

A REPORT OF THE ECONOMIC IMPACT OF GAP, INC. 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

As part of a strategic reassessment of ongoing distribution center activities, the company is looking to expand operations at the current Fresno distribution center. Current plans call for an investment in new capital equipment of approximately \$114.7M between December, 2017 and December, 2020. As to employment, the current plan for the same time period calls for an increase in headcount from the current 351 full-time employees and 70 part-time employees (not including seasonal hires) to approximately 835 full-time employees, an increase of 515 full-time employees, and 200 part-time employees, an increase of 130 part-time employees. Additional seasonal hires are likely. The expansion does not, at this time, contemplate building a new facility.

Existing & Expanded Operations

The Project under analysis represents the expansion of an existing company in the City of Fresno. The existing operations currently support 351.0 direct jobs in the community and 74.6 indirect and induced jobs. The direct workers earn \$32,500 per year and the company supports \$1.0 million per year in taxable sales and spending in the community. Additionally, the company supports taxable property valued at \$102.3 million annually.

The table below illustrates the company's economic impact over the next 30 years - including both the existing and expanded operations.

Table 1. Economic Impact of Existing and Expanded Operations Over the Next 30 Years

	Existing Operations	Expansion	Existing & Expanded Ops
Jobs			
Direct	351.0	515.0	866.0
Indirect & Induced	74.6	109.5	184.1
Total	425.6	624.5	1,050.1
Salaries			
Direct	\$499,654,057	\$715,390,025	\$1,215,044,082
Indirect & Induced	\$143,500,646	\$205,460,015	\$348,960,661
Total	\$643,154,703	\$920,850,040	\$1,564,004,743
Taxable Sales			
Direct	\$22,484,433	\$7,906,419,207	\$7,928,903,640
Indirect & Induced	\$6,457,529	\$9,245,701	\$15,703,230
Total	\$28,941,962	\$7,915,664,908	\$7,944,606,869

The table below illustrates the company's fiscal impact - the net benefits for local taxing districts - over the next 30 years - including both the existing and expanded operations.

Table 2. Fiscal Impact of Existing and Expanded Operations Over the Next 30 Years

	Net Benefits		
	Existing Operations	Expansion	Existing & Expanded Ops
City of Fresno	\$7,101,583	\$58,619,860	\$65,721,443
Fresno County	\$8,527,662	\$82,599,620	\$91,127,283
Fresno USD	\$18,234,904	\$4,407,973	\$22,642,876
Special Taxing Districts	\$2,889,811	\$676,626	\$3,566,438
Total	\$36,753,960	\$146,304,080	\$183,058,040

The remainder of this report will focus on only the economic and fiscal impact associated with the expanded operations.

Economic Impact Overview

The Project's operations will support employment and other economic impacts in the community. The 515.0 workers directly employed by the Project will earn approximately \$32,500 per year on average initially. This direct activity will support 109.5 indirect and induced workers in the community earning \$45,200 on average initially. The total additional payroll or workers' earnings associated with the Project is estimated to be approximately \$920.9 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 \$7.9 billion in taxable sales over the next 30 years.

Table 3. Economic Impact Over the Next 30 Years

	Direct	Indirect & Induced	Total
Number of permanent direct, indirect, and induced jobs to be created	515.0	109.5	624.5
Salaries to be paid to direct, indirect, and induced workers	\$715,390,025	\$205,460,015	\$920,850,040
Taxable sales and purchases expected in the City	\$7,906,419,207	\$9,245,701	\$7,915,664,908

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 30 Years

	Direct	Indirect & Induced	Total
Number of direct, indirect, and induced workers who will move to the City	25.8	5.5	31.3
Number of new residents in the City	67.1	14.3	81.4
Number of new residential properties to be built in the City	2.6	0.6	3.2
Number of new students expected to attend local school district	13.0	2.8	15.8

The Project is estimated to support an average of approximately \$91.3 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 first 10 years is shown in the following table.

Table 5. Value of Taxable Property Supported by the Project Over the First 10 Years

Year	New Residential Property	The Project's Property				Total Residential & Nonresidential Property
		Land	Buildings & Other Real Prop. Improvements	Furniture, Fixtures, & Equipment	Subtotal Nonresidential Property	
1	\$180,000	\$0	\$1,632,000	\$5,576,000	\$7,208,000	\$7,388,000
2	\$420,000	\$0	\$13,152,000	\$44,936,000	\$58,088,000	\$58,508,000
3	\$640,000	\$0	\$24,000,000	\$82,000,000	\$106,000,000	\$106,640,000
4	\$640,000	\$0	\$24,000,000	\$82,000,000	\$106,000,000	\$106,640,000
5	\$640,000	\$0	\$24,000,000	\$82,000,000	\$106,000,000	\$106,640,000
6	\$640,000	\$0	\$24,000,000	\$82,000,000	\$106,000,000	\$106,640,000
7	\$640,000	\$0	\$24,000,000	\$82,000,000	\$106,000,000	\$106,640,000
8	\$640,000	\$0	\$24,000,000	\$82,000,000	\$106,000,000	\$106,640,000
9	\$640,000	\$0	\$24,000,000	\$82,000,000	\$106,000,000	\$106,640,000
10	\$640,000	\$0	\$24,000,000	\$82,000,000	\$106,000,000	\$106,640,000

Temporary Construction Impact

Over the first 3 years, the Project will spend \$24.0 million to construct new real property improvements. It is assumed that 75.0% of the construction expenditure will be spent on materials and 25.0% 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	\$24,000,000
Materials	\$18,000,000
Labor	\$6,000,000
Temporary Construction Workers Supported (Average Earnings = \$51,300)	117.0

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*	117.0	63.4	180.4
Salaries to be paid to direct, indirect, and induced workers	\$6,000,000	\$2,482,800	\$8,482,800
Revenues or sales for businesses related to construction	\$24,000,000	\$13,876,800	\$37,876,800

* 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 8. Construction-Related Taxable Spending

	Estimate
Expenditure for Materials	\$18,000,000
Percent of Materials subject to local tax	25.0%
<u>Subtotal Taxable Materials</u>	<u>\$4,500,000</u>
Expenditure for Labor / Paid to construction workers	\$6,000,000
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>\$234,000</u>
Expenditure for Furniture, Fixtures, & Equipment (FF&E)	\$82,000,000
Percent of FF&E subject to local tax	25.0%
<u>Subtotal Taxable FF&E Purchases</u>	<u>\$20,500,000</u>
<u>Total Construction-Related Taxable Spending</u>	<u>\$25,234,000</u>

Fiscal Impact Overview

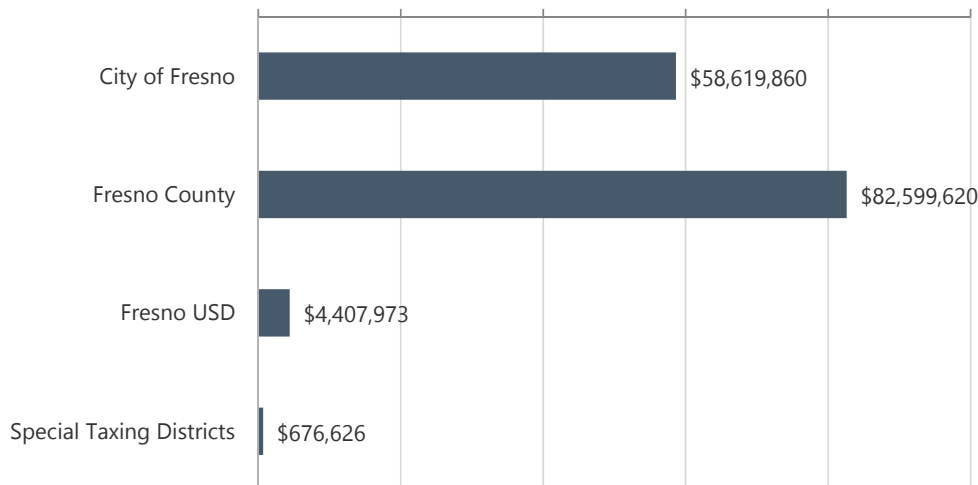
The Project will generate additional benefits and costs for local taxing districts, a summary of which is provided below. The source of specific benefits and costs are provided in greater detail for each taxing district on subsequent pages. Overall, the City will receive approximately \$58.6 million in net benefits over the 30-year period and the Project will generate \$146.3 million in total for all local taxing districts.

Table 9. Fiscal Net Benefits Over the Next 30 Years for Local Taxing Districts

	Benefits	Costs	Net Benefits	Present Value of Net Benefits*
City of Fresno	\$65,611,775	(\$6,991,915)	\$58,619,860	\$28,607,357
Fresno County	\$86,655,790	(\$4,056,169)	\$82,599,620	\$40,514,579
Fresno USD	\$9,763,113	(\$5,355,140)	\$4,407,973	\$2,164,908
Special Taxing Districts	\$676,626	\$0	\$676,626	\$332,888
Total	\$162,707,304	(\$16,403,224)	\$146,304,080	\$71,619,733

* 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



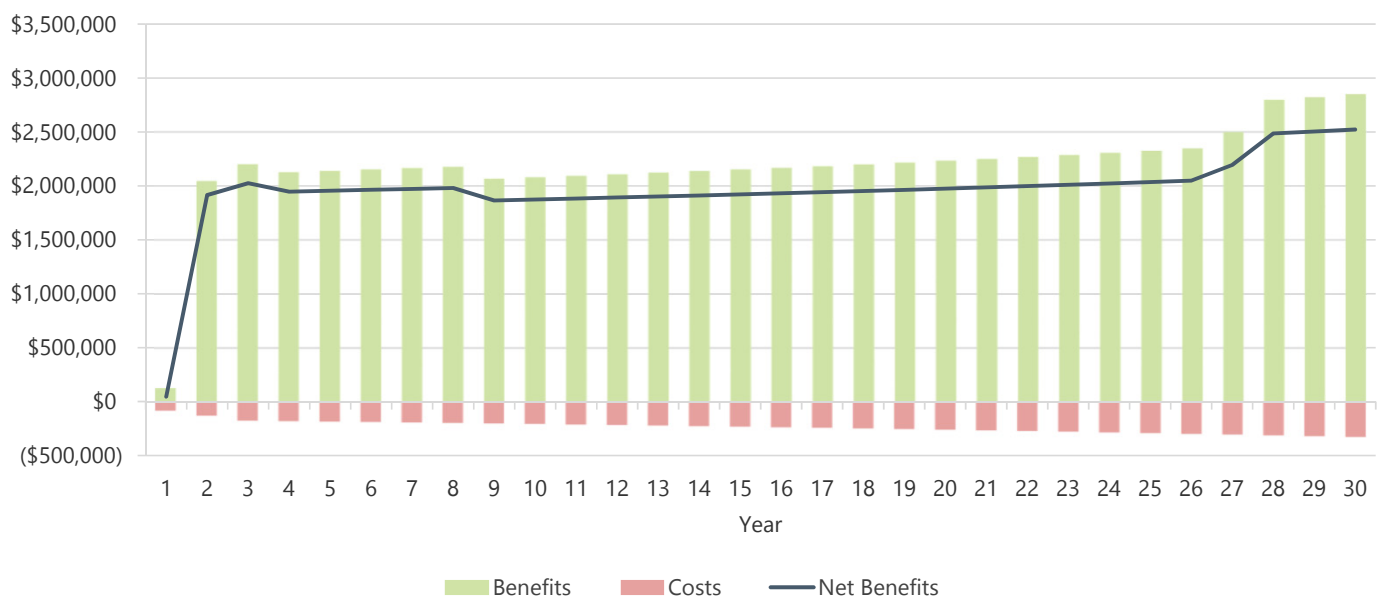
City of Fresno

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

	Amount
Sales Taxes, after rebate/sharing	\$50,642,487
Property Taxes - Prop 13 Share	
Project, after rebate/sharing	\$6,369,922
New Residential	\$38,892
Property Taxes - Fresno Pension	
Project	\$983,941
New Residential	\$6,008
Utility Revenue	\$3,600,874
Utility Franchise Fees	\$12,367
Water/Sewer Connection Fees	\$0
Impact Fees	\$0
Business License Taxes	\$614,800
Hotel Occupancy Taxes	\$1,306,797
Miscellaneous Taxes & User Fees	\$2,035,689
Subtotal Benefits	\$65,611,775
Cost of Providing Municipal Services	(\$3,571,085)
Cost of Providing Utility Services	(\$3,420,830)
Subtotal Costs	(\$6,991,915)
Net Benefits	\$58,619,860
<i>Present Value (5% discount rate)</i>	<i>\$28,607,357</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 11: Net Benefits to the City from the Project and Workers

	The Project	Workers	Total
Sales Taxes	\$50,331,700	\$310,787	\$50,642,487
Property Taxes - Prop 13 Share			
Real Property Taxes, after rebate/sharing	\$1,442,246	\$0	\$1,442,246
FF&E Property Taxes, after rebate/sharing	\$4,927,675	\$0	\$4,927,675
New Residential Property Taxes	\$0	\$38,892	\$38,892
Property Taxes - Fresno Pension			
Real Property Taxes	\$222,779	\$0	\$222,779
FF&E Property Taxes	\$761,162	\$0	\$761,162
New Residential Property Taxes	\$0	\$6,008	\$6,008
Utility Revenue	\$2,376,573	\$1,224,300	\$3,600,874
Utility Franchise Fees	\$0	\$12,367	\$12,367
Water/Sewer Connection Fees	\$0	\$0	\$0
Impact Fees	\$0	\$0	\$0
Business License Taxes	\$614,800	\$0	\$614,800
Hotel Occupancy Taxes	\$1,306,797	\$0	\$1,306,797
Miscellaneous Taxes & User Fees	\$1,750,019	\$285,670	\$2,035,689
<u>Subtotal Benefits</u>	<u>\$63,733,752</u>	<u>\$1,878,023</u>	<u>\$65,611,775</u>
Cost of Providing Municipal Services	(\$3,072,708)	(\$498,377)	(\$3,571,085)
Cost of Providing Utility Services	(\$2,257,745)	(\$1,163,085)	(\$3,420,830)
<u>Subtotal Costs</u>	<u>(\$5,330,453)</u>	<u>(\$1,661,462)</u>	<u>(\$6,991,915)</u>
Net Benefits	\$58,403,299	\$216,561	\$58,619,860
Percent of Total Net Benefits	99.6%	0.4%	

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

	Amount
Sales Taxes	\$75,198,817
Property Taxes	\$8,494,783
Miscellaneous Taxes & User Fees	\$2,962,190
<u>Subtotal Benefits</u>	<u>\$86,655,790</u>
Cost of Providing County Services	(\$4,056,169)
<u>Subtotal Costs</u>	<u>(\$4,056,169)</u>
Net Benefits	\$82,599,620
<i>Present Value (5% discount rate)</i>	<i>\$40,514,579</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 13. Fresno USD: Benefits, Costs, and Net Benefits Over the Next 30 Years

	Amount
Property Taxes	\$4,269,558
Additional State and Federal Funding	\$5,493,555
<u>Subtotal Benefits</u>	<u>\$9,763,113</u>
Cost of Educating New Students	(\$5,355,140)
<u>Subtotal Costs</u>	<u>(\$5,355,140)</u>
Net Benefits	\$4,407,973
<i>Present Value (5% discount rate)</i>	<i>\$2,164,908</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 14. Other Taxing Districts: Benefits Over the Next 30 Years

	Amount
Special Taxing Districts	\$676,626
Total Benefits	<u>\$676,626</u>
<i>Present Value (5% discount rate)</i>	<i>\$332,888</i>

Summary of Public Support Considered

The City is considering an incentive agreement to rebate a portion of the substantial new sales taxes. The total incentive will be based on the number of workers; equivalent to \$15,000 per full-time equivalent (FTE) position subject to a threshold employment count of 500 FTEs and up to a maximum of a 30-year period. The total incentives payable under the proposed agreement include \$15,000 per Direct Full-time Equivalent Position up to the maximum of 666.67 total Positions at the facility, for a maximum total payment of \$10.0 million.

The incentive will be paid annually, as applicable, based on 25% of the combined incremental increased local sales and use tax revenues attributable to the company's taxable sales. The city will retain a minimum threshold of sales taxes before determining the incremental increased local sales taxes from which to provide the 25% rebate.

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

Year	Taxable Sales Generated by Facility	City Share of Sales Tax on Taxable Sales*	Less Threshold Revenue	Sales Tax Eligible for Rebate	City Sales Tax Rebated**	Net Sales Tax Revenue to City
2018	\$0	\$0	\$0	\$0	\$0	\$0
2019	\$250,000,000	\$1,875,000	(\$1,000,000)	\$875,000	\$218,750	\$1,656,250
2020	\$251,250,000	\$1,884,375	(\$1,000,000)	\$884,375	\$221,094	\$1,663,281
2021	\$252,506,250	\$1,893,797	(\$1,000,000)	\$893,797	\$223,449	\$1,670,348
2022	\$253,768,781	\$1,903,266	(\$1,000,000)	\$903,266	\$225,816	\$1,677,449
2023	\$255,037,625	\$1,912,782	(\$1,000,000)	\$912,782	\$228,196	\$1,684,587
2024	\$256,312,813	\$1,922,346	(\$1,000,000)	\$922,346	\$230,587	\$1,691,760
2025	\$257,594,377	\$1,931,958	(\$1,000,000)	\$931,958	\$232,989	\$1,698,968
2026	\$258,882,349	\$1,941,618	(\$500,000)	\$1,441,618	\$360,404	\$1,581,213
2027	\$260,176,761	\$1,951,326	(\$500,000)	\$1,451,326	\$362,831	\$1,588,494
2028	\$261,477,645	\$1,961,082	(\$500,000)	\$1,461,082	\$365,271	\$1,595,812
2029	\$262,785,033	\$1,970,888	(\$500,000)	\$1,470,888	\$367,722	\$1,603,166
2030	\$264,098,958	\$1,980,742	(\$500,000)	\$1,480,742	\$370,186	\$1,610,557
2031	\$265,419,453	\$1,990,646	(\$500,000)	\$1,490,646	\$372,661	\$1,617,984
2032	\$266,746,550	\$2,000,599	(\$500,000)	\$1,500,599	\$375,150	\$1,625,449
2033	\$268,080,283	\$2,010,602	(\$500,000)	\$1,510,602	\$377,651	\$1,632,952
2034	\$269,420,684	\$2,020,655	(\$500,000)	\$1,520,655	\$380,164	\$1,640,491
2035	\$270,767,788	\$2,030,758	(\$500,000)	\$1,530,758	\$382,690	\$1,648,069
2036	\$272,121,627	\$2,040,912	(\$500,000)	\$1,540,912	\$385,228	\$1,655,684
2037	\$273,482,235	\$2,051,117	(\$500,000)	\$1,551,117	\$387,779	\$1,663,338
2038	\$274,849,646	\$2,061,372	(\$500,000)	\$1,561,372	\$390,343	\$1,671,029
2039	\$276,223,894	\$2,071,679	(\$500,000)	\$1,571,679	\$392,920	\$1,678,759
2040	\$277,605,014	\$2,082,038	(\$500,000)	\$1,582,038	\$395,509	\$1,686,528
2041	\$278,993,039	\$2,092,448	(\$500,000)	\$1,592,448	\$398,112	\$1,694,336
2042	\$280,388,004	\$2,102,910	(\$500,000)	\$1,602,910	\$400,728	\$1,702,183
2043	\$281,789,944	\$2,113,425	(\$500,000)	\$1,613,425	\$403,356	\$1,710,068
2044	\$283,198,894	\$2,123,992	(\$500,000)	\$1,623,992	\$275,415	\$1,848,577
2045	\$284,614,888	\$2,134,612	\$0	\$2,134,612	\$0	\$2,134,612
2046	\$286,037,963	\$2,145,285	\$0	\$2,145,285	\$0	\$2,145,285
2047	\$287,468,152	\$2,156,011	\$0	\$2,156,011	\$0	\$2,156,011
Total		\$58,358,240	(\$16,500,000)	\$41,858,240	\$8,725,000	\$49,633,240

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

** Subject to maximum of \$8.725 million, based on \$15,000 per the projected 515 full-time jobs created.

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		0.605350
	Countywide Share	0.450000
	Total Debt Service	0.155350
Special Taxing Districts		0.095934
	Countywide Share	0.070000
	Total Debt Service	0.025934

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	\$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

Project's workers	5.0%
Spin-off workers	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 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	\$181
Businesses, per worker	\$77

Estimated additional annual operating expenditures to be incurred

Residential, per household	\$249
Businesses, per worker	\$105

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	30.0%
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	\$1,632,000	\$5,576,000	\$7,208,000
2	\$0	\$11,520,000	\$39,360,000	\$50,880,000
3	\$0	\$10,848,000	\$37,064,000	\$47,912,000
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	\$24,000,000	\$82,000,000	\$106,000,000

Percent of building and improvement costs for materials and labor

Materials	75.0%
Labor	25.0%

Percent of construction materials that will be purchased in the City and subject to sales taxes 25.0%

% construction materials purchased in City	25.0%
% 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 25.0%

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	\$1,632,000
2	\$11,520,000
3	\$10,848,000
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	150
2	190
3	175
4	0
5	0
6	0
7	0
8	0
9	0
10	0
Total	515

Average annual salaries of new employees each year

Year	Average Annual Salaries
1	\$32,500
2	\$33,475
3	\$34,479
4	\$35,514
5	\$36,579
6	\$37,676
7	\$38,807
8	\$39,971
9	\$41,170
10	\$42,405

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	\$0	\$250,000,000
3	\$0	\$251,250,000
4	\$0	\$252,506,250
5	\$0	\$253,768,781
6	\$0	\$255,037,625
7	\$0	\$256,312,813
8	\$0	\$257,594,377
9	\$0	\$258,882,349
10	\$0	\$260,176,761

The Project's annual utilities

Year	Water	Wastewater	Solid Waste	Electricity	Natural Gas	Cable	Telephone
1	\$24,977	\$24,977	\$0	\$1,248,845	\$0	\$0	\$24,977
2	\$25,726	\$25,726	\$0	\$1,286,311	\$0	\$0	\$25,726
3	\$26,498	\$26,498	\$0	\$1,324,900	\$0	\$0	\$26,498
4	\$27,293	\$27,293	\$0	\$1,364,647	\$0	\$0	\$27,293
5	\$28,112	\$28,112	\$0	\$1,405,586	\$0	\$0	\$28,112
6	\$28,955	\$28,955	\$0	\$1,447,754	\$0	\$0	\$28,955
7	\$29,824	\$29,824	\$0	\$1,491,187	\$0	\$0	\$29,824
8	\$30,718	\$30,718	\$0	\$1,535,922	\$0	\$0	\$30,718
9	\$31,640	\$31,640	\$0	\$1,582,000	\$0	\$0	\$31,640
10	\$32,589	\$32,589	\$0	\$1,629,460	\$0	\$0	\$32,589

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	<u>Utilities Subject to Sales Tax</u>		Taxable Utilities	Total
		Utilities Subject to Sales Tax	Percent Taxable		
1	\$0	\$1,273,822	100%	\$1,273,822	\$1,273,822
2	\$0	\$1,312,037	100%	\$1,312,037	\$1,312,037
3	\$0	\$1,351,398	100%	\$1,351,398	\$1,351,398
4	\$0	\$1,391,940	100%	\$1,391,940	\$1,391,940
5	\$0	\$1,433,698	100%	\$1,433,698	\$1,433,698
6	\$0	\$1,476,709	100%	\$1,476,709	\$1,476,709
7	\$0	\$1,521,010	100%	\$1,521,010	\$1,521,010
8	\$0	\$1,566,641	100%	\$1,566,641	\$1,566,641
9	\$0	\$1,613,640	100%	\$1,613,640	\$1,613,640
10	\$0	\$1,662,049	100%	\$1,662,049	\$1,662,049

Expected Out-Of-Town Visitors

Number of out-of-town visitors expected in the first year	1,000
Percent of annual increase in the number of visitors	2%
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	150.0	31.9	181.9	\$4,875,000	\$1,400,100	\$6,275,100
2	190.0	40.4	230.4	\$11,381,500	\$3,268,767	\$14,650,267
3	175.0	37.2	212.2	\$17,756,814	\$5,099,757	\$22,856,571
4	0.0	0.0	0.0	\$18,289,518	\$5,252,750	\$23,542,268
5	0.0	0.0	0.0	\$18,838,204	\$5,410,332	\$24,248,536
6	0.0	0.0	0.0	\$19,403,350	\$5,572,642	\$24,975,992
7	0.0	0.0	0.0	\$19,985,450	\$5,739,821	\$25,725,271
8	0.0	0.0	0.0	\$20,585,014	\$5,912,016	\$26,497,030
9	0.0	0.0	0.0	\$21,202,564	\$6,089,376	\$27,291,940
10	0.0	0.0	0.0	\$21,838,641	\$6,272,058	\$28,110,699
11	0.0	0.0	0.0	\$22,275,414	\$6,397,499	\$28,672,913
12	0.0	0.0	0.0	\$22,720,922	\$6,525,449	\$29,246,371
13	0.0	0.0	0.0	\$23,175,341	\$6,655,958	\$29,831,299
14	0.0	0.0	0.0	\$23,638,848	\$6,789,077	\$30,427,925
15	0.0	0.0	0.0	\$24,111,624	\$6,924,858	\$31,036,482
16	0.0	0.0	0.0	\$24,593,857	\$7,063,356	\$31,657,213
17	0.0	0.0	0.0	\$25,085,734	\$7,204,623	\$32,290,357
18	0.0	0.0	0.0	\$25,587,449	\$7,348,715	\$32,936,164
19	0.0	0.0	0.0	\$26,099,198	\$7,495,690	\$33,594,888
20	0.0	0.0	0.0	\$26,621,182	\$7,645,603	\$34,266,785
21	0.0	0.0	0.0	\$27,153,605	\$7,798,515	\$34,952,120
22	0.0	0.0	0.0	\$27,696,677	\$7,954,486	\$35,651,163
23	0.0	0.0	0.0	\$28,250,611	\$8,113,575	\$36,364,186
24	0.0	0.0	0.0	\$28,815,623	\$8,275,847	\$37,091,470
25	0.0	0.0	0.0	\$29,391,936	\$8,441,364	\$37,833,300
26	0.0	0.0	0.0	\$29,979,774	\$8,610,191	\$38,589,965
27	0.0	0.0	0.0	\$30,579,370	\$8,782,395	\$39,361,765
28	0.0	0.0	0.0	\$31,190,957	\$8,958,043	\$40,149,000
29	0.0	0.0	0.0	\$31,814,776	\$9,137,204	\$40,951,980
30	0.0	0.0	0.0	\$32,451,072	\$9,319,948	\$41,771,020
Total	515.0	109.5	624.5	\$715,390,025	\$205,460,015	\$920,850,040

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	9.1	23.7	4.6
2	11.5	29.9	5.8
3	10.7	27.8	5.4
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	31.3	81.4	15.8

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	0.9	\$180,000
2	1.2	\$420,000
3	1.1	\$640,000
4	0.0	\$640,000
5	0.0	\$640,000
6	0.0	\$640,000
7	0.0	\$640,000
8	0.0	\$640,000
9	0.0	\$640,000
10	0.0	\$640,000
11	0.0	\$640,000
12	0.0	\$640,000
13	0.0	\$640,000
14	0.0	\$640,000
15	0.0	\$640,000
16	0.0	\$640,000
17	0.0	\$640,000
18	0.0	\$640,000
19	0.0	\$640,000
20	0.0	\$640,000
21	0.0	\$640,000
22	0.0	\$640,000
23	0.0	\$640,000
24	0.0	\$640,000
25	0.0	\$640,000
26	0.0	\$640,000
27	0.0	\$640,000
28	0.0	\$640,000
29	0.0	\$640,000
30	0.0	\$640,000
Total	3.2	

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	150.0	39.4	189.4	\$4,875,000	\$1,731,600	\$6,606,600
2	190.0	50.0	240.0	\$11,381,500	\$4,042,709	\$15,424,209
3	175.0	46.0	221.0	\$17,756,814	\$6,307,220	\$24,064,034
4	0.0	0.0	0.0	\$18,289,518	\$6,496,437	\$24,785,955
5	0.0	0.0	0.0	\$18,838,204	\$6,691,330	\$25,529,534
6	0.0	0.0	0.0	\$19,403,350	\$6,892,070	\$26,295,420
7	0.0	0.0	0.0	\$19,985,450	\$7,098,832	\$27,084,282
8	0.0	0.0	0.0	\$20,585,014	\$7,311,797	\$27,896,811
9	0.0	0.0	0.0	\$21,202,564	\$7,531,151	\$28,733,715
10	0.0	0.0	0.0	\$21,838,641	\$7,757,085	\$29,595,726
11	0.0	0.0	0.0	\$22,275,414	\$7,912,227	\$30,187,641
12	0.0	0.0	0.0	\$22,720,922	\$8,070,471	\$30,791,393
13	0.0	0.0	0.0	\$23,175,341	\$8,231,881	\$31,407,222
14	0.0	0.0	0.0	\$23,638,848	\$8,396,519	\$32,035,367
15	0.0	0.0	0.0	\$24,111,624	\$8,564,449	\$32,676,073
16	0.0	0.0	0.0	\$24,593,857	\$8,735,738	\$33,329,595
17	0.0	0.0	0.0	\$25,085,734	\$8,910,453	\$33,996,187
18	0.0	0.0	0.0	\$25,587,449	\$9,088,662	\$34,676,111
19	0.0	0.0	0.0	\$26,099,198	\$9,270,435	\$35,369,633
20	0.0	0.0	0.0	\$26,621,182	\$9,455,844	\$36,077,026
21	0.0	0.0	0.0	\$27,153,605	\$9,644,960	\$36,798,565
22	0.0	0.0	0.0	\$27,696,677	\$9,837,860	\$37,534,537
23	0.0	0.0	0.0	\$28,250,611	\$10,034,617	\$38,285,228
24	0.0	0.0	0.0	\$28,815,623	\$10,235,309	\$39,050,932
25	0.0	0.0	0.0	\$29,391,936	\$10,440,016	\$39,831,952
26	0.0	0.0	0.0	\$29,979,774	\$10,648,816	\$40,628,590
27	0.0	0.0	0.0	\$30,579,370	\$10,861,792	\$41,441,162
28	0.0	0.0	0.0	\$31,190,957	\$11,079,028	\$42,269,985
29	0.0	0.0	0.0	\$31,814,776	\$11,300,608	\$43,115,384
30	0.0	0.0	0.0	\$32,451,072	\$11,526,621	\$43,977,693
Total	515.0	135.4	650.4	\$715,390,025	\$254,106,537	\$969,496,562

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	56.8	147.7	28.4
2	72.0	187.2	36.0
3	66.3	172.4	33.2
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	195.1	507.3	97.6

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	5.7	\$1,140,000
2	7.2	\$2,580,000
3	6.6	\$3,900,000
4	0.0	\$3,900,000
5	0.0	\$3,900,000
6	0.0	\$3,900,000
7	0.0	\$3,900,000
8	0.0	\$3,900,000
9	0.0	\$3,900,000
10	0.0	\$3,900,000
11	0.0	\$3,900,000
12	0.0	\$3,900,000
13	0.0	\$3,900,000
14	0.0	\$3,900,000
15	0.0	\$3,900,000
16	0.0	\$3,900,000
17	0.0	\$3,900,000
18	0.0	\$3,900,000
19	0.0	\$3,900,000
20	0.0	\$3,900,000
21	0.0	\$3,900,000
22	0.0	\$3,900,000
23	0.0	\$3,900,000
24	0.0	\$3,900,000
25	0.0	\$3,900,000
26	0.0	\$3,900,000
27	0.0	\$3,900,000
28	0.0	\$3,900,000
29	0.0	\$3,900,000
30	0.0	\$3,900,000
Total	19.5	

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	\$1,715,912	\$282,380	\$100,000	\$0	\$1,273,822	\$3,372,114
2	\$12,112,320	\$659,262	\$109,180	\$250,000,000	\$1,312,037	\$264,192,799
3	\$11,405,768	\$1,028,546	\$119,075	\$251,250,000	\$1,351,398	\$265,154,787
4	\$0	\$1,059,402	\$129,739	\$252,506,250	\$1,391,940	\$255,087,331
5	\$0	\$1,091,184	\$141,227	\$253,768,781	\$1,433,698	\$256,434,891
6	\$0	\$1,123,920	\$153,601	\$255,037,625	\$1,476,709	\$257,791,855
7	\$0	\$1,157,637	\$166,926	\$256,312,813	\$1,521,010	\$259,158,387
8	\$0	\$1,192,366	\$181,271	\$257,594,377	\$1,566,641	\$260,534,655
9	\$0	\$1,228,137	\$196,711	\$258,882,349	\$1,613,640	\$261,920,837
10	\$0	\$1,264,981	\$213,326	\$260,176,761	\$1,662,049	\$263,317,118
11	\$0	\$1,290,281	\$231,203	\$261,477,645	\$1,695,290	\$264,694,419
12	\$0	\$1,316,087	\$250,433	\$262,785,033	\$1,729,196	\$266,080,748
13	\$0	\$1,342,408	\$271,115	\$264,098,958	\$1,763,780	\$267,476,262
14	\$0	\$1,369,257	\$293,356	\$265,419,453	\$1,799,055	\$268,881,121
15	\$0	\$1,396,642	\$317,268	\$266,746,550	\$1,835,036	\$270,295,496
16	\$0	\$1,424,575	\$342,973	\$268,080,283	\$1,871,737	\$271,719,568
17	\$0	\$1,453,066	\$370,602	\$269,420,684	\$1,909,172	\$273,153,525
18	\$0	\$1,482,127	\$400,295	\$270,767,788	\$1,947,355	\$274,597,566
19	\$0	\$1,511,770	\$432,201	\$272,121,627	\$1,986,302	\$276,051,900
20	\$0	\$1,542,005	\$466,481	\$273,482,235	\$2,026,028	\$277,516,749
21	\$0	\$1,572,845	\$503,306	\$274,849,646	\$2,066,549	\$278,992,347
22	\$0	\$1,604,302	\$542,862	\$276,223,894	\$2,107,880	\$280,478,939
23	\$0	\$1,636,388	\$585,346	\$277,605,014	\$2,150,038	\$281,976,786
24	\$0	\$1,669,116	\$630,970	\$278,993,039	\$2,193,038	\$283,486,163
25	\$0	\$1,702,499	\$679,961	\$280,388,004	\$2,236,899	\$285,007,362
26	\$0	\$1,736,548	\$732,561	\$281,789,944	\$2,281,637	\$286,540,691
27	\$0	\$1,771,279	\$789,033	\$283,198,894	\$2,327,270	\$288,086,476
28	\$0	\$1,806,705	\$849,655	\$284,614,888	\$2,373,815	\$289,645,063
29	\$0	\$1,842,839	\$914,726	\$286,037,963	\$2,421,292	\$291,216,819
30	\$0	\$1,879,696	\$984,568	\$287,468,152	\$2,469,717	\$292,802,133
Total	\$25,234,000	\$41,438,252	\$12,099,973	\$7,781,098,652	\$55,794,031	\$7,915,664,908

Local spending on lodging by out-of-town visitors

Year	Spending on Lodging
1	\$90,000
2	\$98,262
3	\$107,168
4	\$116,765
5	\$127,105
6	\$138,241
7	\$150,233
8	\$163,144
9	\$177,040
10	\$191,994
11	\$208,083
12	\$225,390
13	\$244,004
14	\$264,020
15	\$285,541
16	\$308,676
17	\$333,542
18	\$360,266
19	\$388,981
20	\$419,833
21	\$452,976
22	\$488,576
23	\$526,812
24	\$567,873
25	\$611,965
26	\$659,305
27	\$710,130
28	\$764,689
29	\$823,253
30	\$886,111
Total	\$10,889,976

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	\$1,632,000	\$5,576,000	\$7,208,000
2	\$0	\$13,152,000	\$44,936,000	\$58,088,000
3	\$0	\$24,000,000	\$82,000,000	\$106,000,000
4	\$0	\$24,000,000	\$82,000,000	\$106,000,000
5	\$0	\$24,000,000	\$82,000,000	\$106,000,000
6	\$0	\$24,000,000	\$82,000,000	\$106,000,000
7	\$0	\$24,000,000	\$82,000,000	\$106,000,000
8	\$0	\$24,000,000	\$82,000,000	\$106,000,000
9	\$0	\$24,000,000	\$82,000,000	\$106,000,000
10	\$0	\$24,000,000	\$82,000,000	\$106,000,000
11	\$0	\$24,000,000	\$82,000,000	\$106,000,000
12	\$0	\$24,000,000	\$82,000,000	\$106,000,000
13	\$0	\$24,000,000	\$82,000,000	\$106,000,000
14	\$0	\$24,000,000	\$82,000,000	\$106,000,000
15	\$0	\$24,000,000	\$82,000,000	\$106,000,000
16	\$0	\$24,000,000	\$82,000,000	\$106,000,000
17	\$0	\$24,000,000	\$82,000,000	\$106,000,000
18	\$0	\$24,000,000	\$82,000,000	\$106,000,000
19	\$0	\$24,000,000	\$82,000,000	\$106,000,000
20	\$0	\$24,000,000	\$82,000,000	\$106,000,000
21	\$0	\$24,000,000	\$82,000,000	\$106,000,000
22	\$0	\$24,000,000	\$82,000,000	\$106,000,000
23	\$0	\$24,000,000	\$82,000,000	\$106,000,000
24	\$0	\$24,000,000	\$82,000,000	\$106,000,000
25	\$0	\$24,000,000	\$82,000,000	\$106,000,000
26	\$0	\$24,000,000	\$82,000,000	\$106,000,000
27	\$0	\$24,000,000	\$82,000,000	\$106,000,000
28	\$0	\$24,000,000	\$82,000,000	\$106,000,000
29	\$0	\$24,000,000	\$82,000,000	\$106,000,000
30	\$0	\$24,000,000	\$82,000,000	\$106,000,000

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	Taxes Shared or Rebated on a Portion of Taxable Sales by the Project	Total
1	\$12,869	\$2,118	\$750	\$0	\$9,554	\$0	\$25,291
2	\$90,842	\$4,944	\$819	\$1,875,000	\$9,840	(\$218,750)	\$1,762,696
3	\$85,543	\$7,714	\$893	\$1,884,375	\$10,135	(\$221,094)	\$1,767,567
4	\$0	\$7,946	\$973	\$1,893,797	\$10,440	(\$223,449)	\$1,689,706
5	\$0	\$8,184	\$1,059	\$1,903,266	\$10,753	(\$225,816)	\$1,697,445
6	\$0	\$8,429	\$1,152	\$1,912,782	\$11,075	(\$228,196)	\$1,705,243
7	\$0	\$8,682	\$1,252	\$1,922,346	\$11,408	(\$230,587)	\$1,713,101
8	\$0	\$8,943	\$1,360	\$1,931,958	\$11,750	(\$232,989)	\$1,721,020
9	\$0	\$9,211	\$1,475	\$1,941,618	\$12,102	(\$360,404)	\$1,604,002
10	\$0	\$9,487	\$1,600	\$1,951,326	\$12,465	(\$362,831)	\$1,612,047
11	\$0	\$9,677	\$1,734	\$1,961,082	\$12,715	(\$365,271)	\$1,619,938
12	\$0	\$9,871	\$1,878	\$1,970,888	\$12,969	(\$367,722)	\$1,627,884
13	\$0	\$10,068	\$2,033	\$1,980,742	\$13,228	(\$370,186)	\$1,635,886
14	\$0	\$10,269	\$2,200	\$1,990,646	\$13,493	(\$372,661)	\$1,643,947
15	\$0	\$10,475	\$2,380	\$2,000,599	\$13,763	(\$375,150)	\$1,652,066
16	\$0	\$10,684	\$2,572	\$2,010,602	\$14,038	(\$377,651)	\$1,660,246
17	\$0	\$10,898	\$2,780	\$2,020,655	\$14,319	(\$380,164)	\$1,668,488
18	\$0	\$11,116	\$3,002	\$2,030,758	\$14,605	(\$382,690)	\$1,676,792
19	\$0	\$11,338	\$3,242	\$2,040,912	\$14,897	(\$385,228)	\$1,685,161
20	\$0	\$11,565	\$3,499	\$2,051,117	\$15,195	(\$387,779)	\$1,693,596
21	\$0	\$11,796	\$3,775	\$2,061,372	\$15,499	(\$390,343)	\$1,702,100
22	\$0	\$12,032	\$4,071	\$2,071,679	\$15,809	(\$392,920)	\$1,710,672
23	\$0	\$12,273	\$4,390	\$2,082,038	\$16,125	(\$395,509)	\$1,719,316
24	\$0	\$12,518	\$4,732	\$2,092,448	\$16,448	(\$398,112)	\$1,728,034
25	\$0	\$12,769	\$5,100	\$2,102,910	\$16,777	(\$400,728)	\$1,736,828
26	\$0	\$13,024	\$5,494	\$2,113,425	\$17,112	(\$403,356)	\$1,745,699
27	\$0	\$13,285	\$5,918	\$2,123,992	\$17,455	(\$275,415)	\$1,885,234
28	\$0	\$13,550	\$6,372	\$2,134,612	\$17,804	\$0	\$2,172,338
29	\$0	\$13,821	\$6,860	\$2,145,285	\$18,160	\$0	\$2,184,126
30	\$0	\$14,098	\$7,384	\$2,156,011	\$18,523	\$0	\$2,196,016
Total	\$189,255	\$310,787	\$90,750	\$58,358,240	\$418,455	(\$8,725,000)	\$50,642,487

Fiscal Impact: City of Fresno

Property tax collections on new residential property - Prop 13 Share

Year	New Residential Property Tax Collections
1	\$378
2	\$882
3	\$1,344
4	\$1,344
5	\$1,344
6	\$1,344
7	\$1,344
8	\$1,344
9	\$1,344
10	\$1,344
11	\$1,344
12	\$1,344
13	\$1,344
14	\$1,344
15	\$1,344
16	\$1,344
17	\$1,344
18	\$1,344
19	\$1,344
20	\$1,344
21	\$1,344
22	\$1,344
23	\$1,344
24	\$1,344
25	\$1,344
26	\$1,344
27	\$1,344
28	\$1,344
29	\$1,344
30	\$1,344
Total	\$38,892

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	\$3,427	\$0	\$3,427
2	\$0	\$0	\$27,619	\$0	\$27,619
3	\$0	\$0	\$50,400	\$0	\$50,400
4	\$0	\$0	\$50,400	\$0	\$50,400
5	\$0	\$0	\$50,400	\$0	\$50,400
6	\$0	\$0	\$50,400	\$0	\$50,400
7	\$0	\$0	\$50,400	\$0	\$50,400
8	\$0	\$0	\$50,400	\$0	\$50,400
9	\$0	\$0	\$50,400	\$0	\$50,400
10	\$0	\$0	\$50,400	\$0	\$50,400
11	\$0	\$0	\$50,400	\$0	\$50,400
12	\$0	\$0	\$50,400	\$0	\$50,400
13	\$0	\$0	\$50,400	\$0	\$50,400
14	\$0	\$0	\$50,400	\$0	\$50,400
15	\$0	\$0	\$50,400	\$0	\$50,400
16	\$0	\$0	\$50,400	\$0	\$50,400
17	\$0	\$0	\$50,400	\$0	\$50,400
18	\$0	\$0	\$50,400	\$0	\$50,400
19	\$0	\$0	\$50,400	\$0	\$50,400
20	\$0	\$0	\$50,400	\$0	\$50,400
21	\$0	\$0	\$50,400	\$0	\$50,400
22	\$0	\$0	\$50,400	\$0	\$50,400
23	\$0	\$0	\$50,400	\$0	\$50,400
24	\$0	\$0	\$50,400	\$0	\$50,400
25	\$0	\$0	\$50,400	\$0	\$50,400
26	\$0	\$0	\$50,400	\$0	\$50,400
27	\$0	\$0	\$50,400	\$0	\$50,400
28	\$0	\$0	\$50,400	\$0	\$50,400
29	\$0	\$0	\$50,400	\$0	\$50,400
30	\$0	\$0	\$50,400	\$0	\$50,400
Total	\$0	\$0	\$1,442,246	\$0	\$1,442,246

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 Property Taxes Collected after Abatements
	Taxes Collected	Taxes Abated	
1	\$11,710	\$0	\$11,710
2	\$94,366	\$0	\$94,366
3	\$172,200	\$0	\$172,200
4	\$172,200	\$0	\$172,200
5	\$172,200	\$0	\$172,200
6	\$172,200	\$0	\$172,200
7	\$172,200	\$0	\$172,200
8	\$172,200	\$0	\$172,200
9	\$172,200	\$0	\$172,200
10	\$172,200	\$0	\$172,200
11	\$172,200	\$0	\$172,200
12	\$172,200	\$0	\$172,200
13	\$172,200	\$0	\$172,200
14	\$172,200	\$0	\$172,200
15	\$172,200	\$0	\$172,200
16	\$172,200	\$0	\$172,200
17	\$172,200	\$0	\$172,200
18	\$172,200	\$0	\$172,200
19	\$172,200	\$0	\$172,200
20	\$172,200	\$0	\$172,200
21	\$172,200	\$0	\$172,200
22	\$172,200	\$0	\$172,200
23	\$172,200	\$0	\$172,200
24	\$172,200	\$0	\$172,200
25	\$172,200	\$0	\$172,200
26	\$172,200	\$0	\$172,200
27	\$172,200	\$0	\$172,200
28	\$172,200	\$0	\$172,200
29	\$172,200	\$0	\$172,200
30	\$172,200	\$0	\$172,200
Total	\$4,927,675	\$0	\$4,927,675

Fiscal Impact: City of Fresno

Property tax collections on new residential property - Fresno Pension

Year	New Residential Property Tax Collections
1	\$58
2	\$136
3	\$208
4	\$208
5	\$208
6	\$208
7	\$208
8	\$208
9	\$208
10	\$208
11	\$208
12	\$208
13	\$208
14	\$208
15	\$208
16	\$208
17	\$208
18	\$208
19	\$208
20	\$208
21	\$208
22	\$208
23	\$208
24	\$208
25	\$208
26	\$208
27	\$208
28	\$208
29	\$208
30	\$208
Total	\$6,008

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	\$529	\$0	\$529
2	\$0	\$0	\$4,266	\$0	\$4,266
3	\$0	\$0	\$7,785	\$0	\$7,785
4	\$0	\$0	\$7,785	\$0	\$7,785
5	\$0	\$0	\$7,785	\$0	\$7,785
6	\$0	\$0	\$7,785	\$0	\$7,785
7	\$0	\$0	\$7,785	\$0	\$7,785
8	\$0	\$0	\$7,785	\$0	\$7,785
9	\$0	\$0	\$7,785	\$0	\$7,785
10	\$0	\$0	\$7,785	\$0	\$7,785
11	\$0	\$0	\$7,785	\$0	\$7,785
12	\$0	\$0	\$7,785	\$0	\$7,785
13	\$0	\$0	\$7,785	\$0	\$7,785
14	\$0	\$0	\$7,785	\$0	\$7,785
15	\$0	\$0	\$7,785	\$0	\$7,785
16	\$0	\$0	\$7,785	\$0	\$7,785
17	\$0	\$0	\$7,785	\$0	\$7,785
18	\$0	\$0	\$7,785	\$0	\$7,785
19	\$0	\$0	\$7,785	\$0	\$7,785
20	\$0	\$0	\$7,785	\$0	\$7,785
21	\$0	\$0	\$7,785	\$0	\$7,785
22	\$0	\$0	\$7,785	\$0	\$7,785
23	\$0	\$0	\$7,785	\$0	\$7,785
24	\$0	\$0	\$7,785	\$0	\$7,785
25	\$0	\$0	\$7,785	\$0	\$7,785
26	\$0	\$0	\$7,785	\$0	\$7,785
27	\$0	\$0	\$7,785	\$0	\$7,785
28	\$0	\$0	\$7,785	\$0	\$7,785
29	\$0	\$0	\$7,785	\$0	\$7,785
30	\$0	\$0	\$7,785	\$0	\$7,785
Total	\$0	\$0	\$222,779	\$0	\$222,779

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 Property Taxes Collected after Abatements
	Taxes Collected	Taxes Abated	
1	\$1,809	\$0	\$1,809
2	\$14,576	\$0	\$14,576
3	\$26,599	\$0	\$26,599
4	\$26,599	\$0	\$26,599
5	\$26,599	\$0	\$26,599
6	\$26,599	\$0	\$26,599
7	\$26,599	\$0	\$26,599
8	\$26,599	\$0	\$26,599
9	\$26,599	\$0	\$26,599
10	\$26,599	\$0	\$26,599
11	\$26,599	\$0	\$26,599
12	\$26,599	\$0	\$26,599
13	\$26,599	\$0	\$26,599
14	\$26,599	\$0	\$26,599
15	\$26,599	\$0	\$26,599
16	\$26,599	\$0	\$26,599
17	\$26,599	\$0	\$26,599
18	\$26,599	\$0	\$26,599
19	\$26,599	\$0	\$26,599
20	\$26,599	\$0	\$26,599
21	\$26,599	\$0	\$26,599
22	\$26,599	\$0	\$26,599
23	\$26,599	\$0	\$26,599
24	\$26,599	\$0	\$26,599
25	\$26,599	\$0	\$26,599
26	\$26,599	\$0	\$26,599
27	\$26,599	\$0	\$26,599
28	\$26,599	\$0	\$26,599
29	\$26,599	\$0	\$26,599
30	\$26,599	\$0	\$26,599
Total	\$761,162	\$0	\$761,162

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	\$9,009	\$49,954	\$91	\$0	\$59,054
2	\$20,802	\$51,452	\$210	\$0	\$72,464
3	\$32,239	\$52,996	\$326	\$0	\$85,561
4	\$32,884	\$54,586	\$332	\$0	\$87,802
5	\$33,541	\$56,223	\$339	\$0	\$90,104
6	\$34,212	\$57,910	\$346	\$0	\$92,468
7	\$34,896	\$59,647	\$352	\$0	\$94,896
8	\$35,594	\$61,437	\$360	\$0	\$97,391
9	\$36,306	\$63,280	\$367	\$0	\$99,953
10	\$37,032	\$65,178	\$374	\$0	\$102,585
11	\$37,773	\$67,134	\$382	\$0	\$105,288
12	\$38,528	\$69,148	\$389	\$0	\$108,065
13	\$39,299	\$71,222	\$397	\$0	\$110,918
14	\$40,085	\$73,359	\$405	\$0	\$113,849
15	\$40,887	\$75,560	\$413	\$0	\$116,859
16	\$41,704	\$77,826	\$421	\$0	\$119,952
17	\$42,539	\$80,161	\$430	\$0	\$123,129
18	\$43,389	\$82,566	\$438	\$0	\$126,394
19	\$44,257	\$85,043	\$447	\$0	\$129,747
20	\$45,142	\$87,594	\$456	\$0	\$133,192
21	\$46,045	\$90,222	\$465	\$0	\$136,732
22	\$46,966	\$92,929	\$474	\$0	\$140,369
23	\$47,905	\$95,717	\$484	\$0	\$144,106
24	\$48,863	\$98,588	\$494	\$0	\$147,945
25	\$49,841	\$101,546	\$503	\$0	\$151,890
26	\$50,837	\$104,592	\$514	\$0	\$155,943
27	\$51,854	\$107,730	\$524	\$0	\$160,108
28	\$52,891	\$110,962	\$534	\$0	\$164,387
29	\$53,949	\$114,291	\$545	\$0	\$168,785
30	\$55,028	\$117,719	\$556	\$0	\$173,303
Total	\$1,224,300	\$2,376,573	\$12,367	\$0	\$3,613,240

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	\$10,800	\$2,102	\$12,900	\$25,802
2	\$0	\$0	\$21,200	\$11,791	\$4,854	\$29,825	\$67,670
3	\$0	\$0	\$21,200	\$12,860	\$7,522	\$46,079	\$87,662
4	\$0	\$0	\$21,200	\$14,012	\$7,673	\$47,001	\$89,886
5	\$0	\$0	\$21,200	\$15,253	\$7,826	\$47,941	\$92,220
6	\$0	\$0	\$21,200	\$16,589	\$7,983	\$48,900	\$94,672
7	\$0	\$0	\$21,200	\$18,028	\$8,142	\$49,878	\$97,248
8	\$0	\$0	\$21,200	\$19,577	\$8,305	\$50,875	\$99,958
9	\$0	\$0	\$21,200	\$21,245	\$8,471	\$51,893	\$102,809
10	\$0	\$0	\$21,200	\$23,039	\$8,641	\$52,931	\$105,811
11	\$0	\$0	\$21,200	\$24,970	\$8,814	\$53,989	\$108,973
12	\$0	\$0	\$21,200	\$27,047	\$8,990	\$55,069	\$112,306
13	\$0	\$0	\$21,200	\$29,280	\$9,170	\$56,170	\$115,821
14	\$0	\$0	\$21,200	\$31,682	\$9,353	\$57,294	\$119,529
15	\$0	\$0	\$21,200	\$34,265	\$9,540	\$58,440	\$123,445
16	\$0	\$0	\$21,200	\$37,041	\$9,731	\$59,609	\$127,581
17	\$0	\$0	\$21,200	\$40,025	\$9,926	\$60,801	\$131,951
18	\$0	\$0	\$21,200	\$43,232	\$10,124	\$62,017	\$136,573
19	\$0	\$0	\$21,200	\$46,678	\$10,327	\$63,257	\$141,461
20	\$0	\$0	\$21,200	\$50,380	\$10,533	\$64,522	\$146,635
21	\$0	\$0	\$21,200	\$54,357	\$10,744	\$65,813	\$152,114
22	\$0	\$0	\$21,200	\$58,629	\$10,959	\$67,129	\$157,917
23	\$0	\$0	\$21,200	\$63,217	\$11,178	\$68,471	\$164,067
24	\$0	\$0	\$21,200	\$68,145	\$11,401	\$69,841	\$170,587
25	\$0	\$0	\$21,200	\$73,436	\$11,629	\$71,238	\$177,503
26	\$0	\$0	\$21,200	\$79,117	\$11,862	\$72,662	\$184,841
27	\$0	\$0	\$21,200	\$85,216	\$12,099	\$74,116	\$192,631
28	\$0	\$0	\$21,200	\$91,763	\$12,341	\$75,598	\$200,902
29	\$0	\$0	\$21,200	\$98,790	\$12,588	\$77,110	\$209,689
30	\$0	\$0	\$21,200	\$106,333	\$12,840	\$78,652	\$219,025
Total	\$0	\$0	\$614,800	\$1,306,797	\$285,670	\$1,750,019	\$3,957,286

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	(\$3,667)	(\$22,650)	(\$8,559)	(\$47,456)	(\$82,332)
2	(\$8,468)	(\$52,367)	(\$19,762)	(\$48,880)	(\$129,476)
3	(\$13,124)	(\$80,907)	(\$30,627)	(\$50,346)	(\$175,003)
4	(\$13,386)	(\$82,525)	(\$31,239)	(\$51,857)	(\$179,007)
5	(\$13,654)	(\$84,175)	(\$31,864)	(\$53,412)	(\$183,106)
6	(\$13,927)	(\$85,859)	(\$32,502)	(\$55,015)	(\$187,302)
7	(\$14,205)	(\$87,576)	(\$33,152)	(\$56,665)	(\$191,598)
8	(\$14,489)	(\$89,328)	(\$33,815)	(\$58,365)	(\$195,997)
9	(\$14,779)	(\$91,114)	(\$34,491)	(\$60,116)	(\$200,500)
10	(\$15,075)	(\$92,936)	(\$35,181)	(\$61,919)	(\$205,111)
11	(\$15,376)	(\$94,795)	(\$35,884)	(\$63,777)	(\$209,833)
12	(\$15,684)	(\$96,691)	(\$36,602)	(\$65,690)	(\$214,667)
13	(\$15,997)	(\$98,625)	(\$37,334)	(\$67,661)	(\$219,617)
14	(\$16,317)	(\$100,597)	(\$38,081)	(\$69,691)	(\$224,686)
15	(\$16,644)	(\$102,609)	(\$38,842)	(\$71,782)	(\$229,877)
16	(\$16,977)	(\$104,661)	(\$39,619)	(\$73,935)	(\$235,192)
17	(\$17,316)	(\$106,755)	(\$40,412)	(\$76,153)	(\$240,636)
18	(\$17,663)	(\$108,890)	(\$41,220)	(\$78,438)	(\$246,210)
19	(\$18,016)	(\$111,068)	(\$42,044)	(\$80,791)	(\$251,918)
20	(\$18,376)	(\$113,289)	(\$42,885)	(\$83,215)	(\$257,765)
21	(\$18,744)	(\$115,555)	(\$43,743)	(\$85,711)	(\$263,752)
22	(\$19,118)	(\$117,866)	(\$44,618)	(\$88,282)	(\$269,884)
23	(\$19,501)	(\$120,223)	(\$45,510)	(\$90,931)	(\$276,165)
24	(\$19,891)	(\$122,628)	(\$46,420)	(\$93,659)	(\$282,597)
25	(\$20,289)	(\$125,080)	(\$47,349)	(\$96,469)	(\$289,186)
26	(\$20,694)	(\$127,582)	(\$48,296)	(\$99,363)	(\$295,934)
27	(\$21,108)	(\$130,133)	(\$49,261)	(\$102,343)	(\$302,847)
28	(\$21,530)	(\$132,736)	(\$50,247)	(\$105,414)	(\$309,927)
29	(\$21,961)	(\$135,391)	(\$51,252)	(\$108,576)	(\$317,180)
30	(\$22,400)	(\$138,099)	(\$52,277)	(\$111,833)	(\$324,609)
Total	(\$498,377)	(\$3,072,708)	(\$1,163,085)	(\$2,257,745)	(\$6,991,915)

Fiscal Impact: City of Fresno

Net Benefits

Year	Benefits	Costs	Net Benefits	Cumulative Net Benefits
1	\$128,058	(\$82,332)	\$45,726	\$45,726
2	\$2,044,676	(\$129,476)	\$1,915,200	\$1,960,926
3	\$2,199,325	(\$175,003)	\$2,024,322	\$3,985,248
4	\$2,125,929	(\$179,007)	\$1,946,922	\$5,932,170
5	\$2,138,304	(\$183,106)	\$1,955,199	\$7,887,369
6	\$2,150,919	(\$187,302)	\$1,963,617	\$9,850,986
7	\$2,163,782	(\$191,598)	\$1,972,184	\$11,823,170
8	\$2,176,905	(\$195,997)	\$1,980,908	\$13,804,078
9	\$2,065,300	(\$200,500)	\$1,864,800	\$15,668,878
10	\$2,078,978	(\$205,111)	\$1,873,867	\$17,542,745
11	\$2,092,735	(\$209,833)	\$1,882,902	\$19,425,646
12	\$2,106,791	(\$214,667)	\$1,892,124	\$21,317,770
13	\$2,121,161	(\$219,617)	\$1,901,544	\$23,219,314
14	\$2,135,861	(\$224,686)	\$1,911,175	\$25,130,488
15	\$2,150,907	(\$229,877)	\$1,921,029	\$27,051,518
16	\$2,166,315	(\$235,192)	\$1,931,122	\$28,982,640
17	\$2,182,104	(\$240,636)	\$1,941,469	\$30,924,109
18	\$2,198,294	(\$246,210)	\$1,952,085	\$32,876,193
19	\$2,214,906	(\$251,918)	\$1,962,987	\$34,839,181
20	\$2,231,960	(\$257,765)	\$1,974,195	\$36,813,376
21	\$2,249,481	(\$263,752)	\$1,985,729	\$38,799,105
22	\$2,267,494	(\$269,884)	\$1,997,610	\$40,796,715
23	\$2,286,025	(\$276,165)	\$2,009,860	\$42,806,575
24	\$2,305,102	(\$282,597)	\$2,022,505	\$44,829,080
25	\$2,324,756	(\$289,186)	\$2,035,570	\$46,864,650
26	\$2,345,019	(\$295,934)	\$2,049,085	\$48,913,735
27	\$2,496,508	(\$302,847)	\$2,193,661	\$51,107,397
28	\$2,796,163	(\$309,927)	\$2,486,236	\$53,593,633
29	\$2,821,135	(\$317,180)	\$2,503,956	\$56,097,589
30	\$2,846,881	(\$324,609)	\$2,522,272	\$58,619,860
Total	\$65,611,775	(\$6,991,915)	\$58,619,860	

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	\$16,301	\$2,683	\$950	\$0	\$12,101	\$32,035
2	\$115,067	\$6,263	\$1,037	\$2,375,000	\$12,464	\$2,509,832
3	\$108,355	\$9,771	\$1,131	\$2,386,875	\$12,838	\$2,518,970
4	\$0	\$10,064	\$1,233	\$2,398,809	\$13,223	\$2,423,330
5	\$0	\$10,366	\$1,342	\$2,410,803	\$13,620	\$2,436,131
6	\$0	\$10,677	\$1,459	\$2,422,857	\$14,029	\$2,449,023
7	\$0	\$10,998	\$1,586	\$2,434,972	\$14,450	\$2,462,005
8	\$0	\$11,327	\$1,722	\$2,447,147	\$14,883	\$2,475,079
9	\$0	\$11,667	\$1,869	\$2,459,382	\$15,330	\$2,488,248
10	\$0	\$12,017	\$2,027	\$2,471,679	\$15,789	\$2,501,513
11	\$0	\$12,258	\$2,196	\$2,484,038	\$16,105	\$2,514,597
12	\$0	\$12,503	\$2,379	\$2,496,458	\$16,427	\$2,527,767
13	\$0	\$12,753	\$2,576	\$2,508,940	\$16,756	\$2,541,024
14	\$0	\$13,008	\$2,787	\$2,521,485	\$17,091	\$2,554,371
15	\$0	\$13,268	\$3,014	\$2,534,092	\$17,433	\$2,567,807
16	\$0	\$13,533	\$3,258	\$2,546,763	\$17,782	\$2,581,336
17	\$0	\$13,804	\$3,521	\$2,559,497	\$18,137	\$2,594,958
18	\$0	\$14,080	\$3,803	\$2,572,294	\$18,500	\$2,608,677
19	\$0	\$14,362	\$4,106	\$2,585,155	\$18,870	\$2,622,493
20	\$0	\$14,649	\$4,432	\$2,598,081	\$19,247	\$2,636,409
21	\$0	\$14,942	\$4,781	\$2,611,072	\$19,632	\$2,650,427
22	\$0	\$15,241	\$5,157	\$2,624,127	\$20,025	\$2,664,550
23	\$0	\$15,546	\$5,561	\$2,637,248	\$20,425	\$2,678,779
24	\$0	\$15,857	\$5,994	\$2,650,434	\$20,834	\$2,693,119
25	\$0	\$16,174	\$6,460	\$2,663,686	\$21,251	\$2,707,570
26	\$0	\$16,497	\$6,959	\$2,677,004	\$21,676	\$2,722,137
27	\$0	\$16,827	\$7,496	\$2,690,389	\$22,109	\$2,736,822
28	\$0	\$17,164	\$8,072	\$2,703,841	\$22,551	\$2,751,628
29	\$0	\$17,507	\$8,690	\$2,717,361	\$23,002	\$2,766,560
30	\$0	\$17,857	\$9,353	\$2,730,947	\$23,462	\$2,781,620
Total	\$239,723	\$393,663	\$114,950	\$73,920,437	\$530,043	\$75,198,817

Fiscal Impact: Fresno County

Property tax collections on new residential property

Year	New Residential Property Tax Collections
1	\$3,078
2	\$6,966
3	\$10,530
4	\$10,530
5	\$10,530
6	\$10,530
7	\$10,530
8	\$10,530
9	\$10,530
10	\$10,530
11	\$10,530
12	\$10,530
13	\$10,530
14	\$10,530
15	\$10,530
16	\$10,530
17	\$10,530
18	\$10,530
19	\$10,530
20	\$10,530
21	\$10,530
22	\$10,530
23	\$10,530
24	\$10,530
25	\$10,530
26	\$10,530
27	\$10,530
28	\$10,530
29	\$10,530
30	\$10,530
Total	\$304,884

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	\$4,406	\$0	\$4,406
2	\$0	\$0	\$35,510	\$0	\$35,510
3	\$0	\$0	\$64,800	\$0	\$64,800
4	\$0	\$0	\$64,800	\$0	\$64,800
5	\$0	\$0	\$64,800	\$0	\$64,800
6	\$0	\$0	\$64,800	\$0	\$64,800
7	\$0	\$0	\$64,800	\$0	\$64,800
8	\$0	\$0	\$64,800	\$0	\$64,800
9	\$0	\$0	\$64,800	\$0	\$64,800
10	\$0	\$0	\$64,800	\$0	\$64,800
11	\$0	\$0	\$64,800	\$0	\$64,800
12	\$0	\$0	\$64,800	\$0	\$64,800
13	\$0	\$0	\$64,800	\$0	\$64,800
14	\$0	\$0	\$64,800	\$0	\$64,800
15	\$0	\$0	\$64,800	\$0	\$64,800
16	\$0	\$0	\$64,800	\$0	\$64,800
17	\$0	\$0	\$64,800	\$0	\$64,800
18	\$0	\$0	\$64,800	\$0	\$64,800
19	\$0	\$0	\$64,800	\$0	\$64,800
20	\$0	\$0	\$64,800	\$0	\$64,800
21	\$0	\$0	\$64,800	\$0	\$64,800
22	\$0	\$0	\$64,800	\$0	\$64,800
23	\$0	\$0	\$64,800	\$0	\$64,800
24	\$0	\$0	\$64,800	\$0	\$64,800
25	\$0	\$0	\$64,800	\$0	\$64,800
26	\$0	\$0	\$64,800	\$0	\$64,800
27	\$0	\$0	\$64,800	\$0	\$64,800
28	\$0	\$0	\$64,800	\$0	\$64,800
29	\$0	\$0	\$64,800	\$0	\$64,800
30	\$0	\$0	\$64,800	\$0	\$64,800
Total	\$0	\$0	\$1,854,317	\$0	\$1,854,317

Fiscal Impact: Fresno County

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	\$15,055	\$0	\$15,055
2	\$121,327	\$0	\$121,327
3	\$221,400	\$0	\$221,400
4	\$221,400	\$0	\$221,400
5	\$221,400	\$0	\$221,400
6	\$221,400	\$0	\$221,400
7	\$221,400	\$0	\$221,400
8	\$221,400	\$0	\$221,400
9	\$221,400	\$0	\$221,400
10	\$221,400	\$0	\$221,400
11	\$221,400	\$0	\$221,400
12	\$221,400	\$0	\$221,400
13	\$221,400	\$0	\$221,400
14	\$221,400	\$0	\$221,400
15	\$221,400	\$0	\$221,400
16	\$221,400	\$0	\$221,400
17	\$221,400	\$0	\$221,400
18	\$221,400	\$0	\$221,400
19	\$221,400	\$0	\$221,400
20	\$221,400	\$0	\$221,400
21	\$221,400	\$0	\$221,400
22	\$221,400	\$0	\$221,400
23	\$221,400	\$0	\$221,400
24	\$221,400	\$0	\$221,400
25	\$221,400	\$0	\$221,400
26	\$221,400	\$0	\$221,400
27	\$221,400	\$0	\$221,400
28	\$221,400	\$0	\$221,400
29	\$221,400	\$0	\$221,400
30	\$221,400	\$0	\$221,400
Total	\$6,335,582	\$0	\$6,335,582

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	Miscellaneous Taxes and User Fees	Total
	<i>New Residents</i>	<i>Project</i>	
1	\$10,281	\$11,550	\$21,831
2	\$23,779	\$26,704	\$50,483
3	\$36,740	\$41,257	\$77,997
4	\$37,475	\$42,082	\$79,557
5	\$38,224	\$42,924	\$81,148
6	\$38,989	\$43,782	\$82,771
7	\$39,768	\$44,658	\$84,426
8	\$40,564	\$45,551	\$86,115
9	\$41,375	\$46,462	\$87,837
10	\$42,202	\$47,391	\$89,594
11	\$43,046	\$48,339	\$91,386
12	\$43,907	\$49,306	\$93,213
13	\$44,786	\$50,292	\$95,078
14	\$45,681	\$51,298	\$96,979
15	\$46,595	\$52,324	\$98,919
16	\$47,527	\$53,370	\$100,897
17	\$48,477	\$54,438	\$102,915
18	\$49,447	\$55,527	\$104,973
19	\$50,436	\$56,637	\$107,073
20	\$51,445	\$57,770	\$109,214
21	\$52,473	\$58,925	\$111,399
22	\$53,523	\$60,104	\$113,627
23	\$54,593	\$61,306	\$115,899
24	\$55,685	\$62,532	\$118,217
25	\$56,799	\$63,783	\$120,581
26	\$57,935	\$65,058	\$122,993
27	\$59,094	\$66,359	\$125,453
28	\$60,275	\$67,687	\$127,962
29	\$61,481	\$69,040	\$130,521
30	\$62,711	\$70,421	\$133,132
Total	\$1,395,312	\$1,566,878	\$2,962,190

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	(\$14,143)	(\$15,750)	(\$29,893)
2	(\$32,713)	(\$36,414)	(\$69,127)
3	(\$50,543)	(\$56,260)	(\$106,802)
4	(\$51,553)	(\$57,385)	(\$108,938)
5	(\$52,584)	(\$58,533)	(\$111,117)
6	(\$53,636)	(\$59,703)	(\$113,339)
7	(\$54,709)	(\$60,897)	(\$115,606)
8	(\$55,803)	(\$62,115)	(\$117,918)
9	(\$56,919)	(\$63,357)	(\$120,277)
10	(\$58,057)	(\$64,625)	(\$122,682)
11	(\$59,219)	(\$65,917)	(\$125,136)
12	(\$60,403)	(\$67,235)	(\$127,638)
13	(\$61,611)	(\$68,580)	(\$130,191)
14	(\$62,843)	(\$69,952)	(\$132,795)
15	(\$64,100)	(\$71,351)	(\$135,451)
16	(\$65,382)	(\$72,778)	(\$138,160)
17	(\$66,690)	(\$74,233)	(\$140,923)
18	(\$68,024)	(\$75,718)	(\$143,742)
19	(\$69,384)	(\$77,232)	(\$146,616)
20	(\$70,772)	(\$78,777)	(\$149,549)
21	(\$72,187)	(\$80,353)	(\$152,540)
22	(\$73,631)	(\$81,960)	(\$155,591)
23	(\$75,104)	(\$83,599)	(\$158,702)
24	(\$76,606)	(\$85,271)	(\$161,876)
25	(\$78,138)	(\$86,976)	(\$165,114)
26	(\$79,700)	(\$88,716)	(\$168,416)
27	(\$81,294)	(\$90,490)	(\$171,785)
28	(\$82,920)	(\$92,300)	(\$175,220)
29	(\$84,579)	(\$94,146)	(\$178,725)
30	(\$86,270)	(\$96,029)	(\$182,299)
Total	(\$1,919,518)	(\$2,136,651)	(\$4,056,169)

Fiscal Impact: Fresno County

Net Benefits

Year	Benefits	Costs	Net Benefits	Cumulative Net Benefits
1	\$76,405	(\$29,893)	\$46,512	\$46,512
2	\$2,724,118	(\$69,127)	\$2,654,991	\$2,701,504
3	\$2,893,697	(\$106,802)	\$2,786,895	\$5,488,399
4	\$2,799,616	(\$108,938)	\$2,690,678	\$8,179,077
5	\$2,814,009	(\$111,117)	\$2,702,892	\$10,881,969
6	\$2,828,523	(\$113,339)	\$2,715,184	\$13,597,153
7	\$2,843,161	(\$115,606)	\$2,727,555	\$16,324,708
8	\$2,857,924	(\$117,918)	\$2,740,006	\$19,064,714
9	\$2,872,815	(\$120,277)	\$2,752,538	\$21,817,252
10	\$2,887,836	(\$122,682)	\$2,765,154	\$24,582,407
11	\$2,902,713	(\$125,136)	\$2,777,577	\$27,359,984
12	\$2,917,711	(\$127,638)	\$2,790,072	\$30,150,056
13	\$2,932,832	(\$130,191)	\$2,802,641	\$32,952,697
14	\$2,948,080	(\$132,795)	\$2,815,285	\$35,767,982
15	\$2,963,456	(\$135,451)	\$2,828,005	\$38,595,987
16	\$2,978,963	(\$138,160)	\$2,840,803	\$41,436,790
17	\$2,994,604	(\$140,923)	\$2,853,680	\$44,290,470
18	\$3,010,380	(\$143,742)	\$2,866,639	\$47,157,109
19	\$3,026,296	(\$146,616)	\$2,879,679	\$50,036,788
20	\$3,042,353	(\$149,549)	\$2,892,805	\$52,929,593
21	\$3,058,556	(\$152,540)	\$2,906,016	\$55,835,609
22	\$3,074,907	(\$155,591)	\$2,919,316	\$58,754,925
23	\$3,091,409	(\$158,702)	\$2,932,706	\$61,687,631
24	\$3,108,066	(\$161,876)	\$2,946,189	\$64,633,821
25	\$3,124,881	(\$165,114)	\$2,959,767	\$67,593,588
26	\$3,141,860	(\$168,416)	\$2,973,443	\$70,567,031
27	\$3,159,004	(\$171,785)	\$2,987,220	\$73,554,251
28	\$3,176,320	(\$175,220)	\$3,001,100	\$76,555,351
29	\$3,193,811	(\$178,725)	\$3,015,086	\$79,570,438
30	\$3,211,482	(\$182,299)	\$3,029,183	\$82,599,620
Total	\$86,655,790	(\$4,056,169)	\$82,599,620	

Fiscal Impact: Fresno USD

Property tax collections on new residential property

Year	New Residential Property Tax Collections
1	\$1,090
2	\$2,542
3	\$3,874
4	\$3,874
5	\$3,874
6	\$3,874
7	\$3,874
8	\$3,874
9	\$3,874
10	\$3,874
11	\$3,874
12	\$3,874
13	\$3,874
14	\$3,874
15	\$3,874
16	\$3,874
17	\$3,874
18	\$3,874
19	\$3,874
20	\$3,874
21	\$3,874
22	\$3,874
23	\$3,874
24	\$3,874
25	\$3,874
26	\$3,874
27	\$3,874
28	\$3,874
29	\$3,874
30	\$3,874
Total	\$112,111

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	\$9,879	\$0	\$9,879
2	\$0	\$0	\$79,616	\$0	\$79,616
3	\$0	\$0	\$145,284	\$0	\$145,284
4	\$0	\$0	\$145,284	\$0	\$145,284
5	\$0	\$0	\$145,284	\$0	\$145,284
6	\$0	\$0	\$145,284	\$0	\$145,284
7	\$0	\$0	\$145,284	\$0	\$145,284
8	\$0	\$0	\$145,284	\$0	\$145,284
9	\$0	\$0	\$145,284	\$0	\$145,284
10	\$0	\$0	\$145,284	\$0	\$145,284
11	\$0	\$0	\$145,284	\$0	\$145,284
12	\$0	\$0	\$145,284	\$0	\$145,284
13	\$0	\$0	\$145,284	\$0	\$145,284
14	\$0	\$0	\$145,284	\$0	\$145,284
15	\$0	\$0	\$145,284	\$0	\$145,284
16	\$0	\$0	\$145,284	\$0	\$145,284
17	\$0	\$0	\$145,284	\$0	\$145,284
18	\$0	\$0	\$145,284	\$0	\$145,284
19	\$0	\$0	\$145,284	\$0	\$145,284
20	\$0	\$0	\$145,284	\$0	\$145,284
21	\$0	\$0	\$145,284	\$0	\$145,284
22	\$0	\$0	\$145,284	\$0	\$145,284
23	\$0	\$0	\$145,284	\$0	\$145,284
24	\$0	\$0	\$145,284	\$0	\$145,284
25	\$0	\$0	\$145,284	\$0	\$145,284
26	\$0	\$0	\$145,284	\$0	\$145,284
27	\$0	\$0	\$145,284	\$0	\$145,284
28	\$0	\$0	\$145,284	\$0	\$145,284
29	\$0	\$0	\$145,284	\$0	\$145,284
30	\$0	\$0	\$145,284	\$0	\$145,284
Total	\$0	\$0	\$4,157,447	\$0	\$4,157,447

Fiscal Impact: Fresno USD

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	\$33,754	\$0	\$33,754
2	\$272,020	\$0	\$272,020
3	\$496,387	\$0	\$496,387
4	\$496,387	\$0	\$496,387
5	\$496,387	\$0	\$496,387
6	\$496,387	\$0	\$496,387
7	\$496,387	\$0	\$496,387
8	\$496,387	\$0	\$496,387
9	\$496,387	\$0	\$496,387
10	\$496,387	\$0	\$496,387
11	\$496,387	\$0	\$496,387
12	\$496,387	\$0	\$496,387
13	\$496,387	\$0	\$496,387
14	\$496,387	\$0	\$496,387
15	\$496,387	\$0	\$496,387
16	\$496,387	\$0	\$496,387
17	\$496,387	\$0	\$496,387
18	\$496,387	\$0	\$496,387
19	\$496,387	\$0	\$496,387
20	\$496,387	\$0	\$496,387
21	\$496,387	\$0	\$496,387
22	\$496,387	\$0	\$496,387
23	\$496,387	\$0	\$496,387
24	\$496,387	\$0	\$496,387
25	\$496,387	\$0	\$496,387
26	\$496,387	\$0	\$496,387
27	\$496,387	\$0	\$496,387
28	\$496,387	\$0	\$496,387
29	\$496,387	\$0	\$496,387
30	\$496,387	\$0	\$496,387
Total	\$14,204,610	\$0	\$14,204,610

Fiscal Impact: Fresno USD

Additional state and federal funding for additional students

Year	Additional State and Federal Funding
1	\$40,480
2	\$93,350
3	\$144,657
4	\$147,550
5	\$150,501
6	\$153,511
7	\$156,582
8	\$159,713
9	\$162,908
10	\$166,166
11	\$169,489
12	\$172,879
13	\$176,336
14	\$179,863
15	\$183,460
16	\$187,130
17	\$190,872
18	\$194,690
19	\$198,583
20	\$202,555
21	\$206,606
22	\$210,738
23	\$214,953
24	\$219,252
25	\$223,637
26	\$228,110
27	\$232,672
28	\$237,325
29	\$242,072
30	\$246,913
Total	\$5,493,555

Fiscal Impact: Fresno USD

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

Year	Cost of Educating New Students
1	(\$39,460)
2	(\$90,998)
3	(\$141,012)
4	(\$143,833)
5	(\$146,709)
6	(\$149,644)
7	(\$152,636)
8	(\$155,689)
9	(\$158,803)
10	(\$161,979)
11	(\$165,219)
12	(\$168,523)
13	(\$171,893)
14	(\$175,331)
15	(\$178,838)
16	(\$182,415)
17	(\$186,063)
18	(\$189,784)
19	(\$193,580)
20	(\$197,451)
21	(\$201,401)
22	(\$205,429)
23	(\$209,537)
24	(\$213,728)
25	(\$218,002)
26	(\$222,362)
27	(\$226,810)
28	(\$231,346)
29	(\$235,973)
30	(\$240,692)
Total	(\$5,355,140)

Fiscal Impact: Fresno USD

Net Benefits

Year	Benefits	Costs	Net Benefits	Cumulative Net Benefits
1	\$51,449	(\$39,460)	\$11,989	\$11,989
2	\$175,509	(\$90,998)	\$84,510	\$96,499
3	\$293,815	(\$141,012)	\$152,803	\$249,302
4	\$296,709	(\$143,833)	\$152,876	\$402,178
5	\$299,660	(\$146,709)	\$152,950	\$555,128
6	\$302,670	(\$149,644)	\$153,026	\$708,154
7	\$305,740	(\$152,636)	\$153,103	\$861,258
8	\$308,871	(\$155,689)	\$153,182	\$1,014,440
9	\$312,066	(\$158,803)	\$153,263	\$1,167,703
10	\$315,324	(\$161,979)	\$153,345	\$1,321,048
11	\$318,647	(\$165,219)	\$153,429	\$1,474,477
12	\$322,037	(\$168,523)	\$153,514	\$1,627,991
13	\$325,495	(\$171,893)	\$153,601	\$1,781,592
14	\$329,021	(\$175,331)	\$153,690	\$1,935,282
15	\$332,619	(\$178,838)	\$153,781	\$2,089,063
16	\$336,288	(\$182,415)	\$153,873	\$2,242,936
17	\$340,030	(\$186,063)	\$153,967	\$2,396,903
18	\$343,848	(\$189,784)	\$154,064	\$2,550,967
19	\$347,742	(\$193,580)	\$154,162	\$2,705,128
20	\$351,713	(\$197,451)	\$154,262	\$2,859,390
21	\$355,764	(\$201,401)	\$154,364	\$3,013,754
22	\$359,896	(\$205,429)	\$154,468	\$3,168,222
23	\$364,111	(\$209,537)	\$154,574	\$3,322,796
24	\$368,410	(\$213,728)	\$154,682	\$3,477,479
25	\$372,795	(\$218,002)	\$154,793	\$3,632,272
26	\$377,268	(\$222,362)	\$154,906	\$3,787,177
27	\$381,830	(\$226,810)	\$155,021	\$3,942,198
28	\$386,484	(\$231,346)	\$155,138	\$4,097,336
29	\$391,230	(\$235,973)	\$155,257	\$4,252,593
30	\$396,072	(\$240,692)	\$155,379	\$4,407,973
Total	\$9,763,113	(\$5,355,140)	\$4,407,973	

Fiscal Impact: Special Taxing Districts

Property tax collections on new residential property

Year	New Residential Property Tax Collections
1	\$173
2	\$403
3	\$614
4	\$614
5	\$614
6	\$614
7	\$614
8	\$614
9	\$614
10	\$614
11	\$614
12	\$614
13	\$614
14	\$614
15	\$614
16	\$614
17	\$614
18	\$614
19	\$614
20	\$614
21	\$614
22	\$614
23	\$614
24	\$614
25	\$614
26	\$614
27	\$614
28	\$614
29	\$614
30	\$614
Total	\$17,767

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	\$1,566	\$0	\$1,566
2	\$0	\$0	\$12,617	\$0	\$12,617
3	\$0	\$0	\$23,024	\$0	\$23,024
4	\$0	\$0	\$23,024	\$0	\$23,024
5	\$0	\$0	\$23,024	\$0	\$23,024
6	\$0	\$0	\$23,024	\$0	\$23,024
7	\$0	\$0	\$23,024	\$0	\$23,024
8	\$0	\$0	\$23,024	\$0	\$23,024
9	\$0	\$0	\$23,024	\$0	\$23,024
10	\$0	\$0	\$23,024	\$0	\$23,024
11	\$0	\$0	\$23,024	\$0	\$23,024
12	\$0	\$0	\$23,024	\$0	\$23,024
13	\$0	\$0	\$23,024	\$0	\$23,024
14	\$0	\$0	\$23,024	\$0	\$23,024
15	\$0	\$0	\$23,024	\$0	\$23,024
16	\$0	\$0	\$23,024	\$0	\$23,024
17	\$0	\$0	\$23,024	\$0	\$23,024
18	\$0	\$0	\$23,024	\$0	\$23,024
19	\$0	\$0	\$23,024	\$0	\$23,024
20	\$0	\$0	\$23,024	\$0	\$23,024
21	\$0	\$0	\$23,024	\$0	\$23,024
22	\$0	\$0	\$23,024	\$0	\$23,024
23	\$0	\$0	\$23,024	\$0	\$23,024
24	\$0	\$0	\$23,024	\$0	\$23,024
25	\$0	\$0	\$23,024	\$0	\$23,024
26	\$0	\$0	\$23,024	\$0	\$23,024
27	\$0	\$0	\$23,024	\$0	\$23,024
28	\$0	\$0	\$23,024	\$0	\$23,024
29	\$0	\$0	\$23,024	\$0	\$23,024
30	\$0	\$0	\$23,024	\$0	\$23,024
Total	\$0	\$0	\$658,859	\$0	\$658,859

Fiscal Impact: Special Taxing Districts

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	\$5,349	\$0	\$5,349
2	\$43,109	\$0	\$43,109
3	\$78,666	\$0	\$78,666
4	\$78,666	\$0	\$78,666
5	\$78,666	\$0	\$78,666
6	\$78,666	\$0	\$78,666
7	\$78,666	\$0	\$78,666
8	\$78,666	\$0	\$78,666
9	\$78,666	\$0	\$78,666
10	\$78,666	\$0	\$78,666
11	\$78,666	\$0	\$78,666
12	\$78,666	\$0	\$78,666
13	\$78,666	\$0	\$78,666
14	\$78,666	\$0	\$78,666
15	\$78,666	\$0	\$78,666
16	\$78,666	\$0	\$78,666
17	\$78,666	\$0	\$78,666
18	\$78,666	\$0	\$78,666
19	\$78,666	\$0	\$78,666
20	\$78,666	\$0	\$78,666
21	\$78,666	\$0	\$78,666
22	\$78,666	\$0	\$78,666
23	\$78,666	\$0	\$78,666
24	\$78,666	\$0	\$78,666
25	\$78,666	\$0	\$78,666
26	\$78,666	\$0	\$78,666
27	\$78,666	\$0	\$78,666
28	\$78,666	\$0	\$78,666
29	\$78,666	\$0	\$78,666
30	\$78,666	\$0	\$78,666
Total	\$2,251,103	\$0	\$2,251,103

Fiscal Impact: Special Taxing Districts

Net Benefits

Year	Benefits	Costs	Net Benefits	Cumulative Net Benefits
1	\$1,738	\$0	\$1,738	\$1,738
2	\$13,020	\$0	\$13,020	\$14,758
3	\$23,638	\$0	\$23,638	\$38,397
4	\$23,638	\$0	\$23,638	\$62,035
5	\$23,638	\$0	\$23,638	\$85,673
6	\$23,638	\$0	\$23,638	\$109,311
7	\$23,638	\$0	\$23,638	\$132,949
8	\$23,638	\$0	\$23,638	\$156,587
9	\$23,638	\$0	\$23,638	\$180,225
10	\$23,638	\$0	\$23,638	\$203,864
11	\$23,638	\$0	\$23,638	\$227,502
12	\$23,638	\$0	\$23,638	\$251,140
13	\$23,638	\$0	\$23,638	\$274,778
14	\$23,638	\$0	\$23,638	\$298,416
15	\$23,638	\$0	\$23,638	\$322,054
16	\$23,638	\$0	\$23,638	\$345,692
17	\$23,638	\$0	\$23,638	\$369,331
18	\$23,638	\$0	\$23,638	\$392,969
19	\$23,638	\$0	\$23,638	\$416,607
20	\$23,638	\$0	\$23,638	\$440,245
21	\$23,638	\$0	\$23,638	\$463,883
22	\$23,638	\$0	\$23,638	\$487,521
23	\$23,638	\$0	\$23,638	\$511,159
24	\$23,638	\$0	\$23,638	\$534,798
25	\$23,638	\$0	\$23,638	\$558,436
26	\$23,638	\$0	\$23,638	\$582,074
27	\$23,638	\$0	\$23,638	\$605,712
28	\$23,638	\$0	\$23,638	\$629,350
29	\$23,638	\$0	\$23,638	\$652,988
30	\$23,638	\$0	\$23,638	\$676,626
Total	\$676,626	\$0	\$676,626	

Appendix D

Existing Activity Impact Calculations

Existing jobs and salaries in the City

Year	Direct Jobs	Indirect Jobs	Total Jobs	Direct Salaries	Indirect Salaries	Total Salaries
1	351.0	74.6	425.6	\$11,407,500	\$3,276,234	\$14,683,734
2	0.0	0.0	0.0	\$11,749,725	\$3,374,521	\$15,124,246
3	0.0	0.0	0.0	\$12,102,217	\$3,475,757	\$15,577,974
4	0.0	0.0	0.0	\$12,465,283	\$3,580,029	\$16,045,312
5	0.0	0.0	0.0	\$12,839,242	\$3,687,430	\$16,526,672
6	0.0	0.0	0.0	\$13,224,419	\$3,798,053	\$17,022,472
7	0.0	0.0	0.0	\$13,621,152	\$3,911,995	\$17,533,147
8	0.0	0.0	0.0	\$14,029,786	\$4,029,355	\$18,059,141
9	0.0	0.0	0.0	\$14,450,680	\$4,150,235	\$18,600,915
10	0.0	0.0	0.0	\$14,884,200	\$4,274,742	\$19,158,942
11	0.0	0.0	0.0	\$15,181,884	\$4,360,237	\$19,542,121
12	0.0	0.0	0.0	\$15,485,522	\$4,447,442	\$19,932,964
13	0.0	0.0	0.0	\$15,795,232	\$4,536,391	\$20,331,623
14	0.0	0.0	0.0	\$16,111,137	\$4,627,119	\$20,738,256
15	0.0	0.0	0.0	\$16,433,360	\$4,719,661	\$21,153,021
16	0.0	0.0	0.0	\$16,762,027	\$4,814,054	\$21,576,081
17	0.0	0.0	0.0	\$17,097,267	\$4,910,335	\$22,007,602
18	0.0	0.0	0.0	\$17,439,213	\$5,008,542	\$22,447,755
19	0.0	0.0	0.0	\$17,787,997	\$5,108,713	\$22,896,710
20	0.0	0.0	0.0	\$18,143,757	\$5,210,887	\$23,354,644
21	0.0	0.0	0.0	\$18,506,632	\$5,315,105	\$23,821,737
22	0.0	0.0	0.0	\$18,876,765	\$5,421,407	\$24,298,172
23	0.0	0.0	0.0	\$19,254,300	\$5,529,835	\$24,784,135
24	0.0	0.0	0.0	\$19,639,386	\$5,640,432	\$25,279,818
25	0.0	0.0	0.0	\$20,032,174	\$5,753,240	\$25,785,414
26	0.0	0.0	0.0	\$20,432,817	\$5,868,305	\$26,301,122
27	0.0	0.0	0.0	\$20,841,473	\$5,985,671	\$26,827,144
28	0.0	0.0	0.0	\$21,258,303	\$6,105,385	\$27,363,688
29	0.0	0.0	0.0	\$21,683,469	\$6,227,492	\$27,910,961
30	0.0	0.0	0.0	\$22,117,138	\$6,352,042	\$28,469,180
Total	351.0	74.6	425.6	\$499,654,057	\$143,500,646	\$643,154,703

Existing jobs and salaries in the County

Year	Direct Jobs	Indirect Jobs	Total Jobs	Direct Salaries	Indirect Salaries	Total Salaries
1	351.0	92.3	443.3	\$11,407,500	\$4,051,944	\$15,459,444
2	0.0	0.0	0.0	\$11,749,725	\$4,173,502	\$15,923,227
3	0.0	0.0	0.0	\$12,102,217	\$4,298,707	\$16,400,924
4	0.0	0.0	0.0	\$12,465,283	\$4,427,669	\$16,892,952
5	0.0	0.0	0.0	\$12,839,242	\$4,560,499	\$17,399,741
6	0.0	0.0	0.0	\$13,224,419	\$4,697,314	\$17,921,733
7	0.0	0.0	0.0	\$13,621,152	\$4,838,233	\$18,459,385
8	0.0	0.0	0.0	\$14,029,786	\$4,983,380	\$19,013,166
9	0.0	0.0	0.0	\$14,450,680	\$5,132,882	\$19,583,562
10	0.0	0.0	0.0	\$14,884,200	\$5,286,868	\$20,171,068
11	0.0	0.0	0.0	\$15,181,884	\$5,392,605	\$20,574,489
12	0.0	0.0	0.0	\$15,485,522	\$5,500,457	\$20,985,979
13	0.0	0.0	0.0	\$15,795,232	\$5,610,466	\$21,405,698
14	0.0	0.0	0.0	\$16,111,137	\$5,722,676	\$21,833,813
15	0.0	0.0	0.0	\$16,433,360	\$5,837,129	\$22,270,489
16	0.0	0.0	0.0	\$16,762,027	\$5,953,872	\$22,715,899
17	0.0	0.0	0.0	\$17,097,267	\$6,072,949	\$23,170,216
18	0.0	0.0	0.0	\$17,439,213	\$6,194,408	\$23,633,621
19	0.0	0.0	0.0	\$17,787,997	\$6,318,297	\$24,106,294
20	0.0	0.0	0.0	\$18,143,757	\$6,444,662	\$24,588,419
21	0.0	0.0	0.0	\$18,506,632	\$6,573,556	\$25,080,188
22	0.0	0.0	0.0	\$18,876,765	\$6,705,027	\$25,581,792
23	0.0	0.0	0.0	\$19,254,300	\$6,839,127	\$26,093,427
24	0.0	0.0	0.0	\$19,639,386	\$6,975,910	\$26,615,296
25	0.0	0.0	0.0	\$20,032,174	\$7,115,428	\$27,147,602
26	0.0	0.0	0.0	\$20,432,817	\$7,257,737	\$27,690,554
27	0.0	0.0	0.0	\$20,841,473	\$7,402,891	\$28,244,364
28	0.0	0.0	0.0	\$21,258,303	\$7,550,949	\$28,809,252
29	0.0	0.0	0.0	\$21,683,469	\$7,701,968	\$29,385,437
30	0.0	0.0	0.0	\$22,117,138	\$7,856,007	\$29,973,145
Total	351.0	92.3	443.3	\$499,654,057	\$177,477,119	\$677,131,176

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	\$660,768	\$0	\$0	\$868,178	\$1,528,946
2	\$0	\$680,591	\$0	\$0	\$894,223	\$1,574,814
3	\$0	\$701,009	\$0	\$0	\$921,050	\$1,622,059
4	\$0	\$722,039	\$0	\$0	\$948,681	\$1,670,720
5	\$0	\$743,700	\$0	\$0	\$977,142	\$1,720,842
6	\$0	\$766,011	\$0	\$0	\$1,006,456	\$1,772,467
7	\$0	\$788,992	\$0	\$0	\$1,036,650	\$1,825,641
8	\$0	\$812,661	\$0	\$0	\$1,067,749	\$1,880,411
9	\$0	\$837,041	\$0	\$0	\$1,099,782	\$1,936,823
10	\$0	\$862,152	\$0	\$0	\$1,132,775	\$1,994,928
11	\$0	\$879,395	\$0	\$0	\$1,155,431	\$2,034,826
12	\$0	\$896,983	\$0	\$0	\$1,178,539	\$2,075,523
13	\$0	\$914,923	\$0	\$0	\$1,202,110	\$2,117,033
14	\$0	\$933,222	\$0	\$0	\$1,226,152	\$2,159,374
15	\$0	\$951,886	\$0	\$0	\$1,250,675	\$2,202,561
16	\$0	\$970,924	\$0	\$0	\$1,275,689	\$2,246,612
17	\$0	\$990,342	\$0	\$0	\$1,301,203	\$2,291,545
18	\$0	\$1,010,149	\$0	\$0	\$1,327,227	\$2,337,376
19	\$0	\$1,030,352	\$0	\$0	\$1,353,771	\$2,384,123
20	\$0	\$1,050,959	\$0	\$0	\$1,380,847	\$2,431,806
21	\$0	\$1,071,978	\$0	\$0	\$1,408,464	\$2,480,442
22	\$0	\$1,093,418	\$0	\$0	\$1,436,633	\$2,530,051
23	\$0	\$1,115,286	\$0	\$0	\$1,465,365	\$2,580,652
24	\$0	\$1,137,592	\$0	\$0	\$1,494,673	\$2,632,265
25	\$0	\$1,160,344	\$0	\$0	\$1,524,566	\$2,684,910
26	\$0	\$1,183,550	\$0	\$0	\$1,555,058	\$2,738,608
27	\$0	\$1,207,221	\$0	\$0	\$1,586,159	\$2,793,380
28	\$0	\$1,231,366	\$0	\$0	\$1,617,882	\$2,849,248
29	\$0	\$1,255,993	\$0	\$0	\$1,650,239	\$2,906,233
30	\$0	\$1,281,113	\$0	\$0	\$1,683,244	\$2,964,357
Total	\$0	\$28,941,962	\$0	\$0	\$38,026,612	\$66,968,573

Existing taxable value supported

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	\$12,750,000	\$87,659,700	\$1,938,000	\$102,347,700
2	\$12,750,000	\$87,659,700	\$1,938,000	\$102,347,700
3	\$12,750,000	\$87,659,700	\$1,938,000	\$102,347,700
4	\$12,750,000	\$87,659,700	\$1,938,000	\$102,347,700
5	\$12,750,000	\$87,659,700	\$1,938,000	\$102,347,700
6	\$12,750,000	\$87,659,700	\$1,938,000	\$102,347,700
7	\$12,750,000	\$87,659,700	\$1,938,000	\$102,347,700
8	\$12,750,000	\$87,659,700	\$1,938,000	\$102,347,700
9	\$12,750,000	\$87,659,700	\$1,938,000	\$102,347,700
10	\$12,750,000	\$87,659,700	\$1,938,000	\$102,347,700
11	\$12,750,000	\$87,659,700	\$1,938,000	\$102,347,700
12	\$12,750,000	\$87,659,700	\$1,938,000	\$102,347,700
13	\$12,750,000	\$87,659,700	\$1,938,000	\$102,347,700
14	\$12,750,000	\$87,659,700	\$1,938,000	\$102,347,700
15	\$12,750,000	\$87,659,700	\$1,938,000	\$102,347,700
16	\$12,750,000	\$87,659,700	\$1,938,000	\$102,347,700
17	\$12,750,000	\$87,659,700	\$1,938,000	\$102,347,700
18	\$12,750,000	\$87,659,700	\$1,938,000	\$102,347,700
19	\$12,750,000	\$87,659,700	\$1,938,000	\$102,347,700
20	\$12,750,000	\$87,659,700	\$1,938,000	\$102,347,700
21	\$12,750,000	\$87,659,700	\$1,938,000	\$102,347,700
22	\$12,750,000	\$87,659,700	\$1,938,000	\$102,347,700
23	\$12,750,000	\$87,659,700	\$1,938,000	\$102,347,700
24	\$12,750,000	\$87,659,700	\$1,938,000	\$102,347,700
25	\$12,750,000	\$87,659,700	\$1,938,000	\$102,347,700
26	\$12,750,000	\$87,659,700	\$1,938,000	\$102,347,700
27	\$12,750,000	\$87,659,700	\$1,938,000	\$102,347,700
28	\$12,750,000	\$87,659,700	\$1,938,000	\$102,347,700
29	\$12,750,000	\$87,659,700	\$1,938,000	\$102,347,700
30	\$12,750,000	\$87,659,700	\$1,938,000	\$102,347,700

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	\$0	\$4,956	\$0	\$0	\$6,511	\$0	\$11,467
2	\$0	\$5,104	\$0	\$0	\$6,707	\$0	\$11,811
3	\$0	\$5,258	\$0	\$0	\$6,908	\$0	\$12,165
4	\$0	\$5,415	\$0	\$0	\$7,115	\$0	\$12,530
5	\$0	\$5,578	\$0	\$0	\$7,329	\$0	\$12,906
6	\$0	\$5,745	\$0	\$0	\$7,548	\$0	\$13,294
7	\$0	\$5,917	\$0	\$0	\$7,775	\$0	\$13,692
8	\$0	\$6,095	\$0	\$0	\$8,008	\$0	\$14,103
9	\$0	\$6,278	\$0	\$0	\$8,248	\$0	\$14,526
10	\$0	\$6,466	\$0	\$0	\$8,496	\$0	\$14,962
11	\$0	\$6,595	\$0	\$0	\$8,666	\$0	\$15,261
12	\$0	\$6,727	\$0	\$0	\$8,839	\$0	\$15,566
13	\$0	\$6,862	\$0	\$0	\$9,016	\$0	\$15,878
14	\$0	\$6,999	\$0	\$0	\$9,196	\$0	\$16,195
15	\$0	\$7,139	\$0	\$0	\$9,380	\$0	\$16,519
16	\$0	\$7,282	\$0	\$0	\$9,568	\$0	\$16,850
17	\$0	\$7,428	\$0	\$0	\$9,759	\$0	\$17,187
18	\$0	\$7,576	\$0	\$0	\$9,954	\$0	\$17,530
19	\$0	\$7,728	\$0	\$0	\$10,153	\$0	\$17,881
20	\$0	\$7,882	\$0	\$0	\$10,356	\$0	\$18,239
21	\$0	\$8,040	\$0	\$0	\$10,563	\$0	\$18,603
22	\$0	\$8,201	\$0	\$0	\$10,775	\$0	\$18,975
23	\$0	\$8,365	\$0	\$0	\$10,990	\$0	\$19,355
24	\$0	\$8,532	\$0	\$0	\$11,210	\$0	\$19,742
25	\$0	\$8,703	\$0	\$0	\$11,434	\$0	\$20,137
26	\$0	\$8,877	\$0	\$0	\$11,663	\$0	\$20,540
27	\$0	\$9,054	\$0	\$0	\$11,896	\$0	\$20,950
28	\$0	\$9,235	\$0	\$0	\$12,134	\$0	\$21,369
29	\$0	\$9,420	\$0	\$0	\$12,377	\$0	\$21,797
30	\$0	\$9,608	\$0	\$0	\$12,624	\$0	\$22,233
Total	\$0	\$217,065	\$0	\$0	\$285,200	\$0	\$502,264

Fiscal Impact: City of Fresno

Property tax collections on new residential property - Prop 13 Share

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
11	\$0
12	\$0
13	\$0
14	\$0
15	\$0
16	\$0
17	\$0
18	\$0
19	\$0
20	\$0
21	\$0
22	\$0
23	\$0
24	\$0
25	\$0
26	\$0
27	\$0
28	\$0
29	\$0
30	\$0
Total	\$0

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	\$26,775	\$0	\$184,085	\$0	\$210,860
2	\$26,775	\$0	\$184,085	\$0	\$210,860
3	\$26,775	\$0	\$184,085	\$0	\$210,860
4	\$26,775	\$0	\$184,085	\$0	\$210,860
5	\$26,775	\$0	\$184,085	\$0	\$210,860
6	\$26,775	\$0	\$184,085	\$0	\$210,860
7	\$26,775	\$0	\$184,085	\$0	\$210,860
8	\$26,775	\$0	\$184,085	\$0	\$210,860
9	\$26,775	\$0	\$184,085	\$0	\$210,860
10	\$26,775	\$0	\$184,085	\$0	\$210,860
11	\$26,775	\$0	\$184,085	\$0	\$210,860
12	\$26,775	\$0	\$184,085	\$0	\$210,860
13	\$26,775	\$0	\$184,085	\$0	\$210,860
14	\$26,775	\$0	\$184,085	\$0	\$210,860
15	\$26,775	\$0	\$184,085	\$0	\$210,860
16	\$26,775	\$0	\$184,085	\$0	\$210,860
17	\$26,775	\$0	\$184,085	\$0	\$210,860
18	\$26,775	\$0	\$184,085	\$0	\$210,860
19	\$26,775	\$0	\$184,085	\$0	\$210,860
20	\$26,775	\$0	\$184,085	\$0	\$210,860
21	\$26,775	\$0	\$184,085	\$0	\$210,860
22	\$26,775	\$0	\$184,085	\$0	\$210,860
23	\$26,775	\$0	\$184,085	\$0	\$210,860
24	\$26,775	\$0	\$184,085	\$0	\$210,860
25	\$26,775	\$0	\$184,085	\$0	\$210,860
26	\$26,775	\$0	\$184,085	\$0	\$210,860
27	\$26,775	\$0	\$184,085	\$0	\$210,860
28	\$26,775	\$0	\$184,085	\$0	\$210,860
29	\$26,775	\$0	\$184,085	\$0	\$210,860
30	\$26,775	\$0	\$184,085	\$0	\$210,860
Total	\$803,250	\$0	\$5,522,561	\$0	\$6,325,811

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	\$4,070	\$0	\$4,070
2	\$4,070	\$0	\$4,070
3	\$4,070	\$0	\$4,070
4	\$4,070	\$0	\$4,070
5	\$4,070	\$0	\$4,070
6	\$4,070	\$0	\$4,070
7	\$4,070	\$0	\$4,070
8	\$4,070	\$0	\$4,070
9	\$4,070	\$0	\$4,070
10	\$4,070	\$0	\$4,070
11	\$4,070	\$0	\$4,070
12	\$4,070	\$0	\$4,070
13	\$4,070	\$0	\$4,070
14	\$4,070	\$0	\$4,070
15	\$4,070	\$0	\$4,070
16	\$4,070	\$0	\$4,070
17	\$4,070	\$0	\$4,070
18	\$4,070	\$0	\$4,070
19	\$4,070	\$0	\$4,070
20	\$4,070	\$0	\$4,070
21	\$4,070	\$0	\$4,070
22	\$4,070	\$0	\$4,070
23	\$4,070	\$0	\$4,070
24	\$4,070	\$0	\$4,070
25	\$4,070	\$0	\$4,070
26	\$4,070	\$0	\$4,070
27	\$4,070	\$0	\$4,070
28	\$4,070	\$0	\$4,070
29	\$4,070	\$0	\$4,070
30	\$4,070	\$0	\$4,070
Total	\$122,094	\$0	\$122,094

Fiscal Impact: City of Fresno

Property tax collections on new residential property - Fresno Pension

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
11	\$0
12	\$0
13	\$0
14	\$0
15	\$0
16	\$0
17	\$0
18	\$0
19	\$0
20	\$0
21	\$0
22	\$0
23	\$0
24	\$0
25	\$0
26	\$0
27	\$0
28	\$0
29	\$0
30	\$0
Total	\$0

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	\$4,136	\$0	\$28,435	\$0	\$32,571
2	\$4,136	\$0	\$28,435	\$0	\$32,571
3	\$4,136	\$0	\$28,435	\$0	\$32,571
4	\$4,136	\$0	\$28,435	\$0	\$32,571
5	\$4,136	\$0	\$28,435	\$0	\$32,571
6	\$4,136	\$0	\$28,435	\$0	\$32,571
7	\$4,136	\$0	\$28,435	\$0	\$32,571
8	\$4,136	\$0	\$28,435	\$0	\$32,571
9	\$4,136	\$0	\$28,435	\$0	\$32,571
10	\$4,136	\$0	\$28,435	\$0	\$32,571
11	\$4,136	\$0	\$28,435	\$0	\$32,571
12	\$4,136	\$0	\$28,435	\$0	\$32,571
13	\$4,136	\$0	\$28,435	\$0	\$32,571
14	\$4,136	\$0	\$28,435	\$0	\$32,571
15	\$4,136	\$0	\$28,435	\$0	\$32,571
16	\$4,136	\$0	\$28,435	\$0	\$32,571
17	\$4,136	\$0	\$28,435	\$0	\$32,571
18	\$4,136	\$0	\$28,435	\$0	\$32,571
19	\$4,136	\$0	\$28,435	\$0	\$32,571
20	\$4,136	\$0	\$28,435	\$0	\$32,571
21	\$4,136	\$0	\$28,435	\$0	\$32,571
22	\$4,136	\$0	\$28,435	\$0	\$32,571
23	\$4,136	\$0	\$28,435	\$0	\$32,571
24	\$4,136	\$0	\$28,435	\$0	\$32,571
25	\$4,136	\$0	\$28,435	\$0	\$32,571
26	\$4,136	\$0	\$28,435	\$0	\$32,571
27	\$4,136	\$0	\$28,435	\$0	\$32,571
28	\$4,136	\$0	\$28,435	\$0	\$32,571
29	\$4,136	\$0	\$28,435	\$0	\$32,571
30	\$4,136	\$0	\$28,435	\$0	\$32,571
Total	\$124,075	\$0	\$853,052	\$0	\$977,127

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	\$629	\$0	\$629
2	\$629	\$0	\$629
3	\$629	\$0	\$629
4	\$629	\$0	\$629
5	\$629	\$0	\$629
6	\$629	\$0	\$629
7	\$629	\$0	\$629
8	\$629	\$0	\$629
9	\$629	\$0	\$629
10	\$629	\$0	\$629
11	\$629	\$0	\$629
12	\$629	\$0	\$629
13	\$629	\$0	\$629
14	\$629	\$0	\$629
15	\$629	\$0	\$629
16	\$629	\$0	\$629
17	\$629	\$0	\$629
18	\$629	\$0	\$629
19	\$629	\$0	\$629
20	\$629	\$0	\$629
21	\$629	\$0	\$629
22	\$629	\$0	\$629
23	\$629	\$0	\$629
24	\$629	\$0	\$629
25	\$629	\$0	\$629
26	\$629	\$0	\$629
27	\$629	\$0	\$629
28	\$629	\$0	\$629
29	\$629	\$0	\$629
30	\$629	\$0	\$629
Total	\$18,859	\$0	\$18,859

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	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	\$34,046	\$0	\$0	\$34,046
2	\$0	\$35,068	\$0	\$0	\$35,068
3	\$0	\$36,120	\$0	\$0	\$36,120
4	\$0	\$37,203	\$0	\$0	\$37,203
5	\$0	\$38,319	\$0	\$0	\$38,319
6	\$0	\$39,469	\$0	\$0	\$39,469
7	\$0	\$40,653	\$0	\$0	\$40,653
8	\$0	\$41,873	\$0	\$0	\$41,873
9	\$0	\$43,129	\$0	\$0	\$43,129
10	\$0	\$44,423	\$0	\$0	\$44,423
11	\$0	\$45,755	\$0	\$0	\$45,755
12	\$0	\$47,128	\$0	\$0	\$47,128
13	\$0	\$48,542	\$0	\$0	\$48,542
14	\$0	\$49,998	\$0	\$0	\$49,998
15	\$0	\$51,498	\$0	\$0	\$51,498
16	\$0	\$53,043	\$0	\$0	\$53,043
17	\$0	\$54,634	\$0	\$0	\$54,634
18	\$0	\$56,273	\$0	\$0	\$56,273
19	\$0	\$57,961	\$0	\$0	\$57,961
20	\$0	\$59,700	\$0	\$0	\$59,700
21	\$0	\$61,491	\$0	\$0	\$61,491
22	\$0	\$63,336	\$0	\$0	\$63,336
23	\$0	\$65,236	\$0	\$0	\$65,236
24	\$0	\$67,193	\$0	\$0	\$67,193
25	\$0	\$69,209	\$0	\$0	\$69,209
26	\$0	\$71,285	\$0	\$0	\$71,285
27	\$0	\$73,424	\$0	\$0	\$73,424
28	\$0	\$75,626	\$0	\$0	\$75,626
29	\$0	\$77,895	\$0	\$0	\$77,895
30	\$0	\$80,232	\$0	\$0	\$80,232
Total	\$0	\$1,619,762	\$0	\$0	\$1,619,762

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	\$0	\$0	\$30,186	\$30,186
2	\$0	\$0	\$0	\$0	\$0	\$30,790	\$30,790
3	\$0	\$0	\$0	\$0	\$0	\$31,406	\$31,406
4	\$0	\$0	\$0	\$0	\$0	\$32,034	\$32,034
5	\$0	\$0	\$0	\$0	\$0	\$32,674	\$32,674
6	\$0	\$0	\$0	\$0	\$0	\$33,328	\$33,328
7	\$0	\$0	\$0	\$0	\$0	\$33,994	\$33,994
8	\$0	\$0	\$0	\$0	\$0	\$34,674	\$34,674
9	\$0	\$0	\$0	\$0	\$0	\$35,368	\$35,368
10	\$0	\$0	\$0	\$0	\$0	\$36,075	\$36,075
11	\$0	\$0	\$0	\$0	\$0	\$36,797	\$36,797
12	\$0	\$0	\$0	\$0	\$0	\$37,532	\$37,532
13	\$0	\$0	\$0	\$0	\$0	\$38,283	\$38,283
14	\$0	\$0	\$0	\$0	\$0	\$39,049	\$39,049
15	\$0	\$0	\$0	\$0	\$0	\$39,830	\$39,830
16	\$0	\$0	\$0	\$0	\$0	\$40,626	\$40,626
17	\$0	\$0	\$0	\$0	\$0	\$41,439	\$41,439
18	\$0	\$0	\$0	\$0	\$0	\$42,268	\$42,268
19	\$0	\$0	\$0	\$0	\$0	\$43,113	\$43,113
20	\$0	\$0	\$0	\$0	\$0	\$43,975	\$43,975
21	\$0	\$0	\$0	\$0	\$0	\$44,855	\$44,855
22	\$0	\$0	\$0	\$0	\$0	\$45,752	\$45,752
23	\$0	\$0	\$0	\$0	\$0	\$46,667	\$46,667
24	\$0	\$0	\$0	\$0	\$0	\$47,600	\$47,600
25	\$0	\$0	\$0	\$0	\$0	\$48,552	\$48,552
26	\$0	\$0	\$0	\$0	\$0	\$49,523	\$49,523
27	\$0	\$0	\$0	\$0	\$0	\$50,514	\$50,514
28	\$0	\$0	\$0	\$0	\$0	\$51,524	\$51,524
29	\$0	\$0	\$0	\$0	\$0	\$52,555	\$52,555
30	\$0	\$0	\$0	\$0	\$0	\$53,606	\$53,606
Total	\$0	\$0	\$0	\$0	\$0	\$1,224,588	\$1,224,588

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	(\$53,001)	\$0	(\$32,344)	(\$85,345)
2	\$0	(\$54,061)	\$0	(\$33,314)	(\$87,375)
3	\$0	(\$55,142)	\$0	(\$34,314)	(\$89,456)
4	\$0	(\$56,245)	\$0	(\$35,343)	(\$91,588)
5	\$0	(\$57,370)	\$0	(\$36,403)	(\$93,773)
6	\$0	(\$58,517)	\$0	(\$37,495)	(\$96,013)
7	\$0	(\$59,688)	\$0	(\$38,620)	(\$98,308)
8	\$0	(\$60,881)	\$0	(\$39,779)	(\$100,660)
9	\$0	(\$62,099)	\$0	(\$40,972)	(\$103,071)
10	\$0	(\$63,341)	\$0	(\$42,201)	(\$105,543)
11	\$0	(\$64,608)	\$0	(\$43,467)	(\$108,075)
12	\$0	(\$65,900)	\$0	(\$44,771)	(\$110,672)
13	\$0	(\$67,218)	\$0	(\$46,115)	(\$113,333)
14	\$0	(\$68,562)	\$0	(\$47,498)	(\$116,061)
15	\$0	(\$69,934)	\$0	(\$48,923)	(\$118,857)
16	\$0	(\$71,332)	\$0	(\$50,391)	(\$121,723)
17	\$0	(\$72,759)	\$0	(\$51,902)	(\$124,661)
18	\$0	(\$74,214)	\$0	(\$53,460)	(\$127,674)
19	\$0	(\$75,698)	\$0	(\$55,063)	(\$130,762)
20	\$0	(\$77,212)	\$0	(\$56,715)	(\$133,928)
21	\$0	(\$78,757)	\$0	(\$58,417)	(\$137,173)
22	\$0	(\$80,332)	\$0	(\$60,169)	(\$140,501)
23	\$0	(\$81,938)	\$0	(\$61,974)	(\$143,913)
24	\$0	(\$83,577)	\$0	(\$63,833)	(\$147,411)
25	\$0	(\$85,249)	\$0	(\$65,748)	(\$150,997)
26	\$0	(\$86,954)	\$0	(\$67,721)	(\$154,675)
27	\$0	(\$88,693)	\$0	(\$69,753)	(\$158,445)
28	\$0	(\$90,467)	\$0	(\$71,845)	(\$162,312)
29	\$0	(\$92,276)	\$0	(\$74,000)	(\$166,276)
30	\$0	(\$94,122)	\$0	(\$76,220)	(\$170,342)
Total	\$0	(\$2,150,149)	\$0	(\$1,538,774)	(\$3,688,922)

Fiscal Impact: City of Fresno

Net Benefits

Year	Benefits	Costs	Net Benefits	Cumulative Net Benefits
1	\$323,829	(\$85,345)	\$238,484	\$238,484
2	\$325,798	(\$87,375)	\$238,423	\$476,907
3	\$327,820	(\$89,456)	\$238,364	\$715,271
4	\$329,897	(\$91,588)	\$238,309	\$953,580
5	\$332,030	(\$93,773)	\$238,256	\$1,191,837
6	\$334,220	(\$96,013)	\$238,207	\$1,430,044
7	\$336,469	(\$98,308)	\$238,161	\$1,668,205
8	\$338,780	(\$100,660)	\$238,119	\$1,906,324
9	\$341,152	(\$103,071)	\$238,081	\$2,144,405
10	\$343,589	(\$105,543)	\$238,047	\$2,382,452
11	\$345,943	(\$108,075)	\$237,867	\$2,620,319
12	\$348,357	(\$110,672)	\$237,685	\$2,858,004
13	\$350,832	(\$113,333)	\$237,500	\$3,095,504
14	\$353,372	(\$116,061)	\$237,311	\$3,332,815
15	\$355,977	(\$118,857)	\$237,120	\$3,569,935
16	\$358,649	(\$121,723)	\$236,925	\$3,806,860
17	\$361,389	(\$124,661)	\$236,728	\$4,043,588
18	\$364,201	(\$127,674)	\$236,527	\$4,280,115
19	\$367,085	(\$130,762)	\$236,323	\$4,516,439
20	\$370,044	(\$133,928)	\$236,116	\$4,752,555
21	\$373,079	(\$137,173)	\$235,906	\$4,988,460
22	\$376,193	(\$140,501)	\$235,692	\$5,224,152
23	\$379,388	(\$143,913)	\$235,475	\$5,459,627
24	\$382,665	(\$147,411)	\$235,254	\$5,694,882
25	\$386,028	(\$150,997)	\$235,030	\$5,929,912
26	\$389,478	(\$154,675)	\$234,803	\$6,164,715
27	\$393,018	(\$158,445)	\$234,572	\$6,399,288
28	\$396,650	(\$162,312)	\$234,338	\$6,633,625
29	\$400,376	(\$166,276)	\$234,100	\$6,867,725
30	\$404,200	(\$170,342)	\$233,858	\$7,101,583
Total	\$10,790,505	(\$3,688,922)	\$7,101,583	

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	\$0	\$6,277	\$0	\$0	\$8,248	\$14,525
2	\$0	\$6,466	\$0	\$0	\$8,495	\$14,961
3	\$0	\$6,660	\$0	\$0	\$8,750	\$15,410
4	\$0	\$6,859	\$0	\$0	\$9,012	\$15,872
5	\$0	\$7,065	\$0	\$0	\$9,283	\$16,348
6	\$0	\$7,277	\$0	\$0	\$9,561	\$16,838
7	\$0	\$7,495	\$0	\$0	\$9,848	\$17,344
8	\$0	\$7,720	\$0	\$0	\$10,144	\$17,864
9	\$0	\$7,952	\$0	\$0	\$10,448	\$18,400
10	\$0	\$8,190	\$0	\$0	\$10,761	\$18,952
11	\$0	\$8,354	\$0	\$0	\$10,977	\$19,331
12	\$0	\$8,521	\$0	\$0	\$11,196	\$19,717
13	\$0	\$8,692	\$0	\$0	\$11,420	\$20,112
14	\$0	\$8,866	\$0	\$0	\$11,648	\$20,514
15	\$0	\$9,043	\$0	\$0	\$11,881	\$20,924
16	\$0	\$9,224	\$0	\$0	\$12,119	\$21,343
17	\$0	\$9,408	\$0	\$0	\$12,361	\$21,770
18	\$0	\$9,596	\$0	\$0	\$12,609	\$22,205
19	\$0	\$9,788	\$0	\$0	\$12,861	\$22,649
20	\$0	\$9,984	\$0	\$0	\$13,118	\$23,102
21	\$0	\$10,184	\$0	\$0	\$13,380	\$23,564
22	\$0	\$10,387	\$0	\$0	\$13,648	\$24,035
23	\$0	\$10,595	\$0	\$0	\$13,921	\$24,516
24	\$0	\$10,807	\$0	\$0	\$14,199	\$25,007
25	\$0	\$11,023	\$0	\$0	\$14,483	\$25,507
26	\$0	\$11,244	\$0	\$0	\$14,773	\$26,017
27	\$0	\$11,469	\$0	\$0	\$15,069	\$26,537
28	\$0	\$11,698	\$0	\$0	\$15,370	\$27,068
29	\$0	\$11,932	\$0	\$0	\$15,677	\$27,609
30	\$0	\$12,171	\$0	\$0	\$15,991	\$28,161
Total	\$0	\$274,949	\$0	\$0	\$361,253	\$636,201

Fiscal Impact: Fresno County

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
11	\$0
12	\$0
13	\$0
14	\$0
15	\$0
16	\$0
17	\$0
18	\$0
19	\$0
20	\$0
21	\$0
22	\$0
23	\$0
24	\$0
25	\$0
26	\$0
27	\$0
28	\$0
29	\$0
30	\$0
Total	\$0

Fiscal Impact: Fresno County

Property tax collections on the Project's Real Property

Year	<u>Land</u>		<u>Buildings & Other Real Property Improvements</u>		<u>Total Real Property Taxes Collected after Abatements</u>
	Taxes Collected	Taxes Abated	Taxes Collected	Taxes Abated	
1	\$34,425	\$0	\$236,681	\$0	\$271,106
2	\$34,425	\$0	\$236,681	\$0	\$271,106
3	\$34,425	\$0	\$236,681	\$0	\$271,106
4	\$34,425	\$0	\$236,681	\$0	\$271,106
5	\$34,425	\$0	\$236,681	\$0	\$271,106
6	\$34,425	\$0	\$236,681	\$0	\$271,106
7	\$34,425	\$0	\$236,681	\$0	\$271,106
8	\$34,425	\$0	\$236,681	\$0	\$271,106
9	\$34,425	\$0	\$236,681	\$0	\$271,106
10	\$34,425	\$0	\$236,681	\$0	\$271,106
11	\$34,425	\$0	\$236,681	\$0	\$271,106
12	\$34,425	\$0	\$236,681	\$0	\$271,106
13	\$34,425	\$0	\$236,681	\$0	\$271,106
14	\$34,425	\$0	\$236,681	\$0	\$271,106
15	\$34,425	\$0	\$236,681	\$0	\$271,106
16	\$34,425	\$0	\$236,681	\$0	\$271,106
17	\$34,425	\$0	\$236,681	\$0	\$271,106
18	\$34,425	\$0	\$236,681	\$0	\$271,106
19	\$34,425	\$0	\$236,681	\$0	\$271,106
20	\$34,425	\$0	\$236,681	\$0	\$271,106
21	\$34,425	\$0	\$236,681	\$0	\$271,106
22	\$34,425	\$0	\$236,681	\$0	\$271,106
23	\$34,425	\$0	\$236,681	\$0	\$271,106
24	\$34,425	\$0	\$236,681	\$0	\$271,106
25	\$34,425	\$0	\$236,681	\$0	\$271,106
26	\$34,425	\$0	\$236,681	\$0	\$271,106
27	\$34,425	\$0	\$236,681	\$0	\$271,106
28	\$34,425	\$0	\$236,681	\$0	\$271,106
29	\$34,425	\$0	\$236,681	\$0	\$271,106
30	\$34,425	\$0	\$236,681	\$0	\$271,106
Total	\$1,032,750	\$0	\$7,100,436	\$0	\$8,133,186

Fiscal Impact: Fresno County

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	\$5,233	\$0	\$5,233
2	\$5,233	\$0	\$5,233
3	\$5,233	\$0	\$5,233
4	\$5,233	\$0	\$5,233
5	\$5,233	\$0	\$5,233
6	\$5,233	\$0	\$5,233
7	\$5,233	\$0	\$5,233
8	\$5,233	\$0	\$5,233
9	\$5,233	\$0	\$5,233
10	\$5,233	\$0	\$5,233
11	\$5,233	\$0	\$5,233
12	\$5,233	\$0	\$5,233
13	\$5,233	\$0	\$5,233
14	\$5,233	\$0	\$5,233
15	\$5,233	\$0	\$5,233
16	\$5,233	\$0	\$5,233
17	\$5,233	\$0	\$5,233
18	\$5,233	\$0	\$5,233
19	\$5,233	\$0	\$5,233
20	\$5,233	\$0	\$5,233
21	\$5,233	\$0	\$5,233
22	\$5,233	\$0	\$5,233
23	\$5,233	\$0	\$5,233
24	\$5,233	\$0	\$5,233
25	\$5,233	\$0	\$5,233
26	\$5,233	\$0	\$5,233
27	\$5,233	\$0	\$5,233
28	\$5,233	\$0	\$5,233
29	\$5,233	\$0	\$5,233
30	\$5,233	\$0	\$5,233
Total	\$156,978	\$0	\$156,978

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	\$27,027	\$27,027
2	\$0	\$27,568	\$27,568
3	\$0	\$28,119	\$28,119
4	\$0	\$28,681	\$28,681
5	\$0	\$29,255	\$29,255
6	\$0	\$29,840	\$29,840
7	\$0	\$30,437	\$30,437
8	\$0	\$31,046	\$31,046
9	\$0	\$31,666	\$31,666
10	\$0	\$32,300	\$32,300
11	\$0	\$32,946	\$32,946
12	\$0	\$33,605	\$33,605
13	\$0	\$34,277	\$34,277
14	\$0	\$34,962	\$34,962
15	\$0	\$35,662	\$35,662
16	\$0	\$36,375	\$36,375
17	\$0	\$37,102	\$37,102
18	\$0	\$37,844	\$37,844
19	\$0	\$38,601	\$38,601
20	\$0	\$39,373	\$39,373
21	\$0	\$40,161	\$40,161
22	\$0	\$40,964	\$40,964
23	\$0	\$41,783	\$41,783
24	\$0	\$42,619	\$42,619
25	\$0	\$43,471	\$43,471
26	\$0	\$44,341	\$44,341
27	\$0	\$45,227	\$45,227
28	\$0	\$46,132	\$46,132
29	\$0	\$47,055	\$47,055
30	\$0	\$47,996	\$47,996
Total	\$0	\$1,096,433	\$1,096,433

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	(\$36,855)	(\$36,855)
2	\$0	(\$37,592)	(\$37,592)
3	\$0	(\$38,344)	(\$38,344)
4	\$0	(\$39,111)	(\$39,111)
5	\$0	(\$39,893)	(\$39,893)
6	\$0	(\$40,691)	(\$40,691)
7	\$0	(\$41,505)	(\$41,505)
8	\$0	(\$42,335)	(\$42,335)
9	\$0	(\$43,182)	(\$43,182)
10	\$0	(\$44,045)	(\$44,045)
11	\$0	(\$44,926)	(\$44,926)
12	\$0	(\$45,825)	(\$45,825)
13	\$0	(\$46,741)	(\$46,741)
14	\$0	(\$47,676)	(\$47,676)
15	\$0	(\$48,629)	(\$48,629)
16	\$0	(\$49,602)	(\$49,602)
17	\$0	(\$50,594)	(\$50,594)
18	\$0	(\$51,606)	(\$51,606)
19	\$0	(\$52,638)	(\$52,638)
20	\$0	(\$53,691)	(\$53,691)
21	\$0	(\$54,765)	(\$54,765)
22	\$0	(\$55,860)	(\$55,860)
23	\$0	(\$56,977)	(\$56,977)
24	\$0	(\$58,117)	(\$58,117)
25	\$0	(\$59,279)	(\$59,279)
26	\$0	(\$60,465)	(\$60,465)
27	\$0	(\$61,674)	(\$61,674)
28	\$0	(\$62,907)	(\$62,907)
29	\$0	(\$64,165)	(\$64,165)
30	\$0	(\$65,449)	(\$65,449)
Total	\$0	(\$1,495,137)	(\$1,495,137)

Fiscal Impact: Fresno County

Net Benefits

Year	Benefits	Costs	Net	Cumulative
			Benefits	Net Benefits
1	\$317,891	(\$36,855)	\$281,036	\$281,036
2	\$318,867	(\$37,592)	\$281,275	\$562,311
3	\$319,867	(\$38,344)	\$281,523	\$843,834
4	\$320,892	(\$39,111)	\$281,781	\$1,125,615
5	\$321,942	(\$39,893)	\$282,049	\$1,407,664
6	\$323,017	(\$40,691)	\$282,326	\$1,689,990
7	\$324,119	(\$41,505)	\$282,614	\$1,972,605
8	\$325,248	(\$42,335)	\$282,913	\$2,255,518
9	\$326,405	(\$43,182)	\$283,224	\$2,538,741
10	\$327,590	(\$44,045)	\$283,545	\$2,822,287
11	\$328,615	(\$44,926)	\$283,689	\$3,105,976
12	\$329,661	(\$45,825)	\$283,836	\$3,389,812
13	\$330,727	(\$46,741)	\$283,986	\$3,673,799
14	\$331,815	(\$47,676)	\$284,139	\$3,957,938
15	\$332,925	(\$48,629)	\$284,295	\$4,242,233
16	\$334,056	(\$49,602)	\$284,454	\$4,526,688
17	\$335,211	(\$50,594)	\$284,617	\$4,811,304
18	\$336,388	(\$51,606)	\$284,782	\$5,096,087
19	\$337,589	(\$52,638)	\$284,951	\$5,381,038
20	\$338,814	(\$53,691)	\$285,123	\$5,666,161
21	\$340,064	(\$54,765)	\$285,299	\$5,951,460
22	\$341,338	(\$55,860)	\$285,478	\$6,236,939
23	\$342,638	(\$56,977)	\$285,661	\$6,522,600
24	\$343,964	(\$58,117)	\$285,848	\$6,808,447
25	\$345,317	(\$59,279)	\$286,038	\$7,094,485
26	\$346,696	(\$60,465)	\$286,232	\$7,380,717
27	\$348,103	(\$61,674)	\$286,430	\$7,667,146
28	\$349,539	(\$62,907)	\$286,631	\$7,953,778
29	\$351,003	(\$64,165)	\$286,837	\$8,240,615
30	\$352,496	(\$65,449)	\$287,047	\$8,527,662
Total	\$10,022,799	(\$1,495,137)	\$8,527,662	

Fiscal Impact: Fresno USD

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
11	\$0
12	\$0
13	\$0
14	\$0
15	\$0
16	\$0
17	\$0
18	\$0
19	\$0
20	\$0
21	\$0
22	\$0
23	\$0
24	\$0
25	\$0
26	\$0
27	\$0
28	\$0
29	\$0
30	\$0
Total	\$0

Fiscal Impact: Fresno USD

Property tax collections on the Project's Real Property

Year	<u>Land</u>		<u>Buildings & Other Real Property Improvements</u>		<u>Total Real Property Taxes Collected after Abatements</u>
	Taxes Collected	Taxes Abated	Taxes Collected	Taxes Abated	
1	\$77,182	\$0	\$530,648	\$0	\$607,830
2	\$77,182	\$0	\$530,648	\$0	\$607,830
3	\$77,182	\$0	\$530,648	\$0	\$607,830
4	\$77,182	\$0	\$530,648	\$0	\$607,830
5	\$77,182	\$0	\$530,648	\$0	\$607,830
6	\$77,182	\$0	\$530,648	\$0	\$607,830
7	\$77,182	\$0	\$530,648	\$0	\$607,830
8	\$77,182	\$0	\$530,648	\$0	\$607,830
9	\$77,182	\$0	\$530,648	\$0	\$607,830
10	\$77,182	\$0	\$530,648	\$0	\$607,830
11	\$77,182	\$0	\$530,648	\$0	\$607,830
12	\$77,182	\$0	\$530,648	\$0	\$607,830
13	\$77,182	\$0	\$530,648	\$0	\$607,830
14	\$77,182	\$0	\$530,648	\$0	\$607,830
15	\$77,182	\$0	\$530,648	\$0	\$607,830
16	\$77,182	\$0	\$530,648	\$0	\$607,830
17	\$77,182	\$0	\$530,648	\$0	\$607,830
18	\$77,182	\$0	\$530,648	\$0	\$607,830
19	\$77,182	\$0	\$530,648	\$0	\$607,830
20	\$77,182	\$0	\$530,648	\$0	\$607,830
21	\$77,182	\$0	\$530,648	\$0	\$607,830
22	\$77,182	\$0	\$530,648	\$0	\$607,830
23	\$77,182	\$0	\$530,648	\$0	\$607,830
24	\$77,182	\$0	\$530,648	\$0	\$607,830
25	\$77,182	\$0	\$530,648	\$0	\$607,830
26	\$77,182	\$0	\$530,648	\$0	\$607,830
27	\$77,182	\$0	\$530,648	\$0	\$607,830
28	\$77,182	\$0	\$530,648	\$0	\$607,830
29	\$77,182	\$0	\$530,648	\$0	\$607,830
30	\$77,182	\$0	\$530,648	\$0	\$607,830
Total	\$2,315,464	\$0	\$15,919,440	\$0	\$18,234,904

Fiscal Impact: Fresno USD

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	\$11,732	\$0	\$11,732
2	\$11,732	\$0	\$11,732
3	\$11,732	\$0	\$11,732
4	\$11,732	\$0	\$11,732
5	\$11,732	\$0	\$11,732
6	\$11,732	\$0	\$11,732
7	\$11,732	\$0	\$11,732
8	\$11,732	\$0	\$11,732
9	\$11,732	\$0	\$11,732
10	\$11,732	\$0	\$11,732
11	\$11,732	\$0	\$11,732
12	\$11,732	\$0	\$11,732
13	\$11,732	\$0	\$11,732
14	\$11,732	\$0	\$11,732
15	\$11,732	\$0	\$11,732
16	\$11,732	\$0	\$11,732
17	\$11,732	\$0	\$11,732
18	\$11,732	\$0	\$11,732
19	\$11,732	\$0	\$11,732
20	\$11,732	\$0	\$11,732
21	\$11,732	\$0	\$11,732
22	\$11,732	\$0	\$11,732
23	\$11,732	\$0	\$11,732
24	\$11,732	\$0	\$11,732
25	\$11,732	\$0	\$11,732
26	\$11,732	\$0	\$11,732
27	\$11,732	\$0	\$11,732
28	\$11,732	\$0	\$11,732
29	\$11,732	\$0	\$11,732
30	\$11,732	\$0	\$11,732
Total	\$351,950	\$0	\$351,950

Fiscal Impact: Fresno USD

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
11	\$0
12	\$0
13	\$0
14	\$0
15	\$0
16	\$0
17	\$0
18	\$0
19	\$0
20	\$0
21	\$0
22	\$0
23	\$0
24	\$0
25	\$0
26	\$0
27	\$0
28	\$0
29	\$0
30	\$0
Total	\$0

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	\$0
3	\$0
4	\$0
5	\$0
6	\$0
7	\$0
8	\$0
9	\$0
10	\$0
11	\$0
12	\$0
13	\$0
14	\$0
15	\$0
16	\$0
17	\$0
18	\$0
19	\$0
20	\$0
21	\$0
22	\$0
23	\$0
24	\$0
25	\$0
26	\$0
27	\$0
28	\$0
29	\$0
30	\$0
Total	\$0

Fiscal Impact: Fresno USD

Net Benefits

Year	Benefits	Costs	Net Benefits	Cumulative Net Benefits
1	\$607,830	\$0	\$607,830	\$607,830
2	\$607,830	\$0	\$607,830	\$1,215,660
3	\$607,830	\$0	\$607,830	\$1,823,490
4	\$607,830	\$0	\$607,830	\$2,431,320
5	\$607,830	\$0	\$607,830	\$3,039,151
6	\$607,830	\$0	\$607,830	\$3,646,981
7	\$607,830	\$0	\$607,830	\$4,254,811
8	\$607,830	\$0	\$607,830	\$4,862,641
9	\$607,830	\$0	\$607,830	\$5,470,471
10	\$607,830	\$0	\$607,830	\$6,078,301
11	\$607,830	\$0	\$607,830	\$6,686,131
12	\$607,830	\$0	\$607,830	\$7,293,961
13	\$607,830	\$0	\$607,830	\$7,901,792
14	\$607,830	\$0	\$607,830	\$8,509,622
15	\$607,830	\$0	\$607,830	\$9,117,452
16	\$607,830	\$0	\$607,830	\$9,725,282
17	\$607,830	\$0	\$607,830	\$10,333,112
18	\$607,830	\$0	\$607,830	\$10,940,942
19	\$607,830	\$0	\$607,830	\$11,548,772
20	\$607,830	\$0	\$607,830	\$12,156,602
21	\$607,830	\$0	\$607,830	\$12,764,432
22	\$607,830	\$0	\$607,830	\$13,372,263
23	\$607,830	\$0	\$607,830	\$13,980,093
24	\$607,830	\$0	\$607,830	\$14,587,923
25	\$607,830	\$0	\$607,830	\$15,195,753
26	\$607,830	\$0	\$607,830	\$15,803,583
27	\$607,830	\$0	\$607,830	\$16,411,413
28	\$607,830	\$0	\$607,830	\$17,019,243
29	\$607,830	\$0	\$607,830	\$17,627,073
30	\$607,830	\$0	\$607,830	\$18,234,904
Total	\$18,234,904	\$0	\$18,234,904	

Fiscal Impact: Special Taxing Districts

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
11	\$0
12	\$0
13	\$0
14	\$0
15	\$0
16	\$0
17	\$0
18	\$0
19	\$0
20	\$0
21	\$0
22	\$0
23	\$0
24	\$0
25	\$0
26	\$0
27	\$0
28	\$0
29	\$0
30	\$0
Total	\$0

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>		<u>Total Real Property Taxes Collected after Abatements</u>
	Taxes Collected	Taxes Abated	Taxes Collected	Taxes Abated	
1	\$12,232	\$0	\$84,095	\$0	\$96,327
2	\$12,232	\$0	\$84,095	\$0	\$96,327
3	\$12,232	\$0	\$84,095	\$0	\$96,327
4	\$12,232	\$0	\$84,095	\$0	\$96,327
5	\$12,232	\$0	\$84,095	\$0	\$96,327
6	\$12,232	\$0	\$84,095	\$0	\$96,327
7	\$12,232	\$0	\$84,095	\$0	\$96,327
8	\$12,232	\$0	\$84,095	\$0	\$96,327
9	\$12,232	\$0	\$84,095	\$0	\$96,327
10	\$12,232	\$0	\$84,095	\$0	\$96,327
11	\$12,232	\$0	\$84,095	\$0	\$96,327
12	\$12,232	\$0	\$84,095	\$0	\$96,327
13	\$12,232	\$0	\$84,095	\$0	\$96,327
14	\$12,232	\$0	\$84,095	\$0	\$96,327
15	\$12,232	\$0	\$84,095	\$0	\$96,327
16	\$12,232	\$0	\$84,095	\$0	\$96,327
17	\$12,232	\$0	\$84,095	\$0	\$96,327
18	\$12,232	\$0	\$84,095	\$0	\$96,327
19	\$12,232	\$0	\$84,095	\$0	\$96,327
20	\$12,232	\$0	\$84,095	\$0	\$96,327
21	\$12,232	\$0	\$84,095	\$0	\$96,327
22	\$12,232	\$0	\$84,095	\$0	\$96,327
23	\$12,232	\$0	\$84,095	\$0	\$96,327
24	\$12,232	\$0	\$84,095	\$0	\$96,327
25	\$12,232	\$0	\$84,095	\$0	\$96,327
26	\$12,232	\$0	\$84,095	\$0	\$96,327
27	\$12,232	\$0	\$84,095	\$0	\$96,327
28	\$12,232	\$0	\$84,095	\$0	\$96,327
29	\$12,232	\$0	\$84,095	\$0	\$96,327
30	\$12,232	\$0	\$84,095	\$0	\$96,327
Total	\$366,948	\$0	\$2,522,864	\$0	\$2,889,811

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	\$1,859	\$0	\$1,859
2	\$1,859	\$0	\$1,859
3	\$1,859	\$0	\$1,859
4	\$1,859	\$0	\$1,859
5	\$1,859	\$0	\$1,859
6	\$1,859	\$0	\$1,859
7	\$1,859	\$0	\$1,859
8	\$1,859	\$0	\$1,859
9	\$1,859	\$0	\$1,859
10	\$1,859	\$0	\$1,859
11	\$1,859	\$0	\$1,859
12	\$1,859	\$0	\$1,859
13	\$1,859	\$0	\$1,859
14	\$1,859	\$0	\$1,859
15	\$1,859	\$0	\$1,859
16	\$1,859	\$0	\$1,859
17	\$1,859	\$0	\$1,859
18	\$1,859	\$0	\$1,859
19	\$1,859	\$0	\$1,859
20	\$1,859	\$0	\$1,859
21	\$1,859	\$0	\$1,859
22	\$1,859	\$0	\$1,859
23	\$1,859	\$0	\$1,859
24	\$1,859	\$0	\$1,859
25	\$1,859	\$0	\$1,859
26	\$1,859	\$0	\$1,859
27	\$1,859	\$0	\$1,859
28	\$1,859	\$0	\$1,859
29	\$1,859	\$0	\$1,859
30	\$1,859	\$0	\$1,859
Total	\$55,776	\$0	\$55,776

Fiscal Impact: Special Taxing Districts

Net Benefits

Year	Benefits	Costs	Net Benefits	Cumulative Net Benefits
1	\$96,327	\$0	\$96,327	\$96,327
2	\$96,327	\$0	\$96,327	\$192,654
3	\$96,327	\$0	\$96,327	\$288,981
4	\$96,327	\$0	\$96,327	\$385,308
5	\$96,327	\$0	\$96,327	\$481,635
6	\$96,327	\$0	\$96,327	\$577,962
7	\$96,327	\$0	\$96,327	\$674,289
8	\$96,327	\$0	\$96,327	\$770,616
9	\$96,327	\$0	\$96,327	\$866,943
10	\$96,327	\$0	\$96,327	\$963,270
11	\$96,327	\$0	\$96,327	\$1,059,597
12	\$96,327	\$0	\$96,327	\$1,155,924
13	\$96,327	\$0	\$96,327	\$1,252,252
14	\$96,327	\$0	\$96,327	\$1,348,579
15	\$96,327	\$0	\$96,327	\$1,444,906
16	\$96,327	\$0	\$96,327	\$1,541,233
17	\$96,327	\$0	\$96,327	\$1,637,560
18	\$96,327	\$0	\$96,327	\$1,733,887
19	\$96,327	\$0	\$96,327	\$1,830,214
20	\$96,327	\$0	\$96,327	\$1,926,541
21	\$96,327	\$0	\$96,327	\$2,022,868
22	\$96,327	\$0	\$96,327	\$2,119,195
23	\$96,327	\$0	\$96,327	\$2,215,522
24	\$96,327	\$0	\$96,327	\$2,311,849
25	\$96,327	\$0	\$96,327	\$2,408,176
26	\$96,327	\$0	\$96,327	\$2,504,503
27	\$96,327	\$0	\$96,327	\$2,600,830
28	\$96,327	\$0	\$96,327	\$2,697,157
29	\$96,327	\$0	\$96,327	\$2,793,484
30	\$96,327	\$0	\$96,327	\$2,889,811
Total	\$2,889,811	\$0	\$2,889,811	