

**KILEY RANCH NORTH TENTATIVE
DEVELOPMENT HANDBOOK
AMENDED SEPTEMBER 2019
Fiscal Impact Analysis**

SEPTEMBER 2019

Prepared by:

EKAY | ECONOMIC CONSULTANTS

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

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KILEY RANCH NORTH TENTATIVE DEVELOPMENT HANDBOOK AMENDED SEPTEMBER 2019 FISCAL IMPACT ANALYSIS

EXECUTIVE SUMMARY

Ekay Economic Consultants, Inc. (EEC) of Reno, Nevada was retained to estimate the fiscal impact of the proposed Kiley Ranch North project on the City of Sparks. The project includes 874.21 acres of land, of which approximately 374.70 acres are expected to be dedicated to residential uses, 242.74 acres to commercial uses, 138.10 acres to parks and open space, and 118.67 acres to roads and schools. Project developers are projecting 4,198 single-family and multifamily residential units and 2.7 million square feet of general commercial and office space. Key findings of the fiscal impact are summarized below:

- The fiscal impact analysis found the project will generate a revenue surplus for the City of Sparks General Fund of \$35.9 million over the 20-year analysis period.
- The project is estimated to generate a revenue deficit of \$25.1 million for the City of Sparks Road Fund over the 20-year analysis period.
- The project will generate sufficient General Fund surplus to cover the deficit in the Road Fund, resulting in a net positive fiscal impact of the project on the City of Sparks.
- The project will also generate \$10.5 million in revenues for the Impact Fee Service Area #1 in which the project is located, including \$1.6 million in sanitary sewer fees, \$3.0 million in flood control fees, \$3.5 million in regional parks and recreation fees, and \$2.4 million in fire station fees.

KILEY RANCH NORTH TENTATIVE DEVELOPMENT HANDBOOK AMENDED SEPTEMBER 2019 FISCAL IMPACT ANALYSIS

Ekay Economic Consultants, Inc. (EEC) of Reno, Nevada was retained to estimate the fiscal impact of the proposed Kiley Ranch North project on the City of Sparks.

DEVELOPMENT DESCRIPTION

The project includes 874.21 acres of land, of which approximately 374.70 acres are expected to be dedicated to residential uses, 242.74 acres to commercial uses, 138.10 acres to parks and open space, and 118.67 acres to roads and schools. Project developers are projecting 4,198 single-family and multifamily residential units and 2.7 million square feet of general commercial and office space. This is summarized in Table 1.

Table 1. Project Summary

Use	# of Acres	# of Residential Units	Commercial Building Square Feet
Single Family	231.54	-	
Multi Family	68.74	-	
Apartments	74.42	-	
Commercial	160.34	-	1,583,515
Business Park	82.40	-	1,076,803
Open Space/Park	138.10	-	-
Roads/Schools*	118.67	-	-
Total	874.21	-	2,660,318

*School square footage is not included in total square footage counts as it is a public facility.

Project developers are proposing to amend the Kiley Ranch North Tentative Development Handbook to the unit and square footage counts shown in Table 1 above. The analysis

Introduction

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assumes this amendment is successful and the fiscal impact analysis is based on the above buildout information.

It should be noted that a small portion of the project has already been completed and some portions are currently under construction. To compare to the fiscal impact study conducted for the project in the past, and to provide a fiscal impact of the proposed amended project as a whole, this fiscal impact report considers all components of the project, whether already constructed, under construction, or planned for future development. As a result, the analysis includes 387 apartment units constructed in 2008, 19,619 square feet of office space constructed in 2009 (shown in 2017), and 200 single family units constructed in 2017. Though some components were constructed in the past, the analysis begins in 2017, with these components shown in 2017 to avoid the decade-long gap in project construction.

METHODOLOGY

Buildout assumptions for the development provide the foundation on which the fiscal impact analysis is based. These assumptions are presented in Appendix 1 and represent information provided by the developer based on past experience and existing market data.

The proposed buildout spans 16 years; the analysis includes a 20-year period (2017-2036) to show the total impact of the project as some revenues and project population are estimated to lag one year after construction. Appendix 1 shows annually the number of residential units and residential/commercial square feet constructed; land and improvement taxable values; and construction materials costs. It should be noted that information in Appendix 1 is based on the best information available to the developer and EEC as of the date of the report and may change as the project moves through the approval process and begins development. This fiscal impact analysis may be revised if such changes occur.

Buildout assumptions shown in Appendix 1 are used to estimate revenue and costs generated by the development for the City of Sparks. Appendices at the end of this report present revenue and cost projections on an annual basis over the analysis period.

Methodology

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Assumptions used in developing these estimates are presented at the end of each appendix.

Those appendices are:

- Appendix 1: Buildout Assumptions
- Appendix 2: City of Sparks Estimated Number of Residents and Employees
- Appendix 3: City of Sparks Estimated Real Property Tax Revenue
- Appendix 4: City of Sparks Estimated Sales Tax Revenue
- Appendix 5: City of Sparks Comparison of Estimated Revenue to Estimated Costs
- Appendix 6: City of Sparks Police Department Cost Projections
- Appendix 7: City of Sparks Fire Department Cost Projections
- Appendix 8: City of Sparks Street Maintenance Cost Projections

The following important assumptions were made in this analysis:

1. The analysis estimates 10,678 new residents to the area generated by the project's residential units at full buildout. Due to low single-family home vacancy rates in the Reno-Sparks area, all residents of the project are estimated to be new residents of the City of Sparks, whether due to development residents moving to Sparks from outside the City or moving from existing Sparks homes, as these homes are expected to become occupied by new residents to the area. This is a conservative assumption that overestimates costs over revenues, as a high percentage of revenues are not estimated using a per capita methodology. The analysis does include an adjustment for housing vacancy as shown in Appendix 2.

The project estimates the project's commercial, school, and apartment uses will provide space for 4,279 employees. The fiscal impact 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.

2. The fiscal impact analysis for the City of Sparks includes all revenue and expenditure sources for the General and Road Funds. This is because the General Fund is expected to provide the majority of services to the project and receive the majority of its revenue. The Road Fund analysis is included, as the project will add new streets to the City of Sparks inventory, resulting in new costs for the City.

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The Development Services Fund is omitted even though it will collect permit/fee revenue and will provide building inspection services to the development. Revenue and costs for this fund, and other similar funds, are accounted for in an Enterprise or Proprietary Funds which are required to break-even, minimizing any fiscal impact on the City.

3. Property tax revenue estimated in this analysis includes real property only. The project, through its commercial uses, will generate personal property revenues for the City of Sparks. However, as the value of this property is unknown and difficult to estimate, the analysis is conservative in estimating real property tax revenue only.
4. Fiscal impact revenue and cost estimates are made using three methodologies. The main methodology (direct methodology) utilizes existing tax rates, service levels, national service standards and information from department representatives to estimate direct costs associated with the project. This methodology is used to estimate expenditures associated with law enforcement, fire, and street maintenance costs, as well as revenues from sales, property tax, and impact fee sources.

If detailed information required for this type of analysis is not available or the impact on the revenue or expenditure source is expected to be directly related to population changes, the ACM (average cost method) is used to estimate costs and revenues associated with the project. This method uses per capita revenue and expenditure amounts applied to the estimated residential population of the project.

Indirect administrative costs, such as costs associated with providing services (human resources, finance, legal, etc.) to the direct service departments are estimated as percent of additional direct services (law enforcement, fire, etc.), the third methodology used in the analysis. Appendix 5 provides detailed assumptions and calculations for each of the three methods.

5. Costs and revenues estimated using the direct method are founded on methodology developed based on conversations with local government representatives. Costs

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associated with City of Sparks Fire, Police, and Community Services Departments are estimated using information provided by department representatives for this and/or past projects.

6. Fire services to the project can be provided by existing Station 4, located at 1450 Disc Drive, Sparks, NV 89436 in Sparks, currently the closest station to the proposed project. However, given additional planned growth in the area, a new fire station may be required at a future date. This fire station can be funded through revenues collected for the Impact Fee Service Area #1, with the project contributing to this revenue. The project is expected to generate \$2.4 million in fire station impact fee revenue over its buildout using existing Area #1 fee schedule.

Historical calls for services and operating costs for similar residential and commercial projects are used to estimate cost associated with the proposed project.

7. Police costs are estimated using a national staffing ratio of 1.5 uniformed officers per 1,000 population and calls for service for similar commercial projects, as provided by the Sparks Police Department. Non-uniformed positions are also estimated, as well as vehicle costs associated with uniformed positions for the project.
8. The project's 128.68 acres of open space are proposed to be maintained by the project's landscape maintenance association, generating no additional costs for the City of Sparks. The project is expected to allocate 9.42 acres for a park; park construction costs are expected to be offset by the \$4.2 million in citywide residential park tax revenue and \$3.5 million in Impact Fee Service Area #1 parks and recreation revenue generated by the project. City's General Fund park maintenance and programming costs are included in the fiscal impact analysis.
9. The project is estimated to construct multiple private streets. These streets will be privately maintained and generate no costs for the City. The analysis considers only the streets constructed for the project and dedicated to the City for maintenance. This includes some streets that have already been constructed and dedicated to the City.

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10. Information for the ACM and the indirect cost analyses was obtained from the fiscal year (FY) 2018-19 budget documents for City of Sparks. FY 2017-18 is used as the base year for the analysis, as this is the latest year for which non-budgeted, actual data is available.

11. Additional information for revenue and cost estimate methodology, sources of data, calculations, and findings is provided in the appendices attached to this report.

FINDINGS

The findings of the fiscal impact analysis are presented below with summaries for estimated revenue and costs for each fund.

Table 2. Summary of Estimated City of Sparks General Fund Impacts, 20-Year Total

Estimated Revenue		
Taxes	\$	92,644,792
Licenses and Permits		29,591,017
Intergovernmental		16,518,118
Charges for Services		-
Fines and Forfeits		1,727,685
Miscellaneous		-
TOTAL	\$	140,481,612
Estimated Expenditures		
General Government	\$	18,784,377
Judicial		5,178,812
Public Safety		69,289,499
Public Works		832,040
Culture & Recreation		7,062,941
Community Support		433,701
Contingency		3,042,751
TOTAL	\$	104,624,121
Estimated Revenue Surplus/(Deficit)		
Revenue Surplus/(Deficit)	\$	35,857,490

Table 2 summarizes the estimated impact of the project on the City of Sparks General Fund over the 20-year analysis period. Detailed information on City of Sparks revenues and costs by line item, by year, as well as methodology for estimating these costs and revenues

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Kiley Ranch North- Fiscal Impact Analysis

is found in Appendix 5. The table shows the project is estimated to result in a revenue surplus for the City of Sparks General Fund in the amount of \$35.9 million over the 20-year analysis period.

Table 3. Summary of Estimated City of Sparks General Fund Impacts, by Year

Year	Total Project Revenue	Total Project Costs	Annual Revenue Surplus	Cumulative Revenue Surplus
2017	\$ 168,070	\$ 156,322	\$ 11,747	\$ 11,747
2018	991,652	811,457	180,195	191,942
2019	1,948,967	1,579,752	369,215	561,158
2020	3,044,904	2,359,938	684,966	1,246,123
2021	4,014,574	3,119,278	895,296	2,141,419
2022	4,642,098	3,619,324	1,022,774	3,164,193
2023	5,522,656	4,225,240	1,297,416	4,461,609
2024	6,385,293	4,725,976	1,659,317	6,120,926
2025	7,022,446	5,247,146	1,775,300	7,896,227
2026	7,617,272	5,709,746	1,907,526	9,803,752
2027	8,076,641	6,034,733	2,041,909	11,845,661
2028	8,551,926	6,374,189	2,177,737	14,023,398
2029	9,032,792	6,720,971	2,311,820	16,335,218
2030	9,467,029	7,028,864	2,438,165	18,773,383
2031	9,822,834	7,255,059	2,567,775	21,341,158
2032	10,182,370	7,476,492	2,705,878	24,047,036
2033	10,514,821	7,697,139	2,817,681	26,864,717
2034	10,830,266	7,924,406	2,905,859	29,770,577
2035	11,155,173	8,158,491	2,996,683	32,767,259
2036	11,489,829	8,399,598	3,090,231	35,857,490
Total	\$ 140,481,612	\$ 104,624,121	\$ 35,857,490	

Table 3 shows the estimated impact of the project on the City of Sparks General Fund over the analysis period (2017-2036), by year. The table shows all years of the analysis show a positive fiscal impact on the City's General Fund.

Table 4 shows the 20-year estimated impact of the project on the Road Fund. Detailed information for these cost and revenue calculations can also be found in Appendix 5. The

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table shows the project is estimated to result in a revenue deficit for the City of Sparks Road Fund in the amount of \$25.1 million over the analysis period.

Table 4. Summary of Estimated City of Sparks Road Fund Impacts, 20-Year Total

Estimated Revenue	
Licenses and Permits	\$ 6,729,857
Intergovernmental	6,311,690
Miscellaneous	-
Total Revenue	\$ 13,041,548
Estimated Expenditures	
Expenditures	\$ 38,103,930
Cumulative Surplus/(Deficit)	
Surplus/(Deficit)	\$ (25,062,383)

Table 5 shows the estimated impact of the project on the City of Sparks Road Fund over the analysis period (2017-2036), by year. The table also shows a revenue deficit generated by the project for the City of Sparks Road Fund. This is because the major source of revenue for the Fund, fuel taxes, is insufficient to cover road maintenance costs for the City; alternative revenue sources for the Fund are needed and may include transfers from the General Fund until the funding issue is resolved.

This disconnect between Road Fund costs and revenues applies not only to this project, but to all new and existing streets within the City as the existing Road Fund revenue structure is insufficient to meet street maintenance costs. Also, costs associated with City street maintenance are “ideal” costs, covering various maintenance costs and schedules the City would like to use for street maintenance. However, due to current Road Fund revenue limitations, these maintenance schedules are not always followed for existing street maintenance. City of Sparks staff are currently reviewing Road Fund costs and maintenance schedules used in this analysis and the analysis may be revised to incorporate new findings.

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Table 5. Summary of Estimated City of Sparks Road Fund Impacts, by Year

Year	Total Project Revenue	Total Project Costs	Annual Revenue Surplus	Cumulative Revenue Surplus
2017	\$ -	\$ 1,233	\$ (1,233)	\$ (1,233)
2018	65,284	4,709	60,575	59,342
2019	168,577	6,033	162,544	221,886
2020	276,211	7,049	269,161	491,047
2021	390,151	10,236	379,915	870,962
2022	457,021	2,531,228	(2,074,207)	(1,203,245)
2023	517,155	2,533,971	(2,016,816)	(3,220,061)
2024	580,486	2,535,112	(1,954,627)	(5,174,688)
2025	647,151	2,536,178	(1,889,027)	(7,063,715)
2026	715,582	2,537,266	(1,821,683)	(8,885,398)
2027	757,579	2,538,148	(1,780,568)	(10,665,966)
2028	801,452	2,538,557	(1,737,105)	(12,403,071)
2029	847,276	2,538,975	(1,691,699)	(14,094,770)
2030	889,743	2,539,401	(1,649,657)	(15,744,427)
2031	916,435	2,539,835	(1,623,399)	(17,367,827)
2032	943,929	2,540,278	(1,596,349)	(18,964,176)
2033	972,246	2,540,730	(1,568,484)	(20,532,660)
2034	1,001,414	2,541,191	(1,539,777)	(22,072,437)
2035	1,031,456	2,541,661	(1,510,205)	(23,582,642)
2036	1,062,400	2,542,141	(1,479,741)	(25,062,383)
Total	\$ 13,041,548	\$ 38,103,930	\$(25,062,383)	

Overall, the 20-year surplus shown to be generated by the project for the City of Sparks General Fund is sufficient to cover the negative surplus estimated for the Road Fund, resulting in a net positive fiscal impact on the City of Sparks.

Additionally, as the project is located in the Impact Fee Service Area (IFSA) #1, it will generate \$10.5 million in revenues for the Impact Fee Service Area #1 in which the project is located, including \$1.6 million in sanitary sewer fees, \$3.0 million in flood control fees, \$3.5 million in regional parks and recreation fees, and \$2.4 million in fire station fees.

Findings

Kiley Ranch North- Fiscal Impact Analysis

COMPARISON TO PREVIOUS FISCAL IMPACT ANALYSIS

Meridian Business Advisors conducted a fiscal impact analysis for the proposed project in January 2004. The 2004 fiscal impact analysis assumed 2,875 single- and multi-family residential units and 1,494 apartment units, for a total of 4,369 residential units. This is compared to 2,561 single- and multi-family and 1,637 apartment units assumed in this 2019 report, for a total of 4,198 units, a difference of 171 units. The 2004 report also assumed 5.2 million square feet of retail and business park space, compared to 2.7 million square feet in the 2019 report. Some of the difference in the commercial square footage is that the 2004 report relied on maximum estimates of square footage for the project, while the 2019 report relies on the minimum square foot estimates.

The 2004 report found the project would generate a surplus to the City of Sparks of \$73.5 million over the 20-year analysis period. However, the 2004 report relied on a completely different methodology, which in the past 15 years has been revised to reflect additional sources of revenues and expenditures, changes in the tax system, and changes in expenditure levels for the City of Sparks.

The 2004 report, for example, estimated only property and sales tax revenue and only police, fire, public works, and administrative overhead costs. Costs for Judicial, other Public Works, Park and Recreation, and other sources were not estimated in the 2004 report, nor was revenues for all revenue sources estimated. The report also did not differentiate between General, Road, or any other funds, combining all costs and revenues into a single impact estimate.

Additionally, the 2004 analysis assumed a 10-year project buildout and a 20-year analysis period. The 2019 analysis assumes a more conservative 16-year buildout and 20-year analysis period.

Other changes, including a different methodology for assigning taxable sales to residents who spend their incomes in Washoe County, rather than to new commercial space, make the 2004 and 2019 reports difficult to compare. As a result, a large portion of the difference in the estimated fiscal impacts of Kiley Ranch in 2004 and 2019 is due not to

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Kiley Ranch North- Fiscal Impact Analysis

changes in the project's size and number of residential units, but in the methodology used to estimate these fiscal impacts. Even using the same residential unit, commercial square footage, and buildout period information from the 2004 report, would result in a completely different fiscal impact estimate using the latest methodology.

Limiting Conditions & Disclosures

Kiley Ranch North- Fiscal Impact Analysis

LIMITING CONDITIONS & DISCLOSURES

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APPENDICES

**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 IMPROVEMENT VALUE</u>	<u>CONSTRUCTION MATERIALS COST</u>
2017	Single Family	440,000	200	\$ 13,742,836	\$ 59,400,000	\$ 29,700,000
	Multi Family	-	-	-	-	-
	Apartments	387,000	387	5,675,831	43,046,010	21,523,005
	Commercial	-	-	-	-	-
	Business Park	19,619	-	891,112	3,237,135	1,618,568
	Open Space	-	-	298,143	-	-
	Subtotal	846,619	587	20,607,922	105,683,145	52,841,573
2018	Single Family	897,600	408	28,035,386	121,176,000	60,588,000
	Multi Family	180,000	100	4,330,000	21,420,000	10,710,000
	Apartments	-	-	-	-	-
	Commercial	-	-	-	-	-
	Business Park	-	-	-	-	-
	Open Space	-	-	-	-	-
	Subtotal	1,077,600	508	32,365,386	142,596,000	71,298,000
2019	Single Family	792,000	360	24,737,105	106,920,000	53,460,000
	Multi Family	180,000	100	4,330,000	21,420,000	10,710,000
	Apartments	180,000	180	2,639,921	20,021,400	10,010,700
	Commercial	100,000	-	3,936,340	14,000,000	7,000,000
	Business Park	-	-	-	-	-
	Open Space	-	-	-	-	-
	Subtotal	1,252,000	640	35,643,367	162,361,400	81,180,700
2020	Single Family	792,000	360	24,737,105	106,920,000	53,460,000
	Multi Family	180,000	100	4,330,000	21,420,000	10,710,000
	Apartments	180,000	180	2,639,921	20,021,400	10,010,700
	Commercial	100,000	-	3,936,340	14,000,000	7,000,000
	Business Park	-	-	-	-	-
	Open Space	-	-	-	-	-
	Subtotal	1,252,000	640	35,643,367	162,361,400	81,180,700
2021	Single Family	125,400	57	3,916,708	16,929,000	8,464,500
	Multi Family	180,000	100	4,330,000	21,420,000	10,710,000
	Apartments	180,000	180	2,639,921	20,021,400	10,010,700
	Commercial	100,000	-	3,936,340	14,000,000	7,000,000
	Business Park	75,000	-	3,406,566	12,375,000	6,187,500
	Open Space	-	-	-	-	-
	Subtotal	660,400	337	18,229,536	84,745,400	42,372,700
2022	Single Family	-	-	-	-	-
	Multi Family	180,000	100	4,330,000	21,420,000	10,710,000
	Apartments	180,000	180	2,639,921	20,021,400	10,010,700
	Commercial	100,000	-	3,936,340	14,000,000	7,000,000
	Business Park	75,000	-	3,406,566	12,375,000	6,187,500
	Open Space	-	-	-	-	-
	Subtotal	535,000	280	14,312,827	67,816,400	33,908,200
2023	Single Family	-	-	-	-	-
	Multi Family	180,000	100	4,330,000	21,420,000	10,710,000
	Apartments	180,000	180	2,639,921	20,021,400	10,010,700
	Commercial	996,882	-	39,240,665	139,563,480	69,781,740
	Business Park	75,000	-	3,406,566	12,375,000	6,187,500
	Open Space	-	-	-	-	-
	Subtotal	1,431,882	280	49,617,152	193,379,880	96,689,940
2024	Single Family	-	-	-	-	-
	Multi Family	180,000	100	4,330,000	21,420,000	10,710,000
	Apartments	180,000	180	2,639,921	20,021,400	10,010,700
	Commercial	100,000	-	3,936,340	14,000,000	7,000,000
	Business Park	75,000	-	3,406,566	12,375,000	6,187,500
	Open Space	-	-	-	-	-
	Subtotal	535,000	280	14,312,827	67,816,400	33,908,200

**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 IMPROVEMENT VALUE</u>	<u>CONSTRUCTION MATERIALS COST</u>
2025	Single Family	-	-	-	-	-
	Multi Family	180,000	100	4,330,000	21,420,000	10,710,000
	Apartments	170,000	170	2,493,259	18,909,100	9,454,550
	Commercial	86,633	-	3,410,169	12,128,620	6,064,310
	Business Park	75,000	-	3,406,566	12,375,000	6,187,500
	Open Space	-	-	-	-	-
	Subtotal	511,633	270	13,639,994	64,832,720	32,416,360
2026	Single Family	-	-	-	-	-
	Multi Family	180,000	100	4,330,000	21,420,000	10,710,000
	Apartments	-	-	-	-	-
	Commercial	-	-	-	-	-
	Business Park	100,000	-	4,542,088	16,500,000	8,250,000
	Open Space	-	-	-	-	-
	Subtotal	280,000	100	8,872,088	37,920,000	18,960,000
2027	Single Family	-	-	-	-	-
	Multi Family	180,000	100	4,330,000	21,420,000	10,710,000
	Apartments	-	-	-	-	-
	Commercial	-	-	-	-	-
	Business Park	100,000	-	4,542,088	16,500,000	8,250,000
	Open Space	-	-	-	-	-
	Subtotal	280,000	100	8,872,088	37,920,000	18,960,000
2028	Single Family	-	-	-	-	-
	Multi Family	180,000	100	4,330,000	21,420,000	10,710,000
	Apartments	-	-	-	-	-
	Commercial	-	-	-	-	-
	Business Park	100,000	-	4,542,088	16,500,000	8,250,000
	Open Space	-	-	-	-	-
	Subtotal	280,000	100	8,872,088	37,920,000	18,960,000
2029	Single Family	-	-	-	-	-
	Multi Family	136,800	76	3,290,800	16,279,200	8,139,600
	Apartments	-	-	-	-	-
	Commercial	-	-	-	-	-
	Business Park	100,000	-	4,542,088	16,500,000	8,250,000
	Open Space	-	-	-	-	-
	Subtotal	236,800	76	7,832,888	32,779,200	16,389,600
2030	Single Family	-	-	-	-	-
	Multi Family	-	-	-	-	-
	Apartments	-	-	-	-	-
	Commercial	-	-	-	-	-
	Business Park	100,000	-	4,542,088	16,500,000	8,250,000
	Open Space	-	-	-	-	-
	Subtotal	100,000	-	4,542,088	16,500,000	8,250,000
2031	Single Family	-	-	-	-	-
	Multi Family	-	-	-	-	-
	Apartments	-	-	-	-	-
	Commercial	-	-	-	-	-
	Business Park	100,000	-	4,542,088	16,500,000	8,250,000
	Open Space	-	-	-	-	-
	Subtotal	100,000	-	4,542,088	16,500,000	8,250,000
2032	Single Family	-	-	-	-	-
	Multi Family	-	-	-	-	-
	Apartments	-	-	-	-	-
	Commercial	-	-	-	-	-
	Business Park	82,184	-	3,732,869	13,560,360	6,780,180
	Open Space	-	-	-	-	-
	Subtotal	82,184	-	3,732,869	13,560,360	6,780,180

**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 IMPROVEMENT VALUE</u>	<u>CONSTRUCTION MATERIALS COST</u>
TOTAL		9,461,118	4,198	\$ 281,638,576	\$ 1,244,692,305	\$ 622,346,153

APPENDIX 1, ASSUMPTIONS:

1. The following buildout information represents the Developer's best estimate in 2018. Analysis includes 387 apartment units constructed in 2008 (shown in 2017), 19,619 square feet of office space constructed in 2009 (shown in 2017), and 200 single family units constructed in 2017. All other residential and commercial/office space is planned to be constructed in the future.

<i>a) Residential:</i>	<u># Of Acres</u>	<u># of Units</u>	<u>Square Feet</u>	<u>Land Value/Unit</u>	<u>Improv. Value/Unit</u>
Single Family	231.54	1,385	3,047,000	\$ 68,714	\$ 297,000
Multi Family	68.74	1,176	2,116,800	\$ 43,300	\$ 214,200
Apartments	<u>74.42</u>	<u>1,637</u>	<u>1,637,000</u>	\$ 14,666	\$ 111,230
Subtotal	374.70	4,198	6,800,800		

Source: Number of units built by year and associated square footage from Developer. Land and improvement values from existing Kiley Ranch and comparable developments around the project in FY 2018-19. Washoe County Assessor's website.

<i>b) Commercial:</i>	<u># Of Acres</u>	<u>Square Feet</u>	<u>Land Value/Acre</u>	<u>Improv. Value/Sq.Ft.</u>
Arterial Comm.	42.06	366,427		
Community Comm.	85.69	933,164	\$ 388,752	\$ 140.00
Mixed Use	32.59	283,924		
Business Park	<u>82.4</u>	<u>1,076,803</u>	\$ 593,560	\$ 165.00
Subtotal	242.74	2,660,318		

Source: Number of acres and square footage from Developer. Land and improvement values from comparable uses around the project in FY 2018-19 from Washoe County Assessor's website.

<i>c) Park/Open Space:</i>	<u># Of Acres</u>	<u>Land Value/Acre</u>
Park	9.42	\$ 17,990
Open Space	<u>128.68</u>	\$ 1,000
Subtotal	138.10	

Analysis assumes park and open space land value will remain at the same level as the average existing taxable value per acre for the undeveloped parcels of the project. Source: Washoe County Assessor's website.

<i>d) Public Facilities:</i>	<u># Of Acres</u>
Schools	33.10
Roadways	<u>85.57</u>
Subtotal	118.67

Analysis estimates no land or improvement values associated with the above uses as these facilities will be public, generating no property tax revenue for the City of Sparks.

<i>e) Project Total</i>	<u># Of Acres</u>	<u>Residential Sq.Ft.</u>	<u>Comm./Office Sq.Ft.</u>	<u>Total Sq.Ft.</u>
Total	874.21	6,800,800	2,660,318	9,461,118

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

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

YEAR	USE TYPE	# OF UNITS BUILT	CUMUL. # OF OCCUPIED UNITS	SQUARE FEET CONSTRUCTED	CUMUL. NO. OF RESIDENTS	CUMUL. NO. OF EMPLOYEES	% OF SPARKS POPULATION
2017	Single Family	200	-	440,000	-	-	0.00%
	Multi Family	-	-	-	-	-	0.00%
	Apartments	387	-	387,000	-	6	0.00%
	Commercial	-	-	-	-	-	0.00%
	Business Park	-	-	19,619	-	41	0.00%
	Open Space	-	-	-	-	90	0.00%
	Subtotal	587	-	846,619	-	137	0.00%
2018	Single Family	408	193	897,600	538	-	0.56%
	Multi Family	100	-	180,000	-	-	0.00%
	Apartments	-	370	-	894	6	0.93%
	Commercial	-	-	-	-	-	0.00%
	Business Park	-	-	-	-	41	0.00%
	Open Space	-	-	-	-	90	0.00%
	Subtotal	508	563	1,077,600	1,433	137	1.50%
2019	Single Family	360	587	792,000	1,637	-	1.71%
	Multi Family	100	97	180,000	269	-	0.28%
	Apartments	180	370	180,000	894	12	0.93%
	Commercial	-	-	100,000	-	119	0.00%
	Business Park	-	-	-	-	41	0.00%
	Open Space	-	-	-	-	90	0.00%
	Subtotal	640	1,053	1,252,000	2,801	263	2.93%
2020	Single Family	360	934	792,000	2,606	-	2.72%
	Multi Family	100	193	180,000	538	-	0.56%
	Apartments	180	541	180,000	1,310	12	1.37%
	Commercial	-	-	100,000	-	239	0.00%
	Business Park	-	-	-	-	41	0.00%
	Open Space	-	-	-	-	90	0.00%
	Subtotal	640	1,669	1,252,000	4,455	382	4.65%
2021	Single Family	57	1,282	125,400	3,575	-	3.74%
	Multi Family	100	290	180,000	808	-	0.84%
	Apartments	180	713	180,000	1,726	18	1.80%
	Commercial	-	-	100,000	-	358	0.00%
	Business Park	-	-	75,000	-	199	0.00%
	Open Space	-	-	-	-	90	0.00%
	Subtotal	337	2,284	660,400	6,110	666	6.38%
2022	Single Family	-	1,337	-	3,729	-	3.90%
	Multi Family	100	386	180,000	1,077	-	1.13%
	Apartments	180	885	180,000	2,142	18	2.24%
	Commercial	-	-	100,000	-	478	0.00%
	Business Park	-	-	75,000	-	357	0.00%
	Open Space	-	-	-	-	90	0.00%
	Subtotal	280	2,608	535,000	6,948	943	7.26%
2023	Single Family	-	1,337	-	3,729	-	3.90%
	Multi Family	100	483	180,000	1,346	-	1.41%
	Apartments	180	1,057	180,000	2,558	24	2.67%
	Commercial	-	-	996,882	-	1,669	0.00%
	Business Park	-	-	75,000	-	515	0.00%
	Open Space	-	-	-	-	90	0.00%
	Subtotal	280	2,876	1,431,882	7,633	2,298	7.97%
2024	Single Family	-	1,337	-	3,729	-	3.90%
	Multi Family	100	579	180,000	1,615	-	1.69%
	Apartments	180	1,229	180,000	2,974	24	3.11%
	Commercial	-	-	100,000	-	1,788	0.00%
	Business Park	-	-	75,000	-	673	0.00%
	Open Space	-	-	-	-	90	0.00%
	Subtotal	280	3,145	535,000	8,319	2,575	8.69%

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>
2025	Single Family	-	1,337	-	3,729	-	3.90%
	Multi Family	100	676	180,000	1,885	-	1.97%
	Apartments	170	1,401	170,000	3,390	30	3.54%
	Commercial	-	-	86,633	-	1,892	0.00%
	Business Park	-	-	75,000	-	831	0.00%
	Open Space	-	-	-	-	90	0.00%
Subtotal		270	3,413	511,633	9,004	2,843	9.41%
2026	Single Family	-	1,337	-	3,729	-	3.90%
	Multi Family	100	772	180,000	2,154	-	2.25%
	Apartments	-	1,563	-	3,783	30	3.95%
	Commercial	-	-	-	-	1,892	0.00%
	Business Park	-	-	100,000	-	1,041	0.00%
	Open Space	-	-	-	-	90	0.00%
Subtotal		100	3,672	280,000	9,666	3,053	10.10%
2027	Single Family	-	1,337	-	3,729	-	3.90%
	Multi Family	100	869	180,000	2,423	-	2.53%
	Apartments	-	1,563	-	3,783	30	3.95%
	Commercial	-	-	-	-	1,892	0.00%
	Business Park	-	-	100,000	-	1,252	0.00%
	Open Space	-	-	-	-	90	0.00%
Subtotal		100	3,768	280,000	9,935	3,264	10.38%
2028	Single Family	-	1,337	-	3,729	-	3.90%
	Multi Family	100	965	180,000	2,692	-	2.81%
	Apartments	-	1,563	-	3,783	30	3.95%
	Commercial	-	-	-	-	1,892	0.00%
	Business Park	-	-	100,000	-	1,462	0.00%
	Open Space	-	-	-	-	90	0.00%
Subtotal		100	3,865	280,000	10,205	3,474	10.66%
2029	Single Family	-	1,337	-	3,729	-	3.90%
	Multi Family	76	1,062	136,800	2,962	-	3.09%
	Apartments	-	1,563	-	3,783	30	3.95%
	Commercial	-	-	-	-	1,892	0.00%
	Business Park	-	-	100,000	-	1,673	0.00%
	Open Space	-	-	-	-	90	0.00%
Subtotal		76	3,961	236,800	10,474	3,685	10.94%
2030	Single Family	-	1,337	-	3,729	-	3.90%
	Multi Family	-	1,135	-	3,166	-	3.31%
	Apartments	-	1,563	-	3,783	30	3.95%
	Commercial	-	-	-	-	1,892	0.00%
	Business Park	-	-	100,000	-	1,883	0.00%
	Open Space	-	-	-	-	90	0.00%
Subtotal		-	4,035	100,000	10,678	3,895	11.16%
2031	Single Family	-	1,337	-	3,729	-	3.90%
	Multi Family	-	1,135	-	3,166	-	3.31%
	Apartments	-	1,563	-	3,783	30	3.95%
	Commercial	-	-	-	-	1,892	0.00%
	Business Park	-	-	100,000	-	2,094	0.00%
	Open Space	-	-	-	-	90	0.00%
Subtotal		-	4,035	100,000	10,678	4,106	11.16%
2032	Single Family	-	1,337	-	3,729	-	3.90%
	Multi Family	-	1,135	-	3,166	-	3.31%
	Apartments	-	1,563	-	3,783	30	3.95%
	Commercial	-	-	-	-	1,892	0.00%
	Business Park	-	-	82,184	-	2,267	0.00%
	Open Space	-	-	-	-	90	0.00%
Subtotal		-	4,035	82,184	10,678	4,279	11.16%

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>
2033	Single Family	-	1,337	-	3,729	-	3.90%
	Multi Family	-	1,135	-	3,166	-	3.31%
	Apartments	-	1,563	-	3,783	30	3.95%
	Commercial	-	-	-	-	1,892	0.00%
	Business Park	-	-	-	-	2,267	0.00%
	Open Space	-	-	-	-	90	0.00%
Subtotal		-	4,035	-	10,678	4,279	11.16%
TOTAL		4,198		9,461,118			

APPENDIX 2, ASSUMPTIONS:

- Number of residential units and square feet of buildings from Appendix 1.
- Occupied residential units are estimated using the following vacancy rates:
 - Single Family **3.50%**
 - Multi Family **3.50%**
 - Apartments **4.50%**

Source: Single and multi-family vacancy information from Center for Regional Studies, University of Nevada, Reno, based on data from the American Community Survey. Apartment vacancy rates from Johnson Perkins Griffin, Apartment Surveys. This is consistent with average national vacancy rate of rental units of 4-5%. Units are assumed to be occupied in the year after construction.

- Residents are estimated using a ratio of
 - 2.79** residents per occupied household/unit for owner-occupied units
 - 2.42** residents per occupied household/unit for renter-occupied units

Source: "Average Household Size of Occupied Units by Tenure." 2016 American Community Survey 1-Year Estimates, Sparks, NV, US Census Bureau.

- Employees associated with the project's space are estimated as follows:

<u>Use Type</u>	<u>Project Square Feet</u>	<u>Sq.Ft./Employee</u>	<u>Employee Estimate</u>
Gen Commercial	1,583,515	837	1,892
Office	1,076,803	475	2,267
School	-	-	90
Apartments	-	-	30
			4,279

Source: General Commercial and Office data from the Center for Regional Studies, UNR (CRS), school employee data from Depoali Middle School (shown under Open Space in Year 1), apartment estimates from national apartment employee data. Employees added in the year of construction.

- 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 2017-18 population is estimated at **95,726** Source: City of Sparks Budget, FY 2018-19. This is used to estimate the percent of existing population generated by the project.

APPENDIX 3
CITY OF SPARKS
ESTIMATED REAL PROPERTY TAX REVENUE

YEAR	USE TYPE	TAXABLE LAND VALUE (\$)	TAXABLE IMPROVEMENT VALUE (\$)	CUMULATIVE TOTAL TAX. VALUE (\$)	CUMULATIVE ASSESSED VALUE (\$)	GENERAL FUND REVENUE	AB 104 REVENUE
2017	Single Family	\$ 3,255,116	\$ 59,400,000	\$ 3,255,116	\$ 1,139,291	\$ 10,935	\$ 23
	Multi Family	-	-	-	-	-	-
	Apartments	1,344,372	43,046,010	1,344,372	470,530	4,516	10
	Commercial	-	-	-	-	-	-
	Business Park	211,068	3,237,135	211,068	73,874	709	2
	Open Space	70,618	-	70,618	24,716	237	1
	Subtotal	4,881,174	105,683,145	4,881,174	1,708,411	16,397	35
2018	Single Family	28,035,386	121,176,000	92,570,156	32,399,555	310,971	664
	Multi Family	4,330,000	21,420,000	4,330,000	1,515,500	14,546	31
	Apartments	-	-	45,722,094	16,002,733	153,594	328
	Commercial	-	-	-	-	-	-
	Business Park	-	-	3,551,649	1,243,077	11,931	25
	Open Space	-	-	72,736	25,458	244	1
	Subtotal	32,365,386	142,596,000	146,246,635	51,186,322	491,286	1,048
2019	Single Family	24,737,105	106,920,000	244,895,646	85,713,476	822,678	1,756
	Multi Family	4,330,000	21,420,000	30,852,500	10,798,375	103,643	221
	Apartments	2,639,921	20,021,400	49,733,678	17,406,787	167,070	357
	Commercial	3,936,340	14,000,000	3,936,340	1,377,719	13,223	28
	Business Park	-	-	3,658,199	1,280,370	12,289	26
	Open Space	-	-	74,918	26,221	252	1
	Subtotal	35,643,367	162,361,400	333,151,281	116,602,948	1,119,155	2,388
2020	Single Family	24,737,105	106,920,000	387,107,221	135,487,527	1,300,409	2,775
	Multi Family	4,330,000	21,420,000	58,170,675	20,359,736	195,413	417
	Apartments	2,639,921	20,021,400	74,487,652	26,070,678	250,226	534
	Commercial	3,936,340	14,000,000	22,410,770	7,843,770	75,285	161
	Business Park	-	-	3,767,945	1,318,781	12,658	27
	Open Space	-	-	77,166	27,008	259	1
	Subtotal	35,643,367	162,361,400	546,021,428	191,107,500	1,834,250	3,914
2021	Single Family	3,916,708	16,929,000	512,764,746	179,467,661	1,722,531	3,676
	Multi Family	4,330,000	21,420,000	86,308,395	30,207,938	289,936	619
	Apartments	2,639,921	20,021,400	99,984,245	34,994,486	335,877	717
	Commercial	3,936,340	14,000,000	41,439,433	14,503,802	139,207	297
	Business Park	3,406,566	12,375,000	7,287,549	2,550,642	24,481	52
	Open Space	-	-	79,481	27,818	267	1
	Subtotal	18,229,536	84,745,400	747,863,849	261,752,347	2,512,299	5,361
2022	Single Family	-	-	545,584,558	190,954,595	1,832,782	3,911
	Multi Family	4,330,000	21,420,000	115,290,247	40,351,586	387,295	827
	Apartments	2,639,921	20,021,400	126,245,736	44,186,008	424,097	905
	Commercial	3,936,340	14,000,000	61,038,956	21,363,635	205,048	438
	Business Park	3,406,566	12,375,000	23,658,991	8,280,647	79,478	170
	Open Space	-	-	81,865	28,653	275	1
	Subtotal	14,312,827	67,816,400	871,900,354	305,165,124	2,928,975	6,251
2023	Single Family	-	-	561,952,095	196,683,233	1,887,766	4,029
	Multi Family	4,330,000	21,420,000	145,141,555	50,799,544	487,574	1,041
	Apartments	2,639,921	20,021,400	153,295,071	53,653,275	514,964	1,099
	Commercial	39,240,665	139,563,480	116,530,790	40,785,776	391,462	835
	Business Park	3,406,566	12,375,000	40,521,577	14,182,552	136,124	290
	Open Space	-	-	84,321	29,512	283	1
	Subtotal	49,617,152	193,379,880	1,017,525,409	356,133,893	3,418,173	7,295
2024	Single Family	-	-	578,810,658	202,583,730	1,944,399	4,149
	Multi Family	4,330,000	21,420,000	175,888,401	61,560,940	590,862	1,261
	Apartments	2,639,921	20,021,400	181,155,887	63,404,560	608,557	1,299
	Commercial	3,936,340	14,000,000	267,713,438	93,699,703	899,330	1,919
	Business Park	3,406,566	12,375,000	57,890,040	20,261,514	194,470	415
	Open Space	-	-	86,851	30,398	292	1
	Subtotal	14,312,827	67,816,400	1,261,545,274	441,540,846	4,237,909	9,044

APPENDIX 3
CITY OF SPARKS
ESTIMATED REAL PROPERTY TAX REVENUE

<u>YEAR</u>	<u>USE TYPE</u>	<u>TAXABLE LAND VALUE (\$)</u>	<u>TAXABLE IMPROVEMENT VALUE (\$)</u>	<u>CUMULATIVE TOTAL TAX. VALUE (\$)</u>	<u>CUMULATIVE ASSESSED VALUE (\$)</u>	<u>GENERAL FUND REVENUE</u>	<u>AB 104 REVENUE</u>
2025	Single Family	-	-	596,174,977	208,661,242	2,002,731	4,274
	Multi Family	4,330,000	21,420,000	207,557,653	72,645,179	697,248	1,488
	Apartments	2,493,259	18,909,100	209,705,865	73,397,053	704,465	1,503
	Commercial	3,410,169	12,128,620	293,575,010	102,751,254	986,207	2,105
	Business Park	3,406,566	12,375,000	75,779,557	26,522,845	254,566	543
	Open Space	-	-	89,457	31,310	301	1
	Subtotal	13,639,994	64,832,720	1,382,882,519	484,008,882	4,645,517	9,914
2026	Single Family	-	-	614,060,227	214,921,079	2,062,813	4,402
	Multi Family	4,330,000	21,420,000	240,176,983	84,061,944	806,827	1,722
	Apartments	-	-	235,473,414	82,415,695	791,026	1,688
	Commercial	-	-	314,874,739	110,206,159	1,057,759	2,257
	Business Park	4,542,088	16,500,000	95,341,282	33,369,449	320,280	683
	Open Space	-	-	92,140	32,249	310	1
	Subtotal	8,872,088	37,920,000	1,500,018,784	525,006,574	5,039,013	10,754
2027	Single Family	-	-	632,482,034	221,368,712	2,124,697	4,534
	Multi Family	4,330,000	21,420,000	273,774,892	95,821,212	919,692	1,963
	Apartments	-	-	242,537,616	84,888,166	814,757	1,739
	Commercial	-	-	324,320,981	113,512,343	1,089,491	2,325
	Business Park	4,542,088	16,500,000	119,738,608	41,908,513	402,238	858
	Open Space	-	-	94,904	33,217	319	1
	Subtotal	8,872,088	37,920,000	1,592,949,036	557,532,162	5,351,194	11,420
2028	Single Family	-	-	651,456,495	228,009,773	2,188,438	4,670
	Multi Family	4,330,000	21,420,000	308,380,739	107,933,259	1,035,943	2,211
	Apartments	-	-	249,813,745	87,434,811	839,199	1,791
	Commercial	-	-	334,050,611	116,917,714	1,122,176	2,395
	Business Park	4,542,088	16,500,000	144,867,854	50,703,749	486,655	1,039
	Open Space	-	-	97,752	34,213	328	1
	Subtotal	8,872,088	37,920,000	1,688,667,194	591,033,518	5,672,740	12,106
2029	Single Family	-	-	671,000,189	234,850,066	2,254,091	4,810
	Multi Family	3,290,800	16,279,200	342,985,561	120,044,946	1,152,191	2,459
	Apartments	-	-	257,308,157	90,057,855	864,375	1,845
	Commercial	-	-	344,072,129	120,425,245	1,155,842	2,467
	Business Park	4,542,088	16,500,000	170,750,977	59,762,842	573,604	1,224
	Open Space	-	-	100,684	35,239	338	1
	Subtotal	7,832,888	32,779,200	1,786,217,698	625,176,194	6,000,441	12,805
2030	Single Family	-	-	691,130,195	241,895,568	2,321,714	4,955
	Multi Family	-	-	370,042,704	129,514,946	1,243,084	2,653
	Apartments	-	-	265,027,402	92,759,591	890,307	1,900
	Commercial	-	-	354,394,293	124,038,003	1,190,517	2,541
	Business Park	4,542,088	16,500,000	197,410,595	69,093,708	663,161	1,415
	Open Space	-	-	103,705	36,297	348	1
	Subtotal	4,542,088	16,500,000	1,878,108,893	657,338,113	6,309,131	13,464
2031	Single Family	-	-	711,864,101	249,152,435	2,391,365	5,103
	Multi Family	-	-	381,143,985	133,400,395	1,280,377	2,732
	Apartments	-	-	272,978,224	95,542,378	917,016	1,957
	Commercial	-	-	365,026,122	127,759,143	1,226,232	2,617
	Business Park	4,542,088	16,500,000	224,870,000	78,704,500	755,406	1,612
	Open Space	-	-	106,816	37,386	359	1
	Subtotal	4,542,088	16,500,000	1,955,989,248	684,596,237	6,570,755	14,022
2032	Single Family	-	-	733,220,024	256,627,008	2,463,106	5,256
	Multi Family	-	-	392,578,305	137,402,407	1,318,788	2,814
	Apartments	-	-	281,167,570	98,408,650	944,526	2,016
	Commercial	-	-	375,976,905	131,591,917	1,263,019	2,695
	Business Park	3,732,869	13,560,360	252,343,970	88,320,389	847,699	1,809
	Open Space	-	-	110,020	38,507	370	1
	Subtotal	3,732,869	13,560,360	2,035,396,794	712,388,878	6,837,508	14,592

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

<u>YEAR</u>	<u>USE TYPE</u>	<u>TAXABLE LAND VALUE (\$)</u>	<u>TAXABLE IMPROVEMENT VALUE (\$)</u>	<u>CUMULATIVE TOTAL TAX. VALUE (\$)</u>	<u>CUMULATIVE ASSESSED VALUE (\$)</u>	<u>GENERAL FUND REVENUE</u>	<u>AB 104 REVENUE</u>
2033	Single Family	-	-	755,216,625	264,325,819	2,536,999	5,414
	Multi Family	-	-	404,355,654	141,524,479	1,358,352	2,899
	Apartments	-	-	289,602,597	101,360,909	972,862	2,076
	Commercial	-	-	387,256,213	135,539,674	1,300,910	2,776
	Business Park	-	-	273,881,460	95,858,511	920,050	1,963
	Open Space	-	-	113,321	39,662	381	1
	Subtotal	-	-	2,110,425,869	738,649,054	7,089,554	15,130
2034	Single Family	-	-	777,873,123	272,255,593	2,613,109	5,577
	Multi Family	-	-	416,486,323	145,770,213	1,399,103	2,986
	Apartments	-	-	298,290,675	104,401,736	1,002,048	2,138
	Commercial	-	-	398,873,899	139,605,865	1,339,937	2,860
	Business Park	-	-	282,097,903	98,734,266	947,651	2,022
	Open Space	-	-	116,720	40,852	392	1
	Subtotal	-	-	2,173,738,645	760,808,526	7,302,240	15,583
2035	Single Family	-	-	801,209,317	280,423,261	2,691,502	5,744
	Multi Family	-	-	428,980,913	150,143,320	1,441,076	3,075
	Apartments	-	-	307,239,396	107,533,788	1,032,109	2,203
	Commercial	-	-	410,840,116	143,794,041	1,380,135	2,945
	Business Park	-	-	290,560,841	101,696,294	976,081	2,083
	Open Space	-	-	120,222	42,078	404	1
	Subtotal	-	-	2,238,950,805	783,632,782	7,521,307	16,051
2036	Single Family	-	-	825,245,597	288,835,959	2,772,248	5,916
	Multi Family	-	-	441,850,341	154,647,619	1,484,308	3,168
	Apartments	-	-	316,456,578	110,759,802	1,063,073	2,269
	Commercial	-	-	423,165,319	148,107,862	1,421,539	3,034
	Business Park	-	-	299,277,666	104,747,183	1,005,363	2,146
	Open Space	-	-	123,829	43,340	416	1
	Subtotal	-	-	2,306,119,329	807,141,765	7,746,947	16,532
TOTAL		\$ 265,911,828	\$ 1,244,692,305			\$ 92,644,792	\$ 197,710

APPENDIX 3, ASSUMPTIONS:

- The project is already partially developed, generating more property tax revenue for the City than it would if the project parcels remained vacant land. To arrive at the incremental impact of the project, total project size of **874.21** acres is multiplied by the existing taxable value of vacant parcels in the project of **\$ 17,990** per acre, for a total of **\$ 15,726,748**. This amount is subtracted from estimated taxable land value of the project in 2017.
- 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 residential properties. This may be conservative for renter-occupied homes and commercial uses in the project, which can increase up to 8% per year. This increase is net of depreciation.
- 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 improvements are made.
- City of Sparks General Fund operating tax rate is assumed to remain constant at FY 2018-19 rate of **\$ 0.9598** per \$100 of value. Source: City of Sparks Budget, FY 2018-19.
- City of Sparks is expected to receive **7.53%** 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 2015-16 to 2017-18.

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>
2017	Single Family	\$ 29,700,000	\$ -	\$ 29,700,000	\$ 79,735	\$ 5,493
	Multi Family	-	-	-	-	-
	Apartments	21,523,005	-	21,523,005	57,783	3,981
	Commercial	-	-	-	-	-
	Business Park	1,618,568	-	1,618,568	4,345	299
	Open Space	-	-	-	-	-
	Subtotal	52,841,573	-	52,841,573	141,863	9,774
2018	Single Family	60,588,000	4,305,879	64,893,879	174,220	12,003
	Multi Family	10,710,000	-	10,710,000	28,753	1,981
	Apartments	-	6,252,790	6,252,790	16,787	1,157
	Commercial	-	-	-	-	-
	Business Park	-	-	-	-	-
	Open Space	-	-	-	-	-
	Subtotal	71,298,000	10,558,669	81,856,669	219,760	15,141
2019	Single Family	53,460,000	13,482,567	66,942,567	179,720	12,382
	Multi Family	10,710,000	1,733,966	12,443,966	33,408	2,302
	Apartments	10,010,700	6,440,374	16,451,074	44,166	3,043
	Commercial	7,000,000	-	7,000,000	18,793	1,295
	Business Park	-	-	-	-	-
	Open Space	-	-	-	-	-
	Subtotal	81,180,700	21,656,907	102,837,607	276,087	19,021
2020	Single Family	53,460,000	22,109,637	75,569,637	202,881	13,978
	Multi Family	10,710,000	3,571,969	14,281,969	38,343	2,642
	Apartments	10,010,700	9,718,974	19,729,674	52,968	3,649
	Commercial	7,000,000	-	7,000,000	18,793	1,295
	Business Park	-	-	-	-	-
	Open Space	-	-	-	-	-
	Subtotal	81,180,700	35,400,579	116,581,279	312,985	21,564
2021	Single Family	8,464,500	31,242,196	39,706,696	106,600	7,344
	Multi Family	10,710,000	5,518,692	16,228,692	43,569	3,002
	Apartments	10,010,700	13,188,493	23,199,193	62,283	4,291
	Commercial	7,000,000	-	7,000,000	18,793	1,295
	Business Park	6,187,500	-	6,187,500	16,612	1,144
	Open Space	-	-	-	-	-
	Subtotal	42,372,700	49,949,381	92,322,081	247,856	17,076
2022	Single Family	-	33,560,658	33,560,658	90,100	6,208
	Multi Family	10,710,000	7,579,004	18,289,004	49,100	3,383
	Apartments	10,010,700	16,857,436	26,868,136	72,133	4,970
	Commercial	7,000,000	-	7,000,000	18,793	1,295
	Business Park	6,187,500	-	6,187,500	16,612	1,144
	Open Space	-	-	-	-	-
	Subtotal	33,908,200	57,997,099	91,905,299	246,737	16,999
2023	Single Family	-	34,567,478	34,567,478	92,803	6,394
	Multi Family	10,710,000	9,757,968	20,467,968	54,950	3,786
	Apartments	10,010,700	20,734,647	30,745,347	82,542	5,687
	Commercial	69,781,740	-	69,781,740	187,342	12,907
	Business Park	6,187,500	-	6,187,500	16,612	1,144
	Open Space	-	-	-	-	-
	Subtotal	96,689,940	65,060,093	161,750,033	434,249	29,918
2024	Single Family	-	35,604,502	35,604,502	95,587	6,586
	Multi Family	10,710,000	12,060,848	22,770,848	61,133	4,212
	Apartments	10,010,700	24,829,318	34,840,018	93,535	6,444
	Commercial	7,000,000	-	7,000,000	18,793	1,295
	Business Park	6,187,500	-	6,187,500	16,612	1,144
	Open Space	-	-	-	-	-
	Subtotal	33,908,200	72,494,669	106,402,869	285,659	19,681

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>
2025	Single Family	-	36,672,637	36,672,637	98,455	6,783
	Multi Family	10,710,000	14,493,119	25,203,119	67,663	4,662
	Apartments	9,454,550	29,151,008	38,605,558	103,644	7,141
	Commercial	6,064,310	-	6,064,310	16,281	1,122
	Business Park	6,187,500	-	6,187,500	16,612	1,144
	Open Space	-	-	-	-	-
	Subtotal	32,416,360	80,316,765	112,733,125	302,654	20,852
2026	Single Family	-	37,772,817	37,772,817	101,408	6,987
	Multi Family	10,710,000	17,060,472	27,770,472	74,555	5,137
	Apartments	-	33,504,981	33,504,981	89,951	6,197
	Commercial	-	-	-	-	-
	Business Park	8,250,000	-	8,250,000	22,149	1,526
	Open Space	-	-	-	-	-
	Subtotal	18,960,000	88,338,269	107,298,269	288,063	19,847
2027	Single Family	-	38,906,001	38,906,001	104,451	7,196
	Multi Family	10,710,000	19,768,822	30,478,822	81,826	5,638
	Apartments	-	34,510,130	34,510,130	92,649	6,383
	Commercial	-	-	-	-	-
	Business Park	8,250,000	-	8,250,000	22,149	1,526
	Open Space	-	-	-	-	-
	Subtotal	18,960,000	93,184,953	112,144,953	301,075	20,743
2028	Single Family	-	40,073,181	40,073,181	107,584	7,412
	Multi Family	10,710,000	22,624,318	33,334,318	89,492	6,166
	Apartments	-	35,545,434	35,545,434	95,428	6,575
	Commercial	-	-	-	-	-
	Business Park	8,250,000	-	8,250,000	22,149	1,526
	Open Space	-	-	-	-	-
	Subtotal	18,960,000	98,242,933	117,202,933	314,654	21,679
2029	Single Family	-	41,275,377	41,275,377	110,812	7,635
	Multi Family	8,139,600	25,633,353	33,772,953	90,670	6,247
	Apartments	-	36,611,797	36,611,797	98,291	6,772
	Commercial	-	-	-	-	-
	Business Park	8,250,000	-	8,250,000	22,149	1,526
	Open Space	-	-	-	-	-
	Subtotal	16,389,600	103,520,526	119,910,126	321,922	22,179
2030	Single Family	-	42,513,638	42,513,638	114,136	7,864
	Multi Family	-	28,226,516	28,226,516	75,779	5,221
	Apartments	-	37,710,151	37,710,151	101,240	6,975
	Commercial	-	-	-	-	-
	Business Park	8,250,000	-	8,250,000	22,149	1,526
	Open Space	-	-	-	-	-
	Subtotal	8,250,000	108,450,305	116,700,305	313,304	21,586
2031	Single Family	-	43,789,047	43,789,047	117,560	8,099
	Multi Family	-	29,073,311	29,073,311	78,053	5,378
	Apartments	-	38,841,455	38,841,455	104,277	7,184
	Commercial	-	-	-	-	-
	Business Park	8,250,000	-	8,250,000	22,149	1,526
	Open Space	-	-	-	-	-
	Subtotal	8,250,000	111,703,814	119,953,814	322,039	22,187
2032	Single Family	-	45,102,718	45,102,718	121,087	8,342
	Multi Family	-	29,945,511	29,945,511	80,394	5,539
	Apartments	-	40,006,699	40,006,699	107,406	7,400
	Commercial	-	-	-	-	-
	Business Park	6,780,180	-	6,780,180	18,203	1,254
	Open Space	-	-	-	-	-
	Subtotal	6,780,180	115,054,928	121,835,108	327,090	22,535

**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>
2033	Single Family	-	46,455,800	46,455,800	124,719	8,593
	Multi Family	-	30,843,876	30,843,876	82,806	5,705
	Apartments	-	41,206,900	41,206,900	110,628	7,622
	Commercial	-	-	-	-	-
	Business Park	-	-	-	-	-
	Open Space	-	-	-	-	-
Subtotal		-	118,506,576	118,506,576	318,153	21,920
2034	Single Family	-	47,849,474	47,849,474	128,461	8,851
	Multi Family	-	31,769,192	31,769,192	85,290	5,876
	Apartments	-	42,443,107	42,443,107	113,947	7,851
	Commercial	-	-	-	-	-
	Business Park	-	-	-	-	-
	Open Space	-	-	-	-	-
Subtotal		-	122,061,773	122,061,773	327,698	22,577
2035	Single Family	-	49,284,958	49,284,958	132,315	9,116
	Multi Family	-	32,722,268	32,722,268	87,849	6,053
	Apartments	-	43,716,400	43,716,400	117,365	8,086
	Commercial	-	-	-	-	-
	Business Park	-	-	-	-	-
	Open Space	-	-	-	-	-
Subtotal		-	125,723,626	125,723,626	337,529	23,255
2036	Single Family	-	50,763,507	50,763,507	136,284	9,390
	Multi Family	-	33,703,936	33,703,936	90,485	6,234
	Apartments	-	45,027,892	45,027,892	120,886	8,329
	Commercial	-	-	-	-	-
	Business Park	-	-	-	-	-
	Open Space	-	-	-	-	-
Subtotal		-	129,495,335	129,495,335	347,655	23,952
TOTAL		\$ 622,346,153	\$ 1,607,717,201	\$ 2,230,063,353	\$ 5,987,030	\$ 412,486

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:

	% Spent on Taxable		
	Household Income	Items	
Single Family	\$ 89,982	24.1%	Based on average sales price of \$208/sqft for existing Kiley Ranch SF sales
Multi Family	\$ 70,360	24.1%	Based on average sales price of \$185/sqft for existing Kiley Ranch MF sales
Apartments	\$ 59,636	27.5%	Based on rental rate of \$1.49/sqft for East Sparks

Source: Single family and multi family home prices from Washoe County Assessor's Sales Report for YTD2019. Rental rates for East Sparks from "Apartment Survey Fourth Quarter 2018," Johnson Perkins Griffin.

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 at **12.14%** of all Washoe County CCRT revenue.

Source: Distribution based on average percentage share of Washoe County C-Tax distribution from FY 2015-16 to FY 2017-18. 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 **7.53%** of all Washoe County AB 104 revenue.

Source: Distribution based on average percentage share of Washoe County AB104 distribution from FY 2015-16 to FY 2017-18. 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
COMPARISON OF ESTIMATED REVENUE TO ESTIMATED COSTS**

	<u>Base Year</u> <u>FY 17-18</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>1ST 10-YEAR</u> <u>SUBTOTAL</u>
GENERAL FUND												
REVENUE												
<u>Taxes</u>												
Ad Valorem ¹	Appendix 3	\$ 16,397	\$ 491,286	\$ 1,119,155	\$ 1,834,250	\$ 2,512,299	\$ 2,928,975	\$ 3,418,173	\$ 4,237,909	\$ 4,645,517	\$ 5,039,013	\$ 26,242,975
Subtotal		\$ 16,397	\$ 491,286	\$ 1,119,155	\$ 1,834,250	\$ 2,512,299	\$ 2,928,975	\$ 3,418,173	\$ 4,237,909	\$ 4,645,517	\$ 5,039,013	\$ 26,242,975
<u>Licenses and Permits</u>												
Business Licenses ³	\$ 7,210,124	\$ -	\$ 111,162	\$ 223,787	\$ 366,672	\$ 517,929	\$ 606,699	\$ 686,528	\$ 770,600	\$ 859,098	\$ 949,942	\$ 5,092,417
Liquor Licenses ³	281,608	-	4,342	8,741	14,321	20,229	23,696	26,814	30,098	33,554	37,102	198,896
City Gaming Licenses ²	521,559	-	-	-	-	-	-	-	-	-	-	-
Franchise Fees ³	4,734,736	-	72,998	146,956	240,786	340,113	398,407	450,828	506,037	564,152	623,807	3,344,083
Nonbusiness Licenses and Permits ³	79,676	-	1,228	2,473	4,052	5,723	6,704	7,587	8,516	9,494	10,497	56,274
Subtotal	\$ 12,827,703	\$ -	\$ 189,729	\$ 381,957	\$ 625,831	\$ 883,994	\$ 1,035,506	\$ 1,171,756	\$ 1,315,249	\$ 1,466,298	\$ 1,621,349	\$ 8,691,670
<u>Intergovernmental Revenue</u>												
Consolidated Tax-CCRT Revenue ⁴	Appendix 4	\$ 141,863	\$ 219,760	\$ 276,087	\$ 312,985	\$ 247,856	\$ 246,737	\$ 434,249	\$ 285,659	\$ 302,654	\$ 288,063	\$ 2,755,912
Consolidated Tax-Other Revenue ⁵	\$ 3,999,302	-	61,659	124,130	203,385	287,284	336,523	380,802	427,435	476,524	526,913	2,824,655
State Distributive Fund-Sales Tax ⁴	Appendix 4	9,774	15,141	19,021	21,564	17,076	16,999	29,918	19,681	20,852	19,847	189,873
State Distributive Fund-Other ⁶	Appendix 3	35	1,048	2,388	3,914	5,361	6,251	7,295	9,044	9,914	10,754	56,004
State Shared Marijuana Revenue ³	126,542	-	1,951	3,928	6,435	9,090	10,648	12,049	13,524	15,078	16,672	89,375
County Gaming Licenses ²	402,278	-	-	-	-	-	-	-	-	-	-	-
Other Intergovernmental Revenue ⁴	548,567	-	-	-	-	-	-	-	-	-	-	-
Subtotal	\$ 151,672	\$ 299,559	\$ 425,555	\$ 548,283	\$ 566,668	\$ 617,158	\$ 864,313	\$ 755,343	\$ 825,020	\$ 862,247	\$ 5,915,820	
<u>Charges for Services</u>												
Building and Zoning Fees ²	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other ¹	1,292,952	-	-	-	-	-	-	-	-	-	-	-
Subtotal	\$ 1,294,452	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<u>Fines and Forfeits</u>												
Fines ³	\$ 718,500	\$ -	\$ 11,077	\$ 22,301	\$ 36,539	\$ 51,612	\$ 60,459	\$ 68,414	\$ 76,791	\$ 85,610	\$ 94,663	\$ 507,467
<u>Miscellaneous</u>												
Miscellaneous ²	\$ 182,702	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
REVENUE TOTAL		\$ 168,070	\$ 991,652	\$ 1,948,967	\$ 3,044,904	\$ 4,014,574	\$ 4,642,098	\$ 5,522,656	\$ 6,385,293	\$ 7,022,446	\$ 7,617,272	\$ 41,357,931

**APPENDIX 5
CITY OF SPARKS
COMPARISON OF ESTIMATED REVENUE TO ESTIMATED COSTS**

	Base Year FY 17-18	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	1ST 10-YEAR SUBTOTAL
EXPENDITURES												
General Government												
Legislative ⁸	\$ 465,391	\$ 1,078	\$ 5,431	\$ 10,572	\$ 15,793	\$ 20,875	\$ 24,222	\$ 28,277	\$ 31,628	\$ 35,115	\$ 38,211	\$ 211,201
Mayor ⁸	115,430	267	1,347	2,622	3,917	5,178	6,008	7,013	7,845	8,710	9,477	52,384
Management Services ⁸	5,907,306	13,677	68,931	134,195	200,469	264,972	307,450	358,920	401,456	445,728	485,024	2,680,823
Legal ⁸	1,694,931	3,924	19,778	38,503	57,519	76,026	88,214	102,982	115,186	127,889	139,164	769,185
Financial Services ⁸	3,512,068	8,132	40,981	79,783	119,185	157,534	182,788	213,389	238,678	264,998	288,361	1,593,829
Community Services ⁸	789,865	1,829	9,217	17,943	26,805	35,429	41,109	47,991	53,679	59,598	64,853	358,452
General Government Total	\$ 12,484,991	\$ 28,907	\$ 145,684	\$ 283,618	\$ 423,688	\$ 560,015	\$ 649,790	\$ 758,572	\$ 848,471	\$ 942,038	\$ 1,025,091	\$ 5,665,874
Judicial												
Judicial ⁹	\$ 2,153,735	\$ -	\$ 33,205	\$ 66,847	\$ 109,529	\$ 154,710	\$ 181,227	\$ 205,073	\$ 230,186	\$ 256,621	\$ 283,757	\$ 1,521,155
Judicial Total	\$ -	\$ 33,205	\$ 66,847	\$ 109,529	\$ 154,710	\$ 181,227	\$ 205,073	\$ 230,186	\$ 256,621	\$ 283,757	\$ 1,521,155	
Public Safety												
<u>Police</u>												
Police ¹⁰	Appendix 6	\$ -	\$ 276,300	\$ 656,526	\$ 1,016,300	\$ 1,401,636	\$ 1,632,901	\$ 1,899,545	\$ 2,122,248	\$ 2,355,790	\$ 2,591,628	\$ 13,952,875
<u>Fire</u>												
Fire ¹¹	Appendix 7	\$ 126,748	\$ 224,394	\$ 367,653	\$ 519,306	\$ 623,021	\$ 720,756	\$ 872,707	\$ 982,747	\$ 1,094,844	\$ 1,156,819	\$ 6,688,995
<u>Community Services</u>												
Community Services ¹²	\$ 1,284,946	\$ -	\$ 26,464	\$ 27,258	\$ 28,076	\$ 28,918	\$ 29,786	\$ 30,679	\$ 31,600	\$ 32,548	\$ 33,524	\$ 268,852
Public Safety Total	\$ 126,748	\$ 527,158	\$ 1,051,438	\$ 1,563,682	\$ 2,053,575	\$ 2,383,442	\$ 2,802,932	\$ 3,136,594	\$ 3,483,181	\$ 3,781,972	\$ 20,910,721	
Public Works												
Community Services ¹³	\$ 1,608,446	\$ -	\$ 33,127	\$ 34,121	\$ 35,144	\$ 36,198	\$ 37,284	\$ 38,403	\$ 39,555	\$ 40,742	\$ 41,964	\$ 336,538
Public Works Total	\$ -	\$ 33,127	\$ 34,121	\$ 35,144	\$ 36,198	\$ 37,284	\$ 38,403	\$ 39,555	\$ 40,742	\$ 41,964	\$ 336,538	
Culture and Recreation												
Community Services ⁹	\$ 2,937,296	\$ -	\$ 45,286	\$ 91,168	\$ 149,377	\$ 210,996	\$ 247,160	\$ 279,681	\$ 313,931	\$ 349,984	\$ 386,992	\$ 2,074,574
Culture and Recreation Total	\$ -	\$ 45,286	\$ 91,168	\$ 149,377	\$ 210,996	\$ 247,160	\$ 279,681	\$ 313,931	\$ 349,984	\$ 386,992	\$ 2,074,574	

**APPENDIX 5
CITY OF SPARKS
COMPARISON OF ESTIMATED REVENUE TO ESTIMATED COSTS**

	<u>Base Year FY 17-18</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>1ST 10-YEAR SUBTOTAL</u>
Community Support												
Management Services ⁸	\$ 288,258	\$ 667	\$ 3,364	\$ 6,548	\$ 9,782	\$ 12,930	\$ 15,003	\$ 17,514	\$ 19,590	\$ 21,750	\$ 23,668	\$ 130,816
Community Support Total		\$ 667	\$ 3,364	\$ 6,548	\$ 9,782	\$ 12,930	\$ 15,003	\$ 17,514	\$ 19,590	\$ 21,750	\$ 23,668	\$ 130,816
EXPENDITURES SUBTOTAL		\$ 156,322	\$ 787,822	\$ 1,533,740	\$ 2,291,202	\$ 3,028,425	\$ 3,513,906	\$ 4,102,175	\$ 4,588,326	\$ 5,094,316	\$ 5,543,443	\$ 30,639,678
CONTINGENCY	3%	\$ -	\$ 23,635	\$ 46,012	\$ 68,736	\$ 90,853	\$ 105,417	\$ 123,065	\$ 137,650	\$ 152,829	\$ 166,303	\$ 914,501
EXPENDITURES TOTAL		\$ 156,322	\$ 811,457	\$ 1,579,752	\$ 2,359,938	\$ 3,119,278	\$ 3,619,324	\$ 4,225,240	\$ 4,725,976	\$ 5,247,146	\$ 5,709,746	\$ 31,554,179
GENERAL FUND SURPLUS/(DEFICIT)		\$ 11,747	\$ 180,195	\$ 369,215	\$ 684,966	\$ 895,296	\$ 1,022,774	\$ 1,297,416	\$ 1,659,317	\$ 1,775,300	\$ 1,907,526	\$ 9,803,752
ROAD FUND												
REVENUE												
<u>Licenses and Permits</u>												
Licenses and Permits ^{3,14}	\$ 2,806,449	\$ -	\$ 24,815	\$ 87,106	\$ 142,722	\$ 201,597	\$ 236,150	\$ 267,222	\$ 299,946	\$ 334,393	\$ 369,753	\$ 1,963,706
Subtotal		\$ -	\$ 24,815	\$ 87,106	\$ 142,722	\$ 201,597	\$ 236,150	\$ 267,222	\$ 299,946	\$ 334,393	\$ 369,753	\$ 1,963,706
<u>Intergovernmental Revenues</u>												
County Gasoline Tax ³	\$ 704,032	\$ -	\$ 10,854	\$ 21,852	\$ 35,804	\$ 50,573	\$ 59,241	\$ 67,036	\$ 75,245	\$ 83,887	\$ 92,757	\$ 497,249
State Gasoline Tax ³	1,920,838	-	29,614	59,619	97,685	137,981	161,630	182,897	205,294	228,871	253,073	1,356,663
Subtotal	2,624,870	\$ -	\$ 40,469	\$ 81,470	\$ 133,488	\$ 188,554	\$ 220,871	\$ 249,933	\$ 280,539	\$ 312,758	\$ 345,830	\$ 1,853,912
<u>Miscellaneous</u>												
Interest Earned ²	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
REVENUE TOTAL		\$ -	\$ 65,284	\$ 168,577	\$ 276,211	\$ 390,151	\$ 457,021	\$ 517,155	\$ 580,486	\$ 647,151	\$ 715,582	\$ 3,817,617
EXPENDITURES												
Public Works ¹⁵	Appendix 8	\$ 1,233	\$ 4,709	\$ 6,033	\$ 7,049	\$ 10,236	\$ 2,531,228	\$ 2,533,971	\$ 2,535,112	\$ 2,536,178	\$ 2,537,266	\$ 12,703,015
EXPENDITURES TOTAL		\$ 1,233	\$ 4,709	\$ 6,033	\$ 7,049	\$ 10,236	\$ 2,531,228	\$ 2,533,971	\$ 2,535,112	\$ 2,536,178	\$ 2,537,266	\$ 12,703,015
ROAD FUND SURPLUS/(DEFICIT)		\$ (1,233)	\$ 60,575	\$ 162,544	\$ 269,161	\$ 379,915	\$ (2,074,207)	\$ (2,016,816)	\$ (1,954,627)	\$ (1,889,027)	\$ (1,821,683)	\$ (8,885,398)

**APPENDIX 5
CITY OF SPARKS
COMPARISON OF ESTIMATED REVENUE TO ESTIMATED COSTS**

	<u>2027</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>2ND 10-YEAR SUBTOTAL</u>	<u>20-YEAR TOTAL</u>
GENERAL FUND												
REVENUE												
<u>Taxes</u>												
Ad Valorem ¹	\$ 5,351,194	\$ 5,672,740	\$ 6,000,441	\$ 6,309,131	\$ 6,570,755	\$ 6,837,508	\$ 7,089,554	\$ 7,302,240	\$ 7,521,307	\$ 7,746,947	\$ 66,401,817	\$ 92,644,792
Subtotal	\$ 5,351,194	\$ 5,672,740	\$ 6,000,441	\$ 6,309,131	\$ 6,570,755	\$ 6,837,508	\$ 7,089,554	\$ 7,302,240	\$ 7,521,307	\$ 7,746,947	\$ 66,401,817	\$ 92,644,792
<u>Licenses and Permits</u>												
Business Licenses ³	\$ 1,005,693	\$ 1,063,935	\$ 1,124,766	\$ 1,181,142	\$ 1,216,576	\$ 1,253,073	\$ 1,290,666	\$ 1,329,386	\$ 1,369,267	\$ 1,410,345	\$ 12,244,850	\$ 17,337,267
Liquor Licenses ³	39,280	41,554	43,930	46,132	47,516	48,942	50,410	51,922	53,480	55,084	478,251	677,147
City Gaming Licenses ²	-	-	-	-	-	-	-	-	-	-	-	-
Franchise Fees ³	660,418	698,664	738,610	775,631	798,900	822,867	847,553	872,979	899,169	926,144	8,040,934	11,385,016
Nonbusiness Licenses and Permits ⁷	11,113	11,757	12,429	13,052	13,444	13,847	14,263	14,690	15,131	15,585	135,313	191,587
Subtotal	\$ 1,716,504	\$ 1,815,910	\$ 1,919,736	\$ 2,015,957	\$ 2,076,436	\$ 2,138,729	\$ 2,202,891	\$ 2,268,978	\$ 2,337,047	\$ 2,407,158	\$ 20,899,347	\$ 29,591,017
<u>Intergovernmental Revenue</u>												
Consolidated Tax-CCRT Revenue ⁴	\$ 301,075	\$ 314,654	\$ 321,922	\$ 313,304	\$ 322,039	\$ 327,090	\$ 318,153	\$ 327,698	\$ 337,529	\$ 347,655	\$ 3,231,118	\$ 5,987,030
Consolidated Tax-Other Revenue ⁵	557,837	590,142	623,884	655,154	674,809	695,053	715,905	737,382	759,503	782,288	6,791,957	9,616,612
State Distributive Fund-Sales Tax ⁴	20,743	21,679	22,179	21,586	22,187	22,535	21,920	22,577	23,255	23,952	222,613	412,486
State Distributive Fund-Other ⁶	11,420	12,106	12,805	13,464	14,022	14,592	15,130	15,583	16,051	16,532	141,706	197,710
State Shared Marijuana Revenue ³	17,651	18,673	19,740	20,730	21,352	21,992	22,652	23,332	24,031	24,752	214,904	304,279
County Gaming Licenses ²	-	-	-	-	-	-	-	-	-	-	-	-
Other Intergovernmental Revenue ²	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal	\$ 908,725	\$ 957,253	\$ 1,000,530	\$ 1,024,238	\$ 1,054,409	\$ 1,081,262	\$ 1,093,759	\$ 1,126,572	\$ 1,160,369	\$ 1,195,180	\$ 10,602,298	\$ 16,518,118
<u>Charges for Services</u>												
Building and Zoning Fees ²	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other ¹	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<u>Fines and Forfeits</u>												
Fines ³	\$ 100,219	\$ 106,023	\$ 112,085	\$ 117,703	\$ 121,234	\$ 124,871	\$ 128,617	\$ 132,475	\$ 136,450	\$ 140,543	\$ 1,220,218	\$ 1,727,685
<u>Miscellaneous</u>												
Miscellaneous ²	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
REVENUE TOTAL	\$ 8,076,641	\$ 8,551,926	\$ 9,032,792	\$ 9,467,029	\$ 9,822,834	\$ 10,182,370	\$ 10,514,821	\$ 10,830,266	\$ 11,155,173	\$ 11,489,829	\$ 99,123,680	\$ 140,481,612

**APPENDIX 5
CITY OF SPARKS
COMPARISON OF ESTIMATED REVENUE TO ESTIMATED COSTS**

<u>EXPENDITURES</u>	<u>2027</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>2ND 10-YEAR SUBTOTAL</u>	<u>20-YEAR TOTAL</u>
General Government												
Legislative ⁸	\$ 40,386	\$ 42,658	\$ 44,979	\$ 47,039	\$ 48,553	\$ 50,035	\$ 51,512	\$ 53,032	\$ 54,599	\$ 56,213	\$ 489,006	\$ 700,207
Mayor ⁸	10,017	10,580	11,156	11,667	12,043	12,410	12,776	13,154	13,542	13,942	121,287	173,671
Management Services ⁸	512,631	541,467	570,925	597,079	616,294	635,104	653,847	673,152	693,037	713,518	6,207,054	8,887,877
Legal ⁸	147,085	155,358	163,810	171,315	176,828	182,225	187,603	193,142	198,847	204,724	1,780,935	2,550,120
Financial Services ⁸	304,774	321,918	339,432	354,981	366,405	377,588	388,731	400,209	412,031	424,208	3,690,277	5,284,105
Community Services ⁸	68,544	72,399	76,338	79,835	82,405	84,920	87,426	90,007	92,666	95,404	829,944	1,188,397
General Government Total	\$ 1,083,437	\$ 1,144,380	\$ 1,206,639	\$ 1,261,917	\$ 1,302,526	\$ 1,342,281	\$ 1,381,894	\$ 1,422,696	\$ 1,464,722	\$ 1,508,009	\$ 13,118,503	\$ 18,784,377
Judicial												
Judicial ⁹	\$ 300,411	\$ 317,808	\$ 335,979	\$ 352,819	\$ 363,403	\$ 374,305	\$ 385,535	\$ 397,101	\$ 409,014	\$ 421,284	\$ 3,657,657	\$ 5,178,812
Judicial Total	\$ 300,411	\$ 317,808	\$ 335,979	\$ 352,819	\$ 363,403	\$ 374,305	\$ 385,535	\$ 397,101	\$ 409,014	\$ 421,284	\$ 3,657,657	\$ 5,178,812
Public Safety												
<u>Police</u>												
Police ¹⁰	\$ 2,741,116	\$ 2,897,328	\$ 3,060,531	\$ 3,213,308	\$ 3,314,866	\$ 3,411,441	\$ 3,510,912	\$ 3,613,368	\$ 3,718,898	\$ 3,827,594	\$ 33,309,362	\$ 47,262,237
<u>Fire</u>												
Fire ¹¹	\$ 1,221,528	\$ 1,289,079	\$ 1,353,506	\$ 1,400,819	\$ 1,449,752	\$ 1,499,093	\$ 1,544,066	\$ 1,590,387	\$ 1,638,099	\$ 1,687,242	\$ 14,673,572	\$ 21,362,567
<u>Community Services</u>												
Community Services ¹²	\$ 34,530	\$ 35,566	\$ 36,633	\$ 37,731	\$ 38,863	\$ 40,029	\$ 41,230	\$ 42,467	\$ 43,741	\$ 45,053	\$ 395,844	\$ 664,695
Public Safety Total	\$ 3,997,175	\$ 4,221,972	\$ 4,450,669	\$ 4,651,859	\$ 4,803,481	\$ 4,950,563	\$ 5,096,208	\$ 5,246,223	\$ 5,400,738	\$ 5,559,889	\$ 48,378,778	\$ 69,289,499
Public Works												
Community Services ¹³	\$ 43,223	\$ 44,520	\$ 45,855	\$ 47,231	\$ 48,648	\$ 50,107	\$ 51,610	\$ 53,159	\$ 54,753	\$ 56,396	\$ 495,502	\$ 832,040
Public Works Total	\$ 43,223	\$ 44,520	\$ 45,855	\$ 47,231	\$ 48,648	\$ 50,107	\$ 51,610	\$ 53,159	\$ 54,753	\$ 56,396	\$ 495,502	\$ 832,040
Culture and Recreation												
Community Services ⁹	\$ 409,704	\$ 433,431	\$ 458,213	\$ 481,179	\$ 495,615	\$ 510,483	\$ 525,798	\$ 541,572	\$ 557,819	\$ 574,553	\$ 4,988,367	\$ 7,062,941
Culture and Recreation Total	\$ 409,704	\$ 433,431	\$ 458,213	\$ 481,179	\$ 495,615	\$ 510,483	\$ 525,798	\$ 541,572	\$ 557,819	\$ 574,553	\$ 4,988,367	\$ 7,062,941

**APPENDIX 5
CITY OF SPARKS
COMPARISON OF ESTIMATED REVENUE TO ESTIMATED COSTS**

	<u>2027</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>2ND 10-YEAR SUBTOTAL</u>	<u>20-YEAR TOTAL</u>
Community Support												
Management Services ⁸	\$ 25,015	\$ 26,422	\$ 27,859	\$ 29,136	\$ 30,073	\$ 30,991	\$ 31,906	\$ 32,848	\$ 33,818	\$ 34,817	\$ 302,885	\$ 433,701
Community Support Total	\$ 25,015	\$ 26,422	\$ 27,859	\$ 29,136	\$ 30,073	\$ 30,991	\$ 31,906	\$ 32,848	\$ 33,818	\$ 34,817	\$ 302,885	\$ 433,701
EXPENDITURES SUBTOTAL	\$ 5,858,964	\$ 6,188,533	\$ 6,525,215	\$ 6,824,140	\$ 7,043,747	\$ 7,258,730	\$ 7,472,951	\$ 7,693,598	\$ 7,920,865	\$ 8,154,949	\$ 70,941,692	\$ 101,581,370
CONTINGENCY	\$ 175,769	\$ 185,656	\$ 195,756	\$ 204,724	\$ 211,312	\$ 217,762	\$ 224,189	\$ 230,808	\$ 237,626	\$ 244,648	\$ 2,128,251	\$ 3,042,751
EXPENDITURES TOTAL	\$ 6,034,733	\$ 6,374,189	\$ 6,720,971	\$ 7,028,864	\$ 7,255,059	\$ 7,476,492	\$ 7,697,139	\$ 7,924,406	\$ 8,158,491	\$ 8,399,598	\$ 73,069,942	\$ 104,624,121
GF SURPLUS/(DEFICIT)	\$ 2,041,909	\$ 2,177,737	\$ 2,311,820	\$ 2,438,165	\$ 2,567,775	\$ 2,705,878	\$ 2,817,681	\$ 2,905,859	\$ 2,996,683	\$ 3,090,231	\$ 26,053,738	\$ 35,857,490
ROAD FUND												
REVENUE												
<u>Licenses and Permits</u>												
Licenses and Permits ^{3,14}	\$ 391,453	\$ 414,123	\$ 437,801	\$ 459,744	\$ 473,537	\$ 487,743	\$ 502,375	\$ 517,446	\$ 532,970	\$ 548,959	\$ 4,766,152	\$ 6,729,857
Subtotal	\$ 391,453	\$ 414,123	\$ 437,801	\$ 459,744	\$ 473,537	\$ 487,743	\$ 502,375	\$ 517,446	\$ 532,970	\$ 548,959	\$ 4,766,152	\$ 6,729,857
<u>Intergovernmental Revenues</u>												
County Gasoline Tax ³	\$ 98,201	\$ 103,888	\$ 109,828	\$ 115,333	\$ 118,792	\$ 122,356	\$ 126,027	\$ 129,808	\$ 133,702	\$ 137,713	\$ 1,195,647	\$ 1,692,896
State Gasoline Tax ³	267,925	283,441	299,647	314,666	324,106	333,829	343,844	354,160	364,784	375,728	3,262,131	4,618,794
Subtotal	\$ 366,126	\$ 387,329	\$ 409,475	\$ 429,999	\$ 442,899	\$ 456,186	\$ 469,871	\$ 483,967	\$ 498,486	\$ 513,441	\$ 4,457,779	\$ 6,311,690
<u>Miscellaneous</u>												
Interest Earned ^c	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
REVENUE TOTAL	\$ 757,579	\$ 801,452	\$ 847,276	\$ 889,743	\$ 916,435	\$ 943,929	\$ 972,246	\$ 1,001,414	\$ 1,031,456	\$ 1,062,400	\$ 9,223,931	\$ 13,041,548
EXPENDITURES												
Public Works ¹⁵	\$ 2,538,148	\$ 2,538,557	\$ 2,538,975	\$ 2,539,401	\$ 2,539,835	\$ 2,540,278	\$ 2,540,730	\$ 2,541,191	\$ 2,541,661	\$ 2,542,141	\$ 25,400,915	\$ 38,103,930
EXPENDITURES TOTAL	\$ 2,538,148	\$ 2,538,557	\$ 2,538,975	\$ 2,539,401	\$ 2,539,835	\$ 2,540,278	\$ 2,540,730	\$ 2,541,191	\$ 2,541,661	\$ 2,542,141	\$ 25,400,915	\$ 38,103,930
ROAD FUND SURPLUS/(DEFICIT)	\$ (1,780,568)	\$ (1,737,104)	\$ (1,691,698)	\$ (1,649,657)	\$ (1,623,399)	\$ (1,596,349)	\$ (1,568,483)	\$ (1,539,777)	\$ (1,510,204)	\$ (1,479,740)	\$ (16,176,984)	\$ (25,062,382)

APPENDIX 5
CITY OF SPARKS
COMPARISON OF ESTIMATED REVENUE TO ESTIMATED COSTS

APPENDIX 5, ASSUMPTIONS:

Unless otherwise indicated, the analysis uses Estimated Current Year Ending 6/30/2018 (Fiscal Year 2017-2018) revenue and expenditure data from the City of Sparks Budget, FY 2018-19.

- 1 See Appendix 3 for calculations.
- 2 The analysis is conservative in not estimating the increase in some Sparks revenues, as the development-related impact on these revenues is difficult to estimate, though some impact is expected to occur.
- 3 ACM: Revenues are calculated based on estimated FY 2017-18 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 2017-18 revenue for each source by City of Sparks FY 2017-18 population of **95,726** Source: City of Sparks Budget FY 2018-19.
- 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 \$ **32,931,007** in FY 2017-2018. City of Sparks is estimated to receive **12.14%** of all County C-tax revenue. As a result, the City's portion of GST revenue is estimated at \$ **3,999,302** 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 2015-16 to FY 2017-18.
- 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 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.
- 8 Administrative service (indirect) costs assumed to be impacted by the project are estimated at **23.3%** of direct service costs.
Source: Average percent indirect costs of direct costs for FY 2017-18. Source: City of Sparks Budget, FY 2018-19.
- 9 ACM: Expenditures are calculated based on estimated FY 2017-18 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 2017-18 costs for each source by City of Sparks FY 2017-18 population of **95,726** Source: City of Sparks Budget FY 2018-19.
- 10 See Appendix 6 for calculations and assumptions.
- 11 See Appendix 7 for calculations and assumptions.
- 12 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 \$ **1,284,946** by the total miles City of Sparks streets of **650** and applying to the number of miles added by the development of **13.0** inflated 3% annually.
Source: Expenditures from City of Sparks budget FY 2018-19, City of Sparks streets inventory from City of Sparks Community Services Department.
- 13 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 \$ **1,608,446** by the total miles of City of Sparks streets of **650** and applying to the number of miles added by the development of **13.0** inflated 3% annually. Source: Expenditures and streets inventory from City of Sparks budget FY 2018-19.
- 14 Analysis uses FY 2018-19 amounts as FY 2017-18 numbers were reduced by the one-time shift of some franchise revenues from the Road Fund to the Park & Recreation Project Fund.
- 15 See Appendix 8 for calculation and assumptions.

**APPENDIX 6
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>
2017	-	-	0.01	0.01	-	\$ -	\$ -	\$ -	\$ -
2018	1,433	2.15	0.01	2.16	0.72	267,079	9,220	-	276,300
2019	2,801	4.20	0.05	4.25	1.42	542,099	18,715	95,712	656,526
2020	4,455	6.68	0.09	6.78	2.26	889,867	30,720	95,712	1,016,300
2021	6,110	9.16	0.17	9.33	3.11	1,262,345	43,579	95,712	1,401,636
2022	6,948	10.42	0.24	10.67	3.56	1,485,892	51,297	95,712	1,632,901
2023	7,633	11.45	0.70	12.15	4.05	1,743,638	60,195	95,712	1,899,545
2024	8,319	12.48	0.78	13.25	4.42	1,958,909	67,627	95,712	2,122,248
2025	9,004	13.51	0.84	14.35	4.78	2,184,658	75,420	95,712	2,355,790
2026	9,666	14.50	0.89	15.39	5.13	2,412,626	83,290	95,712	2,591,628
2027	9,935	14.90	0.93	15.83	5.28	2,557,126	88,279	95,712	2,741,116
2028	10,205	15.31	0.97	16.28	5.43	2,708,124	93,491	95,712	2,897,328
2029	10,474	15.71	1.02	16.73	5.58	2,865,881	98,938	95,712	3,060,531
2030	10,678	16.02	1.06	17.08	5.69	3,013,560	104,036	95,712	3,213,308
2031	10,678	16.02	1.10	17.12	5.71	3,111,729	107,425	95,712	3,314,866
2032	10,678	16.02	1.10	17.12	5.71	3,205,081	110,648	95,712	3,411,441
2033	10,678	16.02	1.10	17.12	5.71	3,301,233	113,967	95,712	3,510,912
2034	10,678	16.02	1.10	17.12	5.71	3,400,270	117,386	95,712	3,613,368
2035	10,678	16.02	1.10	17.12	5.71	3,502,278	120,908	95,712	3,718,898
2036	10,678	16.02	1.10	17.12	5.71	3,607,347	124,535	95,712	3,827,594
TOTAL						\$ 44,019,741	\$ 1,519,674	\$ 1,722,821	\$ 47,262,237

APPENDIX 6, 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:

	Annual CFS	Building Sq.Ft.	CFS/Sq.Ft. (000s)	Project Sq.Ft.	Project CFS
Home Depot	52	102,489	0.51		
Costco	102	148,346	0.69		
Kohl's	92	87,888	1.05		
Average			0.75	2,660,318	994

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

However, many visitors to the commercial and office 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 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. Source: City of Sparks Police Department and data from City of Reno Police Department for similar studies.

**APPENDIX 6
CITY OF SPARKS
POLICE DEPARTMENT COST PROJECTIONS**

4. The following City of Sparks salary information is used to estimate operating costs, inflated **3%** annually.
Source: "Online Jobs Page." City of Sparks Human Resources

<u>FY 2018-19</u>	<u>Salary Range</u>		
	<u>Low</u>	<u>High</u>	<u>Average</u>
Police Officer	\$ 53,290	\$ 69,389	\$ 61,339
Sergeant	76,024	91,250	83,637
Crime Analyst	56,347	71,926	64,137
Records Technician	46,426	59,155	52,790
Police Office Assistant	34,757	44,242	39,499
GT/IT Support Specialist	45,760	58,323	52,042
Dispatcher	44,242	56,347	50,294
Weighted Average Officers	\$ 56,131	\$ 72,121	\$ 64,126
Weighted Average Civilians	\$ 41,163	\$ 52,425	\$ 46,794

5. Benefits costs are calculated at **55.3%** of salaries.
Services/Supplies costs calculated at **3.5%** of salaries and benefits.

Source: Three-year average FY 2016-17 through FY 2018-19 from City of Sparks Budget FY 2018-19.

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 7
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>
2017	587	86.0	0.6	86.6	\$ 1,473	\$ 126,748
2018	1,095	147.3	0.6	147.9	1,518	224,394
2019	1,735	231.5	3.7	235.2	1,563	367,653
2020	2,375	315.7	6.8	322.6	1,610	519,306
2021	2,712	363.5	12.2	375.7	1,658	623,021
2022	2,992	404.3	17.7	422.0	1,708	720,756
2023	3,272	445.2	50.9	496.1	1,759	872,707
2024	3,552	486.0	56.3	542.3	1,812	982,747
2025	3,822	525.3	61.3	586.6	1,866	1,094,844
2026	3,922	537.3	64.4	601.8	1,922	1,156,819
2027	4,022	549.4	67.5	616.9	1,980	1,221,528
2028	4,122	561.4	70.6	632.1	2,039	1,289,079
2029	4,198	570.6	73.7	644.3	2,101	1,353,506
2030	4,198	570.6	76.8	647.4	2,164	1,400,819
2031	4,198	570.6	79.9	650.5	2,229	1,449,752
2032	4,198	570.6	82.5	653.1	2,295	1,499,093
2033	4,198	570.6	82.5	653.1	2,364	1,544,066
2034	4,198	570.6	82.5	653.1	2,435	1,590,387
2035	4,198	570.6	82.5	653.1	2,508	1,638,099
2036	4,198	570.6	82.5	653.1	2,584	1,687,242
TOTAL					\$	21,362,567

*CFS-calls for service.

APPENDIX 7, 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 and **0.16** cfs per apartment unit. 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	10.0	148,346	0.07		
Kohl's	5.4	87,888	0.06		
Average			0.06	2,660,318	82.5

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 and office 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 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 8
CITY OF SPARKS
STREET MAINTENANCE COST PROJECTIONS**

YEAR	ADDED SQUARE FEET	ADDED LINEAR FEET	STREET MAINTENANCE					EXTRAORDINARY REPAIR			ANNUALIZED TOTAL 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	
2017	571,200	16,800	\$ -	\$ -	\$ 1,233	\$ -	\$ 1,233	\$ -	\$ -	\$ -	\$ -
2018	234,600	6,900	2,056	21	1,775	857	4,709	-	-	-	-
2019	-	-	2,959	31	1,810	1,233	6,033	-	-	-	-
2020	391,000	11,500	3,018	31	2,742	1,258	7,049	-	-	-	-
2021	391,000	11,500	4,572	48	3,711	1,905	10,236	-	-	-	-
2022	391,000	11,500	6,187	65	4,717	2,578	13,547	233,341	-	-	2,517,681
2023	104,550	3,075	7,865	82	5,066	3,277	16,290	97,753	-	-	2,517,681
2024	85,000	2,500	8,446	88	5,378	3,519	17,431	-	-	-	2,517,681
2025	85,000	2,500	8,967	93	5,700	3,736	18,497	169,504	-	-	2,517,681
2026	79,900	2,350	9,505	99	6,021	3,960	19,584	172,894	-	-	2,517,681
2027	-	-	10,038	105	6,141	4,183	20,467	176,352	2,782,373	-	2,517,681
2028	-	-	10,239	107	6,264	4,266	20,876	48,098	1,165,616	-	2,517,681
2029	-	-	10,444	109	6,389	4,352	21,294	39,886	-	-	2,517,681
2030	-	-	10,653	111	6,517	4,439	21,719	40,684	2,021,178	-	2,517,681
2031	-	-	10,866	113	6,647	4,527	22,154	39,008	2,061,601	-	2,517,681
2032	-	-	11,083	116	6,780	4,618	22,597	284,441	2,102,833	-	2,517,681
2033	-	-	11,305	118	6,916	4,710	23,049	119,161	573,525	-	2,517,681
2034	-	-	11,531	120	7,054	4,805	23,510	-	475,606	-	2,517,681
2035	-	-	11,762	123	7,195	4,901	23,980	206,624	485,118	-	2,517,681
2036	-	-	11,997	125	7,339	4,999	24,460	210,757	465,131	23,793,733	2,517,681
TOTAL	2,333,250	68,625	\$ 163,493	\$ 1,705	\$ 105,394	\$ 68,122	\$ 338,714	\$ 1,838,503	\$ 12,132,981	\$ 23,793,733	\$ 37,765,217

APPENDIX 8, ASSUMPTIONS:

- The development is projected to construct approximately **68,625** linear feet or **2,333,250** square feet of streets to be dedicated to the City for maintenance in the year shown above.

**APPENDIX 8
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, 15, 25	\$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 15-year repair period and dividing by 15 years.