	\$4,838,400	\$1,482,970	\$6,321,370
3	0.0	0.0	0.0	\$5,080,320	\$1,557,118	\$6,637,438
4	0.0	0.0	0.0	\$5,334,336	\$1,634,974	\$6,969,310
5	0.0	0.0	0.0	\$5,601,053	\$1,716,723	\$7,317,776
6	0.0	0.0	0.0	\$5,881,105	\$1,802,559	\$7,683,664
7	0.0	0.0	0.0	\$6,175,161	\$1,892,687	\$8,067,848
8	0.0	0.0	0.0	\$6,483,919	\$1,987,321	\$8,471,240
9	0.0	0.0	0.0	\$6,808,115	\$2,086,687	\$8,894,802
10	0.0	0.0	0.0	\$7,148,520	\$2,191,021	\$9,339,541
Total	144.0	48.1	192.1	\$57,958,929	\$17,764,412	\$75,723,341

Existing jobs and salaries in the County

Year	Direct Jobs	Indirect Jobs	Total Jobs	Direct Salaries	Indirect Salaries	Total Salaries
1	144.0	59.5	203.5	\$4,608,000	\$1,746,893	\$6,354,893
2	0.0	0.0	0.0	\$4,838,400	\$1,834,237	\$6,672,637
3	0.0	0.0	0.0	\$5,080,320	\$1,925,949	\$7,006,269
4	0.0	0.0	0.0	\$5,334,336	\$2,022,247	\$7,356,583
5	0.0	0.0	0.0	\$5,601,053	\$2,123,359	\$7,724,412
6	0.0	0.0	0.0	\$5,881,105	\$2,229,527	\$8,110,632
7	0.0	0.0	0.0	\$6,175,161	\$2,341,004	\$8,516,165
8	0.0	0.0	0.0	\$6,483,919	\$2,458,054	\$8,941,973
9	0.0	0.0	0.0	\$6,808,115	\$2,580,956	\$9,389,071
10	0.0	0.0	0.0	\$7,148,520	\$2,710,004	\$9,858,524
Total	144.0	59.5	203.5	\$57,958,929	\$21,972,230	\$79,931,159

Existing taxable sales and spending

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	\$0	\$234,794	\$25,000	\$55,000	\$16,056	\$330,850
2	\$0	\$246,533	\$26,780	\$56,100	\$16,056	\$345,469
3	\$0	\$258,860	\$28,687	\$57,222	\$16,056	\$360,825
4	\$0	\$271,803	\$30,729	\$58,366	\$16,056	\$376,955
5	\$0	\$285,393	\$32,917	\$59,534	\$16,056	\$393,900
6	\$0	\$299,663	\$35,261	\$60,724	\$16,056	\$411,704
7	\$0	\$314,646	\$37,771	\$61,939	\$16,056	\$430,412
8	\$0	\$330,378	\$40,461	\$63,178	\$16,056	\$450,073
9	\$0	\$346,897	\$43,342	\$64,441	\$16,056	\$470,736
10	\$0	\$364,242	\$46,427	\$65,730	\$16,056	\$492,456
Total	\$0	\$2,953,210	\$347,375	\$602,235	\$160,560	\$4,063,380

Existing taxable value supported

Year	The Project's Property				Total Taxable Property	0
	Land on Local Tax Rolls	Buildings and Other Real Property on Local Tax Rolls	Furniture, Fixtures, & Equipment on Local Tax Rolls	Total		
1	\$182,942	\$1,929,953	\$830,000	\$2,942,895	\$0	\$0
2	\$186,601	\$1,968,552	\$747,000	\$2,902,153	\$0	\$0
3	\$190,333	\$2,007,923	\$664,000	\$2,862,256	\$0	\$0
4	\$194,140	\$2,048,082	\$581,000	\$2,823,221	\$0	\$0
5	\$198,022	\$2,089,043	\$498,000	\$2,785,065	\$0	\$0
6	\$201,983	\$2,130,824	\$415,000	\$2,747,807	\$0	\$0
7	\$206,022	\$2,173,441	\$332,000	\$2,711,463	\$0	\$0
8	\$210,143	\$2,216,909	\$249,000	\$2,676,052	\$0	\$0
9	\$214,346	\$2,261,248	\$166,000	\$2,641,593	\$0	\$0
10	\$218,633	\$2,306,472	\$166,000	\$2,691,105	\$0	\$0

Fiscal Impact: City of Fresno - Existing

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	\$0	\$1,761	\$188	\$413	\$120	\$2,481
2	\$0	\$1,849	\$201	\$421	\$120	\$2,591
3	\$0	\$1,941	\$215	\$429	\$120	\$2,706
4	\$0	\$2,039	\$230	\$438	\$120	\$2,827
5	\$0	\$2,140	\$247	\$447	\$120	\$2,954
6	\$0	\$2,247	\$264	\$455	\$120	\$3,088
7	\$0	\$2,360	\$283	\$465	\$120	\$3,228
8	\$0	\$2,478	\$303	\$474	\$120	\$3,376
9	\$0	\$2,602	\$325	\$483	\$120	\$3,531
10	\$0	\$2,732	\$348	\$493	\$120	\$3,693
Total	\$0	\$22,149	\$2,605	\$4,517	\$1,204	\$30,475

Property tax collections on new residential property

Year	New Residential Property Tax Collections
1	\$0
2	\$0
3	\$0
4	\$0
5	\$0
6	\$0
7	\$0
8	\$0
9	\$0
10	\$0
Total	\$0

Fiscal Impact: City of Fresno - Existing

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	\$444	\$0	\$4,679	\$0	\$5,122
2	\$452	\$0	\$4,773	\$0	\$5,225
3	\$461	\$0	\$4,868	\$0	\$5,329
4	\$471	\$0	\$4,965	\$0	\$5,436
5	\$480	\$0	\$5,065	\$0	\$5,545
6	\$490	\$0	\$5,166	\$0	\$5,656
7	\$499	\$0	\$5,269	\$0	\$5,769
8	\$509	\$0	\$5,375	\$0	\$5,884
9	\$520	\$0	\$5,482	\$0	\$6,002
10	\$530	\$0	\$5,592	\$0	\$6,122
Total	\$4,856	\$0	\$51,233	\$0	\$56,090

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

Year	<u>Furniture, Fixtures, & Equip.</u>		<u>Total FFE</u>		0
	Taxes Collected	Taxes Abated	Collected after Abatements	0	
1	\$2,012	\$0	\$2,012	\$0	\$0
2	\$1,811	\$0	\$1,811	\$0	\$0
3	\$1,610	\$0	\$1,610	\$0	\$0
4	\$1,409	\$0	\$1,409	\$0	\$0
5	\$1,207	\$0	\$1,207	\$0	\$0
6	\$1,006	\$0	\$1,006	\$0	\$0
7	\$805	\$0	\$805	\$0	\$0
8	\$604	\$0	\$604	\$0	\$0
9	\$402	\$0	\$402	\$0	\$0
10	\$402	\$0	\$402	\$0	\$0
Total	\$11,269	\$0	\$11,269	\$0	\$0

Fiscal Impact: City of Fresno - Existing

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	\$7,100	\$0	\$34	\$7,134
2	\$0	\$7,100	\$0	\$34	\$7,134
3	\$0	\$7,100	\$0	\$34	\$7,134
4	\$0	\$7,100	\$0	\$34	\$7,134
5	\$0	\$7,100	\$0	\$34	\$7,134
6	\$0	\$7,100	\$0	\$34	\$7,134
7	\$0	\$7,100	\$0	\$34	\$7,134
8	\$0	\$7,100	\$0	\$34	\$7,134
9	\$0	\$7,100	\$0	\$34	\$7,134
10	\$0	\$7,100	\$0	\$34	\$7,134
Total	\$0	\$71,000	\$0	\$340	\$71,340

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

Fees	City Impact Fees	0 Business License Taxes	0 Hotel Occupancy Taxes	0 Miscellaneous Taxes and User Fees <i>New Residents</i>	User Fees <i>Project</i>
0	\$0	\$15,564	\$540	\$0	\$11,952
0	\$0	\$15,564	\$578	\$0	\$12,191
0	\$0	\$15,564	\$620	\$0	\$12,435
0	\$0	\$15,564	\$664	\$0	\$12,684
0	\$0	\$15,564	\$711	\$0	\$12,937
0	\$0	\$15,564	\$762	\$0	\$13,196
0	\$0	\$15,564	\$816	\$0	\$13,460
0	\$0	\$15,564	\$874	\$0	\$13,729
0	\$0	\$15,564	\$936	\$0	\$14,004
0	\$0	\$15,564	\$1,003	\$0	\$14,284
0	\$0	\$155,640	\$7,503	\$0	\$130,871

Fiscal Impact: City of Fresno - Existing

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	(\$20,304)	\$0	(\$6,745)	(\$27,049)
2	\$0	(\$20,710)	\$0	(\$6,745)	(\$27,455)
3	\$0	(\$21,124)	\$0	(\$6,745)	(\$27,869)
4	\$0	(\$21,547)	\$0	(\$6,745)	(\$28,292)
5	\$0	(\$21,978)	\$0	(\$6,745)	(\$28,723)
6	\$0	(\$22,417)	\$0	(\$6,745)	(\$29,162)
7	\$0	(\$22,866)	\$0	(\$6,745)	(\$29,611)
8	\$0	(\$23,323)	\$0	(\$6,745)	(\$30,068)
9	\$0	(\$23,789)	\$0	(\$6,745)	(\$30,534)
10	\$0	(\$24,265)	\$0	(\$6,745)	(\$31,010)
Total	\$0	(\$222,323)	\$0	(\$67,450)	(\$289,773)

Net Benefits

Year	Benefits	Costs	Net Benefits	Cumulative Net Benefits
1	\$44,806	(\$27,049)	\$17,757	\$17,757
2	\$45,094	(\$27,455)	\$17,639	\$35,396
3	\$45,398	(\$27,869)	\$17,529	\$52,925
4	\$45,717	(\$28,292)	\$17,425	\$70,350
5	\$46,053	(\$28,723)	\$17,330	\$87,680
6	\$46,405	(\$29,162)	\$17,243	\$104,923
7	\$46,775	(\$29,611)	\$17,165	\$122,088
8	\$47,164	(\$30,068)	\$17,096	\$139,184
9	\$47,573	(\$30,534)	\$17,038	\$156,223
10	\$48,202	(\$31,010)	\$17,192	\$173,415
Total	\$463,188	(\$289,773)	\$173,415	

Fiscal Impact: Fresno County - Existing

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	\$0	\$2,231	\$238	\$523	\$153	\$3,143
2	\$0	\$2,342	\$254	\$533	\$153	\$3,282
3	\$0	\$2,459	\$273	\$544	\$153	\$3,428
4	\$0	\$2,582	\$292	\$554	\$153	\$3,581
5	\$0	\$2,711	\$313	\$566	\$153	\$3,742
6	\$0	\$2,847	\$335	\$577	\$153	\$3,911
7	\$0	\$2,989	\$359	\$588	\$153	\$4,089
8	\$0	\$3,139	\$384	\$600	\$153	\$4,276
9	\$0	\$3,296	\$412	\$612	\$153	\$4,472
10	\$0	\$3,460	\$441	\$624	\$153	\$4,678
Total	\$0	\$28,055	\$3,300	\$5,721	\$1,525	\$38,602

Property tax collections on new residential property

Year	New Residential Property Tax Collections
1	\$0
2	\$0
3	\$0
4	\$0
5	\$0
6	\$0
7	\$0
8	\$0
9	\$0
10	\$0
Total	\$0

Fiscal Impact: Fresno County - Existing

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	\$494	\$0	\$5,211	\$0	\$5,705
2	\$504	\$0	\$5,315	\$0	\$5,819
3	\$514	\$0	\$5,421	\$0	\$5,935
4	\$524	\$0	\$5,530	\$0	\$6,054
5	\$535	\$0	\$5,640	\$0	\$6,175
6	\$545	\$0	\$5,753	\$0	\$6,299
7	\$556	\$0	\$5,868	\$0	\$6,425
8	\$567	\$0	\$5,986	\$0	\$6,553
9	\$579	\$0	\$6,105	\$0	\$6,684
10	\$590	\$0	\$6,227	\$0	\$6,818
Total	\$5,409	\$0	\$57,058	\$0	\$62,466

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

Year	<u>Furniture, Fixtures, & Equip.</u>		<u>Total FFE</u>		Total
	Taxes Collected	Taxes Abated	Collected after Abatements	0	
1	\$2,241	\$0	\$2,241	\$0	\$0
2	\$2,017	\$0	\$2,017	\$0	\$0
3	\$1,793	\$0	\$1,793	\$0	\$0
4	\$1,569	\$0	\$1,569	\$0	\$0
5	\$1,345	\$0	\$1,345	\$0	\$0
6	\$1,121	\$0	\$1,121	\$0	\$0
7	\$896	\$0	\$896	\$0	\$0
8	\$672	\$0	\$672	\$0	\$0
9	\$448	\$0	\$448	\$0	\$0
10	\$448	\$0	\$448	\$0	\$0
Total	\$12,550	\$0	\$12,550	\$0	\$0

Fiscal Impact: Fresno County - Existing

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

Year	Miscellaneous	Miscellaneous	Total
	Taxes and User Fees	Taxes and User Fees	
	<i>New Residents</i>	<i>Project</i>	
1	\$0	\$11,664	\$11,664
2	\$0	\$11,897	\$11,897
3	\$0	\$12,135	\$12,135
4	\$0	\$12,378	\$12,378
5	\$0	\$12,625	\$12,625
6	\$0	\$12,878	\$12,878
7	\$0	\$13,136	\$13,136
8	\$0	\$13,398	\$13,398
9	\$0	\$13,666	\$13,666
10	\$0	\$13,940	\$13,940
Total	\$0	\$127,718	\$127,718

Costs of providing County services to new residents

Year	Cost of	Cost of	Total
	Services	Services	
	<i>New Residents</i>	<i>Project</i>	
1	\$0	(\$15,984)	(\$15,984)
2	\$0	(\$16,304)	(\$16,304)
3	\$0	(\$16,630)	(\$16,630)
4	\$0	(\$16,962)	(\$16,962)
5	\$0	(\$17,302)	(\$17,302)
6	\$0	(\$17,648)	(\$17,648)
7	\$0	(\$18,001)	(\$18,001)
8	\$0	(\$18,361)	(\$18,361)
9	\$0	(\$18,728)	(\$18,728)
10	\$0	(\$19,102)	(\$19,102)
Total	\$0	(\$175,020)	(\$175,020)

Fiscal Impact: Fresno County - Existing

Net Benefits

Year	Benefits	Costs	Cumulative	
			Net Benefits	Net Benefits
1	\$22,753	(\$15,984)	\$6,769	\$6,769
2	\$23,015	(\$16,304)	\$6,711	\$13,480
3	\$23,291	(\$16,630)	\$6,661	\$20,142
4	\$23,582	(\$16,962)	\$6,619	\$26,761
5	\$23,887	(\$17,302)	\$6,586	\$33,347
6	\$24,208	(\$17,648)	\$6,561	\$39,907
7	\$24,545	(\$18,001)	\$6,545	\$46,452
8	\$24,899	(\$18,361)	\$6,539	\$52,991
9	\$25,271	(\$18,728)	\$6,543	\$59,534
10	\$25,884	(\$19,102)	\$6,782	\$66,315
Total	\$241,335	(\$175,020)	\$66,315	

Fiscal Impact: Fresno USD - Existing

Property tax collections on new residential property

Year	New Residential Property Tax Collections
1	\$0
2	\$0
3	\$0
4	\$0
5	\$0
6	\$0
7	\$0
8	\$0
9	\$0
10	\$0
Total	\$0

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	\$1,169	\$0	\$12,330	\$0	\$13,498
2	\$1,192	\$0	\$12,576	\$0	\$13,768
3	\$1,216	\$0	\$12,828	\$0	\$14,044
4	\$1,240	\$0	\$13,084	\$0	\$14,325
5	\$1,265	\$0	\$13,346	\$0	\$14,611
6	\$1,290	\$0	\$13,613	\$0	\$14,903
7	\$1,316	\$0	\$13,885	\$0	\$15,201
8	\$1,343	\$0	\$14,163	\$0	\$15,505
9	\$1,369	\$0	\$14,446	\$0	\$15,816
10	\$1,397	\$0	\$14,735	\$0	\$16,132
Total	\$12,797	\$0	\$135,007	\$0	\$147,804

Fiscal Impact: Fresno USD - Existing

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

	<u>Furniture, Fixtures, & Equip.</u>			<u>Total FFE</u>	
Year	Taxes Collected	Taxes Abated	Collected after Abatements	0	0
1	\$5,303	\$0	\$5,303	\$0	\$0
2	\$4,772	\$0	\$4,772	\$0	\$0
3	\$4,242	\$0	\$4,242	\$0	\$0
4	\$3,712	\$0	\$3,712	\$0	\$0
5	\$3,182	\$0	\$3,182	\$0	\$0
6	\$2,651	\$0	\$2,651	\$0	\$0
7	\$2,121	\$0	\$2,121	\$0	\$0
8	\$1,591	\$0	\$1,591	\$0	\$0
9	\$1,061	\$0	\$1,061	\$0	\$0
10	\$1,061	\$0	\$1,061	\$0	\$0
Total	\$29,694	\$0	\$29,694	\$0	\$0

Additional state and federal funding for additional students

Year	Additional State and Federal Funding
1	\$0
2	\$0
3	\$0
4	\$0
5	\$0
6	\$0
7	\$0
8	\$0
9	\$0
10	\$0
Total	\$0

Fiscal Impact: Fresno USD - Existing

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

Year	Cost of Educating New Students
1	\$0
2	\$0
3	\$0
4	\$0
5	\$0
6	\$0
7	\$0
8	\$0
9	\$0
10	\$0
Total	\$0

Net Benefits

Year	Benefits	Costs	Net Benefits	Cumulative Net Benefits
1	\$18,801	\$0	\$18,801	\$18,801
2	\$18,541	\$0	\$18,541	\$37,342
3	\$18,286	\$0	\$18,286	\$55,627
4	\$18,036	\$0	\$18,036	\$73,664
5	\$17,793	\$0	\$17,793	\$91,457
6	\$17,555	\$0	\$17,555	\$109,011
7	\$17,322	\$0	\$17,322	\$126,334
8	\$17,096	\$0	\$17,096	\$143,430
9	\$16,876	\$0	\$16,876	\$160,306
10	\$17,192	\$0	\$17,192	\$177,498
Total	\$177,498	\$0	\$177,498	

Fiscal Impact: Special Taxing Districts - Existing

Property tax collections on new residential property

Year	New Residential Property Tax Collections
1	\$0
2	\$0
3	\$0
4	\$0
5	\$0
6	\$0
7	\$0
8	\$0
9	\$0
10	\$0
Total	\$0

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	\$145	\$0	\$1,531	\$0	\$1,676
2	\$148	\$0	\$1,561	\$0	\$1,709
3	\$151	\$0	\$1,592	\$0	\$1,743
4	\$154	\$0	\$1,624	\$0	\$1,778
5	\$157	\$0	\$1,657	\$0	\$1,814
6	\$160	\$0	\$1,690	\$0	\$1,850
7	\$163	\$0	\$1,724	\$0	\$1,887
8	\$167	\$0	\$1,758	\$0	\$1,925
9	\$170	\$0	\$1,793	\$0	\$1,963
10	\$173	\$0	\$1,829	\$0	\$2,003
Total	\$1,589	\$0	\$16,760	\$0	\$18,348

Fiscal Impact: Special Taxing Districts - Existing

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

Year	<u>Furniture, Fixtures, & Equip.</u>		Total FFE
	Taxes Collected	Taxes Abated	Property Taxes Collected after Abatements
1	\$658	\$0	\$658
2	\$592	\$0	\$592
3	\$527	\$0	\$527
4	\$461	\$0	\$461
5	\$395	\$0	\$395
6	\$329	\$0	\$329
7	\$263	\$0	\$263
8	\$197	\$0	\$197
9	\$132	\$0	\$132
10	\$132	\$0	\$132
Total	\$3,686	\$0	\$3,686

Net Benefits

Year	Benefits	Costs	Net Benefits	Cumulative Net Benefits
1	\$2,334	\$0	\$2,334	\$2,334
2	\$2,302	\$0	\$2,302	\$4,636
3	\$2,270	\$0	\$2,270	\$6,906
4	\$2,239	\$0	\$2,239	\$9,145
5	\$2,209	\$0	\$2,209	\$11,353
6	\$2,179	\$0	\$2,179	\$13,533
7	\$2,150	\$0	\$2,150	\$15,683
8	\$2,122	\$0	\$2,122	\$17,805
9	\$2,095	\$0	\$2,095	\$19,900
10	\$2,134	\$0	\$2,134	\$22,035
Total	\$22,035	\$0	\$22,035	