



NOTICE REGARDING DOCUMENTS RECORDED IN ERROR


Document Number 5004883, recorded on February 27, 2020, was recorded in error. Document Number 5004883 is a prior draft of the Development Agreement, Amendment No. 1, to which this notice is attached, and Document Number 5004883 was not approved by all parties as required by law.

The document to which this notice is attached cancels, supersedes, and replaces Document Number 5004883, which shall be of no force or effect upon recordation of this document.

Recording Requested by and
When Recorded Mail To:

Lisa Hunderman, City Clerk
City of Sparks
431 Prater Way
P.O. Box 857
Sparks, Nevada 89432-0857

The undersigned hereby affirms that this document submitted for recording does not contain the personal information of any person or persons per N.R.S. 239B.030.



Signature of Declarant or Agent

THIS DEVELOPMENT AGREEMENT, AMENDMENT NUMBER 1 (“Agreement”), is made and entered into this 24th day of February, 2020, by and between the CITY OF SPARKS, a municipal corporation of the State of Nevada (“City”); QK, LLC, a Nevada Limited Liability Company (“Owner”); and 5 Ridges Development Company, Inc., a Nevada Corporation (“Master Developer”). The City and Owner and Master Developer are sometimes individually referred to as a “Party” and collectively as the “Parties.”

RECITALS

- A. The City is authorized, pursuant to Chapter 278 of the Nevada Revised Statutes and Title 20 of the Sparks Municipal Code, to enter into development agreements such as this Agreement with persons having a legal or equitable interest in real property in order to establish long-range plans for the development of such property.
- B. Owner has authorized Master Developer to develop the Property legally described by “Exhibit A” (metes and bounds) attached hereto (the “Property”).
- C. The Property currently consists of one (1) parcel approximately 386.87 acres in size, as shown in “Exhibit B” (graphic depiction) attached hereto.
- D. Master Developer proposes developing the Property with residential and commercial uses as allowed by the Code in effect on the date of this Agreement in the land uses identified in the master plan amendment and zone change amendment described and approved in Case No. PCN16-0050 and the Land Plan attached as “Exhibit C.”
- E. The Parties acknowledge that this Agreement will (i) promote the health, safety and general welfare of the City and its inhabitants, (ii) minimize uncertainty in planning for and securing orderly development of the Property and surrounding areas, (iii) ensure attainment of the maximum efficient utilization of resources within the City at the least economic cost

to its citizens, and (iv) otherwise achieve the goals and purposes for which the laws governing development agreements were enacted.

- F. As a result of the development of the Property, the City will receive needed housing, jobs, sales and other tax revenues and significant increases to its real estate property tax base that meet or exceed the cost of providing public services, facilities and infrastructure to the Property as described in the Fiscal Analysis attached as "Exhibit D." The City will additionally receive a greater degree of certainty with respect to the timing and orderly development of the Property and City infrastructure by a developer with significant economic resources and experience in the development process.
- G. The Master Developer understands and acknowledges that there are insufficient public facilities and infrastructure available at the Property in order to properly construct, populate, and serve the Property. Subject to the terms and conditions of this Agreement, the Master Developer agrees to provide the necessary improvements to public facilities and infrastructure on the Property and outside the Property as specifically provided for in the Infrastructure Plan attached as "Exhibit E."
- H. The Master Developer understands and acknowledges that the Property is currently outside a four-minute travel time for Sparks Fire Department response to fire, medical, and other emergency service calls and, due to the Property's location and characteristics, certain design requirements and development restrictions as stated in this Agreement are appropriate and necessary unless travel times are reduced to four minutes or less with future improvements, including but not limited to the construction and operation of a new fire station.
- I. The Master Developer understands and acknowledges that the development of the Property is constrained by the steep slopes naturally occurring thereon as depicted in the Slope Analysis, attached hereto and incorporated by reference as part of the Land Plan.
- J. The Truckee Meadows Water Authority (TMWA) is currently the only public utility authorized to operate a municipal water system within the City's corporate limits. TMWA operates as a public utility within the City of Sparks subject to an agreement pursuant to which the City granted to TMWA certain rights pertaining to the use of the City's streets and roads for water transmission facilities in exchange for certain consideration by TMWA. The Master Developer proposes to utilize the Sun Valley General Improvement District (SVGID), rather than TMWA, to operate a municipal water system within the Property. The Master Developer understands and acknowledges that development of the Property is contingent upon approval by the City and SVGID of an agreement granting SVGID rights pertaining to the use of the City's streets and roads within the Property for water transmission facilities in exchange for certain consideration by SVGID.
- K. The Master Developer desires to enter into a development agreement with City pursuant to NRS 278.0201 to obtain reasonable assurances that it may develop the Property in accordance with the terms, conditions and intent of this Agreement. The Master Developer's decision to enter into this Agreement and commence development of the

Property is based on expectations of proceeding and the right to proceed with the Property in accordance with this Agreement and any other Applicable Rules.

- L. The Master Developer further acknowledges that this Agreement was made part of the record at the time of its approval by the City Council and that the Master Developer agrees without protest to the requirements, obligations, limitations, and conditions imposed by this Agreement.
- M. On June 25, 2018, the City entered into a development agreement concerning the Property with Jackling Aggregates, LLC, the former owner of the Property; and QK, LLC, the former master developer of the Project. The June 25, 2018 development agreement was recorded in the official records of Washoe County as Document 4827784 on June 29, 2018. In conjunction with the June 25, 2018 development agreement, the City processed and approved the following Entitlement Requests as Case No. PCN16-0050: an Annexation Application (AX16-0003); a Master Plan Amendment (MPA 17-0005); and a Rezoning Application (RZ17-0006). This Agreement amends, supersedes, and replaces the June 25, 2018 development agreement but does not affect the Entitlement Requests approved in conjunction therewith. The City hereby releases Jackling Aggregates, LLC, and QK, LLC, from their respective obligations arising under the June 25, 2018 development agreement.
- N. The City Council, having determined that the development of the Property in the manner proposed in Exhibits C, D, and E is beneficial to the City, that this Agreement is in conformance with the City's Comprehensive Plan, the Sparks Municipal Code, and state and federal law, and that all other substantive and procedural requirements for approval of this Agreement have been satisfied, and after giving notice as required by relevant law, and after introducing this agreement by ordinance at a public meeting on February 10, 2020 and after a subsequent public hearing to consider the substance of this Agreement on February 24, 2020, found this Agreement to be in the public interest and lawful in all respects, and approved the execution of this Agreement by the Mayor of the City of Sparks.

NOW, THEREFORE, in consideration of the foregoing recitals, the promises and covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto agree as follows:

SECTION ONE DEFINITIONS

For all purposes of this Agreement, except as otherwise expressly provided or unless the context otherwise requires, the following terms shall have the following meanings:

"Administrator" means the person holding the position of City Manager of the City of Sparks at any time or his designee.

“Agreement” means this development agreement and at any given time includes all addenda and exhibits incorporated by reference and all amendments which hereafter are duly entered into in accordance with the terms of this Agreement.

“Applicable Rules” means and refers to:

- (a) The provisions of the Code and all other uniformly-applied City rules, policies, regulations, ordinances, laws, general or specific, which were in effect on the Effective Date, including without limitation City ordinances, resolutions, or regulations governing the permitted uses of land, density and standards for design; and
- (b) This Agreement.
- (c) The term “Applicable Rules” does not include:
 - (i) Any ordinances, laws, policies, regulations or procedures adopted by a governmental entity other than City;
 - (ii) Any fee or monetary payment prescribed by City ordinance which is applied to any development or construction subject to the City's jurisdiction; or
 - (iii) Any applicable state or federal law or regulation.

“Building Codes” means the Building Codes and Fire Codes in effect at the time of issuance of a permit for a particular development activity.

“City” means the City of Sparks, together with its successors and assigns.

“City Council” means the Sparks City Council.

“Code” means the Sparks Municipal Code, including all ordinances, rules, regulations, standards, criteria, manuals, appendices, and other references adopted therein.

“Development Parcels” means legally subdivided parcels of land within the Project that are intended to be developed or further subdivided.

“Effective Date” means the date, on or after the adoption by City of an ordinance approving the execution of this Agreement, and the subsequent execution of this Agreement by the Parties, on which this Agreement is recorded in the Office of the County Recorder of Washoe County. Each party agrees to cooperate as requested by the other party to cause the recordation of this Agreement without delay.

“Entitlement” means any land use approval, including without limitation, any master plan or other zoning approval, annexation, tentative map, final map, parcel map, conditional use permit, permitted land use, density of tentative or final mapped Development Parcels, building permit, grading permit, and other land use entitlements or permits, issued for the Project or any portion of

the Property or in favor of Master Developer or its successor(s) in connection with the development of the Property.

“Entitlement Request” means a request by Master Developer or its authorized designee for any Entitlement for development of the Project in accordance with this Agreement.

“Infrastructure Plan” means a collection of documents that fully describe the public and private infrastructure, on and off the Property, necessary to support the adopted Land Plan and the proposed method(s) of financing construction of the public infrastructure included therein, including, but not limited to, grading plans, drainage studies, sanitary sewer studies, traffic studies, and utility improvement plans.

“Land Plan” means a collection of documents that fully describe the physical characteristics of the Property and the permitted uses of the Property, including, but not limited to, a detailed description and depiction of the permitted uses and associated densities, intensities and locations within the Project; physical characteristics of the Property such as floodplain, slope and soil, and Slope Analysis; the availability and accessibility of water that meets applicable health standards and is sufficient in quantity for the reasonably foreseeable needs of the Project; the availability and accessibility of utilities, public services, and water and services for fire protection, prevention and containment; and the effect of the Project on existing public streets.

“Master Developer” means 5 Ridges Development Company, Inc., a Nevada Corporation, and its successors and assigns as permitted by the terms of this Agreement.

“Nonconforming Entitlement Request” means a request by Master Developer or its authorized designee for any amendment to this Agreement, Land Plan amendment, master plan amendment, or zoning amendment, or an application for a Subdivision Map which, when evaluated in conjunction with all existing Entitlements and potential future development in the Project, proposes a total number of units which will result in the Project having less than the minimum or more than the maximum number of permitted units set forth in Section 3.1 at Project build out.

“Owner” means QK, LLC, a Nevada Limited Liability Company, the entity that holds title to the real property described by Exhibit A, and its successors and assigns as permitted by the terms of this Agreement.

“Party,” when used in the singular form, means either Owner, Master Developer, or City, and in the plural form of “Parties” means Master Developer, Owner, and City.

“Project” means the Property and any and all improvements provided for or constructed thereupon.

“Property” means that certain 386.87 gross acres of real property that are the subject of this Agreement as described in Exhibit A.

“Slope Analysis” means a slope or cell map that groups small areas of similar slope together, gridded at a maximum contour interval of two (2) feet. The Slope Analysis shall depict the following slope categories and may depict additional subcategories within said categories: 0-15%, 16-25%, 26-30%, and 30% or greater. The Slope Analysis shall identify slopes created as a result of prior mining operations to the approval of the Administrator.

“Subdivision Map” means any instrument under the Nevada Revised Statutes and the Code that legally subdivides property or gives the right to legally subdivide property.

“Term” means the temporal duration of this Agreement.

SECTION TWO APPLICABLE RULES AND CONFLICTING LAWS

2.1 Reliance on the Applicable Rules

City and Master Developer agree that Master Developer will be permitted to carry out and complete the development of the Project in accordance with the terms of this Agreement, the Land Plan, the Infrastructure Plan, and the Applicable Rules. The terms of this Agreement shall supersede any conflicting provision of the Code except as provided in Section 2.2 below.

2.2 Application of Subsequently Enacted Rules by the City

The City shall not amend, alter or change any Applicable Rule as applied to the development of the Project, or apply a new fee, rule, regulation, resolution, policy or ordinance to the development of the Project, except as follows:

- (a) The development of the Project shall be subject to the Building Codes and Fire Codes in effect at the time of issuance of the permit for the particular development activity.
- (b) The application of a new uniformly applied rule, regulation, resolution, policy or ordinance to the development of the Project is permitted, provided that such action is necessary to protect the health, safety and welfare of City residents, does not reduce the permitted density or land use types, does not prevent the type of units or number of permitted units in the Project as set forth in this Agreement, and is consistent with the efficient development and preservation of the entire Project.
- (c) Nothing in this Agreement shall preclude the application to the Project of new or changed rules, regulations, policies, resolutions or ordinances specifically mandated and required by changes in state or federal laws or regulations necessary to protect the health, safety and welfare of City residents. In such event, the provisions of Sections 2.4 and 2.5 of this Agreement are applicable.
- (d) Should the City adopt or amend rules, regulations, policies, resolutions or ordinances and apply such rules to the development of the Project, other than pursuant to one of the above Sections 2.2(a), 2.2(b) or 2.2(c), the Master Developer shall have the option, in its sole discretion, of accepting or rejecting such new or amended rules by giving written notice of such acceptance or rejection within 90 days of the application of such new or amended rules to the Project. If accepted, City and the Master Developer shall subsequently execute an amendment to this Agreement evidencing the Master Developer’s acceptance of the new or amended

ordinance, rule, regulation or policy within a reasonable time. If rejected, the new or amended rules will not apply to the Project. Master Developer's failure to accept or reject new or amended rules within ninety (90) days constitutes acceptance of the new or amended rules for that instance.

2.3 *Application of New Fees*

Notwithstanding Section 2.2 above, City may increase existing cost-based processing fees, entitlement processing fees, Entitlement Request fees, inspection fees, plan review fees, facility fees, or sewer connection fees that uniformly apply to all or similarly situated development in City.

2.4 *Conflicting Federal or State Rules*

In the event that any federal or state laws or regulations prevent or preclude compliance by City or Master Developer with one or more provisions of this Agreement or require changes to any approval given by City, this Agreement shall remain in full force and effect as to those provisions not affected, and:

- (a) Notice of Conflict. A Party, upon learning of any such matter, will provide the other Parties with written notice of the conflicting laws or regulations and provide a copy of any such law, rule, regulation or policy together with a statement of how any such matter conflicts with the provisions of this Agreement; and
- (b) Modification Conferences. The Parties shall, within thirty (30) calendar days of the notice referred to in the preceding subsection, meet and confer in good faith and attempt to modify this Agreement to bring it into compliance with any such federal or state law, rule, regulation or policy.

2.5 *City Council Hearings*

In the event a Party believes that an amendment to this Agreement is necessary due to the effect of any federal or state law, rule, regulation or policy, the proposed amendment shall be scheduled for hearing before the City Council. The City Council shall determine the exact nature of the amendment necessitated by such federal or state law or regulation. Master Developer shall have the right to offer oral and written testimony at the hearing and may support or oppose such change. Any amendment ordered by the City Council pursuant to a hearing contemplated by this Section is subject to judicial review, but such review shall be filed within twenty-five (25) calendar days from the date of the hearing.

SECTION THREE PLANNING AND DEVELOPMENT OF THE PROJECT

3.1 *Permitted Uses and Density*

Subject to all the terms and conditions of this Agreement, Master Developer agrees to build the Project described by Exhibit C subject to the design standards adopted in the Code and as follows:

- (a) Number of Dwelling Units Permitted: 1,200 minimum to 1,800 maximum
- (b) Permitted Residential Unit Types: Single Family, Duplex, and/or Townhouses. If any part of the Property currently in the SF6 zoning district will be developed with Duplex and/or Townhouse uses, Master Developer and/or Owner will be required to submit additional Entitlement Requests for the subject part(s) of the Property in accordance with the Applicable Rules. Such additional Entitlement Requests may include, without limitation, requests for rezoning and master plan amendment(s). However, such Entitlement Requests submitted solely to allow development of part(s) of the Property with Duplex and/or Townhouse uses will not require amendment of this Agreement, provided that the total number of dwelling units in the Project complies with this Agreement.
- (c) Permitted Commercial Uses: Those uses permitted in the C2 zoning district by Title 20 of the Sparks Municipal Code will be permitted in the portion of the Property with the C2 zoning designation. All conditions and regulations applicable to C2 uses set forth in Title 20 of the Code apply to such uses upon the Property. If any part of the Property is developed for multi-family residential use, the multi-family dwelling units shall be counted toward the number of dwelling units permitted in the Project.
- (d) Wireless Communication Facilities shall be permitted within the Project subject to Section 20.03.046 of the Sparks Municipal Code.
- (e) Gross Density: A minimum of 3.1 to a maximum of 4.6 dwelling units/acre
- (f) Minimum Reservation of Open Space: 100 Acres

3.2 *Required Infrastructure Improvements*

Subject to all the terms and conditions of this Agreement, Master Developer agrees to construct all infrastructure necessary to support the Project as described in Exhibit E. Master Developer further agrees to install, at Master Developer's expense, off-site infrastructure necessary to provide services to the Project, including without limitation:

- (a) Sanitary sewer collection system upsizing, which shall be completed prior to any issuance of a certificate of occupancy for or final inspection of any residential or commercial unit in excess of 1,650 equivalent residential units (ERUs). Commercial space ERUs are calculated using the following formula: 21.65 weighted fixture units equals 1 (one) ERU. The sanitary sewer system improvements include, without limitation, upsizing approximately 800 linear feet of 8-inch diameter pipe to 10-inch diameter pipe and 520 linear feet of 10-inch diameter pipe to 12-inch diameter pipe along Sparks Boulevard between Pyramid Highway and Kiley Parkway. Additional sanitary sewer collection system improvements may also be required and shall be installed at Master Developer's expense.

- (b) Improvements to public streets, sidewalks, curbs, and gutters that are necessary based on the increased traffic resulting from the anticipated land use changes in the Project. This includes but is not limited to off-site improvements to Highland Ranch Parkway and to the intersection of Highland Ranch Parkway and Pyramid Highway as follows:
 - (i) The widening to four travel lanes of Highland Ranch Parkway from Pyramid Highway to the entrance to the Project. Master Developer shall complete this improvement prior to issuance of any certificate of occupancy for or final inspection of any dwelling unit in excess of 650 dwelling units in the Project, or upon degradation below Level of Service (LOS) D of the segment of Highland Ranch Parkway between Pyramid Highway and the entrance to the Project, or upon degradation below LOS E of the intersection of Pyramid Highway and Highland Ranch Parkway, whichever first occurs.
 - (ii) Prior to or concurrently with submitting an application for a tentative map and/or for multi-family residential units exceeding, in aggregate, 650 dwelling units, the Master Developer shall submit an encroachment permit application to the Nevada Department of Transportation to complete all improvements to the intersection of Highland Ranch Parkway and Pyramid Highway recommended in the The Quarry Traffic Study dated September 25, 2017, with an addendum dated March 12, 2018, and prepared by Solaegui Engineers, incorporated by reference herein as part of the Infrastructure Plan attached hereto as Exhibit E. All improvements from the entrance to the Project to the intersection of Highland Ranch Parkway and Pyramid Highway shall be completed prior to issuance of any certificate of occupancy for or final inspection of any dwelling unit in excess of 650 dwelling units in the Project.
 - (iii) Implementation of dark skies standards shall be permitted subject to the approval of the City.
- (c) Flood control and drainage improvements that are necessary based on the anticipated land use changes in the Project.
 - (i) If the Property is included in Impact Fee Service Area Number 1, the City will consider for inclusion in the Impact Fee Service Area Number 1 Capital Improvements Plan any flood control and drainage improvements that have regional impacts as illustrated by a hydrology study to be completed at Master Developer's expense. The Parties agree that nothing contained in this Agreement constitutes in any way a pre-approval or authorization of the Property's participation in Impact Fee Service Area Number 1 or a pre-approval or authorization for inclusion of any flood control or drainage improvements in the Impact Fee Service Area Number 1 Capital Improvements Plan.

- (ii) Master Developer shall provide, at Master Developer's expense, a hydrology and hydraulic analysis that shall address, without limitation, offsite capacity and sediment transport improvements to the Highland Ranch Parkway and Pyramid Highway culvert crossings. Improvements identified in the analysis shall be completed to the approval of the City Engineer prior to issuance of any building permits for structures.
 - (iii) Master Developer shall design and construct all flood control and drainage improvements, whether onsite or offsite, required to comply with the Truckee Meadows Regional Drainage Manual and the approval of the Administrator. Design rainfall depths shall utilize the 24-hour point precipitation frequency estimates from the National Oceanic and Atmospheric Administration Atlas 14 (NOAA Atlas 14).
- (d) Public safety conditions and improvements that are necessary based on the anticipated land use changes in the Project, including, without limitation:
- (i) Master Developer shall obtain and provide to the City written approval from Washoe County to connect a secondary fire apparatus access road to a Washoe County road, as indicated in the Land Plan and Infrastructure Plan, prior to approval of the first tentative map for the Project. Construction of a secondary fire apparatus access road shall be completed prior to the first final inspection or the issuance of the first certificate of occupancy for the Project. The secondary fire apparatus access road shall be privately owned and maintained, gated, and a minimum of twenty (20) feet wide. Emergency pull-out areas shall be constructed upon this secondary fire apparatus access road to the approval of the Fire Chief and the City Engineer.
 - (ii) Construction of all streets and the secondary fire apparatus access road shall comply with design requirements set forth in the City of Sparks Site Development Fire Prevention Policy Guide and shall be to the approval of the Fire Chief and the City Engineer. The street providing primary access to the Project shall be a two-lane roadway from Highland Ranch Parkway to the first entrances of Villages 3 and 4. A meandering, trail-style sidewalk at least five (5) feet in width shall be constructed of Portland cement concrete (if dedicated to the City of Sparks) on at least one side of the primary access street. Asphalt may be used in lieu of Portland cement concrete on trail-style sidewalks that are to be owned and maintained by a homeowners association or landscape maintenance association. If the primary access street is divided by a median, emergency median crossovers (if applicable) shall be constructed to the approval of the Fire Chief at least every 750 feet. Fire hydrants shall be installed upon the primary access street at distances to be approved by the Fire Chief. Any cul-de-sac constructed within the Project shall have a diameter of at least one hundred (100) feet.

- (iii) All dwelling units and commercial structures intended or used for human occupancy shall be equipped with fire suppression systems to the approval of the Fire Chief. This requirement may be eliminated if the Master Developer demonstrates, to the approval of the Fire Chief, that the dwelling units and/or commercial structures are located within a four-minute travel time from a City of Sparks Fire Department station.
- (iv) Emergency access points shall be provided to all common areas. These emergency access points shall be a minimum of sixteen (16) feet wide, shall be gated, and shall be posted with signs indicating that parking is prohibited to the approval of the Fire Chief. Design and location of the emergency access points shall be addressed with the appropriate tentative map submittals. Master Developer shall comply with all requirements of the International Wildland-Urban Interface Code in effect at the time of the particular development activity.
- (e) Master Developer shall grant to the City easements or other permissions acceptable to the Administrator for access, operation, and maintenance of any City-owned utility facilities located on private property. Such easements or other permissions shall be approved by the Administrator prior to or concurrently with approval of any final map.
- (f) Water transmission facilities and improvements, whether onsite or offsite, that are necessary based on the anticipated land use changes in the Project. Master Developer shall provide, at Master Developer's expense, plans for a municipal water system to be constructed to specifications equal to or exceeding those of TMWA. The water system shall provide adequate water flow and pressure to meet the Sparks Fire Department's fire flow requirements. Improvements identified in the plans shall be completed to the approval of the City Engineer prior to issuance of any building permits for structures.
- (g) The Parties acknowledge and agree that nothing contained in this Agreement constitutes in any way a pre-approval or acceptance of dedication of any streets, gutters, curbs, or sidewalks on the Property. All infrastructure, whether onsite or offsite, shall be constructed in substantial conformance with:
 - (i) Applicable construction standards;
 - (ii) Design standards required for dedication to the City, if applicable; and
 - (iii) Approval of the Administrator.

3.3 Slope Analysis and Development Constraints

Master Developer acknowledges that the development of the Property is constrained by the steep slopes naturally occurring on the Property. In developing the Property, Master Developer shall satisfy all requirements of the Code governing slopes, hilltops, and ridges, including but not limited to Sparks Municipal Code Section 20.04.011. Slopes that are not naturally occurring and resulted

from previous mining operations on the Property shall be identified in the Slope Analysis but shall not be included in the calculation of maximum disturbed area pursuant to Sparks Municipal Code Section 20.04.011. Specifically, Master Developer shall:

- (a) Obtain a conditional use permit prior to any clearing, grading, or other disturbance of the soils on the Property and prior to the approval of a tentative map as required by Sparks Municipal Code Section 20.04.011 and Sparks Municipal Code Appendices A7 and A8; and
- (b) Limit the total area of the Property to be cleared, graded, or otherwise disturbed to 267 acres. With the recordation of each final subdivision map, the Master Developer shall convey the lands designated as open space to the entity responsible for maintenance of the lands designated as open space.

3.4 Fiscal Analysis Revision

Prior to submitting any Nonconforming Entitlement Request for consideration, Master Developer agrees to update the comprehensive Fiscal Analysis of the Project attached hereto as Exhibit D to include any new or amended elements of the Project contemplated by the associated Nonconforming Entitlement Request. Upon approval of the respective Nonconforming Entitlement Request, the updated Fiscal Analysis shall be incorporated into this Agreement as an addendum to Exhibit D. So long as the Project is being developed in accordance with the Land Plan, the Infrastructure Plan, and this Agreement, no revisions or update to the Fiscal Analysis shall be required, including in connection with an Entitlement Request.

3.5 Entitlement Requests

- (a) City shall reasonably cooperate with Master Developer to:
 - (i) Expediently process all Entitlement Requests in connection with the Property that are in compliance with the Applicable Rules, Land Plan, and Infrastructure Plan; and
 - (ii) Promptly consider the approval of Entitlement Requests, subject to reasonable conditions not otherwise in conflict with the Applicable Rules, Land Plan, or the Infrastructure Plan.
- (b) Except as provided herein, Entitlement Requests shall be processed by City according to the Applicable Rules. The Parties acknowledge that the procedures for processing such Entitlement Requests are governed by the Code. In addition, any additional application requirements delineated herein shall be supplemental and in addition to such Code requirements. The Parties acknowledge and agree that nothing contained in this Agreement constitutes in any way a pre-approval or authorization of any Entitlement Request.

3.6 Modification or Amendment of the Agreement

This Agreement may not be modified or amended, except by the mutual written agreement of the Parties.

3.7 *Deviation from Design Standards*

Any request for variance or deviation from a particular requirement of the Code for a particular Development Parcel or lot shall be processed and considered according to the requirements of the Code in effect on the Effective Date, unless otherwise agreed to by Master Developer.

3.8 *Anti-Moratorium*

The Parties agree that no moratorium or future ordinance, resolution or other land use rule or regulation imposing a limitation on the construction, rate, timing or sequencing of the development of property, including those that affect parcel or subdivision maps, building permits, occupancy permits or other entitlements to use or develop land that are issued or granted by City shall apply to the development of the Project or any portion thereof. Notwithstanding the foregoing, City may adopt ordinances, resolutions, rules or regulations that are necessary to:

- (a) Comply with any state or federal laws or regulations as provided by Section 2.4, above;
- (b) Alleviate or otherwise contain a legitimate, bona fide harmful and/or noxious use of the Property, in which event the ordinance shall contain the most minimal and least intrusive alternative possible, and shall not, in any event, be imposed arbitrarily; or
- (c) Maintain City's compliance with federal and state sewerage, storm water conveyance, storm water discharge, water system, and utility regulations.

3.9 *Property Dedications to City*

Except as provided herein, any real property (and fixtures thereupon) transferred or dedicated to City or any other public entity shall be free and clear of any mortgages, deeds of trust, liens or other encumbrances.

3.10 *Inclusion of Additional Property*

The City Council will consider the inclusion of additional property ("Additional Parcels") in the Project by formal amendment of this Agreement provided that:

- (a) Each Additional Parcel is contiguous to some portion of the Property or immediately across a street;
- (b) Development of each Additional Parcel must conform to this Agreement; and
- (c) Master Developer obtains the necessary annexation, zoning, and land use approvals and approval of all necessary technical studies for each Additional Parcel. In no event shall this Agreement be amended to include Additional Parcels without

contemporaneously amending Exhibits A through E to reflect the proposed expansion of the Project.

The Parties agree that nothing contained in this Agreement constitutes in any way a pre-approval or authorization of the inclusion of Additional Parcels in the Project.

3.11 Impact Fee Service Area Number 1

By executing this Agreement, Master Developer and Owner hereby petition the City to include the Property in Impact Fee Service Area Number 1 and agree not to withdraw this petition except as permitted by the termination provisions of this Agreement. The Parties agree that nothing contained in this Agreement constitutes in any way a pre-approval or authorization of the Property's participation in Impact Fee Service Area Number 1.

3.12 Sun Valley General Improvement District

Master Developer petitioned the Sun Valley General Improvement District (SVGID) for annexation into SVGID's service area for the provision of municipal potable water only. On January 23, 2020, the SVGID Board of Trustees approved the annexation of the Property into its service territory for water service only. The City agrees to consider an agreement with SVGID, which would grant SVGID rights for the use of the City's streets and roads within the Property for water transmission facilities in exchange for certain consideration by SVGID. The Parties agree that the City retains absolute and sole discretion regarding whether to enter into an agreement with SVGID and the terms of such an agreement, if any, with SVGID. Neither Master Developer nor Owner shall have any right of action against City under this Agreement if City and SVGID do not enter into an agreement for the use of the City's streets and roads for water transmission facilities. The Parties further acknowledge and agree that if the City and SVGID cannot or do not enter into an agreement regarding SVGID's use of the City's streets and roads for water transmission facilities, it shall be necessary to amend this Agreement in order to provide for municipal potable water service from a source other than SVGID. The Parties agree that nothing contained in this Agreement constitutes in any way a pre-approval or authorization of an agreement with SVGID for the use of the City's streets and roads within the Property for water transmission facilities.

3.13 Special Improvement District

City agrees to consider and, if appropriate, process and facilitate, with due diligence, any applications made by Master Developer for the creation of a special improvement district. The Parties agree that nothing contained in this Agreement constitutes in any way a pre-approval or authorization of any such special improvement district, and any application to create a special improvement district must be processed and approved in accordance with state law and the Applicable Rules.

SECTION FOUR REVIEW OF DEVELOPMENT

4.1 Frequency of Review

At City's request, Master Developer shall appear before the City Council to review the Master Developer's compliance with the terms of this Agreement pursuant to NRS 278.0205. The Parties agree that the first review shall occur no later than twelve (12) months after the Effective Date of this Agreement, and Master Developer shall provide an updated report every twenty-four (24) months on the anniversary date of that first review thereafter, or as otherwise requested by City upon thirty (30) days' written notice to Master Developer. For any such review, Master Developer shall provide, and City shall review, a report submitted by Master Developer documenting the extent of Master Developer's and City's material compliance with the terms of this Agreement during the preceding reporting period. The report shall contain information regarding the progress of development within the Project, including, without limitation:

- (a) Data showing the total number of units built and approved on the date of the report;
- (b) Specific densities within each subdivision and within the Project as a whole; and
- (c) The status of development within the Project and the anticipated phases of development for the next reporting period.

In the event Master Developer fails to submit such a report within thirty (30) days following written notice from City that the deadline for such a report has passed, Master Developer shall be in default of this provision and City shall prepare such a report and conduct the required review in such form and manner as City may determine in its sole discretion. City shall charge Master Developer for its reasonable expenses, fees, and costs incurred in conducting such review and preparing such report. If at the time of review an issue not previously identified in writing is required to be addressed, the review may, at the request of either Party, be continued to afford reasonable time for a response.

4.2 Opportunity to be Heard

The report required by this Section shall be considered solely by the City Council. Master Developer shall be permitted an opportunity to be heard orally and in writing before the City Council regarding performance of the Parties under this Agreement.

4.3 Action by the City Council

At the conclusion of the public hearing on the review, the City Council may take any action permitted by NRS 278.0205, NRS 278.02053, and/or this Agreement.

SECTION FIVE DEFAULT

5.1 Material Default; Opportunity to Cure

In the event of any material default of any provision of this Agreement, the Party alleging such noncompliance shall deliver to the other by certified mail a ten (10) day notice of default and opportunity to cure. The time of notice shall be measured from the date of receipt of the certified mailing. The notice of noncompliance shall specify the nature of the alleged noncompliance and the manner in which it may be satisfactorily corrected, during which ten (10) day period the party alleged to be in noncompliance shall not be considered in default for the purposes of termination or institution of legal proceedings.

If the material default cannot reasonably be cured within the ten (10) day cure period, the defaulting Party may timely cure the material default for purposes of this Section if it commences the appropriate remedial action within the ten (10) day cure period and thereafter diligently prosecutes such action to completion within a period of time acceptable to the non-breaching Party. If no agreement between the Parties is reached regarding the appropriate timeframe for remedial action, the cure period shall not be longer than ninety (90) days from the date on which the ten (10) day notice of material default and opportunity to cure was received by the defaulting Party.

If the material default is corrected, then no default shall exist and the noticing Party shall take no further action. If the material default is not corrected within the relevant cure period, the defaulting Party is in default, and the Party alleging material default may elect any one or more of the following courses.

- (a) Amendment or Termination by City. After proper notice and the expiration of the above-referenced period for Master Developer to correct the alleged material default, the City may give notice of intent to amend or terminate this Agreement as authorized by NRS Chapter 278. Following any such notice of intent to amend or terminate, the matter shall be scheduled and noticed as required by law for consideration and review solely by the City Council. Following consideration of the evidence presented before the City Council and a finding that a material default has occurred by Master Developer and remains uncured, City may amend or terminate this Agreement. Termination shall not in any manner rescind, modify, or terminate any Entitlement held in the Project and/or in favor of Master Developer, as determined under the Applicable Rules, existing or received as of the date of the termination. Master Developer shall have twenty-five (25) days after receipt of written notice of termination to institute legal action pursuant to this Section to determine whether a material default existed and whether City was entitled to terminate this Agreement.
- (b) Termination by Master Developer. In the event City materially defaults under this Agreement, Master Developer shall have the right to terminate this Agreement after providing notice and an opportunity to cure as set forth in this Section. Master Developer shall have the option, in its discretion, to maintain this Agreement in

effect, and seek to enforce all of City's obligations by pursuing an action for specific performance or other appropriate judicial remedy.

5.2 *Force Majeure; Unavoidable Delay; Extension of Time*

Neither Party hereunder shall be deemed to be in default, and performance shall be excused, where delays or defaults are caused by war, national disasters, terrorist attacks, insurrection, strikes, walkouts, riots, floods, earthquakes, fires, casualties, third-party lawsuits, or acts of God. If written notice of any such delay is given to one Party or the other within thirty (30) days after the commencement thereof, an automatic extension of time, unless otherwise objected to by the Party in receipt of the notice within thirty (30) days of such written notice, shall be granted coextensive with the period of the enforced delay, or longer as may be required by circumstances or as may be subsequently agreed to between City and Master Developer.

5.3 *Limitation on Monetary Damages*

The Parties agree that they would not have entered into this Agreement if either were to be liable for monetary damages based upon a breach of this Agreement or any other allegation or cause of action based upon or with respect to this Agreement. Accordingly, the Parties (or their permitted assigns) may pursue any cause of action available at law or in equity for breach of contract, except that neither Party shall be liable to the other or to any other person or entity for any monetary damages based upon a breach of this Agreement or any other allegation or cause of action based upon or with respect to this Agreement.

5.4 *Venue*

Jurisdiction for judicial review under this Agreement shall rest exclusively with the Second Judicial District Court, County of Washoe, State of Nevada or the United States District Court, District of Nevada. The Parties agree to mediate any and all disputes prior to filing of an action in court unless seeking injunctive relief.

5.5 *Waiver*

Failure or delay in giving notice of default shall not constitute a waiver of any default. Except as otherwise expressly provided in this Agreement, any failure or delay by any Party in asserting any of its rights or remedies in respect of any default shall not operate as a waiver of any default or any such rights or remedies, or deprive such Party of its right to institute and maintain any actions or proceedings that it may deem necessary to protect, assert, or enforce any of its rights or remedies.

5.6 *Applicable Laws; Attorney Fees*

This Agreement shall be construed and enforced in accordance with the laws of the State of Nevada. The Parties to this Agreement have had the opportunity to consult with counsel concerning the terms of this Agreement, and this Agreement shall not be construed in favor of or against any Party solely by reason of one Party having drafted all or part of this Agreement. Each Party shall bear its own attorney fees and court costs in connection with any legal proceeding

hereunder, and in no event shall any prevailing Party in such a legal proceeding be entitled to an award of attorney fees.

SECTION SIX GENERAL PROVISIONS

6.1 Duration of Agreement

The Term of this Agreement shall commence upon the Effective Date and shall expire on the fifteenth (15) anniversary of the Effective Date, unless terminated earlier pursuant to the terms hereof. Master Developer shall have the right to request one extension of the Term of this Agreement for an additional five (5) years upon the following conditions:

- (a) Master Developer provides written notice of such extension to City at least one hundred-eighty (180) days prior to the expiration of the original Term of this Agreement;
- (b) Master Developer is not in default of this Agreement;
- (c) The City Council finds that an extension is in the best interests of the City; and
- (d) Master Developer and City enter into an amendment to this Agreement memorializing the extension of the Term.

6.2 Expiration of the Agreement

Expiration of the Agreement Term pursuant to Section 6.1 shall not in any manner rescind, modify, or terminate any Entitlement in the Project and/or in favor of Master Developer, as determined under the Applicable Rules, existing or received as of the date of the expiration, and future development of any other portion of the Project not holding such Entitlements shall be subject to all applicable Codes in effect at the time of development. The Parties agree that, in the event this Agreement expires prior to recordation of any final map for the Project, Master Developer and Owner shall consent to the City reverting the land use and/or zoning designations on the Property back to the respective land use and/or zoning designations that were applicable to the Property on January 1, 2018.

6.3 Assignment

The Parties acknowledge that the intent of this Agreement is that there is a master developer responsible for all of the obligations in this Agreement throughout the Term of this Agreement. At any time during the Term, Master Developer may sell, assign or transfer all or any portion of its rights, title and interests in the Property, Project (including rights to develop such property in accordance with this Agreement), and this Agreement to any person or entity for development, so long as Master Developer remains, or a successor master developer has assumed through a written assignment and assumption agreement provided to the City, and is obligated and responsible as master developer of the Project for:

- (a) Performance under this Agreement;
- (b) Completion of backbone infrastructure for the Project; and
- (c) Completion of common areas through dedication and acceptance by a common interest community or limited purpose association under NRS Chapter 116.

6.4 Indemnity; Hold Harmless

Except as expressly provided in this Agreement, the Master Developer shall hold City, its officers, agents, employees, and representatives harmless from liability for damage or claims for damage for personal injury including death and claims for property damage which may arise from the direct or indirect operations of Master Developer or those of its contractors, subcontractors, agents, employees, or other persons acting on Master Developer's behalf that relate to the development of the Project. Master Developer agrees to and shall defend City and its officers, agents, employees, and representatives from actions for damages caused or alleged to have been caused by reason of Master Developer's activities in connection with the development of the Project other than any challenges to the validity of this Agreement or City's approval of related entitlements. Master Developer and City agree to equally pay all costs and attorney fees for a defense in any legal action filed in a court of competent jurisdiction by a third party alleging any such claims or challenging the validity of this Agreement. The provisions of this Section shall not apply to the extent such damage, liability, or claim is proximately caused by the intentional or negligent act of City, its officers, agents, employees, or representatives. This Section shall survive any termination of this Agreement.

6.5 Binding Effect of Agreement

Subject to this Agreement, the burdens of this Agreement bind, and the benefits of this Agreement inure to, the Parties' respective assigns and successors-in-interest and the Property that is the subject of this Agreement.

6.6 Relationship of Parties

It is understood that the contractual relationship between City and Master Developer is such that Master Developer is not an agent of City for any purpose and City is not an agent of Master Developer for any purpose.

6.7 Counterparts

This Agreement may be executed at different times and in multiple counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. Any signature page of this Agreement may be detached from any counterpart without impairing the legal effect to any signatures thereon, and may be attached to another counterpart, identical in form thereto, but having attached to it one or more additional signature pages.

Delivery of a counterpart by facsimile or portable document format (pdf) through electronic mail transmission shall be as binding an execution and delivery of this Agreement by such Party as if the Party had delivered an actual physical original of this Agreement with an ink signature from

such Party. Any Party delivering by facsimile or electronic mail transmission shall promptly thereafter deliver an executed counterpart original hereof to the other Party.

6.8 Notices

All notices, demands and correspondence required or provided for under this Agreement shall be in writing. Delivery may be accomplished in person, by certified mail (postage prepaid, return receipt requested), or via electronic mail transmission. Mail notices shall be addressed as follows:

- To City: City of Sparks
Attention: City Manager
431 Prater Way
Sparks, Nevada 89431

- To Owner: QK, LLC
Attention: Rob Winkel
4785 Caughlin Pkwy.
Reno, Nevada 89519

- To Master Developer: 5 Ridges Development Co., Inc.
Attention: Blake Smith
1 East Liberty, Suite 444
Reno, Nevada 89501

Any Party may change its address by giving notice in writing to the others and thereafter notices, demands and other correspondence shall be addressed and transmitted to the new address.

Notices given in the manner described shall be deemed delivered on the day of personal delivery or the date delivery of mail is first attempted.

6.9 Entire Agreement

This Agreement constitutes the entire understanding and agreement of the Parties. This Agreement integrates all of the terms and conditions mentioned herein or incidental hereto and supersedes all negotiations or previous agreements between the Parties with respect to all or any part of the subject matter hereof.

6.10 Waiver

All waivers of the provisions of this Agreement shall be in writing and signed by the appropriate officers of Master Developer or approved by the City Council, as the case may be.

6.11 Recording; Amendments

Promptly after execution hereof, an executed original of this Agreement shall be recorded in the Official Records of Washoe County, Nevada. All amendments hereto must be in writing signed by the appropriate officers of City and Master Developer in a form suitable for recordation in the Official Records of Washoe County, Nevada. Upon completion of the performance of this

Agreement, a statement evidencing said completion shall be signed by the appropriate officers of the City and Master Developer and shall be recorded in the Official Records of Washoe County, Nevada. A revocation or termination shall be signed by the appropriate officers of the City or Master Developer and shall be recorded in the Official Records of Washoe County, Nevada.

6.12 Headings; Exhibits; Cross References

The recitals, headings and captions used in this Agreement are for convenience and ease of reference only and shall not be used to construe, interpret, expand or limit the terms of this Agreement. All exhibits attached to this Agreement are incorporated herein by the references contained herein. Any term used in an exhibit hereto shall have the same meaning as in this Agreement unless otherwise defined in such exhibit. All references in this Agreement to sections and exhibits shall be to sections and exhibits to this Agreement, unless otherwise specified.

6.13 Severability of Terms

If any term or other provision of this Agreement is held to be invalid, illegal or incapable of being enforced by any rule of law or public policy, all other conditions and provisions of this Agreement shall nevertheless remain in full force and effect, provided that the invalidity, illegality or unenforceability of such terms does not materially impair the Parties' ability to consummate the transactions contemplated hereby. If any term or other provision is invalid, illegal or incapable of being enforced, the Parties hereto shall, if possible, amend this Agreement so as to effect the original intention of the Parties.

6.14 Exercise of Discretion

Wherever a Party to this Agreement has discretion to make a decision, it shall be required that such discretion be exercised reasonably unless otherwise explicitly provided in the particular instance that such decision may be made in the Party's "sole" or "absolute" discretion or where otherwise allowed by applicable law.

6.15 No Third-Party Beneficiary

This Agreement is intended to be for the exclusive benefit of the Parties hereto and their permitted assignees, if any. No third-party beneficiary to this Agreement is contemplated and none shall be construed or inferred from the terms hereof. In particular, no person purchasing or acquiring title to land within the Project, residing in the Project, or residing outside the Project shall, as a result of such purchase, acquisition or residence, have any right to enforce any obligation of Master Developer or City nor any right or cause of action for any alleged breach of any obligation hereunder by any Party hereto.

6.16 Gender Neutral

In this Agreement (unless the context requires otherwise), the masculine, feminine and neutral genders and the singular and the plural include one another.

[Signatures on following pages]

IN WITNESS WHEREOF, this Agreement has been executed by the Parties on the day and year first above written.

CITY OF SPARKS, a municipal corporation of the State of Nevada

QK, LLC, a Nevada Limited Liability Company

By: [Signature]
Ronald E. Smith, Mayor

By: [Signature]

ATTEST:

By: [Signature] for
Lisa Hunderman, City Clerk

5 Ridges Development Co., Inc., a Nevada Corporation

APPROVED AS TO FORM

By: [Signature]
Chester H. Adams, City Attorney

By: [Signature]

STATE OF Nevada)

) ss.

COUNTY OF Washoe)

This instrument was acknowledged before me this 30 day of April, 2020, by G. Blake Smith.



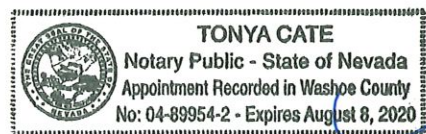
[Signature]
Notary Public

STATE OF Nevada)

) ss.

COUNTY OF Washoe)

This instrument was acknowledged before me this 30 day of April, 2020, by G. Blake Smith.



[Signature]
Notary Public

EXHIBIT A

Exhibit ~~A~~
The Quarry: Legal Description

All that certain real property situate within a portion of Section 9, Township 20 North, Range 20 East, Mount Diablo Meridian, County of Washoe, State of Nevada, described as follows:

Parcel 2 as shown on the Record of Survey to support a Boundary Line Adjustment (RS3818) filed within the Official Records of Washoe County, Nevada on June 30, 2000 as File No. 2460839 and being more particularly described as follows:

Beginning at the Northeast corner of Section 9;
South 05°43'28" West, 2702.52 feet to the East one-quarter (E ¼) corner of Section 9;
Continuing along the Easterly line of Section 9, South 00°57'17" West, 1318.51 feet to the Northerly line of the Southeast one-quarter (SE ¼) of Section 9; Thence along the Northerly line of the Southeast one-quarter (SE ¼) of Section 9, North 89°02'15" West, 189.31 feet to the Northerly right-of-way of Highland Ranch Parkway; Leaving the Northerly line of the Southeast one-quarter (SE ¼) of Section 9, along the Northerly right-of-way of Highland Ranch Parkway, along the arc of a non-tangent curve to the left, from a tangent which bears North 29°56'39" West, having a length of 815.03 feet and a radius of 530.00 feet, through a central angle of 88°06'31"; Continuing along the Northerly right-of-way of Highland Ranch Parkway, South 61°56'50" West, 126.45 feet; Continuing along the Northerly right-of-way of Highland Ranch Parkway, along the arc of a curve to the right, having a length of 90.68 feet and a radius of 570.00 feet, through a central angle of 09°06'56"; Continuing along the Northerly right-of-way of Highland Ranch Parkway, South 71°03'46" West, 254.89 feet; Continuing along the Northerly right-of-way of Highland Ranch Parkway, along the arc of a curve to the left, having a length of 279.50 feet and a radius of 630.00 feet, through a central angle of 25°25'09"; Continuing along the Northerly right-of-way of Highland Ranch Parkway, South 45°38'37" West, 300.00 feet; Continuing along the Northerly right-of-way of Highland Ranch Parkway, along the arc of a curve to the right, having a length of 453.78 feet and a radius of 570.00 feet, through a central angle of 45°36'50"; Continuing along the Northerly right-of-way of Highland Ranch Parkway, North 88°44'33" West, 300.00 feet; Continuing along the Northerly right-of-way of Highland Ranch Parkway, along the arc of a curve to the left, having a length of 204.69 feet and a radius of 630.00 feet, through a central angle of 18°36'55", to the North-South centerline of Section 9; Leaving the Northerly right-of-way of Highland Ranch Parkway, along the North-South centerline of Section 9, North 03°39'56" East, 1859.59 feet to the center of Section 9; Thence along the East-West centerline of Section 9, North 89°25'32" West, 2683.82 feet to the West one-quarter (1/4) of Section 9; Thence along the West line of Section 9, North 03°18'58" East, 2211.00 feet to the Northwest corner of Section 9; Thence along the North line of Section 9, North 85°28'37" East, 2721.15 feet to the North one-quarter (N ¼) corner of Section 9; Continuing along the North line of Section 9, North 85°29'07" East, 2720.96 feet to the Northeast corner of Section 9 and the Point of Beginning.

Containing 386.87 acres, more or less.

APN: **083-011-15**



EXHIBIT B

EXHIBIT C

EXHIBIT D



June 13, 2018

Mr. Blake Smith
S3 Development Company, LLC
1 East Liberty Street
Suite 444
Reno, NV 89501

Re: Update of Fiscal Impact Analysis of Proposed Quarry Development

Dear Mr. Smith:

Per your request, I updated the fiscal impact analysis of The Quarry project originally conducted in December 2017. It is my understanding the project is proposed to widen a portion of a street included in the December analysis as a 2-lane street, to a 4-lane street. This update includes the addition of 2-lanes to a 3,500 linear foot portion of the street, for a total of 84,000 square feet of additional streets constructed by the Developer and dedicated to the City of Sparks for maintenance.

This update impacts both the General and Road Funds. In the General Fund, road square feet are used to estimate costs associated with Community Services expenditures in the Public Safety and Public Works functions. The Road Fund provides road repair and maintenance services for all City of Sparks streets and will also be impacted by the increase in the size of project streets. Costs for both Funds will increase with the addition of 84,000 square feet of streets to the 1.01 million square feet already considered in the December 2017 report. No other changes to the December 2017 report are considered.

Table 1 below shows the estimated impacts of The Quarry project on the City of Sparks General Fund from the original December 2017 report and the June 2018 update. The table shows General Fund surplus, over the 20-year analysis period, is expected to decrease from \$14.3 million in the original report to \$14.1 million in the June 2018 given the additional 84,000 square feet of streets.

550 West Plumb Lane, Suite B459
Reno, NV 89509
(775) 232-7203
www.ekayconsultants.com

Table 1. Comparison of General Fund Impacts

December 2017 Report					June 2018 Update				
Year	Total Project Revenue	Total Project Costs	Annual Revenue Surplus	Cumulative Revenue Surplus	Year	Total Project Revenue	Total Project Costs	Annual Revenue Surplus	Cumulative Revenue Surplus
2018	\$ 54,948	\$ -	\$ 54,948	\$ 54,948	2018	\$ 54,948	\$ -	\$ 54,948	\$ 54,948
2019	214,704	127,082	87,622	142,570	2019	214,704	131,793	82,911	137,859
2020	657,964	471,101	186,863	329,433	2020	657,964	475,953	182,011	319,870
2021	1,116,366	770,640	345,726	675,159	2021	1,116,366	775,638	340,728	660,599
2022	1,599,636	1,080,582	519,054	1,194,213	2022	1,599,636	1,085,729	513,907	1,174,505
2023	2,069,269	1,428,133	641,136	1,835,349	2023	2,069,269	1,433,435	635,834	1,810,339
2024	2,432,609	1,714,223	718,386	2,553,735	2024	2,432,609	1,719,684	712,925	2,523,264
2025	2,505,588	1,764,183	741,404	3,295,139	2025	2,505,588	1,769,808	735,780	3,259,044
2026	2,580,755	1,815,642	765,114	4,060,253	2026	2,580,755	1,821,435	759,320	4,018,364
2027	2,658,178	1,868,644	789,534	4,849,787	2027	2,658,178	1,874,611	783,567	4,801,931
2028	2,737,923	1,923,236	814,687	5,664,474	2028	2,737,923	1,929,383	808,541	5,610,471
2029	2,820,061	1,979,466	840,595	6,505,069	2029	2,820,061	1,985,797	834,264	6,444,735
2030	2,904,663	2,037,383	867,279	7,372,348	2030	2,904,663	2,043,904	860,759	7,305,494
2031	2,991,803	2,097,038	894,765	8,267,113	2031	2,991,803	2,103,754	888,048	8,193,542
2032	3,081,557	2,158,482	923,075	9,190,188	2032	3,081,557	2,165,400	916,157	9,109,699
2033	3,174,003	2,221,770	952,234	10,142,422	2033	3,174,003	2,228,895	945,109	10,054,808
2034	3,269,224	2,286,956	982,268	11,124,690	2034	3,269,224	2,294,295	974,929	11,029,737
2035	3,367,300	2,354,097	1,013,203	12,137,893	2035	3,367,300	2,361,657	1,005,644	12,035,381
2036	3,468,319	2,423,253	1,045,066	13,182,959	2036	3,468,319	2,431,039	1,037,280	13,072,661
2037	3,572,369	2,494,484	1,077,885	14,260,844	2037	3,572,369	2,502,503	1,069,865	14,142,526
Total	\$ 47,277,239	\$ 33,016,396	\$ 14,260,844		Total	\$ 47,277,239	\$ 33,134,713	\$ 14,142,526	

Table 2. Comparison of Road Fund Impacts

December 2017 Report					June 2018 Update				
Year	Total Project Revenue	Total Project Costs	Annual Revenue Surplus	Cumulative Revenue Surplus	Year	Total Project Revenue	Total Project Costs	Annual Revenue Surplus	Cumulative Revenue Surplus
2018	\$ -	\$ -	\$ -	\$ -	2018	\$ -	\$ -	\$ -	\$ -
2019	-	522	(522)	(522)	2019	-	784	(784)	(784)
2020	31,718	819,813	(788,094)	(788,616)	2020	31,718	888,285	(856,567)	(857,351)
2021	65,076	820,247	(755,171)	(1,543,787)	2021	65,076	888,737	(823,661)	(1,681,012)
2022	98,507	821,873	(723,366)	(2,267,154)	2022	98,507	890,382	(791,875)	(2,472,887)
2023	137,239	824,087	(686,848)	(2,954,002)	2023	137,239	892,614	(755,375)	(3,228,261)
2024	176,048	825,709	(649,661)	(3,603,663)	2024	176,048	894,255	(718,207)	(3,946,468)
2025	181,329	825,862	(644,533)	(4,248,196)	2025	181,329	894,428	(713,098)	(4,659,567)
2026	186,769	826,019	(639,250)	(4,887,446)	2026	186,769	894,604	(707,834)	(5,367,401)
2027	192,372	826,179	(633,806)	(5,521,252)	2027	192,372	894,783	(702,411)	(6,069,812)
2028	198,143	826,341	(628,198)	(6,149,450)	2028	198,143	894,967	(696,823)	(6,766,635)
2029	204,088	826,507	(622,420)	(6,771,870)	2029	204,088	895,154	(691,066)	(7,457,701)
2030	210,210	826,677	(616,466)	(7,388,336)	2030	210,210	895,344	(685,134)	(8,142,835)
2031	216,517	826,850	(610,333)	(7,998,669)	2031	216,517	895,539	(679,022)	(8,821,857)
2032	223,012	827,026	(604,014)	(8,602,683)	2032	223,012	895,737	(672,725)	(9,494,582)
2033	229,703	827,206	(597,503)	(9,200,185)	2033	229,703	895,939	(666,237)	(10,160,819)
2034	236,594	827,389	(590,795)	(9,790,981)	2034	236,594	896,146	(659,552)	(10,820,371)
2035	243,691	827,576	(583,884)	(10,374,865)	2035	243,691	896,356	(652,665)	(11,473,036)
2036	251,002	827,767	(576,764)	(10,951,630)	2036	251,002	896,571	(645,569)	(12,118,605)
2037	258,532	827,961	(569,429)	(11,521,059)	2037	258,532	896,790	(638,258)	(12,756,862)
Total	\$ 3,340,551	\$ 14,861,610	\$ (11,521,059)		Total	\$ 3,340,551	\$ 16,097,414	\$ (12,756,862)	

Mr. Blake Smith
June 13, 2018
Page 4

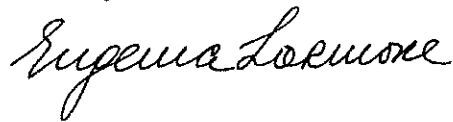
Table 2 shows the comparison of the impacts of The Quarry on the City's Road Fund over the 20-year analysis period. The December 2017 report found a deficit for the Road Fund of \$11.5 million over the 20-year analysis period. Adding the 84,000 square feet of streets (June 2018 update) increases the deficit for the Fund to \$12.8 million.

This analysis shows that The Quarry project is still expected to have a **positive fiscal impact** on the City of Sparks, as the projected General Fund surplus is expected to exceed the estimated deficit in the Road Fund, even with the addition of 84,000 square feet of streets. This includes a \$965,000 contingency amount for the City's General Fund, which is not an actual cost for the City.

Updated Appendices 1-9 of the fiscal impact analysis are attached. Of these only Appendix 6 and 9 were updated from the December 2017 report. No methodology or other inputs (other than increase in project streets) changes were made in the June 2018 update. Please see the December 2017 report for methodology, assumptions, and other information.

Please contact me with any questions or concerns.

Sincerely,



Eugenia Larmore, PhD, MBA, CMA, CVA, MAFF

**APPENDIX 1
BUILDOUT ASSUMPTIONS**

<u>YEAR</u>	<u>USE TYPE</u>	<u>SQUARE FEET BUILT</u>	<u># OF UNITS BUILT</u>	<u>ADDED LAND VALUE</u>	<u>ADDED IMPROVEMENTS VALUE</u>	<u>CONSTRUCTION MATERIALS COST</u>
2018	Village 1	-	-	\$ 2,018,250	\$ -	\$ -
	Village 2	-	-	2,466,750	-	-
	Village 3	-	-	-	-	-
	Village 4	-	-	3,950,100	-	-
	Village 5	-	-	5,535,000	-	-
	Village 6	-	-	-	-	-
	Village 7	-	-	-	-	-
	Gen. Commercial	-	-	1,271,044	-	-
	Open Space	-	-	1,081,066	-	-
Subtotal		-	-	16,322,211	-	-
2019	Village 1	85,500	45	1,973,400	9,418,500	4,709,250
	Village 2	110,000	55	2,466,750	11,511,500	5,755,750
	Village 3	-	-	-	-	-
	Village 4	151,800	66	3,950,100	18,433,800	9,216,900
	Village 5	205,000	82	5,467,500	25,830,000	12,915,000
	Village 6	-	-	-	-	-
	Village 7	-	-	-	-	-
	Gen. Commercial	87,120	-	794,403	10,756,687	5,378,344
	Open Space	-	-	-	-	-
Subtotal		639,420	248	14,652,153	75,950,487	37,975,244
2020	Village 1	83,600	44	-	9,209,200	4,604,600
	Village 2	110,000	55	-	11,511,500	5,755,750
	Village 3	-	-	-	-	-
	Village 4	151,800	66	3,890,250	18,433,800	9,216,900
	Village 5	202,500	81	5,467,500	25,515,000	12,757,500
	Village 6	-	-	6,437,100	-	-
	Village 7	-	-	-	-	-
	Gen. Commercial	54,450	-	-	6,722,930	3,361,465
	Open Space	-	-	-	-	-
Subtotal		602,350	246	15,794,850	71,392,430	35,696,215
2021	Village 1	-	-	-	-	-
	Village 2	-	-	-	-	-
	Village 3	-	-	5,386,500	-	-
	Village 4	149,500	65	-	18,154,500	9,077,250
	Village 5	202,500	81	5,467,500	25,515,000	12,757,500
	Village 6	232,200	86	6,362,250	30,039,800	15,019,900
	Village 7	-	-	-	-	-
	Gen. Commercial	-	-	-	-	-
	Open Space	-	-	-	-	-
Subtotal		584,200	232	17,216,250	73,709,300	36,854,650
2022	Village 1	-	-	-	-	-
	Village 2	-	-	-	-	-
	Village 3	207,000	90	5,386,500	25,137,000	12,568,500
	Village 4	-	-	-	-	-
	Village 5	202,500	81	5,467,500	25,515,000	12,757,500
	Village 6	229,500	85	-	29,690,500	14,845,250
	Village 7	-	-	6,037,500	-	-
	Gen. Commercial	-	-	-	-	-
	Open Space	-	-	-	-	-
Subtotal		639,000	256	16,891,500	80,342,500	40,171,250
2023	Village 1	-	-	-	-	-
	Village 2	-	-	-	-	-
	Village 3	207,000	90	-	25,137,000	12,568,500
	Village 4	-	-	-	-	-
	Village 5	202,500	81	-	25,515,000	12,757,500
	Village 6	-	-	-	-	-
	Village 7	203,000	70	-	28,175,000	14,087,500
	Gen. Commercial	-	-	-	-	-
	Open Space	-	-	-	-	-
Subtotal		612,500	241	-	78,827,000	39,413,500

**APPENDIX 1
BUILDOUT ASSUMPTIONS**

<u>YEAR</u>	<u>USE TYPE</u>	<u>SQUARE FEET BUILT</u>	<u># OF UNITS BUILT</u>	<u>ADDED LAND VALUE</u>	<u>ADDED IMPROVEMENTS VALUE</u>	<u>CONSTRUCTION MATERIALS COST</u>
TOTAL		3,077,470	1,223	\$ 80,876,963	\$ 380,221,717	\$ 190,110,858

APPENDIX 1, ASSUMPTIONS:

1. The following land and building costs represent the Developer's best estimate in 2017. Analysis adds land value in the year before construction and improvement value in the year of construction.

a) Residential:

	<u># of Acres</u>	<u># of Units</u>	<u>Total Square Feet</u>	<u>Projected Sales Price/Unit</u>	<u>Land Value/Unit</u>	<u>Improv. Value/Unit</u>
Village 1	9.90	89	169,100	\$ 299,000	\$ 44,850	\$ 209,300
Village 2	12.20	110	220,000	299,000	44,850	209,300
Village 3	25.70	180	414,000	399,000	59,850	279,300
Village 4	28.00	197	453,100	399,000	59,850	279,300
Village 5	73.00	406	1,015,000	450,000	67,500	315,000
Village 6	37.70	171	461,700	499,000	74,850	349,300
Village 7	10.00	70	203,000	575,000	86,250	402,500
	196.50	1,223	2,935,900			

Source: Number of acres, units, square footage, and projected sales price from Developer. Land and improvement value based on values for homes sold at similar prices in City of Sparks in 2016 and 2017. Source: Washoe County Assessor's website.

b) Commercial:

	<u># of Acres</u>	<u>Total Square Feet</u>	<u>Improvements Cost/Sq. Ft.</u>	<u>Land Value/Acre</u>
General Comm.	13.0	141,570	\$ 123.5	\$ 158,881

Source: Number of acres and square footage from Developer. Land and improvement value from comparable uses (LU400) around the project.

Source: Washoe County Assessor's website.

c) Open Space:

Open Space, estimated at **177.4** acres is expected to be valued using value per acre of **\$ 6,095** for similar uses (LU 100) surrounding the project. Source: Washoe County Assessor's Office.

Existing value of the project cannot be used as it is valued as a quarry.

2. Construction Materials Cost is estimated at **50%** of Building Cost. Source: Discussions with contractors.

**APPENDIX 2
CITY OF SPARKS
ESTIMATED NUMBER OF RESIDENTS AND EMPLOYEES**

<u>YEAR</u>	<u>USE TYPE</u>	<u># OF UNITS BUILT</u>	<u>CUMUL. # OF OCCUPIED UNITS</u>	<u>SQUARE FEET CONSTRUCTED</u>	<u>CUMUL. NO. OF RESIDENTS</u>	<u>CUMUL. NO. OF EMPLOYEES</u>	<u>% OF SPARKS POPULATION</u>
2018	Village 1	-	-	-	-	-	0.00%
	Village 2	-	-	-	-	-	0.00%
	Village 3	-	-	-	-	-	0.00%
	Village 4	-	-	-	-	-	0.00%
	Village 5	-	-	-	-	-	0.00%
	Village 6	-	-	-	-	-	0.00%
	Village 7	-	-	-	-	-	0.00%
	Gen. Commercial Open Space	-	-	-	-	-	0.00%
Subtotal		-	-	-	-	-	0.00%
2019	Village 1	45	-	85,500	-	-	0.00%
	Village 2	55	-	110,000	-	-	0.00%
	Village 3	-	-	-	-	-	0.00%
	Village 4	66	-	151,800	-	-	0.00%
	Village 5	82	-	205,000	-	-	0.00%
	Village 6	-	-	-	-	-	0.00%
	Village 7	-	-	-	-	-	0.00%
	Gen. Commercial Open Space	-	-	87,120	-	104	0.00%
Subtotal		248	-	639,420	-	104	0.00%
2020	Village 1	44	43	83,600	121	-	0.13%
	Village 2	55	53	110,000	148	-	0.16%
	Village 3	-	-	-	-	-	0.00%
	Village 4	66	64	151,800	178	-	0.19%
	Village 5	81	79	202,500	221	-	0.24%
	Village 6	-	-	-	-	-	0.00%
	Village 7	-	-	-	-	-	0.00%
	Gen. Commercial Open Space	-	-	54,450	-	169	0.00%
Subtotal		246	239	602,350	668	169	0.71%
2021	Village 1	-	86	-	240	-	0.26%
	Village 2	-	106	-	296	-	0.32%
	Village 3	-	-	-	-	-	0.00%
	Village 4	65	127	149,500	355	-	0.38%
	Village 5	81	157	202,500	439	-	0.47%
	Village 6	86	-	232,200	-	-	0.00%
	Village 7	-	-	-	-	-	0.00%
	Gen. Commercial Open Space	-	-	-	-	169	0.00%
Subtotal		232	477	584,200	1,330	169	1.42%
2022	Village 1	-	86	-	240	-	0.26%
	Village 2	-	106	-	296	-	0.32%
	Village 3	90	-	207,000	-	-	0.00%
	Village 4	-	190	-	530	-	0.57%
	Village 5	81	235	202,500	657	-	0.70%
	Village 6	85	83	229,500	232	-	0.25%
	Village 7	-	-	-	-	-	0.00%
	Gen. Commercial Open Space	-	-	-	-	169	0.00%
Subtotal		256	701	639,000	1,955	169	2.09%
2023	Village 1	-	86	-	240	-	0.26%
	Village 2	-	106	-	296	-	0.32%
	Village 3	90	87	207,000	242	-	0.26%
	Village 4	-	190	-	530	-	0.57%
	Village 5	81	314	202,500	875	-	0.94%
	Village 6	-	165	-	460	-	0.49%
	Village 7	70	-	203,000	-	-	0.00%
	Gen. Commercial Open Space	-	-	-	-	169	0.00%
Subtotal		241	948	612,500	2,644	169	2.83%

APPENDIX 2 CITY OF SPARKS ESTIMATED NUMBER OF RESIDENTS AND EMPLOYEES							
2024	Village 1	-	86	-	240	-	0.26%
	Village 2	-	106	-	296	-	0.32%
	Village 3	-	174	-	485	-	0.52%
	Village 4	-	190	-	530	-	0.57%
	Village 5	-	392	-	1,093	-	1.17%
	Village 6	-	165	-	460	-	0.49%
	Village 7	-	68	-	188	-	0.20%
	Gen. Commercial	-	-	-	-	169	0.00%
	Open Space	-	-	-	-	-	0.00%
Subtotal		-	1,180	-	3,293	169	3.52%
TOTAL		1,223		3,077,470			

APPENDIX 2, ASSUMPTIONS:

- Number of residential units and square feet of buildings from Appendix 1.
- Occupied single-family units are estimated using a vacancy rate of 3.5% to account for household movement and other timing issues. Households are assumed to be occupied a year after construction. Source: Center for Regional Studies, University of Nevada, Reno, based on data from the American Community Survey.
- Residents are estimated using a ratio of **2.79** residents per occupied household/unit for owner-occupied units
Source: "Average Household Size of Occupied Units by Tenure." 2016 American Community Survey 1-Year Estimates, US Census Bureau. Data for Sparks, Nevada.
- Employee estimates from the Center for Regional Studies, UNR (CRS). Employees added in the year of construction.

Use Type	Project Square Feet	Sq.Ft./Employee	Employee Estimate
Gen Commercial	141,570	837	169
- Impacts: Analysis estimates costs and revenues associated with the development using estimated number of new development residents only. The analysis assumes employees of the development will be existing residents of the region, residents of other regions, or residents of the development.
- City of Sparks FY 2016-17 population is estimated at **93,581** Source: City of Sparks Budget, FY 2017-18. This is used to estimate the percent of existing population generated by the project.

**APPENDIX 3
CITY OF SPARKS
ESTIMATED REAL PROPERTY TAX REVENUE**

<u>YEAR</u>	<u>USE TYPE</u>	<u>ADDED TAX. LAND VALUE (\$)</u>	<u>ADDED TAX. IMPROVEMENT VALUE (\$)</u>	<u>CUMULATIVE TOTAL TAX. VALUE (\$)</u>	<u>CUMULATIVE ASSESSED VALUE (\$)</u>	<u>GENERAL FUND REVENUE</u>	<u>AB 104 REVENUE</u>
2018	Village 1	\$ 2,018,250	\$ -	\$ 2,018,250	\$ 706,388	\$ 6,780	\$ 14
	Village 2	2,466,750	-	2,466,750	863,363	8,287	18
	Village 3	-	-	-	-	-	-
	Village 4	3,950,100	-	3,950,100	1,382,535	13,270	28
	Village 5	5,535,000	-	5,535,000	1,937,250	18,594	39
	Village 6	-	-	-	-	-	-
	Village 7	-	-	-	-	-	-
	Gen. Commercial	1,271,044	-	1,271,044	444,866	4,270	9
Open Space	1,081,066	-	1,081,066	378,373	3,632	8	
Subtotal		16,322,211	-	16,322,211	5,712,774	54,831	116
2019	Village 1	1,973,400	9,418,500	4,052,198	1,418,269	13,613	29
	Village 2	2,466,750	11,511,500	5,007,503	1,752,626	16,822	36
	Village 3	-	-	-	-	-	-
	Village 4	3,950,100	18,433,800	8,018,703	2,806,546	26,937	57
	Village 5	5,467,500	25,830,000	11,168,550	3,908,993	37,519	80
	Village 6	-	-	-	-	-	-
	Village 7	-	-	-	-	-	-
	Gen. Commercial	794,403	10,756,687	2,103,578	736,252	7,067	15
Open Space	-	-	1,113,498	389,724	3,741	8	
Subtotal		14,652,153	75,950,487	31,464,030	11,012,410	105,697	224
2020	Village 1	-	9,209,200	13,874,818	4,856,186	46,610	99
	Village 2	-	11,511,500	17,014,573	5,955,100	57,157	121
	Village 3	-	-	-	-	-	-
	Village 4	3,890,250	18,433,800	31,136,328	10,897,715	104,596	222
	Village 5	5,467,500	25,515,000	43,576,007	15,251,602	146,385	311
	Village 6	6,437,100	-	6,437,100	2,252,985	21,624	46
	Village 7	-	-	-	-	-	-
	Gen. Commercial	-	6,722,930	13,246,074	4,636,126	44,498	94
Open Space	-	-	1,146,903	401,416	3,853	8	
Subtotal		15,794,850	71,392,430	126,431,802	44,251,131	424,722	902
2021	Village 1	-	-	23,776,539	8,321,789	79,873	170
	Village 2	-	-	29,381,855	10,283,649	98,702	210
	Village 3	5,386,500	-	5,386,500	1,885,275	18,095	38
	Village 4	-	18,154,500	51,057,232	17,870,031	171,517	364
	Village 5	5,467,500	25,515,000	76,631,237	26,820,933	257,427	546
	Village 6	6,362,250	30,039,800	12,992,463	4,547,362	43,646	93
	Village 7	-	-	-	-	-	-
	Gen. Commercial	-	-	20,568,073	7,198,826	69,094	147
Open Space	-	-	1,181,310	413,459	3,968	8	
Subtotal		17,216,250	73,709,300	220,975,209	77,341,323	742,322	1,576
2022	Village 1	-	-	24,489,835	8,571,442	82,269	175
	Village 2	-	-	30,263,310	10,592,159	101,664	216
	Village 3	5,386,500	25,137,000	10,934,595	3,827,108	36,733	78
	Village 4	-	-	71,288,084	24,950,829	239,478	508
	Village 5	5,467,500	25,515,000	110,678,124	38,737,343	371,801	789
	Village 6	-	29,690,500	44,323,231	15,513,131	148,895	316
	Village 7	6,037,500	-	6,037,500	2,113,125	20,282	43
	Gen. Commercial	-	-	21,185,116	7,414,790	71,167	151
Open Space	-	-	1,216,750	425,862	4,087	9	
Subtotal		16,891,500	80,342,500	320,416,544	112,145,790	1,076,375	2,285
2023	Village 1	-	-	25,224,530	8,828,586	84,737	180
	Village 2	-	-	31,171,210	10,909,923	104,713	222
	Village 3	-	25,137,000	37,153,743	13,003,810	124,811	265
	Village 4	-	-	73,426,726	25,699,354	246,662	524
	Village 5	-	25,515,000	140,278,918	49,097,621	471,239	1,000
	Village 6	-	-	76,234,143	26,681,950	256,093	544
	Village 7	-	28,175,000	6,218,625	2,176,519	20,890	44
	Gen. Commercial	-	-	21,820,669	7,637,234	73,302	156
Open Space	-	-	1,253,252	438,638	4,210	9	
Subtotal		-	78,827,000	412,781,816	144,473,635	1,386,658	2,943

**APPENDIX 3
CITY OF SPARKS
ESTIMATED REAL PROPERTY TAX REVENUE**

<u>YEAR</u>	<u>USE TYPE</u>	<u>ADDED TAX. LAND VALUE (\$)</u>	<u>ADDED TAX. IMPROVEMENT VALUE (\$)</u>	<u>CUMULATIVE TOTAL TAX. VALUE (\$)</u>	<u>CUMULATIVE ASSESSED VALUE (\$)</u>	<u>GENERAL FUND REVENUE</u>	<u>AB 104 REVENUE</u>
2024	Village 1	-	-	25,981,266	9,093,443	87,279	185
	Village 2	-	-	32,106,346	11,237,221	107,855	229
	Village 3	-	-	64,159,465	22,455,813	215,531	458
	Village 4	-	-	75,629,528	26,470,335	254,062	539
	Village 5	-	-	170,767,735	59,768,707	573,660	1,218
	Village 6	-	-	78,521,167	27,482,408	263,776	560
	Village 7	-	-	35,425,434	12,398,902	119,005	253
	Gen. Commercial	-	-	22,475,289	7,866,351	75,501	160
Open Space	-	-	1,290,850	451,797	4,336	9	
Subtotal		-	-	506,357,080	177,224,978	1,701,005	3,611
2025	Village 1	-	-	26,760,704	9,366,246	89,897	191
	Village 2	-	-	33,069,536	11,574,338	111,090	236
	Village 3	-	-	66,084,249	23,129,487	221,997	471
	Village 4	-	-	77,898,414	27,264,445	261,684	555
	Village 5	-	-	175,890,767	61,561,768	590,870	1,254
	Village 6	-	-	80,876,802	28,306,881	271,689	577
	Village 7	-	-	36,488,197	12,770,869	122,575	260
	Gen. Commercial	-	-	23,149,548	8,102,342	77,766	165
Open Space	-	-	1,329,575	465,351	4,466	9	
Subtotal		-	-	521,547,792	182,541,727	1,752,035	3,719
2026	Village 1	-	-	27,563,525	9,647,234	92,594	197
	Village 2	-	-	34,061,622	11,921,568	114,423	243
	Village 3	-	-	68,066,777	23,823,372	228,657	485
	Village 4	-	-	80,235,366	28,082,378	269,535	572
	Village 5	-	-	181,167,490	63,408,622	608,596	1,292
	Village 6	-	-	83,303,106	29,156,087	279,840	594
	Village 7	-	-	37,582,843	13,153,995	126,252	268
	Gen. Commercial	-	-	23,844,034	8,345,412	80,099	170
Open Space	-	-	1,369,462	479,312	4,600	10	
Subtotal		-	-	537,194,226	188,017,979	1,804,597	3,831
2027	Village 1	-	-	28,390,431	9,936,651	95,372	202
	Village 2	-	-	35,083,471	12,279,215	117,856	250
	Village 3	-	-	70,108,780	24,538,073	235,516	500
	Village 4	-	-	82,642,427	28,924,850	277,621	589
	Village 5	-	-	186,602,515	65,310,880	626,854	1,331
	Village 6	-	-	85,802,199	30,030,770	288,235	612
	Village 7	-	-	38,710,328	13,548,615	130,040	276
	Gen. Commercial	-	-	24,559,355	8,595,774	82,502	175
Open Space	-	-	1,410,546	493,691	4,738	10	
Subtotal		-	-	553,310,053	193,658,519	1,858,734	3,946
2028	Village 1	-	-	29,242,144	10,234,750	98,233	209
	Village 2	-	-	36,135,975	12,647,591	121,392	258
	Village 3	-	-	72,212,043	25,274,215	242,582	515
	Village 4	-	-	85,121,700	29,792,595	285,949	607
	Village 5	-	-	192,200,590	67,270,207	645,659	1,371
	Village 6	-	-	88,376,265	30,931,693	296,882	630
	Village 7	-	-	39,871,638	13,955,073	133,941	284
	Gen. Commercial	-	-	25,296,136	8,853,648	84,977	180
Open Space	-	-	1,452,863	508,502	4,881	10	
Subtotal		-	-	569,909,355	199,468,274	1,914,496	4,064
2029	Village 1	-	-	30,119,408	10,541,793	101,180	215
	Village 2	-	-	37,220,055	13,027,019	125,033	265
	Village 3	-	-	74,378,405	26,032,442	249,859	530
	Village 4	-	-	87,675,351	30,686,373	294,528	625
	Village 5	-	-	197,966,608	69,288,313	665,029	1,412
	Village 6	-	-	91,027,553	31,859,644	305,789	649
	Village 7	-	-	41,067,787	14,373,725	137,959	293
	Gen. Commercial	-	-	26,055,020	9,119,257	87,527	186
Open Space	-	-	1,496,448	523,757	5,027	11	
Subtotal		-	-	587,006,635	205,452,322	1,971,931	4,186

**APPENDIX 3
CITY OF SPARKS
ESTIMATED REAL PROPERTY TAX REVENUE**

<u>YEAR</u>	<u>USE TYPE</u>	<u>ADDED TAX. LAND VALUE (\$)</u>	<u>ADDED TAX. IMPROVEMENT VALUE (\$)</u>	<u>CUMULATIVE TOTAL TAX. VALUE (\$)</u>	<u>CUMULATIVE ASSESSED VALUE (\$)</u>	<u>GENERAL FUND REVENUE</u>	<u>AB 104 REVENUE</u>
2030	Village 1	-	-	31,022,990	10,858,047	104,216	221
	Village 2	-	-	38,336,656	13,417,830	128,784	273
	Village 3	-	-	76,609,757	26,813,415	257,355	546
	Village 4	-	-	90,305,612	31,606,964	303,364	644
	Village 5	-	-	203,905,606	71,366,962	684,980	1,454
	Village 6	-	-	93,758,380	32,815,433	314,963	669
	Village 7	-	-	42,299,821	14,804,937	142,098	302
	Gen. Commercial	-	-	26,836,671	9,392,835	90,152	191
Open Space	-	-	1,541,342	539,470	5,178	11	
Subtotal		-	-	604,616,834	211,615,892	2,031,089	4,311
2031	Village 1	-	-	31,953,680	11,183,788	107,342	228
	Village 2	-	-	39,486,756	13,820,365	132,648	282
	Village 3	-	-	78,908,049	27,617,817	265,076	563
	Village 4	-	-	93,014,780	32,555,173	312,465	663
	Village 5	-	-	210,022,774	73,507,971	705,530	1,498
	Village 6	-	-	96,571,131	33,799,896	324,411	689
	Village 7	-	-	43,568,815	15,249,085	146,361	311
	Gen. Commercial	-	-	27,641,771	9,674,620	92,857	197
Open Space	-	-	1,587,582	555,654	5,333	11	
Subtotal		-	-	622,755,339	217,964,369	2,092,022	4,441
2032	Village 1	-	-	32,912,291	11,519,302	110,562	235
	Village 2	-	-	40,671,359	14,234,975	136,627	290
	Village 3	-	-	81,275,291	28,446,352	273,028	580
	Village 4	-	-	95,805,224	33,531,828	321,838	683
	Village 5	-	-	216,323,458	75,713,210	726,695	1,543
	Village 6	-	-	99,468,265	34,813,893	334,144	709
	Village 7	-	-	44,875,880	15,706,558	150,752	320
	Gen. Commercial	-	-	28,471,024	9,964,858	95,643	203
Open Space	-	-	1,635,210	572,323	5,493	12	
Subtotal		-	-	641,438,000	224,503,300	2,154,783	4,574
2033	Village 1	-	-	33,899,659	11,864,881	113,879	242
	Village 2	-	-	41,891,499	14,662,025	140,726	299
	Village 3	-	-	83,713,550	29,299,742	281,219	597
	Village 4	-	-	98,679,380	34,537,783	331,494	704
	Village 5	-	-	222,813,161	77,984,606	748,496	1,589
	Village 6	-	-	102,452,313	35,858,310	344,168	731
	Village 7	-	-	46,222,156	16,177,755	155,274	330
	Gen. Commercial	-	-	29,325,155	10,263,804	98,512	209
Open Space	-	-	1,684,266	589,493	5,658	12	
Subtotal		-	-	660,681,140	231,238,399	2,219,426	4,711
2034	Village 1	-	-	34,916,649	12,220,827	117,295	249
	Village 2	-	-	43,148,244	15,101,885	144,948	308
	Village 3	-	-	86,224,956	30,178,735	289,655	615
	Village 4	-	-	101,639,762	35,573,917	341,438	725
	Village 5	-	-	229,497,556	80,324,145	770,951	1,637
	Village 6	-	-	105,525,883	36,934,059	354,493	752
	Village 7	-	-	47,608,821	16,663,087	159,932	339
	Gen. Commercial	-	-	30,204,909	10,571,718	101,467	215
Open Space	-	-	1,734,794	607,178	5,828	12	
Subtotal		-	-	680,501,574	238,175,551	2,286,009	4,853
2035	Village 1	-	-	35,964,149	12,587,452	120,814	256
	Village 2	-	-	44,442,692	15,554,942	149,296	317
	Village 3	-	-	88,811,705	31,084,097	298,345	633
	Village 4	-	-	104,688,955	36,641,134	351,682	747
	Village 5	-	-	236,382,483	82,733,869	794,080	1,686
	Village 6	-	-	108,691,659	38,042,081	365,128	775
	Village 7	-	-	49,037,085	17,162,980	164,730	350
	Gen. Commercial	-	-	31,111,056	10,888,870	104,511	222
Open Space	-	-	1,786,838	625,393	6,003	13	
Subtotal		-	-	700,916,621	245,320,817	2,354,589	4,998

APPENDIX 3 CITY OF SPARKS ESTIMATED REAL PROPERTY TAX REVENUE							
YEAR	USE TYPE	ADDED TAX. LAND VALUE (\$)	ADDED TAX. IMPROVEMENT VALUE (\$)	CUMULATIVE TOTAL TAX. VALUE (\$)	CUMULATIVE ASSESSED VALUE (\$)	GENERAL FUND REVENUE	AB 104 REVENUE
2036	Village 1	-	-	37,043,073	12,965,076	124,439	264
	Village 2	-	-	45,775,972	16,021,590	153,775	326
	Village 3	-	-	91,476,056	32,016,620	307,296	652
	Village 4	-	-	107,829,623	37,740,368	362,232	769
	Village 5	-	-	243,473,957	85,215,885	817,902	1,736
	Village 6	-	-	111,952,409	39,183,343	376,082	798
	Village 7	-	-	50,508,198	17,677,869	169,672	360
	Gen. Commercial	-	-	32,044,388	11,215,536	107,647	229
	Open Space	-	-	1,840,443	644,155	6,183	13
Subtotal		-	-	721,944,120	252,680,442	2,425,227	5,148
2037	Village 1	-	-	38,154,365	13,354,028	128,172	272
	Village 2	-	-	47,149,252	16,502,238	158,388	336
	Village 3	-	-	94,220,338	32,977,118	316,514	672
	Village 4	-	-	111,064,512	38,872,579	373,099	792
	Village 5	-	-	250,778,176	87,772,362	842,439	1,788
	Village 6	-	-	115,310,981	40,358,843	387,364	822
	Village 7	-	-	52,023,444	18,208,205	174,762	371
	Gen. Commercial	-	-	33,005,720	11,552,002	110,876	235
	Open Space	-	-	1,895,656	663,480	6,368	14
Subtotal		-	-	743,602,443	260,260,855	2,497,984	5,302
TOTAL		\$ 80,876,963	\$ 380,221,717			\$ 32,854,535	\$ 69,741

APPENDIX 3, ASSUMPTIONS:

- As the project is not currently located in the City of Sparks, all property tax revenue generated by the project will be net new to the City.
- Taxable value of land and improvements is estimated in Appendix 1.
- Land and improvement taxable values are inflated by 3.0% annually, the maximum allowed increase for owner-occupied properties. This may be conservative for commercial uses in the project, which can increase up to 8% per year.
- Property tax calculation: Taxable Value X 35% = Assessed Value; Assessed Value/100 X Tax Rate = Property Tax Revenue.
Analysis assumes improvements will generate property tax revenue in the year after improvements are made to account for work-in-progress.
Land values will generate property tax in the year as developed.
- City of Sparks General Fund operating tax rate is assumed to remain constant at FY 2017-18 rate of \$ 0.9598 per \$100 of value.
Source: City of Sparks Budget, FY 2017-18.
- City of Sparks is expected to receive 7.49% of property tax revenue generated by the AB 104 property tax rate of \$ 0.0272 Source: Nevada Department of Taxation. "Local Gov't Tax Act Distribution." Three-year average FY 2014-15, FY 2015-16, and 2016-17.

**APPENDIX 4
CITY OF SPARKS
ESTIMATED SALES TAX REVENUE**

<u>YEAR</u>	<u>USE TYPE</u>	<u>CONSTR. MATERIALS COST</u>	<u>HOUSEHOLD EXPENDITURES</u>	<u>TOTAL TAXABLE SALES</u>	<u>CCRT SALES TAX REVENUE</u>	<u>AB 104 SALES TAX REVENUE</u>
2018	Village 1	\$ -	\$ -	\$ -	\$ -	\$ -
	Village 2	-	-	-	-	-
	Village 3	-	-	-	-	-
	Village 4	-	-	-	-	-
	Village 5	-	-	-	-	-
	Village 6	-	-	-	-	-
	Village 7	-	-	-	-	-
	Gen. Commercial	-	-	-	-	-
	Open Space	-	-	-	-	-
	Subtotal	-	-	-	-	-
2019	Village 1	4,709,250	-	4,709,250	12,624	866
	Village 2	5,755,750	-	5,755,750	15,429	1,059
	Village 3	-	-	-	-	-
	Village 4	9,216,900	-	9,216,900	24,707	1,696
	Village 5	12,915,000	-	12,915,000	34,620	2,376
	Village 6	-	-	-	-	-
	Village 7	-	-	-	-	-
	Gen. Commercial	5,378,344	-	5,378,344	14,417	990
	Open Space	-	-	-	-	-
	Subtotal	37,975,244	-	37,975,244	101,796	6,987
2020	Village 1	4,604,600	801,371	5,405,971	14,491	995
	Village 2	5,755,750	979,454	6,735,204	18,054	1,239
	Village 3	-	-	-	-	-
	Village 4	9,216,900	1,330,032	10,546,932	28,272	1,940
	Village 5	12,757,500	1,844,332	14,601,832	39,141	2,686
	Village 6	-	-	-	-	-
	Village 7	-	-	-	-	-
	Gen. Commercial	3,361,465	-	3,361,465	9,011	618
	Open Space	-	-	-	-	-
	Subtotal	35,696,215	4,955,188	40,651,403	108,970	7,479
2021	Village 1	-	1,632,482	1,632,482	4,376	300
	Village 2	-	2,017,674	2,017,674	5,409	371
	Village 3	-	-	-	-	-
	Village 4	9,077,250	2,739,865	11,817,115	31,677	2,174
	Village 5	12,757,500	3,776,157	16,533,657	44,320	3,042
	Village 6	15,019,900	-	15,019,900	40,262	2,763
	Village 7	-	-	-	-	-
	Gen. Commercial	-	-	-	-	-
	Open Space	-	-	-	-	-
	Subtotal	36,854,650	10,166,178	47,020,828	126,043	8,651
2022	Village 1	-	1,681,456	1,681,456	4,507	309
	Village 2	-	2,078,205	2,078,205	5,571	382
	Village 3	12,568,500	-	12,568,500	33,691	2,312
	Village 4	-	4,211,712	4,211,712	11,290	775
	Village 5	12,757,500	5,822,231	18,579,731	49,805	3,418
	Village 6	14,845,250	2,257,208	17,102,458	45,845	3,147
	Village 7	-	-	-	-	-
	Gen. Commercial	-	-	-	-	-
	Open Space	-	-	-	-	-
	Subtotal	40,171,250	16,050,813	56,222,063	150,708	10,344
2023	Village 1	-	1,731,900	1,731,900	4,643	319
	Village 2	-	2,140,551	2,140,551	5,738	394
	Village 3	12,568,500	1,981,857	14,550,357	39,003	2,677
	Village 4	-	4,338,064	4,338,064	11,629	798
	Village 5	12,757,500	7,987,672	20,745,172	55,609	3,817
	Village 6	-	4,622,815	4,622,815	12,392	851
	Village 7	14,087,500	-	14,087,500	37,763	2,592
	Gen. Commercial	-	-	-	-	-
	Open Space	-	-	-	-	-
	Subtotal	39,413,500	22,802,858	62,216,358	166,776	11,447

**APPENDIX 4
CITY OF SPARKS
ESTIMATED SALES TAX REVENUE**

<u>YEAR</u>	<u>USE TYPE</u>	<u>CONSTR. MATERIALS COST</u>	<u>HOUSEHOLD EXPENDITURES</u>	<u>TOTAL TAXABLE SALES</u>	<u>CCRT SALES TAX REVENUE</u>	<u>AB 104 SALES TAX REVENUE</u>
2024	Village 1	-	1,783,857	1,783,857	4,782	328
	Village 2	-	2,204,767	2,204,767	5,910	406
	Village 3	-	4,082,625	4,082,625	10,944	751
	Village 4	-	4,468,206	4,468,206	11,977	822
	Village 5	-	10,277,799	10,277,799	27,551	1,891
	Village 6	-	4,761,500	4,761,500	12,764	876
	Village 7	-	2,006,944	2,006,944	5,380	369
	Gen. Commercial Open Space	- -	- -	- -	- -	- -
Subtotal		-	29,585,697	29,585,697	79,307	5,443
2025	Village 1	-	1,837,373	1,837,373	4,925	338
	Village 2	-	2,270,910	2,270,910	6,087	418
	Village 3	-	4,205,103	4,205,103	11,272	774
	Village 4	-	4,602,252	4,602,252	12,337	847
	Village 5	-	10,586,133	10,586,133	28,377	1,948
	Village 6	-	4,904,344	4,904,344	13,147	902
	Village 7	-	2,067,153	2,067,153	5,541	380
	Gen. Commercial Open Space	- -	- -	- -	- -	- -
Subtotal		-	30,473,268	30,473,268	81,686	5,607
2026	Village 1	-	1,892,494	1,892,494	5,073	348
	Village 2	-	2,339,038	2,339,038	6,270	430
	Village 3	-	4,331,256	4,331,256	11,610	797
	Village 4	-	4,740,320	4,740,320	12,707	872
	Village 5	-	10,903,716	10,903,716	29,228	2,006
	Village 6	-	5,051,475	5,051,475	13,541	929
	Village 7	-	2,129,167	2,129,167	5,707	392
	Gen. Commercial Open Space	- -	- -	- -	- -	- -
Subtotal		-	31,387,466	31,387,466	84,137	5,775
2027	Village 1	-	1,949,269	1,949,269	5,225	359
	Village 2	-	2,409,209	2,409,209	6,458	443
	Village 3	-	4,461,194	4,461,194	11,959	821
	Village 4	-	4,882,529	4,882,529	13,088	898
	Village 5	-	11,230,828	11,230,828	30,105	2,066
	Village 6	-	5,203,019	5,203,019	13,947	957
	Village 7	-	2,193,042	2,193,042	5,879	403
	Gen. Commercial Open Space	- -	- -	- -	- -	- -
Subtotal		-	32,329,090	32,329,090	86,661	5,948
2028	Village 1	-	2,007,747	2,007,747	5,382	369
	Village 2	-	2,481,485	2,481,485	6,652	457
	Village 3	-	4,595,030	4,595,030	12,317	845
	Village 4	-	5,029,005	5,029,005	13,481	925
	Village 5	-	11,567,753	11,567,753	31,008	2,128
	Village 6	-	5,359,110	5,359,110	14,366	986
	Village 7	-	2,258,833	2,258,833	6,055	416
	Gen. Commercial Open Space	- -	- -	- -	- -	- -
Subtotal		-	33,298,963	33,298,963	89,261	6,126
2029	Village 1	-	2,067,979	2,067,979	5,543	380
	Village 2	-	2,555,930	2,555,930	6,851	470
	Village 3	-	4,732,881	4,732,881	12,687	871
	Village 4	-	5,179,875	5,179,875	13,885	953
	Village 5	-	11,914,785	11,914,785	31,939	2,192
	Village 6	-	5,519,883	5,519,883	14,797	1,016
	Village 7	-	2,326,598	2,326,598	6,237	428
	Gen. Commercial Open Space	- -	- -	- -	- -	- -
Subtotal		-	34,297,932	34,297,932	91,939	6,310

**APPENDIX 4
CITY OF SPARKS
ESTIMATED SALES TAX REVENUE**

<u>YEAR</u>	<u>USE TYPE</u>	<u>CONSTR. MATERIALS COST</u>	<u>HOUSEHOLD EXPENDITURES</u>	<u>TOTAL TAXABLE SALES</u>	<u>CCRT SALES TAX REVENUE</u>	<u>AB 104 SALES TAX REVENUE</u>
2030	Village 1	-	2,130,019	2,130,019	5,710	392
	Village 2	-	2,632,607	2,632,607	7,057	484
	Village 3	-	4,874,867	4,874,867	13,068	897
	Village 4	-	5,335,271	5,335,271	14,302	982
	Village 5	-	12,272,229	12,272,229	32,897	2,258
	Village 6	-	5,685,479	5,685,479	15,240	1,046
	Village 7	-	2,396,396	2,396,396	6,424	441
	Gen. Commercial Open Space	-	-	-	-	-
Subtotal		-	35,326,870	35,326,870	94,697	6,499
2031	Village 1	-	2,193,919	2,193,919	5,881	404
	Village 2	-	2,711,586	2,711,586	7,269	499
	Village 3	-	5,021,113	5,021,113	13,460	924
	Village 4	-	5,495,330	5,495,330	14,731	1,011
	Village 5	-	12,640,396	12,640,396	33,884	2,326
	Village 6	-	5,856,044	5,856,044	15,698	1,077
	Village 7	-	2,468,288	2,468,288	6,616	454
	Gen. Commercial Open Space	-	-	-	-	-
Subtotal		-	36,386,676	36,386,676	97,538	6,694
2032	Village 1	-	2,259,737	2,259,737	6,057	416
	Village 2	-	2,792,933	2,792,933	7,487	514
	Village 3	-	5,171,747	5,171,747	13,863	952
	Village 4	-	5,660,189	5,660,189	15,173	1,041
	Village 5	-	13,019,608	13,019,608	34,900	2,395
	Village 6	-	6,031,725	6,031,725	16,169	1,110
	Village 7	-	2,542,337	2,542,337	6,815	468
	Gen. Commercial Open Space	-	-	-	-	-
Subtotal		-	37,478,276	37,478,276	100,464	6,895
2033	Village 1	-	2,327,529	2,327,529	6,239	428
	Village 2	-	2,876,721	2,876,721	7,711	529
	Village 3	-	5,326,899	5,326,899	14,279	980
	Village 4	-	5,829,995	5,829,995	15,628	1,073
	Village 5	-	13,410,196	13,410,196	35,947	2,467
	Village 6	-	6,212,677	6,212,677	16,654	1,143
	Village 7	-	2,618,607	2,618,607	7,019	482
	Gen. Commercial Open Space	-	-	-	-	-
Subtotal		-	38,602,624	38,602,624	103,478	7,102
2034	Village 1	-	2,397,355	2,397,355	6,426	441
	Village 2	-	2,963,023	2,963,023	7,943	545
	Village 3	-	5,486,706	5,486,706	14,708	1,009
	Village 4	-	6,004,895	6,004,895	16,097	1,105
	Village 5	-	13,812,502	13,812,502	37,026	2,541
	Village 6	-	6,399,057	6,399,057	17,153	1,177
	Village 7	-	2,697,165	2,697,165	7,230	496
	Gen. Commercial Open Space	-	-	-	-	-
Subtotal		-	39,760,703	39,760,703	106,582	7,315
2035	Village 1	-	2,469,276	2,469,276	6,619	454
	Village 2	-	3,051,914	3,051,914	8,181	561
	Village 3	-	5,651,307	5,651,307	15,149	1,040
	Village 4	-	6,185,042	6,185,042	16,580	1,138
	Village 5	-	14,226,877	14,226,877	38,136	2,617
	Village 6	-	6,591,029	6,591,029	17,668	1,213
	Village 7	-	2,778,080	2,778,080	7,447	511
	Gen. Commercial Open Space	-	-	-	-	-
Subtotal		-	40,953,524	40,953,524	109,779	7,535

**APPENDIX 4
CITY OF SPARKS
ESTIMATED SALES TAX REVENUE**

<u>YEAR</u>	<u>USE TYPE</u>	<u>CONSTR. MATERIALS COST</u>	<u>HOUSEHOLD EXPENDITURES</u>	<u>TOTAL TAXABLE SALES</u>	<u>CCRT SALES TAX REVENUE</u>	<u>AB 104 SALES TAX REVENUE</u>
2036	Village 1	-	2,543,354	2,543,354	6,818	468
	Village 2	-	3,143,471	3,143,471	8,426	578
	Village 3	-	5,820,846	5,820,846	15,603	1,071
	Village 4	-	6,370,593	6,370,593	17,077	1,172
	Village 5	-	14,653,683	14,653,683	39,280	2,696
	Village 6	-	6,788,760	6,788,760	18,198	1,249
	Village 7	-	2,861,423	2,861,423	7,670	526
	Gen. Commercial Open Space	- -	- -	- -	- -	- -
Subtotal		-	42,182,130	42,182,130	113,073	7,761
2037	Village 1	-	2,619,654	2,619,654	7,022	482
	Village 2	-	3,237,775	3,237,775	8,679	596
	Village 3	-	5,995,472	5,995,472	16,071	1,103
	Village 4	-	6,561,711	6,561,711	17,589	1,207
	Village 5	-	15,093,294	15,093,294	40,459	2,777
	Village 6	-	6,992,423	6,992,423	18,744	1,286
	Village 7	-	2,947,265	2,947,265	7,900	542
	Gen. Commercial Open Space	- -	- -	- -	- -	- -
Subtotal		-	43,447,594	43,447,594	116,465	7,994
TOTAL		\$ 190,110,858	\$ 559,485,851	\$ 749,596,709	\$ 2,009,359	\$ 137,912

APPENDIX 4, ASSUMPTIONS:

- Construction Materials Cost is estimated in Appendix 1.
- Household Taxable Sales-estimated based on the number of occupied households, estimated household income, and expenditure information. Household incomes and percent of income spent on taxable items are estimated as follows, based on projected sales price for each village shown in Appendix 1:

	% Spent on Taxable	
	Household Income	Items
Village 1	\$ 61,316	27.5%
Village 2	\$ 61,316	27.5%
Village 3	\$ 79,390	24.1%
Village 4	\$ 79,390	24.1%
Village 5	\$ 88,608	24.1%
Village 6	\$ 97,465	24.1%
Village 7	\$ 111,201	21.7%

Affordability calculator created by EEC and Center for Regional Studies, UNR. Percent of household income spent on taxable items from Consumer Expenditure Survey, 2016, Bureau of Labor Statistics, data by corresponding household income range. Estimates are inflated 3% annually.

- Relevant tax rates for the City of Sparks are as follows:

0.500%	Basic City County Relief Tax (BCCRT)
1.750%	Supplemental City County Relief Tax (SCCRT)
0.250%	Fair Share (AB 104)

Distribution of BCCRT and SCCRT sales tax revenue to the City of Sparks is calculated **12.13%** of all Washoe County CCRT revenue.

Source: Distribution based on average percentage share of Washoe County C-Tax distribution from FY 2014-15 to FY 2016-17. Data from Nevada Department of Taxation. "Consolidated Tax Distribution: Revenue Summary by County."

Distribution of AB 104 sales tax revenue to the City of Sparks is calculated at **7.49%** of all Washoe County AB 104 revenue.

Source: Distribution based on average percentage share of Washoe County AB104 distribution from FY 2014-15 to FY 2016-17. Data from Nevada Department of Taxation. "Local Government Tax Act Distribution."

- A State administrative fee of **1.75%** of all sales tax revenue is subtracted for State uses. Source: AB 552.

**APPENDIX 5
CITY OF SPARKS
ESTIMATED PERMIT AND IMPACT FEE REVENUE**

YEAR	USE TYPE	ESTIMATED BUILDING VALUATION	PRINCIPAL AMOUNT	BUILDING PERMIT REVENUE	PLAN REVIEW REVENUE	CURRENT PLANNING REVENUE	FIRE INSPEC./ PLAN REVIEW REVENUE	REGIONAL ROAD REVENUE	SEWER CONNECT. REVENUE	RESIDENTIAL PARK TAX REVENUE	IMPACT FEE SERVICE AREA #1				TOTAL
											SANITARY SEWER	FLOOD CONTROL	REGIONAL PARKS/REC	FIRE STATION	
2018	Village 1	\$ -	\$ 72,262	\$ 69,083	\$ 28,905	\$ 6,300	\$ 31,795	\$ 176,488	\$ 264,388	\$ 45,000	\$ 13,365	\$ 26,685	\$ 35,010	\$ 15,300	\$ 90,360
	Village 2	-	88,321	84,435	35,328	7,700	38,861	215,708	323,140	55,000	16,335	32,615	42,790	18,700	110,440
	Village 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Village 4	-	131,857	126,055	52,743	9,240	58,017	258,849	387,768	66,000	19,602	39,138	51,348	22,440	132,528
	Village 5	-	180,216	172,286	72,086	11,480	79,295	321,601	481,773	82,000	24,354	48,626	63,796	27,880	164,656
	Village 6	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Village 7	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Gen. Commercial Open Space	-	41,221	39,407	30,915	21,146	18,137	610,816	-	-	-	24,306	46,783	-	29,621
Subtotal		-	513,876	491,265	219,978	55,866	226,105	1,583,462	1,457,069	248,000	97,962	193,847	192,944	113,941	598,695
2019	Village 1	9,418,500	70,657	67,548	28,263	6,160	31,089	172,566	258,512	44,000	13,068	26,092	34,232	14,960	88,352
	Village 2	11,511,500	88,321	84,435	35,328	7,700	38,861	215,708	323,140	55,000	16,335	32,615	42,790	18,700	110,440
	Village 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Village 4	18,433,800	131,857	126,055	52,743	9,240	58,017	258,849	387,768	66,000	19,602	39,138	51,348	22,440	132,528
	Village 5	25,830,000	178,018	170,185	71,207	11,340	78,328	317,679	475,898	81,000	24,057	48,033	63,018	27,540	162,648
	Village 6	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Village 7	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Gen. Commercial Open Space	10,756,687	26,497	25,332	19,873	13,593	11,659	381,760	-	-	-	15,192	29,240	-	18,513
Subtotal	75,950,487	495,349	473,554	207,414	48,033	217,954	1,346,562	1,445,319	246,000	88,254	175,118	191,388	102,153	556,912	
2020	Village 1	9,209,200	-	-	-	-	-	-	-	-	-	-	-	-	-
	Village 2	11,511,500	-	-	-	-	-	-	-	-	-	-	-	-	-
	Village 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Village 4	18,433,800	129,859	124,145	51,944	9,100	57,138	254,927	381,893	65,000	19,305	38,545	50,570	22,100	130,520
	Village 5	25,515,000	178,018	170,185	71,207	11,340	78,328	317,679	475,898	81,000	24,057	48,033	63,018	27,540	162,648
	Village 6	-	205,525	196,482	82,210	12,040	90,431	337,289	505,274	86,000	25,542	50,998	66,908	29,240	172,688
	Village 7	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Gen. Commercial Open Space	6,722,930	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal	71,392,430	513,402	490,812	205,361	32,480	225,897	909,895	1,363,065	232,000	68,904	137,576	180,496	78,880	465,856	
2021	Village 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Village 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Village 3	-	179,805	171,893	71,922	12,600	79,114	352,976	528,775	90,000	26,730	53,370	70,020	30,600	180,720
	Village 4	18,154,500	-	-	-	-	-	-	-	-	-	-	-	-	-
	Village 5	25,515,000	178,018	170,185	71,207	11,340	78,328	317,679	475,898	81,000	24,057	48,033	63,018	27,540	162,648
	Village 6	30,039,800	203,136	194,198	81,254	11,900	89,380	333,367	499,399	85,000	25,245	50,405	66,130	28,900	170,680
	Village 7	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Gen. Commercial Open Space	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal	73,709,300	560,958	536,276	224,383	35,840	246,822	1,004,022	1,504,072	256,000	76,032	151,808	199,168	87,040	514,048	

APPENDIX 5 CITY OF SPARKS ESTIMATED PERMIT AND IMPACT FEE REVENUE															
YEAR	USE TYPE	ESTIMATED BUILDING VALUATION	PRINCIPAL AMOUNT	BUILDING PERMIT REVENUE	PLAN REVIEW REVENUE	CURRENT FIRE INSPEC./ PLANNING PLAN REVIEW REVENUE	REGIONAL ROAD REVENUE	SEWER CONNECT. REVENUE	RESIDENTIAL PARK TAX REVENUE	SANITARY SEWER REVENUE	IMPACT FEE SERVICE AREA #1			TOTAL	
											FLOOD CONTROL	REGIONAL PARKS/REC	FIRE STATION		
2022	Village 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Village 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Village 3	25,137,000	179,805	171,893	71,922	12,600	79,114	352,976	528,775	90,000	26,730	53,370	70,020	30,600	180,720
	Village 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Village 5	25,515,000	178,018	170,185	71,207	11,340	78,328	317,679	475,898	81,000	24,057	48,033	63,018	27,540	162,648
	Village 6	29,690,500	-	-	-	-	-	-	-	-	-	-	-	-	-
	Village 7	-	188,143	179,864	75,257	9,800	82,783	274,537	411,270	70,000	20,790	41,510	54,460	23,800	140,560
	Gen. Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Open Space	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Subtotal	80,342,500	545,965	521,942	218,386	33,740	240,225	945,192	1,415,942	241,000	71,577	142,913	187,498	81,940	483,928
2023	Village 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Village 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Village 3	25,137,000	-	-	-	-	-	-	-	-	-	-	-	-	-
	Village 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Village 5	25,515,000	-	-	-	-	-	-	-	-	-	-	-	-	-
	Village 6	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Village 7	28,175,000	-	-	-	-	-	-	-	-	-	-	-	-	-
	Gen. Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Open Space	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Subtotal	78,827,000	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL		\$ 380,221,717	\$ 2,629,550	\$ 2,513,850	\$ 1,075,521	\$ 205,959	\$ 1,157,002	\$ 5,789,133	\$ 7,185,467	\$ 1,223,000	\$ 402,729	\$ 801,262	\$ 951,494	\$ 463,954	\$ 2,619,439

APPENDIX 5, ASSUMPTIONS:

- Building valuation is estimated in Appendix 1. It should be noted that permit fees associated with some residential uses are likely underestimated as construction values provided by the Client and used to estimate permit revenues for the project are lower than those provided by the 2012 International Building Code.
- Principal amount for the calculation of building permit and plan check fee revenue is estimated at follows, principal amount and resulting fees are estimated in the year prior to construction:
 - \$ 993.75 for the first \$100,000.01 of Building Permit Valuation, plus \$ 5.60 for each additional \$1,000 thereafter through a value of \$500,000.
 - \$ 5,608.75 for the first \$1,000,000.01 of Building Permit Valuation, plus \$ 3.65 for each additional \$1,000 thereafter.
 Source: "City of Sparks Permit Fees." Revised October 9, 2017. As the number of commercial buildings is unknown, analysis conservatively assumes one building permit per year.
- Building Permit fee revenue is estimated at 95.60% of principal amount.
 Building Plan Review fee revenue is estimated at 75.00% of principal amount, except for single family repeats, which are estimated at 40.00% of the principal amount.
 Current Planning Plan Review fee revenue is estimated at 51.30% of the principal amount, except for single family repeats, which are estimated at \$ 140.00 per building.
 Fire Prevention Inspection fee revenue is estimated at 22.00% of the principal amount.
 Fire Prevention Plan review fee revenue is estimated at 22.00% of the principal amount.
 Analysis conservatively assumes all single family homes are repeat units. Source: "City of Sparks Permit Fees." Revised October 9, 2017. Revenue for mechanical, plumbing, and electrical permit fees is not estimated as the construction details required for these estimates are unknown.
- Regional Road Impact fee (RRIF) revenue is estimated at:
 - Single Family \$ 3,921.96 per dwelling unit.
 - Commercial \$ 7,011.20 per 1,000 square feet of gross floor area.
 Source: "Regional Road Impact Fee (RRIF)." Regional Transportation Commission. 5th Edition, March 20, 2017. Data for North Service Area.
- Sewer Connection fee revenue is estimated at \$ 5,875.28 per residential unit. Source: "City of Sparks Permit Fees." Revised October 9, 2017. Connection fees for commercial uses are not estimated as fixture information is not available.

**APPENDIX 5
CITY OF SPARKS
ESTIMATED PERMIT AND IMPACT FEE REVENUE**

YEAR	USE TYPE	ESTIMATED BUILDING VALUATION	PRINCIPAL AMOUNT	BUILDING PERMIT REVENUE	PLAN REVIEW REVENUE	CURRENT PLANNING REVENUE	FIRE INSPEC./ REVIEW REVENUE	REGIONAL ROAD REVENUE	SEWER CONNECT. REVENUE	RESIDENTIAL PARK TAX REVENUE	IMPACT FEE SERVICE AREA #1			TOTAL
											SEWER	FLOOD CONTROL	REGIONAL PARKS/REC STATION	
6. Residential construction tax for neighborhood parks revenue is estimated at the lesser of 1% of building permit valuation or \$1,000 per residential unit. Given an estimated Added Improvements Value shown in Appendix 1, 1% of building per valuation will result in the following values per unit:														
				Village 1	\$	2,093								
				Village 2	\$	2,093								
				Village 3	\$	2,793								
				Village 4	\$	2,793								
				Village 5	\$	3,150								
				Village 6	\$	3,493								
				Village 7	\$	4,025								
7. The Project is located adjacent to the Impact Fees Service Area Number 1. Should the project be added to the Area, the following fees will apply to the project:														
				Unit of Measure		Sanitary Sewer		Flood Control		Regional Parks/Rec		Fire Station		
				Single Family Dwelling	\$	297.00	\$	593.00	\$	778.00	\$	340.00		
				Commercial 1,000 Sq.Ft.	\$	279.00	\$	537.00	\$	-	\$	340.00		

Source: "City of Sparks Permit Fees." Revised October 9, 2017.

**APPENDIX 6
CITY OF SPARKS
COMPARISON OF ESTIMATED REVENUE TO ESTIMATED COSTS**

	Base Year FY 16-17	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	1ST 10-YEAR SUBTOTAL
GENERAL FUND												
REVENUE												
<u>Taxes</u>												
Ad Valorem ¹	Appendix 3	\$ 54,831	\$ 105,697	\$ 424,722	\$ 742,322	\$ 1,076,375	\$ 1,386,658	\$ 1,701,005	\$ 1,752,035	\$ 1,804,597	\$ 1,858,734	\$ 10,906,978
Subtotal		\$ 54,831	\$ 105,697	\$ 424,722	\$ 742,322	\$ 1,076,375	\$ 1,386,658	\$ 1,701,005	\$ 1,752,035	\$ 1,804,597	\$ 1,858,734	\$ 10,906,978
<u>Licenses and Permits</u>												
Business Licenses ³	\$ 5,878,303	\$ -	\$ -	\$ 45,831	\$ 94,031	\$ 142,337	\$ 198,304	\$ 254,380	\$ 262,011	\$ 269,872	\$ 277,968	\$ 1,544,734
Liquor Licenses ³	252,674	-	-	1,970	4,042	6,118	8,524	10,934	11,262	11,600	11,948	66,399
City Gaming Licenses ²	554,193	-	-	-	-	-	-	-	-	-	-	-
Franchise Fees ³	4,416,852	-	-	34,437	70,653	106,950	149,002	191,137	196,871	202,777	208,860	1,160,685
Nonbusiness Licenses and Permits ⁴	53,249	-	-	415	852	1,289	1,796	2,304	2,373	2,445	2,518	13,993
Subtotal	\$ 11,155,271	\$ -	\$ -	\$ 82,653	\$ 169,578	\$ 256,695	\$ 357,626	\$ 458,755	\$ 472,518	\$ 486,693	\$ 501,294	\$ 2,785,811
<u>Intergovernmental Revenue</u>												
Consolidated Tax-CCRT Revenue ⁴	Appendix 4	\$ -	\$ 101,796	\$ 108,970	\$ 126,043	\$ 150,708	\$ 166,776	\$ 79,307	\$ 81,686	\$ 84,137	\$ 86,661	\$ 986,084
Consolidated Tax-Other Revenue ⁵	\$ 3,643,715	-	-	28,409	58,286	88,229	122,920	157,679	162,410	167,282	172,301	957,516
State Distributive Fund-Sales Tax ⁴	Appendix 4	-	6,987	7,479	8,651	10,344	11,447	5,443	5,607	5,775	5,948	67,680
State Distributive Fund-Other ⁶	Appendix 3	116	224	902	1,576	2,285	2,943	3,611	3,719	3,831	3,946	23,152
County Gaming Licenses ²	389,292	-	-	-	-	-	-	-	-	-	-	-
Other Intergovernmental Revenue ⁷	551,354	-	-	-	-	-	-	-	-	-	-	-
Subtotal		\$ 116	\$ 109,007	\$ 145,759	\$ 194,556	\$ 251,566	\$ 304,087	\$ 246,040	\$ 253,422	\$ 261,024	\$ 268,855	\$ 2,034,432
<u>Charges for Services</u>												
Building and Zoning Fees ⁷	\$ 27,305	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other ⁸	2,646,746	-	-	-	-	-	-	-	-	-	-	-
Subtotal	\$ 2,674,051	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<u>Fines and Forfeits</u>												
Fines ³	\$ 619,500	\$ -	\$ -	\$ 4,830	\$ 9,910	\$ 15,001	\$ 20,899	\$ 26,808	\$ 27,613	\$ 28,441	\$ 29,294	\$ 162,796
<u>Miscellaneous</u>												
Miscellaneous ⁷	\$ 153,669	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
REVENUE TOTAL		\$ 54,948	\$ 214,704	\$ 657,964	\$ 1,116,366	\$ 1,599,636	\$ 2,069,269	\$ 2,432,609	\$ 2,505,588	\$ 2,580,755	\$ 2,658,178	\$ 15,890,017

APPENDIX 6 CITY OF SPARKS COMPARISON OF ESTIMATED REVENUE TO ESTIMATED COSTS												
	Base Year FY 16-17	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	1ST 10-YEAR SUBTOTAL
EXPENDITURES												
General Government												
Legislative ⁹	\$ 438,791	\$ -	\$ 919	\$ 3,320	\$ 5,410	\$ 7,573	\$ 9,999	\$ 11,996	\$ 12,345	\$ 12,705	\$ 13,076	\$ 77,344
Mayor ⁹	109,556	-	230	829	1,351	1,891	2,496	2,995	3,082	3,172	3,265	19,311
Management Services ⁹	5,966,619	-	12,501	45,145	73,570	102,982	135,962	163,113	167,868	172,765	177,808	1,051,714
Legal ⁹	1,617,935	-	3,390	12,242	19,950	27,925	36,868	44,231	45,520	46,848	48,215	285,187
Financial Services ⁹	3,044,757	-	6,379	23,037	37,543	52,552	69,381	83,237	85,663	88,162	90,735	536,688
Community Services ⁹	1,032,879	-	2,164	7,815	12,736	17,827	23,536	28,237	29,060	29,907	30,780	182,062
General Government Total	\$ 12,210,537	\$ -	\$ 25,582	\$ 92,387	\$ 150,559	\$ 210,751	\$ 278,244	\$ 333,808	\$ 343,537	\$ 353,559	\$ 363,881	\$ 2,152,307
Judicial												
Judicial ¹⁰	\$ 2,123,457	\$ -	\$ -	\$ 16,556	\$ 33,967	\$ 51,417	\$ 71,634	\$ 91,891	\$ 94,648	\$ 97,487	\$ 100,412	\$ 558,014
Judicial Total	\$ -	\$ -	\$ 16,556	\$ 33,967	\$ 51,417	\$ 71,634	\$ 91,891	\$ 94,648	\$ 97,487	\$ 100,412	\$ 558,014	
Public Safety												
Police												
Police ¹¹	Appendix 7	\$ -	\$ 4,825	\$ 179,654	\$ 320,617	\$ 461,896	\$ 625,547	\$ 789,526	\$ 812,079	\$ 835,308	\$ 859,234	\$ 4,888,686
Fire												
Fire ¹²	Appendix 8	\$ -	\$ 49,622	\$ 100,199	\$ 148,226	\$ 203,841	\$ 259,571	\$ 267,359	\$ 275,379	\$ 283,641	\$ 292,150	\$ 1,879,988
Community Services												
Community Services ¹³	\$ 1,277,098	\$ -	\$ 21,931	\$ 22,589	\$ 23,267	\$ 23,965	\$ 24,683	\$ 25,424	\$ 26,187	\$ 26,972	\$ 27,781	\$ 222,799
Public Safety Total	\$ -	\$ 76,378	\$ 302,442	\$ 492,109	\$ 689,701	\$ 909,802	\$ 1,082,309	\$ 1,113,645	\$ 1,145,921	\$ 1,179,165	\$ 6,991,473	
Public Works												
Community Services ¹⁴	\$ 1,480,919	\$ -	\$ 25,431	\$ 26,194	\$ 26,980	\$ 27,789	\$ 28,623	\$ 29,482	\$ 30,366	\$ 31,277	\$ 32,215	\$ 258,357
Public Works Total	\$ -	\$ 25,431	\$ 26,194	\$ 26,980	\$ 27,789	\$ 28,623	\$ 29,482	\$ 30,366	\$ 31,277	\$ 32,215	\$ 258,357	
Culture and Recreation												
Community Services ¹⁰	\$ 2,883,027	\$ -	\$ -	\$ 22,478	\$ 46,118	\$ 69,810	\$ 97,258	\$ 124,761	\$ 128,504	\$ 132,359	\$ 136,330	\$ 757,618
Culture and Recreation Total	\$ -	\$ -	\$ 22,478	\$ 46,118	\$ 69,810	\$ 97,258	\$ 124,761	\$ 128,504	\$ 132,359	\$ 136,330	\$ 757,618	

APPENDIX 6 CITY OF SPARKS COMPARISON OF ESTIMATED REVENUE TO ESTIMATED COSTS												
	Base Year FY 16-17	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	1ST 10-YEAR SUBTOTAL
Community Support												
Management Services ⁹	\$ 268,707	\$ -	\$ 563	\$ 2,033	\$ 3,313	\$ 4,638	\$ 6,123	\$ 7,346	\$ 7,560	\$ 7,780	\$ 8,008	\$ 47,364
Community Support Total	\$ -	\$ 563	\$ 2,033	\$ 3,313	\$ 4,638	\$ 6,123	\$ 7,346	\$ 7,560	\$ 7,780	\$ 8,008	\$ 47,364	
EXPENDITURES SUBTOTAL	\$ -	\$ 127,954	\$ 462,090	\$ 753,046	\$ 1,054,106	\$ 1,391,685	\$ 1,669,597	\$ 1,718,260	\$ 1,768,384	\$ 1,820,011	\$ 10,765,132	
CONTINGENCY	3%	\$ -	\$ 3,839	\$ 13,863	\$ 22,591	\$ 31,623	\$ 41,751	\$ 50,088	\$ 51,548	\$ 53,052	\$ 54,600	\$ 322,954
EXPENDITURES TOTAL	\$ -	\$ 131,793	\$ 475,953	\$ 775,638	\$ 1,085,729	\$ 1,433,435	\$ 1,719,684	\$ 1,769,808	\$ 1,821,435	\$ 1,874,611	\$ 11,088,086	
GENERAL FUND SURPLUS/(DEFICIT)	\$ 54,948	\$ 82,911	\$ 182,011	\$ 340,728	\$ 513,907	\$ 635,834	\$ 712,925	\$ 735,780	\$ 759,320	\$ 783,567	\$ 4,801,931	
ROAD FUND												
REVENUE												
Licenses and Permits												
Licenses and Permits ^{11,12}	\$ 1,609,563	\$ -	\$ -	\$ 12,549	\$ 25,747	\$ 38,974	\$ 54,298	\$ 69,653	\$ 71,742	\$ 73,895	\$ 76,112	\$ 422,970
Subtotal	\$ -	\$ -	\$ 12,549	\$ 25,747	\$ 38,974	\$ 54,298	\$ 69,653	\$ 71,742	\$ 73,895	\$ 76,112	\$ 422,970	
Intergovernmental Revenues												
County Gasoline Tax ³	\$ 665,250	\$ -	\$ -	\$ 5,187	\$ 10,642	\$ 16,108	\$ 22,442	\$ 28,788	\$ 29,652	\$ 30,541	\$ 31,458	\$ 174,818
State Gasoline Tax ⁴	1,793,365	-	-	13,982	28,687	43,425	60,499	77,607	79,935	82,333	84,803	471,271
Subtotal	2,458,615	\$ -	\$ -	\$ 19,169	\$ 39,329	\$ 59,533	\$ 82,941	\$ 106,395	\$ 109,587	\$ 112,875	\$ 116,261	\$ 646,089
Miscellaneous												
Interest Earned ⁷	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
REVENUE TOTAL	\$ -	\$ -	\$ 31,718	\$ 65,076	\$ 98,507	\$ 137,239	\$ 176,048	\$ 181,329	\$ 186,769	\$ 192,372	\$ 1,069,059	
EXPENDITURES												
Public Works ¹⁶	Appendix 9	\$ -	\$ 784	\$ 888,285	\$ 888,737	\$ 890,382	\$ 892,614	\$ 894,255	\$ 894,428	\$ 894,604	\$ 894,783	\$ 7,138,871
EXPENDITURES SUBTOTAL	\$ -	\$ 784	\$ 888,285	\$ 888,737	\$ 890,382	\$ 892,614	\$ 894,255	\$ 894,428	\$ 894,604	\$ 894,783	\$ 7,138,871	
CONTINGENCY	0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
EXPENDITURES TOTAL	\$ -	\$ 784	\$ 888,285	\$ 888,737	\$ 890,382	\$ 892,614	\$ 894,255	\$ 894,428	\$ 894,604	\$ 894,783	\$ 7,138,871	
ROAD FUND SURPLUS/(DEFICIT)	\$ -	\$ (784)	\$ (856,567)	\$ (823,661)	\$ (791,875)	\$ (755,375)	\$ (718,207)	\$ (713,098)	\$ (707,834)	\$ (702,411)	\$ (6,069,812)	

APPENDIX 6 CITY OF SPARKS COMPARISON OF ESTIMATED REVENUE TO ESTIMATED COSTS												
	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	10-YEAR SUBTOTAL	20-YEAR TOTAL
GENERAL FUND												
REVENUE												
<u>Taxes</u>												
Ad Valorem ¹	\$1,914,496	\$1,971,931	\$2,031,089	\$2,092,022	\$2,154,783	\$2,219,426	\$2,286,009	\$2,354,589	\$2,425,227	\$2,497,984	\$21,947,557	\$32,854,535
Subtotal	\$1,914,496	\$1,971,931	\$2,031,089	\$2,092,022	\$2,154,783	\$2,219,426	\$2,286,009	\$2,354,589	\$2,425,227	\$2,497,984	\$21,947,557	\$32,854,535
<u>Licenses and Permits</u>												
Business Licenses ³	\$286,307	\$294,896	\$303,743	\$312,855	\$322,241	\$331,908	\$341,865	\$352,121	\$362,685	\$373,565	\$3,282,187	\$4,826,921
Liquor Licenses ³	12,307	12,676	13,056	13,448	13,851	14,267	14,695	15,136	15,590	16,057	141,082	207,481
City Gaming Licenses ²	-	-	-	-	-	-	-	-	-	-	-	-
Franchise Fees ³	215,126	221,580	228,227	235,074	242,126	249,390	256,872	264,578	272,515	280,690	2,466,177	3,626,862
Nonbusiness Licenses and Permits ³	2,594	2,671	2,751	2,834	2,919	3,007	3,097	3,190	3,285	3,384	29,732	43,725
Subtotal	\$516,333	\$531,823	\$547,778	\$564,211	\$581,137	\$598,571	\$616,528	\$635,024	\$654,075	\$673,697	\$5,919,178	\$8,704,989
<u>Intergovernmental Revenue</u>												
Consolidated Tax-CCRT Revenue ⁴	\$89,261	\$91,939	\$94,697	\$97,538	\$100,464	\$103,478	\$106,582	\$109,779	\$113,073	\$116,465	\$1,023,275	\$2,009,359
Consolidated Tax-Other Revenue ⁵	177,470	182,794	188,278	193,926	199,744	205,736	211,908	218,265	224,813	231,558	2,034,491	2,992,007
State Distributive Fund-Sales Tax ⁴	6,126	6,310	6,499	6,694	6,895	7,102	7,315	7,535	7,761	7,994	70,232	137,912
State Distributive Fund-Other ⁶	4,064	4,186	4,311	4,441	4,574	4,711	4,853	4,998	5,148	5,302	46,588	69,741
County Gaming Licenses ²	-	-	-	-	-	-	-	-	-	-	-	-
Other Intergovernmental Revenue ⁷	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal	\$276,921	\$285,228	\$293,785	\$302,599	\$311,677	\$321,027	\$330,658	\$340,578	\$350,795	\$361,319	\$3,174,586	\$5,209,018
<u>Charges for Services</u>												
Building and Zoning Fees ⁷	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Other ⁸	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
<u>Fines and Forfeits</u>												
Fines ³	\$30,173	\$31,078	\$32,011	\$32,971	\$33,960	\$34,979	\$36,028	\$37,109	\$38,222	\$39,369	\$345,902	\$508,697
<u>Miscellaneous</u>												
Miscellaneous ⁷	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
REVENUE TOTAL	\$2,737,923	\$2,820,061	\$2,904,663	\$2,991,803	\$3,081,557	\$3,174,003	\$3,269,224	\$3,367,300	\$3,468,319	\$3,572,369	\$31,387,222	\$47,277,239

**APPENDIX 6
CITY OF SPARKS
COMPARISON OF ESTIMATED REVENUE TO ESTIMATED COSTS**

<u>EXPENDITURES</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>	<u>2031</u>	<u>2032</u>	<u>2033</u>	<u>2034</u>	<u>2035</u>	<u>2036</u>	<u>2037</u>	<u>10-YEAR SUBTOTAL</u>	<u>20-YEAR TOTAL</u>
General Government												
Legislative ⁹	\$ 13,458	\$ 13,852	\$ 14,257	\$ 14,675	\$ 15,105	\$ 15,547	\$ 16,004	\$ 16,474	\$ 16,958	\$ 17,456	\$ 153,785	\$ 231,129
Mayor ⁹	3,360	3,458	3,560	3,664	3,771	3,882	3,996	4,113	4,234	4,358	38,396	57,707
Management Services ⁹	183,004	188,354	193,866	199,543	205,390	211,413	217,616	224,005	230,586	237,365	2,091,141	3,142,855
Legal ⁹	49,624	51,075	52,570	54,109	55,694	57,328	59,010	60,742	62,527	64,365	567,043	852,231
Financial Services ⁹	93,386	96,117	98,930	101,826	104,810	107,883	111,049	114,309	117,668	121,127	1,067,106	1,603,794
Community Services ⁹	31,680	32,606	33,560	34,543	35,555	36,598	37,671	38,777	39,917	41,090	361,997	544,058
General Government Total	\$ 374,512	\$ 385,463	\$ 396,742	\$ 408,359	\$ 420,325	\$ 432,650	\$ 445,345	\$ 458,421	\$ 471,889	\$ 485,761	\$ 4,279,467	\$ 6,431,774
Judicial												
Judicial ¹⁰	\$ 103,424	\$ 106,527	\$ 109,723	\$ 113,015	\$ 116,405	\$ 119,897	\$ 123,494	\$ 127,199	\$ 131,015	\$ 134,945	\$ 1,185,645	\$ 1,743,659
Judicial Total	\$ 103,424	\$ 106,527	\$ 109,723	\$ 113,015	\$ 116,405	\$ 119,897	\$ 123,494	\$ 127,199	\$ 131,015	\$ 134,945	\$ 1,185,645	\$ 1,743,659
Public Safety												
<u>Police</u>												
Police ¹¹	\$ 883,878	\$ 909,261	\$ 935,406	\$ 962,334	\$ 990,071	\$ 1,018,640	\$ 1,048,066	\$ 1,078,375	\$ 1,109,593	\$ 1,141,747	\$ 10,077,372	\$ 14,966,058
<u>Fire</u>												
Fire ¹²	\$ 300,914	\$ 309,942	\$ 319,240	\$ 328,817	\$ 338,682	\$ 348,842	\$ 359,308	\$ 370,087	\$ 381,189	\$ 392,625	\$ 3,449,647	\$ 5,329,635
<u>Community Services</u>												
Community Services ¹³	\$ 28,615	\$ 29,473	\$ 30,358	\$ 31,268	\$ 32,206	\$ 33,173	\$ 34,168	\$ 35,193	\$ 36,249	\$ 37,336	\$ 328,038	\$ 550,837
Public Safety Total	\$1,213,407	\$ 1,248,676	\$ 1,285,003	\$ 1,322,420	\$ 1,360,959	\$ 1,400,655	\$ 1,441,541	\$ 1,483,654	\$ 1,527,031	\$ 1,571,709	\$ 13,855,057	\$ 20,846,529
Public Works												
Community Services ¹⁴	\$ 33,182	\$ 34,177	\$ 35,203	\$ 36,259	\$ 37,346	\$ 38,467	\$ 39,621	\$ 40,809	\$ 42,034	\$ 43,295	\$ 380,392	\$ 638,749
Public Works Total	\$ 33,182	\$ 34,177	\$ 35,203	\$ 36,259	\$ 37,346	\$ 38,467	\$ 39,621	\$ 40,809	\$ 42,034	\$ 43,295	\$ 380,392	\$ 638,749
Culture and Recreation												
Community Services ¹⁰	\$ 140,420	\$ 144,632	\$ 148,971	\$ 153,441	\$ 158,044	\$ 162,785	\$ 167,669	\$ 172,699	\$ 177,880	\$ 183,216	\$ 1,609,756	\$ 2,367,374
Culture and Recreation Total	\$ 140,420	\$ 144,632	\$ 148,971	\$ 153,441	\$ 158,044	\$ 162,785	\$ 167,669	\$ 172,699	\$ 177,880	\$ 183,216	\$ 1,609,756	\$ 2,367,374

APPENDIX 6 CITY OF SPARKS COMPARISON OF ESTIMATED REVENUE TO ESTIMATED COSTS													
	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	10-YEAR SUBTOTAL	20-YEAR TOTAL	
Community Support													
Management Services ⁹	\$ 8,242	\$ 8,483	\$ 8,731	\$ 8,986	\$ 9,250	\$ 9,521	\$ 9,800	\$ 10,088	\$ 10,384	\$ 10,690	\$ 94,175	\$ 141,539	
Community Support Total	\$ 8,242	\$ 8,483	\$ 8,731	\$ 8,986	\$ 9,250	\$ 9,521	\$ 9,800	\$ 10,088	\$ 10,384	\$ 10,690	\$ 94,175	\$ 141,539	
EXPENDITURES SUBTOTAL	\$1,873,187	\$ 1,927,958	\$1,984,373	\$ 2,042,480	\$ 2,102,330	\$2,163,976	\$ 2,227,471	\$2,292,870	\$ 2,360,232	\$ 2,429,615	\$21,404,492	\$ 32,169,625	
CONTINGENCY	\$ 56,196	\$ 57,839	\$ 59,531	\$ 61,274	\$ 63,070	\$ 64,919	\$ 66,824	\$ 68,786	\$ 70,807	\$ 72,888	\$ 642,135	\$ 965,089	
EXPENDITURES TOTAL	\$1,929,383	\$ 1,985,797	\$2,043,904	\$ 2,103,754	\$ 2,165,400	\$2,228,895	\$ 2,294,295	\$2,361,657	\$ 2,431,039	\$ 2,502,503	\$22,046,627	\$ 33,134,713	
GENERAL FUND SURPLUS/(DEFICIT)	\$ 808,541	\$ 834,264	\$ 860,759	\$ 888,048	\$ 916,157	\$ 945,109	\$ 974,929	\$1,005,644	\$ 1,037,280	\$ 1,069,865	\$ 9,340,595	\$ 14,142,526	
ROAD FUND													
REVENUE													
<u>Licenses and Permits</u>													
Licenses and Permits ^{11,12}	\$ 78,395	\$ 80,747	\$ 83,169	\$ 85,664	\$ 88,234	\$ 90,881	\$ 93,608	\$ 96,416	\$ 99,308	\$ 102,288	\$ 898,710	\$ 1,321,680	
Subtotal	\$ 78,395	\$ 80,747	\$ 83,169	\$ 85,664	\$ 88,234	\$ 90,881	\$ 93,608	\$ 96,416	\$ 99,308	\$ 102,288	\$ 898,710	\$ 1,321,680	
<u>Intergovernmental Revenues</u>													
County Gasoline Tax ³	\$ 32,401	\$ 33,374	\$ 34,375	\$ 35,406	\$ 36,468	\$ 37,562	\$ 38,689	\$ 39,850	\$ 41,045	\$ 42,277	\$ 371,446	\$ 546,265	
State Gasoline Tax ³	87,347	89,968	92,667	95,447	98,310	101,259	104,297	107,426	110,649	113,968	1,001,337	1,472,607	
Subtotal	\$ 119,749	\$ 123,341	\$ 127,041	\$ 130,852	\$ 134,778	\$ 138,821	\$ 142,986	\$ 147,276	\$ 151,694	\$ 156,245	\$ 1,372,783	\$ 2,018,872	
<u>Miscellaneous</u>													
Interest Earned ⁷	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Subtotal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
REVENUE TOTAL	\$ 198,143	\$ 204,088	\$ 210,210	\$ 216,517	\$ 223,012	\$ 229,703	\$ 236,594	\$ 243,691	\$ 251,002	\$ 258,532	\$ 2,271,493	\$ 3,340,551	
EXPENDITURES													
Public Works ¹⁶	\$ 894,967	\$ 895,154	\$ 895,344	\$ 895,539	\$ 895,737	\$ 895,939	\$ 896,146	\$ 896,356	\$ 896,571	\$ 896,790	\$ 8,958,543	\$ 16,097,414	
EXPENDITURES SUBTOTAL	\$ 894,967	\$ 895,154	\$ 895,344	\$ 895,539	\$ 895,737	\$ 895,939	\$ 896,146	\$ 896,356	\$ 896,571	\$ 896,790	\$ 8,958,543	\$ 16,097,414	
CONTINGENCY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
EXPENDITURES TOTAL	\$ 894,967	\$ 895,154	\$ 895,344	\$ 895,539	\$ 895,737	\$ 895,939	\$ 896,146	\$ 896,356	\$ 896,571	\$ 896,790	\$ 8,958,543	\$ 16,097,414	
ROAD FUND SURPLUS/(DEFICIT)	\$ (696,823)	\$ (691,065)	\$ (685,133)	\$ (679,022)	\$ (672,724)	\$ (666,236)	\$ (659,552)	\$ (652,664)	\$ (645,568)	\$ (638,258)	\$ (6,687,050)	\$ (12,756,862)	

**APPENDIX 6
CITY OF SPARKS
COMPARISON OF ESTIMATED REVENUE TO ESTIMATED COSTS**

APPENDIX 6, ASSUMPTIONS:

Unless otherwise indicated, the analysis uses Estimated Current Year Ending 6/30/2017 (Fiscal Year 2016-2017) revenue and expenditure data from the City of Sparks Budget, FY 2017-18.

- 1 See Appendix 3 for calculations.
- 2 The analysis is conservative in not estimating the increase in some Sparks business-related revenues resulting from new residents of the development, though this increase is expected to occur.
- 3 ACM: Revenues are calculated based on estimated FY 2016-17 City of Sparks estimated per capita revenues inflated 3% annually and applied to the estimated annual population of the Project. Per capita revenue is calculated by dividing FY 2016-17 revenue for each source by City of Sparks FY 2016-17 population of 93,581 Source: City of Sparks Budget FY 2017-18.
- 4 See Appendix 4 for calculations.
- 5 In addition to CCRT revenue, Consolidated tax for the City includes revenue from Real Property Transfer Tax, GST (MVPT), Cigarette and Liquor taxes. A per capita methodology as explained in footnote 3 is applied to estimate this revenue. Total Washoe County revenues from liquor, cigarette and GST (analysis conservatively does not include RPTT as it is not a recurring revenue) sources totaled \$ 30,048,968 in FY 2016-2017. City of Sparks is estimated to receive 12.13% of all County C-tax revenue. As a result, the City's portion of GST revenue is estimated at \$ 3,643,715 and the ACM is applied to this amount.
Source: Nevada Department of Taxation. "Consolidated Tax Distribution." City of Sparks portion of C-tax revenue is based on a three-year average data for FY 2014-15 to FY 2016-17.
- 6 In addition to sales tax revenue, AB 104 revenue for the City includes revenue from property, gaming, and RPTT taxes and interest. Analysis is conservative in not estimating gaming, RPTT, and interest revenue. Property tax revenue is estimated in Appendix 3.
- 7 Though the project may generate revenue for the City from these sources, the amount is difficult to estimate and/or expected to be minimal.
- 8 Charges for services for the City include inter-department and inter-fund transfers, which, though impacted, may be difficult to estimate. Some charges for services revenue, such as false alarms may be generated by the project, but again are difficult to estimate.
- 9 Administrative service (indirect) costs assumed to be impacted by the project are calculated at 25.7% of direct service costs.
Source: Average percent indirect costs of direct costs for FY 2016-17. Source: City of Sparks Budget, FY 2017-18.
- 10 ACM: Expenditures are calculated based on estimated FY 2016-17 City of Sparks budget per capita costs inflated 3% annually and applied to estimated annual population of the Project. Per capita costs are calculated by dividing FY 2016-17 costs for each source by City of Sparks FY 2016-17 population of 93,581 Source: City of Sparks Budget FY 2017-18.
- 11 See Appendix 7 for calculations and assumptions.
- 12 See Appendix 8 for calculations and assumptions.
- 13 Expenditures for the Public Safety source include traffic signals, signs and other public safety items. Costs associated with these services are estimated by dividing total expenditures for this source of \$ 1,277,098 by the total square feet of City of Sparks streets of 67,541,767 and applying to the number of square feet added by the development of 1,093,280 inflated 3% annually. Source: Expenditures from City of Sparks budget FY 2017-18, City of Sparks streets inventory from City of Sparks Community Services Department.
- 14 Expenditures for the Public Works source include Public Works administrative and facility maintenance costs. Costs associated with these services are estimated by dividing total expenditures for this source of \$ 1,480,919 by the total square feet of City of Sparks streets of 67,541,767 and applying to the number of square feet added by the development of 1,093,280 inflated 3% annually. Source: Expenditures from City of Sparks budget FY 2017-18, City of Sparks streets inventory from City of Sparks Community Services Department.
- 15 Analysis uses FY 2017-18 amount (instead of FY 2016-17) as it includes the shift of franchise revenues from the Road Fund to the Park & Recreation Project Fund.
- 16 See Appendix 9 for calculation and assumptions.

**APPENDIX 7
CITY OF SPARKS
POLICE DEPARTMENT COST PROJECTIONS**

<u>YEAR</u>	<u>CUMUL. NEW RESIDENTIAL POPULATION</u>	<u>OFFICERS REQUIRED RESIDENTIAL</u>	<u>OFFICERS REQUIRED COMMERCIAL</u>	<u>OFFICERS REQUIRED TOTAL</u>	<u>CIVILIANS REQUIRED</u>	<u>SALARY/ BENEFITS</u>	<u>SERVICES/ SUPPLIES</u>	<u>ANNUALIZED VEHICLE COSTS</u>	<u>TOTAL COST</u>
2018	-	-	-	-	-	\$ -	\$ -	\$ -	\$ -
2019	-	-	0.04	0.04	0.01	4,662	163	-	4,825
2020	668	1.00	0.06	1.06	0.35	137,076	4,804	37,775	179,654
2021	1,330	2.00	0.06	2.06	0.69	273,265	9,577	37,775	320,617
2022	1,955	2.93	0.06	2.99	1.00	409,761	14,360	37,775	461,896
2023	2,644	3.97	0.06	4.03	1.34	567,871	19,901	37,775	625,547
2024	3,293	4.94	0.06	5.00	1.67	726,298	25,454	37,775	789,526
2025	3,293	4.94	0.06	5.00	1.67	748,087	26,217	37,775	812,079
2026	3,293	4.94	0.06	5.00	1.67	770,530	27,004	37,775	835,308
2027	3,293	4.94	0.06	5.00	1.67	793,646	27,814	37,775	859,234
2028	3,293	4.94	0.06	5.00	1.67	817,455	28,648	37,775	883,878
2029	3,293	4.94	0.06	5.00	1.67	841,979	29,508	37,775	909,261
2030	3,293	4.94	0.06	5.00	1.67	867,238	30,393	37,775	935,406
2031	3,293	4.94	0.06	5.00	1.67	893,255	31,305	37,775	962,334
2032	3,293	4.94	0.06	5.00	1.67	920,053	32,244	37,775	990,071
2033	3,293	4.94	0.06	5.00	1.67	947,654	33,211	37,775	1,018,640
2034	3,293	4.94	0.06	5.00	1.67	976,084	34,208	37,775	1,048,066
2035	3,293	4.94	0.06	5.00	1.67	1,005,367	35,234	37,775	1,078,375
2036	3,293	4.94	0.06	5.00	1.67	1,035,528	36,291	37,775	1,109,593
2037	3,293	4.94	0.06	5.00	1.67	1,066,593	37,380	37,775	1,141,747
TOTAL						\$ 13,802,400	\$ 483,715	\$ 679,942	\$ 14,966,058

APPENDIX 7, ASSUMPTIONS:

- Population estimates are shown in Appendix 2 of the report.
- For the residential portion of the analysis, uniformed officer positions are estimated at **1.5** positions per 1,000 population. For non-uniformed positions, a ratio of **0.5** positions for every three uniformed positions, is used. Source: City of Sparks Police Department.
- For General Commercial use, the analysis estimates the number of calls for service generated by the project by using average data for similar projects:

	<u>Annual CFS</u>	<u>Building Sq.Ft.</u>	<u>CFS/Sq.Ft. (000s)</u>	<u>Project Sq.Ft.</u>	<u>Project CFS</u>
Home Depot	52	102,489	0.51		
Costco	102	148,346	0.69		
Kohl's	92	87,888	1.05		
Average			0.75	141,570	105.79

Source: CFS from City of Sparks Police Department. Comparable project square footage from Washoe County Assessor.

However, many visitors to the commercial portion of the project will be existing residents of the project, calls for service for these residents are estimated above, or existing City of Sparks residents, already generating calls for service for the City. Only non-Sparks residents coming to the project will generate new calls for service for the City. The analysis conservatively assumes 50% of the above General Commercial calls for service will be net new calls for service for the City.

According to a calculation of the number of calls for service handled annually by a police officer, based on the number of hours worked, break time, vacation time, and other components, an officer is estimated to handle an average of 875 calls for service per year. This results in an estimated

0.06 officer positions for the commercial portion of the project.

Source: City of Sparks Police Department and data from City of Reno Police Department for similar studies.

**APPENDIX 7
CITY OF SPARKS
POLICE DEPARTMENT COST PROJECTIONS**

4. The following City of Sparks salary information is used to estimate operating costs, inflated 3% annually.

<u>FY 2017-18</u>	<u>Salary Range</u>		
	<u>Low</u>	<u>High</u>	<u>Average</u>
Police Officer \$	51,730	\$ 67,371	\$ 59,550
Sergeant	73,112	87,734	80,423
Crime Analyst	55,245	70,512	62,878
Records Technician	45,510	57,990	51,750
Police Office Assistant	34,070	43,368	38,719
GT/IT Support Specialist	44,866	57,179	51,022
Dispatcher	43,368	55,245	49,306
Weighted Average Officers \$	54,402	\$ 69,917	\$ 62,160
Weighted Average Civilians \$	40,351	\$ 51,396	\$ 45,873

Source: "Online Jobs Page." City of Sparks Human Resources.

5. Benefits costs are calculated at 57.1% of salaries.
 Services/Supplies costs calculated at 3.5% of salaries and benefits.
 Source: Three-year average FY 2015-16 through FY 2017-18 from City of Sparks Budget FY 2017-18.

6. One police vehicle is added for every 3 uniformed positions. The 2017 cost of a fully-equipped vehicle is \$70,000 inflated 3% annually. Life of vehicle is 5 years and the analysis includes vehicle replacement costs with no salvage value. Source: City of Sparks Police Department.

**APPENDIX 8
CITY OF SPARKS
FIRE DEPARTMENT COST PROJECTIONS**

<u>YEAR</u>	<u>CUMUL. # OF UNITS</u>	<u>RESIDENTIAL CFS*</u>	<u>COMMERCIAL CFS</u>	<u>TOTAL CFS*</u>	<u>ESTIMATED COST/CFS</u>	<u>TOTAL EXPENSES</u>
2018	0	0.00	0.00	0.00	\$ 1,473	\$ -
2019	248	29.89	2.81	32.70	1,518	49,622
2020	494	59.54	4.56	64.10	1,563	100,199
2021	726	87.51	4.56	92.07	1,610	148,226
2022	982	118.36	4.56	122.92	1,658	203,841
2023	1,223	147.41	4.56	151.97	1,708	259,571
2024	1,223	147.41	4.56	151.97	1,759	267,359
2025	1,223	147.41	4.56	151.97	1,812	275,379
2026	1,223	147.41	4.56	151.97	1,866	283,641
2027	1,223	147.41	4.56	151.97	1,922	292,150
2028	1,223	147.41	4.56	151.97	1,980	300,914
2029	1,223	147.41	4.56	151.97	2,039	309,942
2030	1,223	147.41	4.56	151.97	2,101	319,240
2031	1,223	147.41	4.56	151.97	2,164	328,817
2032	1,223	147.41	4.56	151.97	2,229	338,682
2033	1,223	147.41	4.56	151.97	2,295	348,842
2034	1,223	147.41	4.56	151.97	2,364	359,308
2035	1,223	147.41	4.56	151.97	2,435	370,087
2036	1,223	147.41	4.56	151.97	2,508	381,189
2037	1,223	147.41	4.56	151.97	2,584	392,625

TOTAL **\$ 5,329,635**

*CFS-calls for service.

APPENDIX 8, ASSUMPTIONS:

- Number of residential units from Appendix 1. Analysis includes all units, not just occupied units, for Fire Department impacts.
- Residential calls for service are estimated using average cfs per unit data for single-family residential properties between FY 2011-12 and FY 2015-16, estimated at **0.12** cfs. Source: City of Sparks Fire Department and Washoe County Assessor's Office parcel data for number of single-family units.
- Calls for service for the General Commercial portion are estimated using cfs data for comparable projects:

	Annual CFS	Building Sq.Ft.	CFS/Sq.Ft. (000s)	Project Sq.Ft.	Project CFS
Costco	10	148,346	0.07		
Kohl's	5.4	87,888	0.06		
Average			0.06	141,570	9.12

Source: City of Sparks Fire Department. Data is a five year average of calls for service for FY 2011-12 to FY 2015-16.

However, many visitors to the commercial portion of the project will be existing residents of the project, calls for service for these residents are estimated above, or existing City of Sparks residents, already generating calls for service for the City. Only non-Sparks residents coming to the project will generate new calls for service for the City. The analysis conservatively assumes 50% of the above General Commercial calls for service will be net new calls for service for the City.

- Costs to provide services to the development are estimated at **\$ 1,430.44** per call for service. This is estimated using total fire expenditures between FY 2011-12 and FY 2015-16 divided by total calls for service during this period. This includes costs for Administration, Emergency Services, and Training and Safety. Estimated costs are inflated 3% annually.

**APPENDIX 9
CITY OF SPARKS
STREET MAINTENANCE COST PROJECTIONS**

YEAR	ADDED SQUARE FEET	ADDED LINEAR FEET	MAINTENANCE					REPAIR			TOTAL ANNUALIZED COST	TOTAL MAINT. COST		
			SEWER CLEANING COST	CATCH BASIN COST	STREET SWEEP COST	STREET STRIPING COST	TOTAL COST	SLURRY/ CRACK SEAL COST	3 INCH OVERLAY COST	ROAD REHAB COST				
2018	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2019	358,780	10,470	-	-	784	-	784	-	-	-	-	-	-	784
2020	-	-	1,307	14	800	545	2,665	-	-	-	-	-	885,620	888,285
2021	174,080	5,120	1,333	14	1,214	556	3,117	-	-	-	-	-	885,620	888,737
2022	270,912	7,968	2,025	21	1,872	844	4,762	-	-	-	-	-	885,620	890,382
2023	289,508	7,782	3,121	33	2,540	1,300	6,994	-	-	-	-	-	885,620	892,614
2024	-	-	4,235	44	2,591	1,765	8,635	149,496	-	-	-	-	885,620	894,255
2025	-	-	4,320	45	2,643	1,800	8,808	-	-	-	-	-	885,620	894,428
2026	-	-	4,406	46	2,696	1,836	8,984	75,466	-	-	-	-	885,620	894,604
2027	-	-	4,495	47	2,749	1,873	9,164	119,793	-	-	-	-	885,620	894,783
2028	-	-	4,584	48	2,804	1,910	9,347	130,576	-	-	-	-	885,620	894,967
2029	-	-	4,676	49	2,861	1,948	9,534	-	1,782,607	-	-	-	885,620	895,154
2030	-	-	4,770	50	2,918	1,987	9,724	-	-	-	-	-	885,620	895,344
2031	-	-	4,865	51	2,976	2,027	9,919	-	899,863	-	-	-	885,620	895,539
2032	-	-	4,962	52	3,036	2,068	10,117	-	1,428,421	-	-	-	885,620	895,737
2033	-	-	5,062	53	3,096	2,109	10,320	-	1,557,000	-	-	-	885,620	895,939
2034	-	-	5,163	54	3,158	2,151	10,526	182,235	-	-	-	-	885,620	896,146
2035	-	-	5,266	55	3,221	2,194	10,737	-	-	-	-	-	885,620	896,356
2036	-	-	5,371	56	3,286	2,238	10,951	91,993	-	-	-	-	885,620	896,571
2037	-	-	5,479	57	3,352	2,283	11,170	146,027	-	11,148,918	-	-	885,620	896,790
TOTAL	1,093,280	31,340	\$ 75,441	\$ 787	\$ 48,597	\$ 31,434	\$ 156,258	\$ 895,587	\$ 5,667,891	\$ 11,148,918	\$ 15,941,156	\$ 16,097,414		

APPENDIX 9, ASSUMPTIONS:

- The development is projected to construct approximately **31,340** linear feet or **1,093,280** square feet of streets to be dedicated to the City for maintenance in the year shown above.

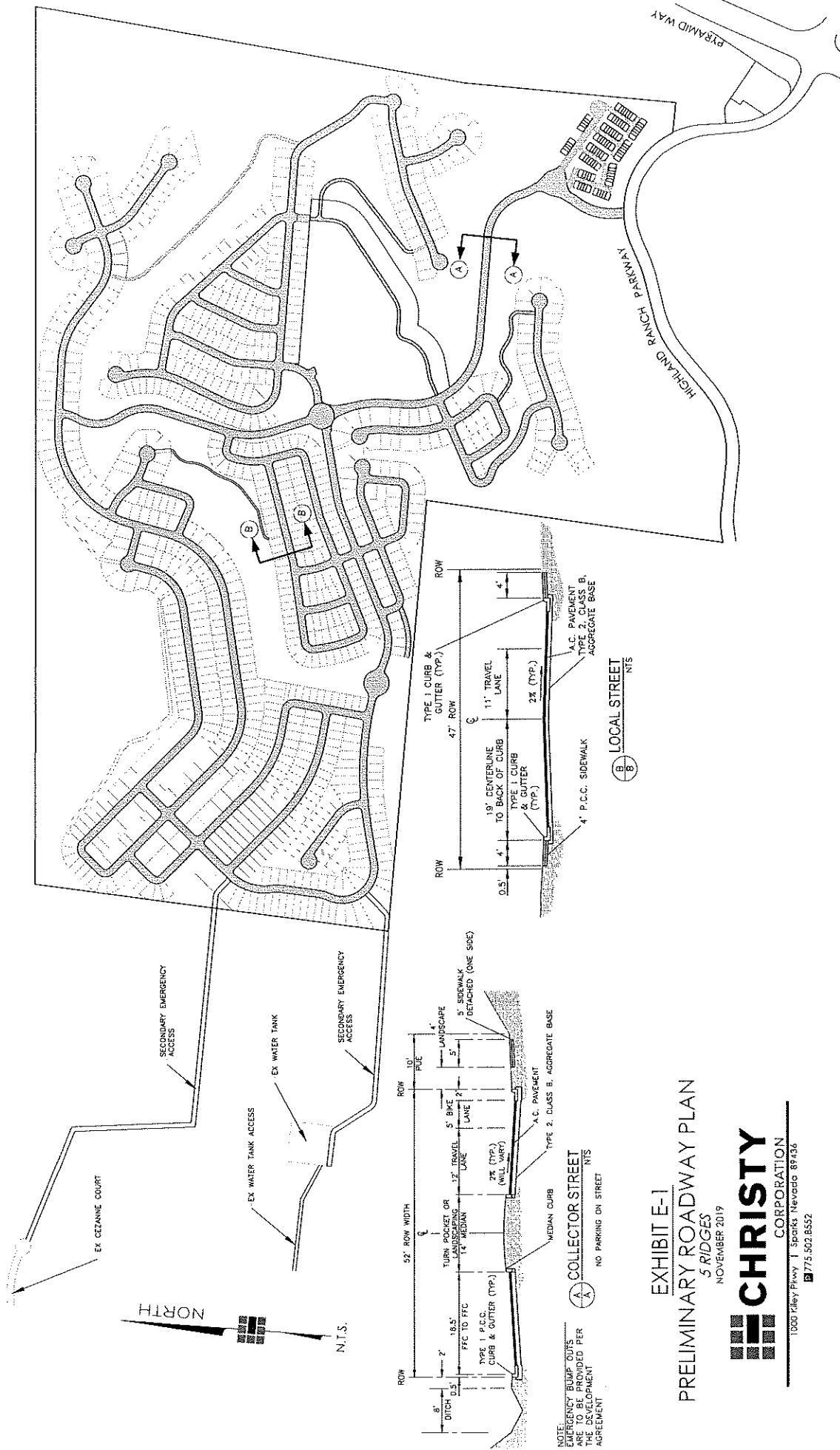
**APPENDIX 9
CITY OF SPARKS
STREET MAINTENANCE COST PROJECTIONS**

2. The following street maintenance costs are used to estimate the impact of the development's streets on the City:

Item	Frequency	Cost		
Slurry/Crack Seal	Year 5 and 15	\$0.37	per square foot	
3 Inch Overlay	10 years	\$4.00	per square foot	
Road Rehabilitation	20 years	\$7.00	per square foot	
Sewer Cleaning	1.5 years	\$0.18	per linear foot	Note: 2/3 of the cost is added annually
Catch Basin Cleaning	1.75 years	\$11.56	per mile	Note: 3/5 of the cost is added annually
Street Sweeping	30 days	\$32.30	per mile	Note: cost is multiplied by 12 annually
Striping	1 year	\$0.05	per linear foot	

Costs are inflated 2% annually. Source: City of Sparks Community Services Department. Estimated repair (extraordinary maintenance) costs are annualized by taking the total estimated costs over the 20-year period and dividing by 20 years.

EXHIBIT E



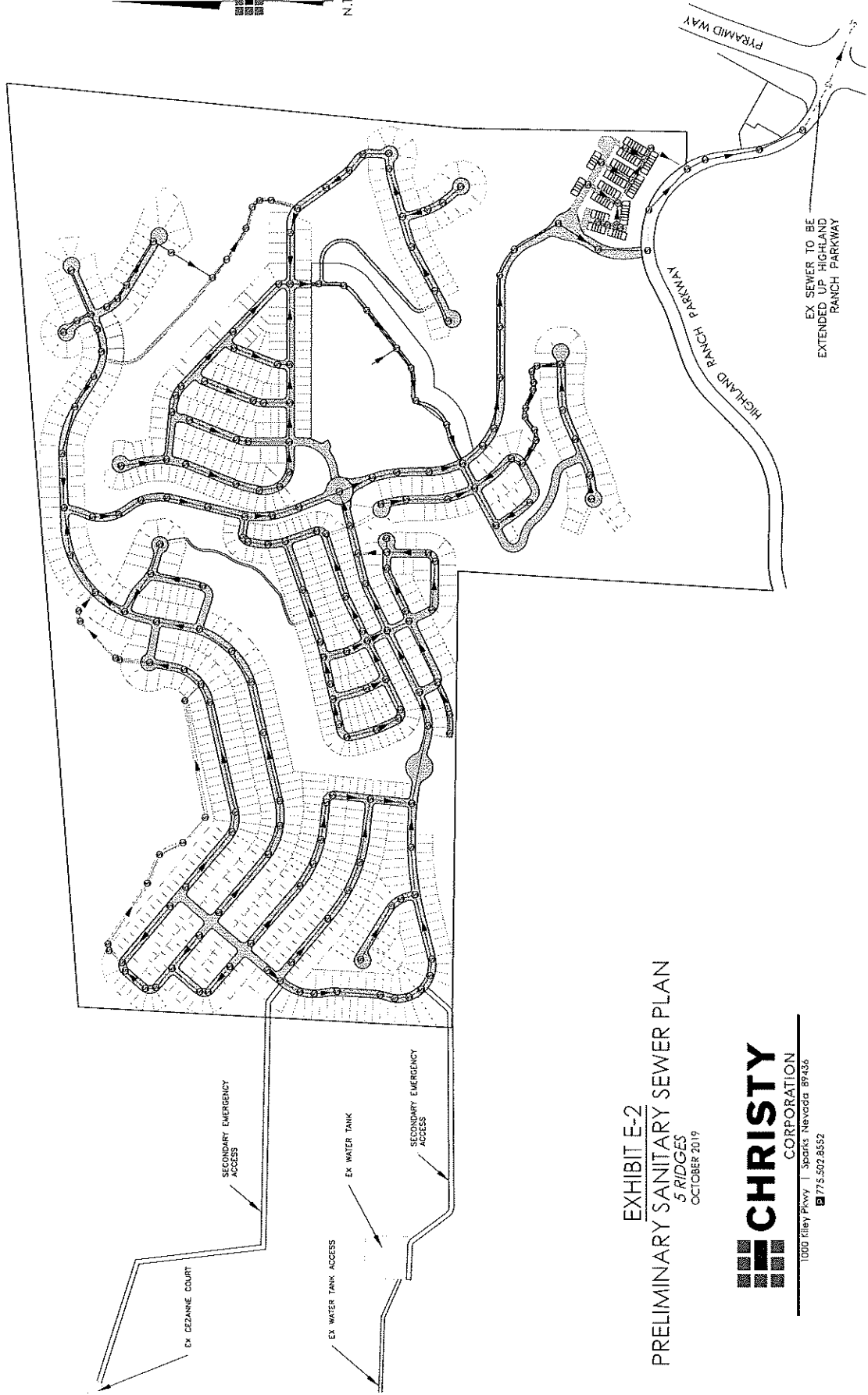
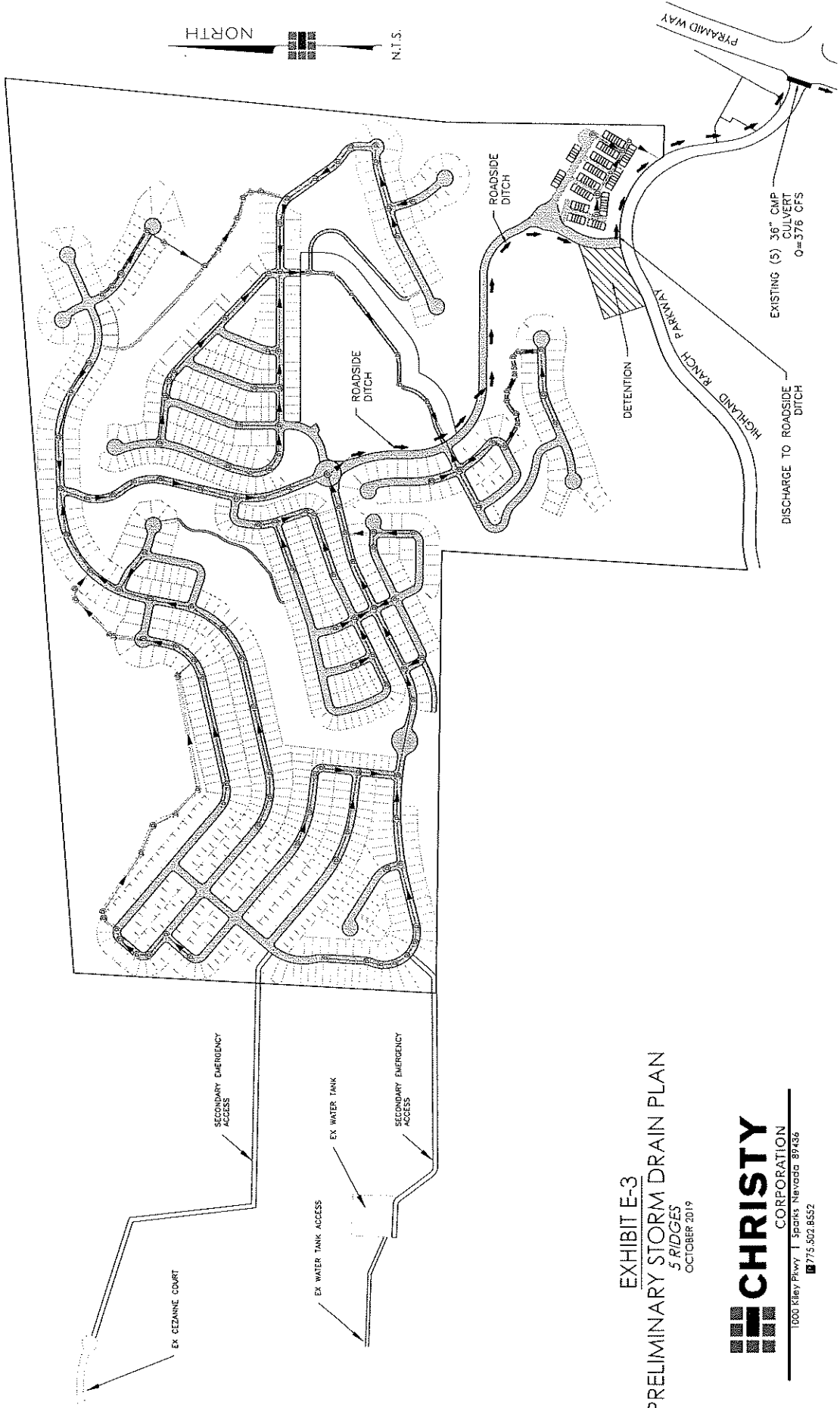


EXHIBIT E-2
 PRELIMINARY SANITARY SEWER PLAN
 5 RIDGES
 OCTOBER 2019

CHRISTY
 CORPORATION
 1000 Riley Pkwy | Sparks, Nevada 89436
 775.502.8552

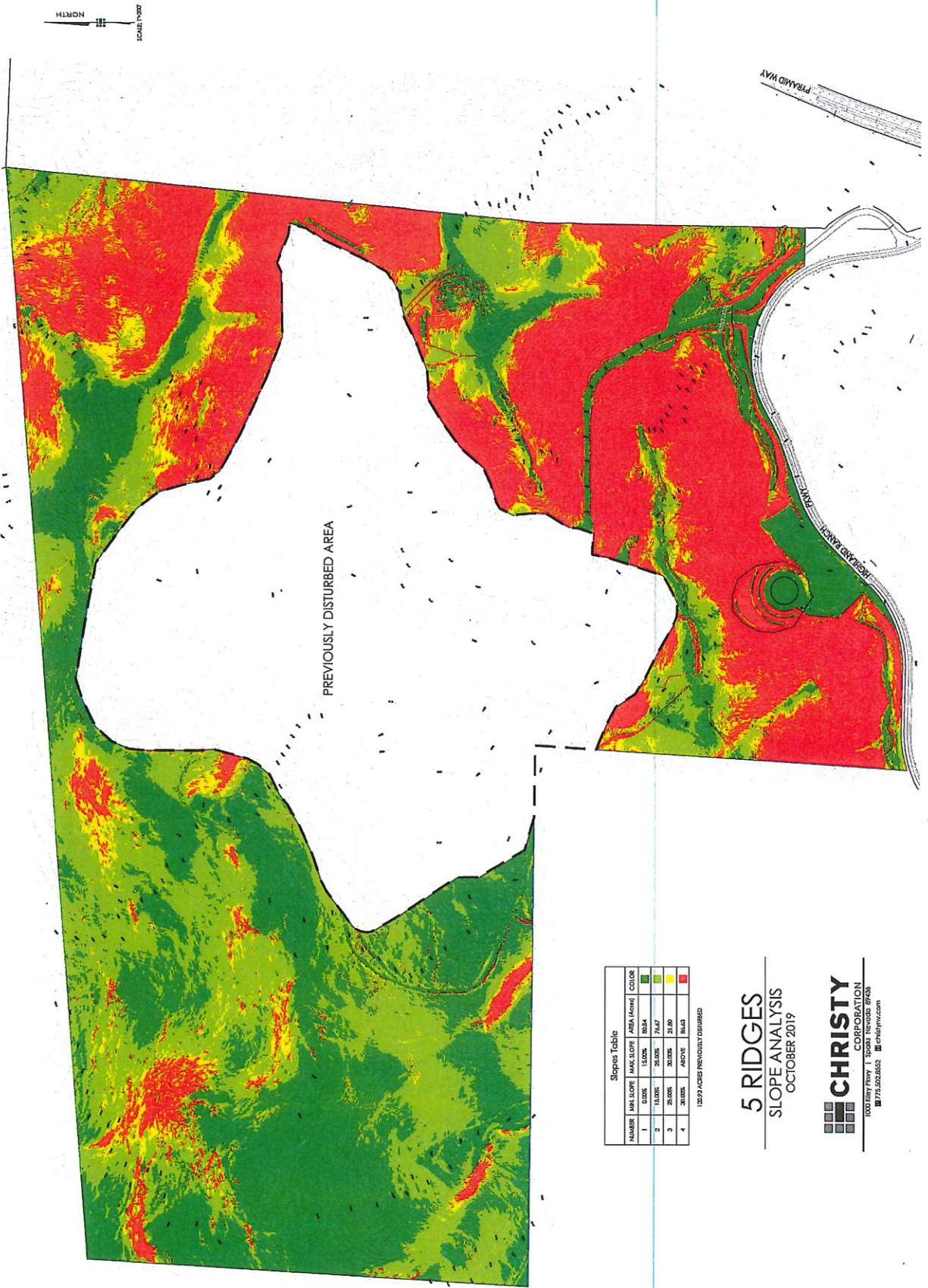


NORTH
N.T.S.

EXHIBIT E-3
PRELIMINARY STORM DRAIN PLAN
 5 RIDGES
 OCTOBER 2019

CHRISTY
 CORPORATION
 1600 Riley Pkwy | Sparks, Nevada 89436
 775.302.8552

EXHIBIT F



NORTH
SCALE 1"=50'

PREVIOUSLY DISTURBED AREA

PINEAPPLE CREEK

PINEAPPLE CREEK

Slopes Table

NUMBER	MAX SLOPE	MAX SLOPE	AREA (Acres)	COLOR
1	0.00%	15.00%	80.84	Green
2	15.00%	30.00%	24.67	Yellow
3	30.00%	50.00%	21.00	Orange
4	50.00%	ABOVE	18.00	Red

12833 ACRES PREVIOUSLY DISTURBED

5 RIDGES
SLOPE ANALYSIS
OCTOBER 2019

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CORPORATION
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775.502.8552 | christyinc.com