

CERTIFICATE OF VERIFICATION FOR NEIGHBORHOOD MEETING


Signing of this certificate verifies that a neighborhood meeting has been conducted.

Meeting Date: December 4, 2017

Conducted By: Wood Rodgers, Inc. (Andrew Durling)

Number of Neighbors in attendance: 6
(attach sign-in list)


I, Andrew Durling certify that on the above referenced date a neighborhood meeting was conducted to discuss the proposed Master Plan Amendment. A notice was mailed 10 days prior to the meeting to the neighbors located within a 750 foot radius, including a minimum of 30 property owners and notification of all the tenants within any mobile home park located within the 750 foot radius of the area in the proposed Master Plan Amendment.

Signed: 

Name: Andrew Durling



Subscribe and sworn to before this 5th day of December, 2017.


Notary Public in and for said County and State
My commission expires: 11-17-2021

My name is Yinmei Chen

Address 1183 Hushfield Court, Sparks, NV
89436

Home 775-424-3835

I am very interest to RTE Publice -
Transportation, Soon.

Thank you, Yinmei.

Name/Phone # or E-mail:

Comment Card



WOOD RODGERS

Additional Comments or Questions:

~~It~~ Would request that ^{plans with} our access easement
are made in a collaborative way. That
we would be able to have input.

Also have a concern that the orr ditch is
protected. ~~That~~ That plans are made to keep
is clear of debris & dams. We rely on the
water for our livelihood.

Name/Phone # or E-mail:

Cameron Andelin

Cameron Andelin@gmail.com

Comment Card



WOOD RODGERS

Neighborhood Meeting

Join us on December 4, 2017 at the

Spanish Springs Library

7100-A Pyramid Highway

Sparks, NV 89436

5:30 pm to 6:30 pm

You are invited to attend a neighborhood meeting to hear background information about a proposed project located south of La Posada Drive on the east side of Pyramid Way. A request has been made for a Master Plan Amendment to change the land use designation of 3 parcels from 14.1± acres of Multi-Family Residential 24 (MF-24); 50.9± acres of Commercial (C); and 33.6± acres of Employment Center (EC) to 19.1± acres of Multi-Family Residential 24 (MF-24); 45.9± acres of Commercial (C) and 33.6± acres of Employment Center (EC), please join us for a brief presentation followed by time to answer questions.

If you are unable to attend but would like further information, please contact:

Andy Durling | (775) 823-5211 | adurling@woodrogers.com

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If you are unable to attend but would like further information, please contact:

Andy Durling | (775) 823-5211 | adurling@woodrogers.com

AGGARWAL, HARISH M
7212 NOAH CT
SPARKS NV 89436

AICHS, CHAD R
1222 SERENA SPRINGS DR
SPARKS NV 89436

AKHTAR, SOHAIL
2461 EMBLEM ST
SPARKS NV 89436

ALAMILLA, WINSTON A
1270 LULLABROOKE CT
SPARKS NV 89436

ALCUAZ, ARLIDA A et al
7360 AQUENE DR
SPARKS NV 89436

ALFERS, ROBERT M et al
1191 SERENA SPRINGS DR
SPARKS NV 89436

ANDELIN FAMILY TRUST
8100 PYRAMID WAY
SPARKS NV 89436

ANSOTEGUI, LOUIS M & REBECCA J
1188 SERENA SPRINGS DR
SPARKS NV 89436

ARYA, MATTHEW D
187 LONGMEADOW DR
LOS GATOS CA 95032

BAI, ALLEN D
1175 HUSHFIELD CT
SPARKS NV 89436

BARRETT, LAUREL M
55 N SPRING MOUNTAIN CIR
SPARKS NV 89436

BELL TRUST
62 S PATTERSON PL
SPARKS NV 89436

BELTEJAR, REYNOLFO D & NONIE G
3423 W RED COACH AVE
NORTH LAS VEGAS NV 89031

BENO, BRIAN T & CASSANDRA B et a
1151 HUSHFIELD CT
SPARKS NV 89436

BERRY, KREGG
9732 PYRAMID WAY # 102
SPARKS NV 89441

BERTSCH, TERRY E & MIRIAM E
1217 LULLABROOKE CT
SPARKS NV 89436

BILLMAN, ELRIC R et al
7425 AQUENE DR
SPARKS NV 89436

BLODGETT, CRAIG S
4530 EAGLE MOUNTAIN DR
SPARKS NV 89436

BOGGAN, JAMES R & CYNTHIA A
67 S PATTERSON PL
SPARKS NV 89436

BRADT, KEN A & PETRA E
20 N TROPICANA CIR
SPARKS NV 89436

BRANT, ROBERT A & LINDA J
15 N SPRING MOUNTAIN CIR
SPARKS NV 89436

BROWN, JOY T
16850 MAJESTIC VIEW DR
RENO NV 89521

BRUCKER, CHAD D & STEFANI A
1178 SERENA SPRINGS DR
SPARKS NV 89436

CANALE, KAITLIN L
42 S PATTERSON PL
SPARKS NV 89436

CHAIDEZ, DANIEL & JESSICA R
7340 AQUENE CT
SPARKS NV 89436

CHEN, YIN MEI
1183 HUSHFIELD CT
SPARKS NV 89436

CHISHOLM, WILLIAM W & DANELLE S
20 N PATTERSON PL
SPARKS NV 89436

CORDELL, DEREK J & ANDREA J
2495 LINCOLN MEADOWS DR
RENO NV 89521

COSSIO, BENJAMIN A & SHAENCI J
1233 HALCYON CT
SPARKS NV 89436

COTLA, RICO et al
7410 LIVI CT
SPARKS NV 89436

CURTIS, ROBERT B & BONITA L
30 N SPRING MOUNTAIN CIR
SPARKS NV 89436

DABNER, DAVID J & DEBORAH M
1238 HALCYON CT
SPARKS NV 89436

DARGIEWICZ TRUST, DAVID J
7320 AQUENE CT
SPARKS NV 89436

DAVIS, DEREK M
5705 DOLORES DR
SPARKS NV 89436

DBJ HOLDINGS LLC et al
10345 PROFESSIONAL CIR STE 100
RENO NV 89521-3100

DIPIETRO, JAMES A
1076 GREENWING DR
SPARKS NV 89441

DOLORES PROPERTIES INC
9620 OAKLEY LN
RENO NV 89521

FRENCH, ROGER & CARMEN
214 MILKE WAY
SPARKS NV 89436

HAGER, DOUGLAS
624 PANAMA DR
SPARKS NV 89436

HALL, ROSEMARIE
1224 HALCYON CT
SPARKS NV 89436

HATZIMANOLIS, JERRY & SONIA
1290 LULLABROOKE CT
SPARKS NV 89436

HAYES, DARRELL D & PAULA J
17 S SPRING MOUNTAIN CIR
SPARKS NV 89436

HAYES, JENNY
PO BOX 6541
SANTA CLARA CA 95056

HAYES, JOSHUA E & CHERYL E
42 S SPRING MOUNTAIN CIR
SPARKS NV 89436

HEACOCK, DANIEL E & STACIE D
226 MILKE CT
SPARKS NV 89436

HENDERSON, BERTA
1265 LULLABROOKE CT
SPARKS NV 89436

HEWITT, WESLEY E & DANIELLE E
5735 GRASSWOOD DR
SPARKS NV 89436

HIEATT, JAMES J II & KATIE M
1250 LULLABROOKE CT
SPARKS NV 89436

HILL, DAVID T et al
50 N SPRING MOUNTAIN CIR
SPARKS NV 89436

HILL, KATHALEEN A et al
12 S SPRING MOUNTAIN CIR
SPARKS NV 89436

HYDE, TOM R & CAROL A
65 N SPRING MOUNTAIN CIR
SPARKS NV 89436

INURRIAGA, JOSE R M
69 S PATTERSON PL
SPARKS NV 89436

JENNY, ANDREAS C
234 MILKE CT
SPARKS NV 89436

JOHNS, TRAVIS & BRANDI
7380 AQUENE DR
SPARKS NV 89436

JOHNSON, BERNARD G & DENA L
40 N PATTERSON PL
SPARKS NV 89436

JOHNSTON, JODIE L et al
1159 HUSHFIELD CT
SPARKS NV 89436

JONES, CHARLES L
37 S PATTERSON PL
SPARKS NV 89436

JORQUEZ, AUGUSTIN & CYNTHIA
12 S PATTERSON PL
SPARKS NV 89436

KING, JAMES R
1241 HALCYON CT
SPARKS NV 89436

KREMBS, THEODORE & EILEEN
7440 LIVI CT
SPARKS NV 89436

KRIENS, MICHAEL J & BONNIE L
30 N PATTERSON PL
SPARKS NV 89436

LCT INVESTMENTS LLC
2195 CHAROLAISE CIR
SPARKS NV 89431

LEACH, REXANA E
1151 SERENA SPRINGS DR
SPARKS NV 89436

LEISS, CHARLES M III
1530 GLENDALE AVE
SPARKS NV 89431

LINDSEY, DALE W & MICHELLE A
25 N PATTERSON PL
SPARKS NV 89436

LOPEZ-AGUILAR, AGUSTIN
32 S SPRING MOUNTAIN CIR
SPARKS NV 89436

LORD, STEPHEN A & ANGELA D
45 N SPRING MOUNTAIN CIR
SPARKS NV 89436

LUCAS, GREGORY A & SUSAN K
52 S PATTERSON PL
SPARKS NV 89436

MACIAS, RAUL SR
1280 LULLABROOKE CT
SPARKS NV 89436

MACOMBER, PATRICK J & LINDA
27 S SPRING MOUNTAIN CIR
SPARKS NV 89436

MALHOTRA, SHALINI
800 WEST ST UNIT 3318
BRAINTREE MA 02184

MARBLE, JERE D & KAY L
106 LINDBERGH CT
DAYTON NV 89403

MARCINKOWSKI, ADAM et al
3740 MIRA VERDE CT # 132
SANTA CLARA CA 95051

MARKE FAMILY TRUST
60 N PATTERSON PL
SPARKS NV 89436

MARLENE KELLY & JANICE A COPPLE
1025 AMICO DR
SPARKS NV 89434

MARTIN, JOHN A et al
7 MANZANITA TER
CARSON CITY NV 89706

MCDANIEL LIVING TRUST, SCOTT L &
35 N SPRING MOUNTAIN CIR
SPARKS NV 89436

MCPARTLAND, DOUGLAS M & TONI M
5236 CANYON RUN DR
SPARKS NV 89436

MOLL, CHRISTIANN H
7310 AQUENE CT
SPARKS NV 89436

MOONEY, BRANDY
1220 SERENA SPRINGS DR
SPARKS NV 89436

MORGAN, DAVID R & MARIA
1445 FERNSIDE BLVD
ALAMEDA CA 94501

MORGAN, ROBERT D II & ANGELA N
1289 LULLABROOKE CT
SPARKS NV 89436

MORROW, JOSHUA M & COLLEEN R
27 S PATTERSON PL
SPARKS NV 89436

NANILOA INVESTMENT COMPANY LLC
780 S 5600 W
SALT LAKE CITY UT 84104

NANILOA INVESTMENT COMPANY LLC
780 S 5600 W
SALT LAKE CITY UT 84104

NANILOA INVESTMENT COMPANY LLC
780 S 5600 W
SALT LAKE CITY UT 84104

NANILOA INVESTMENT COMPANY LLC
780 S 5600 W
SALT LAKE CITY UT 84104

NANILOA INVESTMENT COMPANY LLC
780 S 5600 W
SALT LAKE CITY UT 84104

NELSON TRUST, MELINDA R
6222 WINSLOW DR
HUNTINGTON BEACH CA 92647

NELSON, BRADLEY J
186 MILKE WAY
SPARKS NV 89436

NIELSEN, CAROL A
22 S SPRING MOUNTAIN CIR
SPARKS NV 89436

NIXON, LINDA M
52 S SPRING MOUNTAIN CIR
SPARKS NV 89436

NORCROSS, GARY L & BETTY J
9015 SPANISH TRAIL DR
SPARKS NV 89441

NORTH SPRINGS ESTATES ASSN
4888 SPARKS BLVD STE 102
SPARKS NV 89436

NORTH SPRINGS ESTATES ASSN
4888 SPARKS BLVD STE 102
SPARKS NV 89436

OJEDA, JESUS J
1201 HALCYON CT
SPARKS NV 89436

OLSON, RON
1167 HUSHFIELD CT
SPARKS NV 89436

ORNELAS, NORMA M et al
7390 AQUENE DR
SPARKS NV 89436

O'ROURKE, CAROLYN J
60 N SPRING MOUNTAIN CIR
SPARKS NV 89436

OWNERS OF DESERT SPRINGS 1
COMMON AREA
NONE

OWNERS OF DESERT SPRINGS 1
COMMON AREA
NONE

OWNERS OF DESERT SPRINGS 1
COMMON AREA
NONE

OWNERS OF DESERT SPRINGS 1
COMMON AREA
NONE

OWNERS OF DESERT SPRINGS 1
COMMON AREA
NONE

PAGAN, STEVE J
1168 SERENA SPRINGS DR
SPARKS NV 89436

PANELLI, ADRIANNE & NICOLAS
32 S PATTERSON PL
SPARKS NV 89436

PARKS, DANIEL W JR & DEE A
21002 NINE MILE CT
RENO NV 89508-6030

PAYNE, YAMILIA I
1227 LULLABROOKE CT
SPARKS NV 89436

PEAK, JASON W
10788 STONE HOLLOW DR
RENO NV 89521

PETERSEN, DAVID
8990 CHIPSHOT TRAIL
RENO NV 89523

PETERSON, DANIELLE
57 S PATTERSON PL
SPARKS NV 89436

PIAZZA, VINCENT P & MELISSA D
37 S SPRING MOUNTAIN CIR
SPARKS NV 89436

PITT, MICHAEL J & NANCY S
7715 ROBERT BANKS BLVD
SPARKS NV 89436

POEHLAND FAMILY TRUST
55 PALM SPRINGS CT
SPARKS NV 89441

POSTON, MICHAELNE A & CARL W
218 MILKE WAY
SPARKS NV 89436

PYRAMID URBAN ACHIEVERS LLC
PO BOX 8069
RENO NV 89507

PYRAMID URBAN ACHIEVERS LLC
PO BOX 8069
RENO NV 89507

QUIGLEY, BEVERLY R et al
1196 HUSHFIELD CT
SPARKS NV 89436

QUINONEZ, DIANA
1319 STICKLEBRACK DR
SPARKS NV 89441

QUONG, FOOK G & ERIKA L
55 N PATTERSON PL
SPARKS NV 89436

RANGEL-RAMOS, SALVADOR et al
1290 SERENA SPRINGS DR
SPARKS NV 89436

RAVEH, AVIV
8091 TIGRE CT
SPARKS NV 89436

RED HAWK LAND COMPANY
6600 N WINGFIELD PKWY
SPARKS NV 89436

RED HAWK LAND COMPANY
6600 N WINGFIELD PKWY
SPARKS NV 89436

RED HAWK LAND COMPANY
6600 N WINGFIELD PKWY
SPARKS NV 89436

REDMOND, JANICE C
45 N PATTERSON PL
SPARKS NV 89436

REED, CURT L & LINDA C
PO BOX 3902
SPARKS NV 89432

REGIONAL TRANS COMM WASHOE CO
1105 TERMINAL WAY STE 108
RENO NV 89502

RIDGEWAY LIVING TRUST, DOROTHY
M
2938 MARK WEST STATION RD
WINDSOR CA 95492

RITTER, SCOTT E
206 MILKE WAY
SPARKS NV 89436

ROBINSON, SONIA A
1260 LULLABROOKE CT
SPARKS NV 89436

ROSE LIVING TRUST
67 MARILYN MAE DR
SPARKS NV 89441

ROSS, JARAD D et al
1239 LULLABROOKE CT
SPARKS NV 89436

ROWE, NICHOLAS et al
1225 HALCYON CT
SPARKS NV 89436

RRW STONEBROOK LLC
11990 SAN VICENTE BLVD STE 200
LOS ANGELES CA 90049

RRW STONEBROOK LLC
11990 SAN VICENTE BLVD STE 200
LOS ANGELES CA 90049

SANDERS, RONALD B & LINDA M
65 N PATTERSON PL
SPARKS NV 89436

SCHLARMAN, MARK L & SUE Y
47 S SPRING MOUNTAIN CIR
SPARKS NV 89436

SCHOLZ TRUST, ANDREW M
9755 PASSA TEMPO DR
RENO NV 89511

SEIDL, JESSICA
1198 SERENA SPRINGS DR
SPARKS NV 89436

SERENA SPRINGS HOMEOWNERS
ASSN
639 ISBELL RD STE 280
RENO NV 89509

SERENA SPRINGS HOMEOWNERS
ASSN
639 ISBELL RD STE 280
RENO NV 89509

SERENA SPRINGS HOMEOWNERS
ASSN
639 ISBELL RD STE 280
RENO NV 89509

SERENA SPRINGS HOMEOWNERS
ASSN
639 ISBELL RD STE 280
RENO NV 89509

SERENITY PLACE LLC
616 W 4TH ST
RENO NV 89503

SHAH, REHANA ALI
1435 E 4TH ST
RENO NV 89512

SHAH, REHANA ALI
1435 E 4TH ST
RENO NV 89512

SHARPES, KIM D
1209 HALCYON CT
SPARKS NV 89436

SHELTON, REECE C
5725 DOLORES DR
SPARKS NV 89436

SHORTER, JOHN A III & LINDA
10 N SPRING MOUNTAIN CIR
SPARKS NV 89436

SHURLEY, JEFFREY E et al
22 S PATTERSON PL
SPARKS NV 89436

SIERRA VISTA PROPERTIES
PO BOX 30
OLA ID 83657

SIERRA VISTA PROPERTIES
PO BOX 30
OLA ID 83657

SISSON, ROGER D & STACEY A
35 N PATTERSON PL
SPARKS NV 89436

SMITH, GLENN B & SARAH B
57 S SPRING MOUNTAIN CIR
SPARKS NV 89436

STEVENS, ROGER D & DONNA D
20 N SPRING MOUNTAIN CIR
SPARKS NV 89436

SULLIVAN FAMILY 1992 TRUST
4685 FIRTREE LN
SPARKS NV 89436

SULLIVAN FAMILY 1992 TRUST
4685 FIRTREE LN
SPARKS NV 89436

SULLIVAN FAMILY 1992 TRUST
4685 FIRTREE LN
SPARKS NV 89436

THOMAS, JAN P
PO BOX 2166
STATELINE NV 89449

TICE, PETE
2705 MOON WAVE AVE
NORTH LAS VEGAS NV 89031

TRAPANESE, THOMAS R
198 MILKE WAY
SPARKS NV 89436

TURPEN TRUST, DOUGLAS D & LAURA
2307 ADARA CT
SPARKS NV 89441

UNITED STATES OF AMERICA TTEE
1677 HOT SPRINGS RD
CARSON CITY NV 89706

UNITED STATES OF AMERICA TTEE
311 E WASHINGTON ST
CARSON CITY NV 89701

VANICA, JAMIE A
5935 GRASS VALLEY RD
RENO NV 89510

VIEYRA RUIZ, OTONIEL
50 N PATTERSON PL
SPARKS NV 89436

WALKER, LISA K
1214 SERENA SPRINGS DR
SPARKS NV 89436

WASHOE COUNTY
PO BOX 11130
RENO NV 89520

WASHOE COUNTY
PO BOX 11130
RENO NV 89520

WEAVER FAMILY LIVING TRUST
31503 STARDUST LN
VALLEY CENTER CA 92082

WENTZ, MATTHEW J
1230 SERENA SPRINGS DR
SPARKS NV 89436

WHITES CREEK AT SPARKS LLC et al
PO BOX 7550
RENO NV 89510

WONG TRUST, ROLAND J & JENNY S
35 KEMLINE CT
ALAMO CA 94507

WOODRUM, AUSTIN T & MARILYN A
17 S PATTERSON PL
SPARKS NV 89436

WORK, STEVEN J et al
7370 AQUENE DR
SPARKS NV 89436

YAHNE, MICHAEL J & JACQUALYNN M
7323 AQUENE CT
SPARKS NV 89436

ZIMMERMAN, HANNAH R & JOSHUA R
1176 HUSHFIELD CT
SPARKS NV 89436

June 29, 2018

Mr. Andrew D. Durling, AICP, LEED AP
Wood Rodgers, Inc.
1361 Corporate Boulevard
Reno, NV 89502

Re: Update of Fiscal Impact Analysis of Proposed Stonebrook West Development

Dear Mr. Durling:

Per your request, I updated the fiscal impact analysis of the proposed Stonebrook West project originally conducted in November 2017. The update includes the following changes:

1. Increase of total residential units from 630 to 740 units.
2. Decrease of commercial square footage from 746,000 to 700,000 square feet.

Use Type	November 2017 Report	June 2018 Update
Residential Units		
Single Family	390	440
Apartment	240	300
Total	630	740
Commercial Sq. Ft.		
Gen. Commercial	416,000	335,000
Office	330,000	365,000
Total	746,000	700,000

These updates impact both the General and Road Funds considered in the fiscal impact analysis. Table 1 below shows a summary of estimated impacts of Stonebrook West project on the City of Sparks General Fund from the original November 2017 report and the June 2018 update. The table shows General Fund surplus, over the 20-year analysis period, is expected to decrease from \$8.2 million in the original report to \$7.6 million in the June 2018 update.

Table 1. Comparison of General Fund Impacts

November 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	\$ 29,692	\$ -	\$ 29,692	\$ 29,692	2018	\$ 26,024	\$ -	\$ 26,024	\$ 26,024
2019	168,840	149,641	19,198	48,891	2019	157,642	119,601	38,041	64,065
2020	602,760	534,966	67,794	116,685	2020	560,014	479,465	80,549	144,614
2021	879,391	717,879	161,512	278,196	2021	943,046	793,843	149,203	293,817
2022	1,132,255	877,675	254,580	532,776	2022	1,240,366	1,002,971	237,395	531,212
2023	1,265,610	917,729	347,881	880,657	2023	1,368,873	1,042,386	326,487	857,699
2024	1,365,893	944,426	421,468	1,302,125	2024	1,463,051	1,072,822	390,229	1,247,928
2025	1,406,870	971,923	434,947	1,737,072	2025	1,506,942	1,104,172	402,771	1,650,698
2026	1,449,076	1,000,246	448,831	2,185,903	2026	1,552,150	1,136,461	415,689	2,066,387
2027	1,492,549	1,029,418	463,131	2,649,034	2027	1,598,715	1,169,720	428,995	2,495,382
2028	1,537,325	1,059,465	477,860	3,126,894	2028	1,646,676	1,203,976	442,700	2,938,082
2029	1,583,445	1,090,414	493,031	3,619,925	2029	1,696,077	1,239,260	456,816	3,394,898
2030	1,630,948	1,122,291	508,657	4,128,582	2030	1,746,959	1,275,603	471,356	3,866,254
2031	1,679,877	1,155,124	524,752	4,653,334	2031	1,799,368	1,313,036	486,332	4,352,586
2032	1,730,273	1,188,943	541,330	5,194,665	2032	1,853,349	1,351,592	501,757	4,854,343
2033	1,782,181	1,223,776	558,405	5,753,070	2033	1,908,949	1,391,304	517,645	5,371,988
2034	1,835,646	1,259,654	575,993	6,329,062	2034	1,966,218	1,432,208	534,010	5,905,998
2035	1,890,716	1,296,608	594,108	6,923,170	2035	2,025,204	1,474,339	550,865	6,456,863
2036	1,947,437	1,334,671	612,766	7,535,936	2036	2,085,960	1,517,734	568,226	7,025,090
2037	2,005,860	1,373,876	631,984	8,167,920	2037	2,148,539	1,562,431	586,108	7,611,198
Total	\$ 27,416,644	\$ 19,248,723	\$ 8,167,920		Total	\$ 29,294,123	\$ 21,682,925	\$ 7,611,198	

Table 2. Comparison of Road Fund Impacts

November 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	-	247	(247)	(247)	2019	-	247	(247)	(247)
2020	42,975	473,853	(430,879)	(431,126)	2020	33,094	473,853	(440,759)	(441,006)
2021	61,389	475,677	(414,288)	(845,414)	2021	68,174	475,677	(407,503)	(848,509)
2022	80,870	477,018	(396,148)	(1,241,562)	2022	94,642	477,018	(382,376)	(1,230,885)
2023	83,296	477,109	(393,813)	(1,635,374)	2023	97,482	477,109	(379,627)	(1,610,512)
2024	85,795	477,201	(391,406)	(2,026,781)	2024	100,406	477,201	(376,795)	(1,987,307)
2025	88,369	477,296	(388,927)	(2,415,708)	2025	103,418	477,296	(373,877)	(2,361,185)
2026	91,020	477,392	(386,372)	(2,802,080)	2026	106,521	477,392	(370,871)	(2,732,056)
2027	93,750	477,490	(383,740)	(3,185,819)	2027	109,716	477,490	(367,774)	(3,099,829)
2028	96,563	477,590	(381,027)	(3,566,846)	2028	113,008	477,590	(364,582)	(3,464,411)
2029	99,460	477,692	(378,232)	(3,945,079)	2029	116,398	477,692	(361,294)	(3,825,705)
2030	102,444	477,796	(375,353)	(4,320,432)	2030	119,890	477,796	(357,906)	(4,183,612)
2031	105,517	477,903	(372,386)	(4,692,817)	2031	123,487	477,903	(354,416)	(4,538,027)
2032	108,682	478,011	(369,329)	(5,062,146)	2032	127,191	478,011	(350,820)	(4,888,847)
2033	111,943	478,121	(366,179)	(5,428,324)	2033	131,007	478,121	(347,114)	(5,235,961)
2034	115,301	478,234	(362,933)	(5,791,258)	2034	134,937	478,234	(343,297)	(5,579,258)
2035	118,760	478,349	(359,589)	(6,150,847)	2035	138,986	478,349	(339,364)	(5,918,622)
2036	122,323	478,467	(356,144)	(6,506,990)	2036	143,155	478,467	(335,311)	(6,253,933)
2037	125,993	478,586	(352,594)	(6,859,584)	2037	147,450	478,586	(331,136)	(6,585,070)
Total	\$ 1,734,449	\$ 8,594,033	\$ (6,859,584)		Total	\$ 2,008,963	\$ 8,594,033	\$ (6,585,070)	

Table 1 shows the increase in residential units leads to an increase in General Fund revenues, but also a higher increase in General Fund costs, resulting in a slightly lower surplus to the City's General Fund than estimated in the November 2017 report.

Table 2 shows the comparison of the impacts of Stonebrook West project on the City's Road Fund over the 20-year analysis period. The November 2017 report found a deficit for the Road Fund of \$6.9 million over the 20-year analysis period. The June 2018 update estimates the deficit will decline slightly to \$6.6 million. This is due to the increase in Road Fund revenues from an increase in residential units, as many Fund revenues are related to population changes. The developer does not expect any changes to the length of roads shown in the November 2017 report, resulting in no changes to Road Fund cost estimates.

The above analysis shows that the Stonebrook West project, as revised, is 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.

Updated Appendices 1-9 of the fiscal impact analysis are attached. No changes to methodology or other inputs (other than discussed above) were made in the June 2018 update. Please see the original November 2017 report for methodology, assumptions, and other information.

Please contact me with any questions or concerns.

Sincerely,

A handwritten signature in black ink that reads "Eugenia Larmore". The signature is written in a cursive, flowing style.

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	Single Family	-	-	\$ 6,260,605	\$ -	\$ -
	Apartments	-	-	1,725,000	-	-
	Commercial	-	-	1,185,253	-	-
	Office	-	-	1,825,000	-	-
	Open Space	-	-	278,469	-	-
Subtotal		-	-	11,274,327	-	-
2019	Single Family	234,000	130	6,260,605	24,804,000	12,402,000
	Apartments	90,000	150	1,725,000	14,040,000	7,020,000
	Commercial	67,000	-	1,185,253	12,060,000	6,030,000
	Office	73,000	-	1,825,000	14,600,000	7,300,000
	Open Space	-	-	-	-	-
Subtotal		464,000	280	10,995,858	65,504,000	32,752,000
2020	Single Family	234,000	130	8,668,529	24,804,000	12,402,000
	Apartments	90,000	150	-	14,040,000	7,020,000
	Commercial	67,000	-	1,185,253	12,060,000	6,030,000
	Office	73,000	-	1,825,000	14,600,000	7,300,000
	Open Space	-	-	-	-	-
Subtotal		464,000	280	11,678,783	65,504,000	32,752,000
2021	Single Family	324,000	180	-	34,344,000	17,172,000
	Apartments	-	-	-	-	-
	Commercial	67,000	-	1,185,253	12,060,000	6,030,000
	Office	73,000	-	1,825,000	14,600,000	7,300,000
	Open Space	-	-	-	-	-
Subtotal		464,000	180	3,010,253	61,004,000	30,502,000
2022	Single Family	-	-	-	-	-
	Apartments	-	-	-	-	-
	Commercial	67,000	-	1,185,253	12,060,000	6,030,000
	Office	73,000	-	1,825,000	14,600,000	7,300,000
	Open Space	-	-	-	-	-
Subtotal		140,000	-	3,010,253	26,660,000	13,330,000
2023	Single Family	-	-	-	-	-
	Apartments	-	-	-	-	-
	Commercial	67,000	-	-	12,060,000	6,030,000
	Office	73,000	-	-	14,600,000	7,300,000
	Open Space	-	-	-	-	-
Subtotal		140,000	-	-	26,660,000	13,330,000
TOTAL		1,672,000	740	\$ 39,969,474	\$ 245,332,000	\$ 122,666,000

APPENDIX 1, ASSUMPTIONS:

1. The following land and building costs represent the Developer's best estimate in 2018. 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>Improvements Cost/Sq.Ft.</u>	<u>Land Value/ Unit</u>
Single Family	54.2	440	792,000	\$ 106	\$ 48,158
Apartments	19.1	300	180,000	\$ 156	\$ 11,500

Source: Number of acres, units, square footage, and construction cost from Developer. Land value from comparable developments around the project. 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/ Sq.Ft.</u>
General Comm.	38.6	335,000	\$ 180	\$ 17.69
Office	33.6	365,000	\$ 200	\$ 25.00

Source: Number of acres and square footage from Developer. Construction cost from similar projects. Land value from comparable developments around the project. Source: Washoe County Assessor's website.

APPENDIX 1
BUILDOUT ASSUMPTIONS,

c) Open Space:

Parcel Number	2018 Taxable Value			Acres	Land Value/ Acre
	Land	Buildings	Total		
528-020-19	\$ 220,500	\$ -	\$ 220,500	13.89	\$ 15,874
528-020-16	1,012,000	-	1,012,000	42.28	23,934
528-020-20	2,061,550	-	2,061,550	101.95	20,221
528-020-21	248,500	54,567	303,067	9.94	25,000
Total	\$ 3,542,550	\$ 54,567	\$ 3,597,117	168.06	

Analysis assumes open space (13.1 acres) land value will remain at the same level as the average existing taxable value per acre for the undeveloped parcels of the Project (land use 100). Source: Washoe County Assessor's website.

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

YEAR	USE TYPE	# OF UNITS BUILT	CUMUL. # OF OCCUPIED UNITS	SQUARE FEET CONSTRUCTED	CUMUL. NO. OF RESIDENTS	CUMUL. NO. OF EMPLOYEES	% OF SPARKS POPULATION
2018	Single Family	-	-	-	-	-	0.00%
	Apartments	-	-	-	-	-	0.00%
	Commercial	-	-	-	-	-	0.00%
	Office	-	-	-	-	-	0.00%
	Open Space	-	-	-	-	-	0.00%
Subtotal		-	-	-	-	-	0.00%
2019	Single Family	130	-	234,000	-	-	0.00%
	Apartments	150	-	90,000	-	-	0.00%
	Commercial	-	-	67,000	-	80	0.00%
	Office	-	-	73,000	-	154	0.00%
	Open Space	-	-	-	-	-	0.00%
Subtotal		280	-	464,000	-	234	0.00%
2020	Single Family	130	125	234,000	350	-	0.37%
	Apartments	150	143	90,000	347	-	0.37%
	Commercial	-	-	67,000	-	160	0.00%
	Office	-	-	73,000	-	307	0.00%
	Open Space	-	-	-	-	-	0.00%
Subtotal		280	269	464,000	697	467	0.74%
2021	Single Family	180	251	324,000	700	-	0.75%
	Apartments	-	287	-	693	-	0.74%
	Commercial	-	-	67,000	-	240	0.00%
	Office	-	-	73,000	-	461	0.00%
	Open Space	-	-	-	-	-	0.00%
Subtotal		180	537	464,000	1,393	701	1.49%
2022	Single Family	-	425	-	1,185	-	1.27%
	Apartments	-	287	-	693	-	0.74%
	Commercial	-	-	67,000	-	320	0.00%
	Office	-	-	73,000	-	615	0.00%
	Open Space	-	-	-	-	-	0.00%
Subtotal		-	711	140,000	1,878	935	2.01%
2023	Single Family	-	425	-	1,185	-	1.27%
	Apartments	-	287	-	693	-	0.74%
	Commercial	-	-	67,000	-	400	0.00%
	Office	-	-	73,000	-	768	0.00%
	Open Space	-	-	-	-	-	0.00%
Subtotal		-	711	140,000	1,878	1,169	2.01%
2024	Single Family	-	425	-	1,185	-	1.27%
	Apartments	-	287	-	693	-	0.74%
	Commercial	-	-	-	-	400	0.00%
	Office	-	-	-	-	768	0.00%
	Open Space	-	-	-	-	-	0.00%
Subtotal		-	711	-	1,878	1,169	2.01%
TOTAL		740		1,672,000			

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.
 Occupied multi-family units are estimated using a long-term vacancy rate of 4.5%, the average national vacancy rate of rental units of 4-5%. This is consistent with the long-term historical apartment vacancy rate for Sparks as reported by Johnson Perkins Griffin, Apartment Surveys.
- 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, US Census Bureau. Data for Sparks, Nevada.

APPENDIX 2
CITY OF SPARKS
ESTIMATED NUMBER OF RESIDENTS AND EMPLOYEES

4. 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	335,000	837	400
Office	365,000	475	<u>768</u>
			1,169

5. 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.
6. 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

YEAR	USE TYPE	TAXABLE LAND VALUE (\$)	TAXABLE IMPROVEMENT VALUE (\$)	CUMULATIVE TOTAL TAX. VALUE (\$)	CUMULATIVE ASSESSED VALUE (\$)	GENERAL FUND REVENUE	AB 104 REVENUE
2018	Single Family	\$ 5,049,973	\$ -	\$ 5,049,973	\$ 1,767,490	\$ 16,964	\$ 36
	Apartments	1,298,375	-	1,298,375	454,431	4,362	9
	Commercial	323,069	-	323,069	113,074	1,085	2
	Office	1,058,973	-	1,058,973	370,640	3,557	8
	Open Space	-	-	-	-	-	-
Subtotal		7,730,389	-	7,730,389	2,705,636	25,969	55
2019	Single Family	6,260,605	24,749,433	11,462,076	4,011,727	38,505	82
	Apartments	1,725,000	14,040,000	3,062,326	1,071,814	10,287	22
	Commercial	1,185,253	12,060,000	1,518,014	531,305	5,099	11
	Office	1,825,000	14,600,000	2,915,742	1,020,510	9,795	21
	Open Space	-	-	-	-	-	-
Subtotal		10,995,858	65,449,433	18,958,159	6,635,356	63,686	135
2020	Single Family	8,668,529	24,804,000	45,966,384	16,088,234	154,415	328
	Apartments	-	14,040,000	17,615,396	6,165,389	59,175	126
	Commercial	1,185,253	12,060,000	15,170,608	5,309,713	50,963	108
	Office	1,825,000	14,600,000	19,866,214	6,953,175	66,737	142
	Open Space	-	-	-	-	-	-
Subtotal		11,678,783	65,504,000	98,618,602	34,516,511	331,289	703
2021	Single Family	-	34,344,000	72,893,495	25,512,723	244,871	520
	Apartments	-	-	32,605,058	11,411,770	109,530	233
	Commercial	1,185,253	12,060,000	29,232,780	10,231,473	98,202	208
	Office	1,825,000	14,600,000	37,325,200	13,063,820	125,387	266
	Open Space	-	-	-	-	-	-
Subtotal		3,010,253	61,004,000	172,056,533	60,219,787	577,990	1,227
2022	Single Family	-	-	110,454,620	38,659,117	371,050	788
	Apartments	-	-	33,583,210	11,754,123	112,816	239
	Commercial	1,185,253	12,060,000	43,716,816	15,300,886	146,858	312
	Office	1,825,000	14,600,000	55,307,956	19,357,785	185,796	394
	Open Space	-	-	-	-	-	-
Subtotal		3,010,253	26,660,000	243,062,603	85,071,911	816,520	1,733
2023	Single Family	-	-	113,768,259	39,818,891	382,182	811
	Apartments	-	-	34,590,706	12,106,747	116,201	247
	Commercial	-	12,060,000	57,450,121	20,107,542	192,992	410
	Office	-	14,600,000	72,005,195	25,201,818	241,887	513
	Open Space	-	-	-	-	-	-
Subtotal		-	26,660,000	277,814,281	97,234,998	933,262	1,981
2024	Single Family	-	-	117,181,307	41,013,457	393,647	836
	Apartments	-	-	35,628,427	12,469,950	119,687	254
	Commercial	-	-	71,595,424	25,058,398	240,511	511
	Office	-	-	89,203,351	31,221,173	299,661	636
	Open Space	-	-	-	-	-	-
Subtotal		-	-	313,608,509	109,762,978	1,053,505	2,236
2025	Single Family	-	-	120,696,746	42,243,861	405,457	861
	Apartments	-	-	36,697,280	12,844,048	123,277	262
	Commercial	-	-	73,743,287	25,810,150	247,726	526
	Office	-	-	91,879,452	32,157,808	308,651	655
	Open Space	-	-	-	-	-	-
Subtotal		-	-	323,016,765	113,055,868	1,085,110	2,303
2026	Single Family	-	-	124,317,648	43,511,177	417,620	886
	Apartments	-	-	37,798,198	13,229,369	126,975	270
	Commercial	-	-	75,955,586	26,584,455	255,158	542
	Office	-	-	94,635,835	33,122,542	317,910	675
	Open Space	-	-	-	-	-	-
Subtotal		-	-	332,707,267	116,447,544	1,117,664	2,372

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
2027	Single Family	-	-	128,047,178	44,816,512	430,149	913
	Apartments	-	-	38,932,144	13,626,251	130,785	278
	Commercial	-	-	78,234,253	27,381,989	262,812	558
	Office	-	-	97,474,910	34,116,219	327,447	695
	Open Space	-	-	-	-	-	-
Subtotal		-	-	342,688,486	119,940,970	1,151,193	2,444
2028	Single Family	-	-	131,888,593	46,161,008	443,053	940
	Apartments	-	-	40,100,109	14,035,038	134,708	286
	Commercial	-	-	80,581,281	28,203,448	270,697	575
	Office	-	-	100,399,157	35,139,705	337,271	716
	Open Space	-	-	-	-	-	-
Subtotal		-	-	352,969,140	123,539,199	1,185,729	2,517
2029	Single Family	-	-	135,845,251	47,545,838	456,345	969
	Apartments	-	-	41,303,112	14,456,089	138,750	295
	Commercial	-	-	82,998,719	29,049,552	278,818	592
	Office	-	-	103,411,132	36,193,896	347,389	737
	Open Space	-	-	-	-	-	-
Subtotal		-	-	363,558,214	127,245,375	1,221,301	2,592
2030	Single Family	-	-	139,920,608	48,972,213	470,035	998
	Apartments	-	-	42,542,205	14,889,772	142,912	303
	Commercial	-	-	85,488,681	29,921,038	287,182	610
	Office	-	-	106,513,466	37,279,713	357,811	760
	Open Space	-	-	-	-	-	-
Subtotal		-	-	374,464,961	131,062,736	1,257,940	2,670
2031	Single Family	-	-	144,118,227	50,441,379	484,136	1,028
	Apartments	-	-	43,818,472	15,336,465	147,199	312
	Commercial	-	-	88,053,341	30,818,669	295,798	628
	Office	-	-	109,708,870	38,398,105	368,545	782
	Open Space	-	-	-	-	-	-
Subtotal		-	-	385,698,910	134,994,618	1,295,678	2,750
2032	Single Family	-	-	148,441,773	51,954,621	498,660	1,059
	Apartments	-	-	45,133,026	15,796,559	151,615	322
	Commercial	-	-	90,694,941	31,743,230	304,672	647
	Office	-	-	113,000,136	39,550,048	379,601	806
	Open Space	-	-	-	-	-	-
Subtotal		-	-	397,269,877	139,044,457	1,334,549	2,833
2033	Single Family	-	-	152,895,027	53,513,259	513,620	1,090
	Apartments	-	-	46,487,016	16,270,456	156,164	331
	Commercial	-	-	93,415,790	32,695,526	313,812	666
	Office	-	-	116,390,140	40,736,549	390,989	830
	Open Space	-	-	-	-	-	-
Subtotal		-	-	409,187,973	143,215,791	1,374,585	2,918
2034	Single Family	-	-	157,481,877	55,118,657	529,029	1,123
	Apartments	-	-	47,881,627	16,758,569	160,849	341
	Commercial	-	-	96,218,263	33,676,392	323,226	686
	Office	-	-	119,881,845	41,958,646	402,719	855
	Open Space	-	-	-	-	-	-
Subtotal		-	-	421,463,612	147,512,264	1,415,823	3,005
2035	Single Family	-	-	162,206,334	56,772,217	544,900	1,157
	Apartments	-	-	49,318,076	17,261,327	165,674	352
	Commercial	-	-	99,104,811	34,686,684	332,923	707
	Office	-	-	123,478,300	43,217,405	414,801	880
	Open Space	-	-	-	-	-	-
Subtotal		-	-	434,107,521	151,937,632	1,458,297	3,096

**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
2036	Single Family	-	-	167,072,524	58,475,383	561,247	1,191
	Apartments	-	-	50,797,618	17,779,166	170,644	362
	Commercial	-	-	102,077,956	35,727,284	342,910	728
	Office	-	-	127,182,649	44,513,927	427,245	907
	Open Space	-	-	-	-	-	-
Subtotal		-	-	447,130,746	156,495,761	1,502,046	3,188
2037	Single Family	-	-	172,084,699	60,229,645	578,084	1,227
	Apartments	-	-	52,321,547	18,312,541	175,764	373
	Commercial	-	-	105,140,294	36,799,103	353,198	750
	Office	-	-	130,998,128	45,849,345	440,062	934
	Open Space	-	-	-	-	-	-
Subtotal		-	-	460,544,669	161,190,634	1,547,108	3,284
TOTAL		\$ 36,425,536	\$ 245,277,433			\$ 20,749,245	\$ 44,045

APPENDIX 3, ASSUMPTIONS:

1. As the project's parcels currently generate property tax revenue for the City, the existing FY 2017-18 taxable land and improvements value of the project is subtracted from Taxable Land Value estimated in Appendix 1 in 2018 and Taxable Improvement Value in 2019, based on the acreage dedicated to each use. The project's existing taxable value is shown in Appendix 1.
2. Taxable value of land and improvements is estimated in Appendix 1.
3. Land and improvement taxable values are inflated by **3.0%** annually, the maximum allowed increase for owner-occupied properties. This may be conservative for renter-occupied homes and commercial uses in the project, which can increase up to 8% per year.
4. 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.
5. 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.
6. 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

YEAR	USE TYPE	CONSTR. MATERIALS COST	HOUSEHOLD EXPENDITURES	TOTAL TAXABLE SALES	CCRT SALES TAX REVENUE	AB 104 SALES TAX REVENUE
2018	Single Family	\$ -	\$ -	\$ -	\$ -	\$ -
	Apartments	-	-	-	-	-
	Commercial	-	-	-	-	-
	Office	-	-	-	-	-
	Open Space	-	-	-	-	-
Subtotal		-	-	-	-	-
2019	Single Family	12,402,000	-	12,402,000	33,245	2,282
	Apartments	7,020,000	-	7,020,000	18,818	1,292
	Commercial	6,030,000	-	6,030,000	16,164	1,109
	Office	7,300,000	-	7,300,000	19,568	1,343
	Open Space	-	-	-	-	-
Subtotal		32,752,000	-	32,752,000	87,795	6,026
2020	Single Family	12,402,000	2,362,843	14,764,843	39,578	2,716
	Apartments	7,020,000	2,273,779	9,293,779	24,913	1,710
	Commercial	6,030,000	-	6,030,000	16,164	1,109
	Office	7,300,000	-	7,300,000	19,568	1,343
	Open Space	-	-	-	-	-
Subtotal		32,752,000	4,636,621	37,388,621	100,223	6,879
2021	Single Family	17,172,000	4,867,456	22,039,456	59,079	4,055
	Apartments	-	4,683,985	4,683,985	12,556	862
	Commercial	6,030,000	-	6,030,000	16,164	1,109
	Office	7,300,000	-	7,300,000	19,568	1,343
	Open Space	-	-	-	-	-
Subtotal		30,502,000	9,551,440	40,053,440	107,367	7,369
2022	Single Family	-	8,484,350	8,484,350	22,743	1,561
	Apartments	-	4,824,504	4,824,504	12,933	888
	Commercial	6,030,000	-	6,030,000	16,164	1,109
	Office	7,300,000	-	7,300,000	19,568	1,343
	Open Space	-	-	-	-	-
Subtotal		13,330,000	13,308,854	26,638,854	71,408	4,901
2023	Single Family	-	8,738,880	8,738,880	23,425	1,608
	Apartments	-	4,969,239	4,969,239	13,320	914
	Commercial	6,030,000	-	6,030,000	16,164	1,109
	Office	7,300,000	-	7,300,000	19,568	1,343
	Open Space	-	-	-	-	-
Subtotal		13,330,000	13,708,119	27,038,119	72,478	4,975
2024	Single Family	-	9,001,046	9,001,046	24,128	1,656
	Apartments	-	5,118,316	5,118,316	13,720	942
	Commercial	-	-	-	-	-
	Office	-	-	-	-	-
	Open Space	-	-	-	-	-
Subtotal		-	14,119,363	14,119,363	37,848	2,598
2025	Single Family	-	9,271,078	9,271,078	24,852	1,706
	Apartments	-	5,271,866	5,271,866	14,132	970
	Commercial	-	-	-	-	-
	Office	-	-	-	-	-
	Open Space	-	-	-	-	-
Subtotal		-	14,542,944	14,542,944	38,984	2,676
2026	Single Family	-	9,549,210	9,549,210	25,597	1,757
	Apartments	-	5,430,022	5,430,022	14,556	999
	Commercial	-	-	-	-	-
	Office	-	-	-	-	-
	Open Space	-	-	-	-	-
Subtotal		-	14,979,232	14,979,232	40,153	2,756

APPENDIX 4
CITY OF SPARKS
ESTIMATED SALES TAX REVENUE

YEAR	USE TYPE	CONSTR. MATERIALS COST	HOUSEHOLD EXPENDITURES	TOTAL TAXABLE SALES	CCRT SALES TAX REVENUE	AB 104 SALES TAX REVENUE
2027	Single Family	-	9,835,687	9,835,687	26,365	1,810
	Apartments	-	5,592,923	5,592,923	14,992	1,029
	Commercial	-	-	-	-	-
	Office	-	-	-	-	-
	Open Space	-	-	-	-	-
Subtotal		-	15,428,609	15,428,609	41,358	2,839
2028	Single Family	-	10,130,757	10,130,757	27,156	1,864
	Apartments	-	5,760,710	5,760,710	15,442	1,060
	Commercial	-	-	-	-	-
	Office	-	-	-	-	-
	Open Space	-	-	-	-	-
Subtotal		-	15,891,467	15,891,467	42,598	2,924
2029	Single Family	-	10,434,680	10,434,680	27,971	1,920
	Apartments	-	5,933,532	5,933,532	15,905	1,092
	Commercial	-	-	-	-	-
	Office	-	-	-	-	-
	Open Space	-	-	-	-	-
Subtotal		-	16,368,211	16,368,211	43,876	3,011
2030	Single Family	-	10,747,720	10,747,720	28,810	1,977
	Apartments	-	6,111,538	6,111,538	16,383	1,124
	Commercial	-	-	-	-	-
	Office	-	-	-	-	-
	Open Space	-	-	-	-	-
Subtotal		-	16,859,258	16,859,258	45,193	3,102
2031	Single Family	-	11,070,152	11,070,152	29,675	2,037
	Apartments	-	6,294,884	6,294,884	16,874	1,158
	Commercial	-	-	-	-	-
	Office	-	-	-	-	-
	Open Space	-	-	-	-	-
Subtotal		-	17,365,035	17,365,035	46,548	3,195
2032	Single Family	-	11,402,256	11,402,256	30,565	2,098
	Apartments	-	6,483,730	6,483,730	17,380	1,193
	Commercial	-	-	-	-	-
	Office	-	-	-	-	-
	Open Space	-	-	-	-	-
Subtotal		-	17,885,987	17,885,987	47,945	3,291
2033	Single Family	-	11,744,324	11,744,324	31,482	2,161
	Apartments	-	6,678,242	6,678,242	17,902	1,229
	Commercial	-	-	-	-	-
	Office	-	-	-	-	-
	Open Space	-	-	-	-	-
Subtotal		-	18,422,566	18,422,566	49,383	3,389
2034	Single Family	-	12,096,654	12,096,654	32,426	2,226
	Apartments	-	6,878,589	6,878,589	18,439	1,266
	Commercial	-	-	-	-	-
	Office	-	-	-	-	-
	Open Space	-	-	-	-	-
Subtotal		-	18,975,243	18,975,243	50,865	3,491
2035	Single Family	-	12,459,553	12,459,553	33,399	2,292
	Apartments	-	7,084,947	7,084,947	18,992	1,303
	Commercial	-	-	-	-	-
	Office	-	-	-	-	-
	Open Space	-	-	-	-	-
Subtotal		-	19,544,500	19,544,500	52,391	3,596

**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	Single Family	-	12,833,340	12,833,340	34,401	2,361
	Apartments	-	7,297,495	7,297,495	19,562	1,343
	Commercial	-	-	-	-	-
	Office	-	-	-	-	-
	Open Space	-	-	-	-	-
Subtotal		-	20,130,835	20,130,835	53,962	3,704
2037	Single Family	-	13,218,340	13,218,340	35,433	2,432
	Apartments	-	7,516,420	7,516,420	20,148	1,383
	Commercial	-	-	-	-	-
	Office	-	-	-	-	-
	Open Space	-	-	-	-	-
Subtotal		-	20,734,760	20,734,760	55,581	3,815
TOTAL		\$ 122,666,000	\$ 282,453,047	\$ 405,119,047	\$ 1,085,957	\$ 74,534

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	\$ 62,581	27.5%	Based on price for similar homes in area of \$306,000
Apartments	\$ 38,480	37.7%	Based on rental rate of \$908 per month

Source: Single family home prices from Center for Regional Studies, UNR, data for 1,800 square foot new homes sold in Sparks in 1Q 2017. Apartment rental rates for West Sparks/North Valleys, 600 square foot units, from "Apartment Survey Third Quarter 2017," 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 **12.13%** 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 BUILDING AND IMPACT FEE REVENUE**

YEAR	USE TYPE	ESTIMATED	PRINCIPAL AMOUNT	BUILDING	PLAN	CURRENT	FIRE INSPEC./	REGIONAL	SEWER	RESIDENTIAL	IMPACT FEE SERVICE AREA #1					TOTAL
		BUILDING VALUATION		PERMIT REVENUE	REVIEW REVENUE	PLANNING REVENUE	PLAN REVIEW REVENUE	ROAD REVENUE	CONNECT. REVENUE	PARK TAX REVENUE	SANITARY SEWER	FLOOD CONTROL	REGIONAL PARKS/REC	FIRE STATION		
2018	Single Family	\$ -	\$ 195,290	\$ 186,697	\$ 78,116	\$ 18,200	\$ 85,928	\$ 509,855	\$ 763,786	\$ 130,000	\$ 38,610	\$ 77,090	\$ 101,140	\$ 44,200	\$ 261,040	
	Apartments	-	143,687	137,364	107,765	73,711	63,222	382,214	881,292	140,400	44,550	52,200	116,700	51,000	264,450	
	Commercial	-	45,978	43,955	34,483	23,587	20,230	469,750	-	-	18,693	35,979	-	22,780	77,452	
	Office	-	55,249	52,818	41,437	28,343	24,309	221,487	-	-	6,716	30,149	-	24,820	61,685	
	Open Space	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Subtotal		-	440,203	420,834	261,801	143,840	193,689	1,583,306	1,645,078	270,400	108,569	195,418	217,840	142,800	664,627	
2019	Single Family	24,804,000	195,290	186,697	78,116	18,200	85,928	509,855	763,786	130,000	38,610	77,090	101,140	44,200	261,040	
	Apartments	14,040,000	143,687	137,364	107,765	73,711	63,222	382,214	881,292	140,400	44,550	52,200	116,700	51,000	264,450	
	Commercial	12,060,000	45,978	43,955	34,483	23,587	20,230	469,750	-	-	18,693	35,979	-	22,780	77,452	
	Office	14,600,000	55,249	52,818	41,437	28,343	24,309	221,487	-	-	6,716	30,149	-	24,820	61,685	
	Open Space	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Subtotal		65,504,000	440,203	420,834	261,801	143,840	193,689	1,583,306	1,645,078	270,400	108,569	195,418	217,840	142,800	664,627	
2020	Single Family	24,804,000	270,401	258,504	108,161	25,200	118,977	705,953	1,057,550	180,000	53,460	106,740	140,040	61,200	361,440	
	Apartments	14,040,000	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Commercial	12,060,000	45,978	43,955	34,483	23,587	20,230	469,750	-	-	18,693	35,979	-	22,780	77,452	
	Office	14,600,000	55,249	52,818	41,437	28,343	24,309	221,487	-	-	6,716	30,149	-	24,820	61,685	
	Open Space	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Subtotal		65,504,000	371,628	355,276	184,080	77,129	163,516	1,397,190	1,057,550	180,000	78,869	172,868	140,040	108,800	500,577	
2021	Single Family	34,344,000	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Apartments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Commercial	12,060,000	45,978	43,955	34,483	23,587	20,230	469,750	-	-	18,693	35,979	-	22,780	77,452	
	Office	14,600,000	55,249	52,818	41,437	28,343	24,309	221,487	-	-	6,716	30,149	-	24,820	61,685	
	Open Space	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Subtotal		61,004,000	101,227	96,773	75,920	51,929	44,540	691,238	-	-	25,409	66,128	-	47,600	139,137	
2022	Single Family	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Apartments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Commercial	12,060,000	45,978	43,955	34,483	23,587	20,230	469,750	-	-	18,693	35,979	-	22,780	77,452	
	Office	14,600,000	55,249	52,818	41,437	28,343	24,309	221,487	-	-	6,716	30,149	-	24,820	61,685	
	Open Space	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Subtotal		26,660,000	101,227	96,773	75,920	51,929	44,540	691,238	-	-	25,409	66,128	-	47,600	139,137	
2023	Single Family	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Apartments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Commercial	12,060,000	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Office	14,600,000	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Open Space	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Subtotal		26,660,000	-	-	-	-	-	-	-	-	-	-	-	-	-	
TOTAL		\$ 245,332,000	\$ 1,454,487	\$ 1,390,489	\$ 859,522	\$ 468,668	\$ 639,974	\$ 5,946,277	\$ 4,347,707	\$ 720,800	\$ 346,825	\$ 695,960	\$ 575,720	\$ 489,600	\$ 2,108,105	

APPENDIX 5
CITY OF SPARKS
ESTIMATED BUILDING AND IMPACT FEE REVENUE

APPENDIX 5, ASSUMPTIONS:

1. Building valuation is estimated in Appendix 1. It should be noted that permit fees associated with residential (single family and apartment) 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.
2. 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 apartment and commercial/office buildings is unknown, analysis conservatively assumes one building permit per use per year.
3. 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.
4. Regional Road Impact fee (RRIF) revenue is estimated at:
 - Single Family \$ **3,921.96** per dwelling unit.
 - Multi-Family \$ **2,548.09** per dwelling unit.
 - Commercial \$ **7,011.20** per 1,000 square feet of gross floor area.
 - Office \$ **3,034.07** 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.
5. 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.
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 permit valuation will result in a revenue of \$ **1,908** per unit for single family and \$ **936** per unit for multi-family uses. The alternative of \$1,000 per unit is the lesser of the two options and is used in this calculation of single family tax revenue. For multi-family, the 1% rate is used. Source: Sparks Municipal Code 15.12.0040.
7. The Project is located in Impact Fees Service Area Number 1, with the following fees applied 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
Multi-Family	Dwelling	\$ 297.00	\$ 348.00	\$ 778.00	\$ 340.00
Commercial	1,000 Sq.Ft.	\$ 279.00	\$ 537.00	\$ -	\$ 340.00
Office	1,000 Sq.Ft.	\$ 92.00	\$ 413.00	\$ -	\$ 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	\$ 25,969	\$ 63,686	\$ 331,289	\$ 577,990	\$ 816,520	\$ 933,262	\$ 1,053,505	\$ 1,085,110	\$ 1,117,664	\$ 1,151,193	\$ 7,156,188
Subtotal		\$ 25,969	\$ 63,686	\$ 331,289	\$ 577,990	\$ 816,520	\$ 933,262	\$ 1,053,505	\$ 1,085,110	\$ 1,117,664	\$ 1,151,193	\$ 7,156,188
<u>Licenses and Permits</u>												
Business Licenses ³	\$ 5,878,303	\$ -	\$ -	\$ 47,819	\$ 98,508	\$ 136,753	\$ 140,856	\$ 145,082	\$ 149,434	\$ 153,917	\$ 158,535	\$ 1,030,903
Liquor Licenses ³	252,674	-	-	2,055	4,234	5,878	6,055	6,236	6,423	6,616	6,814	44,313
City Gaming Licenses ²	554,193	-	-	-	-	-	-	-	-	-	-	-
Franchise Fees ³	4,416,852	-	-	35,931	74,017	102,754	105,837	109,012	112,282	115,650	119,120	774,602
Nonbusiness Licenses and Permits ³	53,249	-	-	433	892	1,239	1,276	1,314	1,354	1,394	1,436	9,339
Subtotal	\$ 11,155,271	\$ -	\$ -	\$ 86,239	\$ 177,651	\$ 246,624	\$ 254,023	\$ 261,644	\$ 269,493	\$ 277,578	\$ 285,905	\$ 1,859,157
<u>Intergovernmental Revenue</u>												
Consolidated Tax-CCRT Revenue ⁴	Appendix 4	\$ -	\$ 87,795	\$ 100,223	\$ 107,367	\$ 71,408	\$ 72,478	\$ 37,848	\$ 38,984	\$ 40,153	\$ 41,358	\$ 597,613
Consolidated Tax-Other Revenue ⁵	\$ 3,643,715	-	-	29,641	61,061	84,768	87,311	89,930	92,628	95,407	98,269	639,014
State Distributive Fund-Sales Tax ⁴	Appendix 4	-	6,026	6,879	7,369	4,901	4,975	2,598	2,676	2,756	2,839	41,017
State Distributive Fund-Other ⁶	Appendix 3	55	135	703	1,227	1,733	1,981	2,236	2,303	2,372	2,444	15,190
County Gaming Licenses ²	389,292	-	-	-	-	-	-	-	-	-	-	-
Other Intergovernmental Revenue ⁷	551,354	-	-	-	-	-	-	-	-	-	-	-
Subtotal	\$ 55	\$ 93,956	\$ 137,447	\$ 177,024	\$ 162,810	\$ 166,744	\$ 132,612	\$ 136,591	\$ 140,688	\$ 144,909	\$ 1,292,835	
<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	\$ -	\$ -	\$ 5,040	\$ 10,381	\$ 14,412	\$ 14,844	\$ 15,290	\$ 15,748	\$ 16,221	\$ 16,708	\$ 108,644
<u>Miscellaneous</u>												
Miscellaneous ⁷	\$ 153,669	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
REVENUE TOTAL		\$ 26,024	\$ 157,642	\$ 560,014	\$ 943,046	\$ 1,240,366	\$ 1,368,873	\$ 1,463,051	\$ 1,506,942	\$ 1,552,150	\$ 1,598,715	\$ 10,416,823

**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
<u>EXPENDITURES</u>												
General Government												
Legislative ⁹	\$ 438,791	\$ -	\$ 834	\$ 3,344	\$ 5,537	\$ 6,996	\$ 7,271	\$ 7,483	\$ 7,702	\$ 7,927	\$ 8,159	\$ 55,255
Mayor ⁹	109,556	-	208	835	1,383	1,747	1,815	1,868	1,923	1,979	2,037	13,796
Management Services ⁹	5,966,619	-	11,344	45,478	75,297	95,133	98,871	101,758	104,732	107,794	110,949	751,355
Legal ⁹	1,617,935	-	3,076	12,332	20,418	25,797	26,810	27,593	28,399	29,230	30,085	203,741
Financial Services ⁹	3,044,757	-	5,789	23,207	38,424	48,546	50,454	51,927	53,444	55,007	56,617	383,415
Community Services ⁹	1,032,879	-	1,964	7,873	13,035	16,468	17,116	17,615	18,130	18,660	19,206	130,067
General Government Total	\$ 12,210,537	\$ -	\$ 23,216	\$ 93,069	\$ 154,093	\$ 194,687	\$ 202,337	\$ 208,245	\$ 214,331	\$ 220,598	\$ 227,054	\$ 1,537,630
Judicial												
Judicial ¹⁰	\$ 2,123,457	\$ -	\$ -	\$ 17,274	\$ 35,585	\$ 49,400	\$ 50,882	\$ 52,409	\$ 53,981	\$ 55,600	\$ 57,268	\$ 372,400
Judicial Total	\$ -	\$ -	\$ 17,274	\$ 35,585	\$ 49,400	\$ 50,882	\$ 52,409	\$ 53,981	\$ 55,600	\$ 57,268	\$ 372,400	\$ 372,400
Public Safety												
<u>Police</u>												
Police ¹¹	Appendix 7	\$ -	\$ 3,822	\$ 173,178	\$ 329,893	\$ 449,442	\$ 466,582	\$ 479,934	\$ 493,687	\$ 507,852	\$ 522,442	\$ 3,426,831
<u>Fire</u>												
Fire ¹²	Appendix 8	\$ -	\$ 63,352	\$ 130,506	\$ 172,695	\$ 181,320	\$ 190,307	\$ 196,016	\$ 201,897	\$ 207,953	\$ 214,192	\$ 1,558,238
<u>Community Services</u>												
Community Services ¹³	\$ 1,277,098	\$ -	\$ 11,676	\$ 12,027	\$ 12,387	\$ 12,759	\$ 13,142	\$ 13,536	\$ 13,942	\$ 14,360	\$ 14,791	\$ 118,622
Public Safety Total	\$ -	\$ 78,851	\$ 315,710	\$ 514,975	\$ 643,521	\$ 670,030	\$ 689,486	\$ 709,525	\$ 730,166	\$ 751,426	\$ 5,103,690	\$ 5,103,690
Public Works												
Community Services ¹⁴	\$ 1,480,919	\$ -	\$ 13,540	\$ 13,946	\$ 14,364	\$ 14,795	\$ 15,239	\$ 15,696	\$ 16,167	\$ 16,652	\$ 17,152	\$ 137,553
Public Works Total	\$ -	\$ 13,540	\$ 13,946	\$ 14,364	\$ 14,795	\$ 15,239	\$ 15,696	\$ 16,167	\$ 16,652	\$ 17,152	\$ 137,553	\$ 137,553
Culture and Recreation												
Community Services ¹⁰	\$ 2,883,027	\$ -	\$ -	\$ 23,453	\$ 48,313	\$ 67,071	\$ 69,083	\$ 71,156	\$ 73,290	\$ 75,489	\$ 77,754	\$ 505,609
Culture and Recreation Total	\$ -	\$ -	\$ 23,453	\$ 48,313	\$ 67,071	\$ 69,083	\$ 71,156	\$ 73,290	\$ 75,489	\$ 77,754	\$ 505,609	\$ 505,609

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

	<u>Base Year</u> <u>FY 16-17</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>2027</u>	<u>1ST 10-YEAR</u> <u>SUBTOTAL</u>
Community Support												
Management Services ⁹	\$ 268,707	\$ -	\$ 511	\$ 2,048	\$ 3,391	\$ 4,284	\$ 4,453	\$ 4,583	\$ 4,717	\$ 4,855	\$ 4,997	\$ 33,837
Community Support Total		\$ -	\$ 511	\$ 2,048	\$ 3,391	\$ 4,284	\$ 4,453	\$ 4,583	\$ 4,717	\$ 4,855	\$ 4,997	\$ 33,837
EXPENDITURES SUBTOTAL		\$ -	\$ 116,117	\$ 465,500	\$ 770,722	\$ 973,758	\$ 1,012,025	\$ 1,041,575	\$ 1,072,011	\$ 1,103,361	\$ 1,135,651	\$ 7,690,719
CONTINGENCY	3%	\$ -	\$ 3,484	\$ 13,965	\$ 23,122	\$ 29,213	\$ 30,361	\$ 31,247	\$ 32,160	\$ 33,101	\$ 34,070	\$ 230,722
EXPENDITURES TOTAL		\$ -	\$ 119,601	\$ 479,465	\$ 793,843	\$ 1,002,971	\$ 1,042,386	\$ 1,072,822	\$ 1,104,172	\$ 1,136,461	\$ 1,169,720	\$ 7,921,441
GENERAL FUND SURPLUS/(DEFICIT)		\$ 26,024	\$ 38,041	\$ 80,549	\$ 149,203	\$ 237,395	\$ 326,487	\$ 390,229	\$ 402,771	\$ 415,689	\$ 428,995	\$ 2,495,382
ROAD FUND												
<u>REVENUE</u>												
<u>Licenses and Permits</u>												
Licenses and Permits ^{3,12}	\$ 1,609,563	\$ -	\$ -	\$ 13,094	\$ 26,973	\$ 37,445	\$ 38,568	\$ 39,725	\$ 40,917	\$ 42,145	\$ 43,409	\$ 282,276
Subtotal		\$ -	\$ -	\$ 13,094	\$ 26,973	\$ 37,445	\$ 38,568	\$ 39,725	\$ 40,917	\$ 42,145	\$ 43,409	\$ 282,276
<u>Intergovernmental Revenues</u>												
County Gasoline Tax ³	\$ 665,250	\$ -	\$ -	\$ 5,412	\$ 11,148	\$ 15,476	\$ 15,941	\$ 16,419	\$ 16,912	\$ 17,419	\$ 17,941	\$ 116,668
State Gasoline Tax ³	1,793,365	-	-	14,589	30,053	41,721	42,973	44,262	45,590	46,957	48,366	314,510
Subtotal	2,458,615	\$ -	\$ -	\$ 20,001	\$ 41,201	\$ 57,197	\$ 58,913	\$ 60,681	\$ 62,501	\$ 64,376	\$ 66,307	\$ 431,178
<u>Miscellaneous</u>												
Interest Earned ¹	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
REVENUE TOTAL		\$ -	\$ -	\$ 33,094	\$ 68,174	\$ 94,642	\$ 97,482	\$ 100,406	\$ 103,418	\$ 106,521	\$ 109,716	\$ 713,454
<u>EXPENDITURES</u>												
Public Works ¹⁶	Appendix 9	\$ -	\$ 247	\$ 473,853	\$ 475,677	\$ 477,018	\$ 477,109	\$ 477,201	\$ 477,296	\$ 477,392	\$ 477,490	\$ 3,813,283
EXPENDITURES SUBTOTAL		\$ -	\$ 247	\$ 473,853	\$ 475,677	\$ 477,018	\$ 477,109	\$ 477,201	\$ 477,296	\$ 477,392	\$ 477,490	\$ 3,813,283
CONTINGENCY	0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
EXPENDITURES TOTAL		\$ -	\$ 247	\$ 473,853	\$ 475,677	\$ 477,018	\$ 477,109	\$ 477,201	\$ 477,296	\$ 477,392	\$ 477,490	\$ 3,813,283
ROAD FUND SURPLUS/(DEFICIT)		\$ -	\$ (247)	\$ (440,759)	\$ (407,503)	\$ (382,376)	\$ (379,627)	\$ (376,795)	\$ (373,877)	\$ (370,871)	\$ (367,774)	\$ (3,099,829)

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

	<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 FUND												
<u>REVENUE</u>												
<u>Taxes</u>												
Ad Valorem ¹	\$ 1,185,729	\$ 1,221,301	\$ 1,257,940	\$ 1,295,678	\$ 1,334,549	\$ 1,374,585	\$ 1,415,823	\$ 1,458,297	\$ 1,502,046	\$ 1,547,108	\$ 13,593,057	\$ 20,749,245
Subtotal	\$ 1,185,729	\$ 1,221,301	\$ 1,257,940	\$ 1,295,678	\$ 1,334,549	\$ 1,374,585	\$ 1,415,823	\$ 1,458,297	\$ 1,502,046	\$ 1,547,108	\$ 13,593,057	\$ 20,749,245
<u>Licenses and Permits</u>												
Business Licenses ³	\$ 163,291	\$ 168,189	\$ 173,235	\$ 178,432	\$ 183,785	\$ 189,298	\$ 194,977	\$ 200,827	\$ 206,852	\$ 213,057	\$ 1,871,943	\$ 2,902,846
Liquor Licenses ³	7,019	7,229	7,446	7,670	7,900	8,137	8,381	8,632	8,891	9,158	80,464	124,776
City Gaming Licenses ²	-	-	-	-	-	-	-	-	-	-	-	-
Franchise Fees ³	122,694	126,374	130,166	134,071	138,093	142,236	146,503	150,898	155,425	160,087	1,406,545	2,181,147
Nonbusiness Licenses and Permits ³	1,479	1,524	1,569	1,616	1,665	1,715	1,766	1,819	1,874	1,930	16,957	26,296
Subtotal	\$ 294,482	\$ 303,317	\$ 312,416	\$ 321,789	\$ 331,442	\$ 341,386	\$ 351,627	\$ 362,176	\$ 373,041	\$ 384,233	\$ 3,375,909	\$ 5,235,065
<u>Intergovernmental Revenue</u>												
Consolidated Tax-CCRT Revenue ⁴	\$ 42,598	\$ 43,876	\$ 45,193	\$ 46,548	\$ 47,945	\$ 49,383	\$ 50,865	\$ 52,391	\$ 53,962	\$ 55,581	\$ 488,344	\$ 1,085,957
Consolidated Tax-Other Revenue ⁵	101,217	104,253	107,381	110,603	113,921	117,338	120,858	124,484	128,219	132,065	1,160,339	1,799,353
State Distributive Fund-Sales Tax ⁴	2,924	3,011	3,102	3,195	3,291	3,389	3,491	3,596	3,704	3,815	33,517	74,534
State Distributive Fund-Other ⁶	2,517	2,592	2,670	2,750	2,833	2,918	3,005	3,096	3,188	3,284	28,854	44,045
County Gaming Licenses ²	-	-	-	-	-	-	-	-	-	-	-	-
Other Intergovernmental Revenue ⁷	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal	\$ 149,256	\$ 153,734	\$ 158,346	\$ 163,096	\$ 167,989	\$ 173,029	\$ 178,220	\$ 183,566	\$ 189,073	\$ 194,745	\$ 1,711,054	\$ 3,003,889
<u>Charges for Services</u>												
Building and Zoning Fees ⁷	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other ⁸	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<u>Fines and Forfeits</u>												
Fines ³	\$ 17,209	\$ 17,725	\$ 18,257	\$ 18,805	\$ 19,369	\$ 19,950	\$ 20,548	\$ 21,165	\$ 21,800	\$ 22,454	\$ 197,280	\$ 305,924
<u>Miscellaneous</u>												
Miscellaneous ⁷	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
REVENUE TOTAL	\$ 1,646,676	\$ 1,696,077	\$ 1,746,959	\$ 1,799,368	\$ 1,853,349	\$ 1,908,949	\$ 1,966,218	\$ 2,025,204	\$ 2,085,960	\$ 2,148,539	\$ 18,877,299	\$ 29,294,123

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

	<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>
<u>EXPENDITURES</u>												
General Government												
Legislative ⁹	\$ 8,398	\$ 8,644	\$ 8,898	\$ 9,159	\$ 9,428	\$ 9,705	\$ 9,990	\$ 10,284	\$ 10,587	\$ 10,899	\$ 95,992	\$ 151,248
Mayor ⁹	2,097	2,158	2,222	2,287	2,354	2,423	2,494	2,568	2,643	2,721	23,967	37,763
Management Services ⁹	114,198	117,545	120,992	124,543	128,200	131,966	135,846	139,842	143,958	148,198	1,305,288	2,056,643
Legal ⁹	30,966	31,874	32,809	33,772	34,763	35,785	36,837	37,920	39,036	40,186	353,948	557,689
Financial Services ⁹	58,275	59,983	61,742	63,554	65,420	67,342	69,322	71,361	73,462	75,625	666,087	1,049,502
Community Services ⁹	19,769	20,348	20,945	21,560	22,193	22,845	23,516	24,208	24,921	25,654	225,958	356,025
General Government Total	\$ 233,704	\$ 240,553	\$ 247,607	\$ 254,873	\$ 262,357	\$ 270,066	\$ 278,006	\$ 286,184	\$ 294,607	\$ 303,283	\$ 2,671,239	\$ 4,208,869
Judicial												
Judicial ¹⁰	\$ 58,986	\$ 60,756	\$ 62,579	\$ 64,456	\$ 66,390	\$ 68,382	\$ 70,433	\$ 72,546	\$ 74,722	\$ 76,964	\$ 676,214	\$ 1,048,614
Judicial Total	\$ 58,986	\$ 60,756	\$ 62,579	\$ 64,456	\$ 66,390	\$ 68,382	\$ 70,433	\$ 72,546	\$ 74,722	\$ 76,964	\$ 676,214	\$ 1,048,614
Public Safety												
<u>Police</u>												
Police ¹¹	\$ 537,470	\$ 552,949	\$ 568,893	\$ 585,314	\$ 602,228	\$ 619,650	\$ 637,594	\$ 656,077	\$ 675,114	\$ 694,722	\$ 6,130,012	\$ 9,556,842
<u>Fire</u>												
Fire ¹²	\$ 220,618	\$ 227,236	\$ 234,053	\$ 241,075	\$ 248,307	\$ 255,757	\$ 263,429	\$ 271,332	\$ 279,472	\$ 287,856	\$ 2,529,137	\$ 4,087,374
<u>Community Services</u>												
Community Services ¹³	\$ 15,235	\$ 15,692	\$ 16,163	\$ 16,648	\$ 17,147	\$ 17,662	\$ 18,191	\$ 18,737	\$ 19,299	\$ 19,878	\$ 174,653	\$ 293,275
Public Safety Total	\$ 773,323	\$ 795,878	\$ 819,109	\$ 843,037	\$ 867,683	\$ 893,068	\$ 919,215	\$ 946,146	\$ 973,885	\$ 1,002,457	\$ 8,833,801	\$ 13,937,491
Public Works												
Community Services ¹⁴	\$ 17,667	\$ 18,197	\$ 18,742	\$ 19,305	\$ 19,884	\$ 20,480	\$ 21,095	\$ 21,728	\$ 22,379	\$ 23,051	\$ 202,527	\$ 340,080
Public Works Total	\$ 17,667	\$ 18,197	\$ 18,742	\$ 19,305	\$ 19,884	\$ 20,480	\$ 21,095	\$ 21,728	\$ 22,379	\$ 23,051	\$ 202,527	\$ 340,080
Culture and Recreation												
Community Services ¹⁰	\$ 80,086	\$ 82,489	\$ 84,963	\$ 87,512	\$ 90,138	\$ 92,842	\$ 95,627	\$ 98,496	\$ 101,451	\$ 104,494	\$ 918,099	\$ 1,423,708
Culture and Recreation Total	\$ 80,086	\$ 82,489	\$ 84,963	\$ 87,512	\$ 90,138	\$ 92,842	\$ 95,627	\$ 98,496	\$ 101,451	\$ 104,494	\$ 918,099	\$ 1,423,708

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

	<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>
Community Support												
Management Services ⁹	\$ 5,143	\$ 5,294	\$ 5,449	\$ 5,609	\$ 5,773	\$ 5,943	\$ 6,118	\$ 6,298	\$ 6,483	\$ 6,674	\$ 58,784	\$ 92,621
Community Support Total	\$ 5,143	\$ 5,294	\$ 5,449	\$ 5,609	\$ 5,773	\$ 5,943	\$ 6,118	\$ 6,298	\$ 6,483	\$ 6,674	\$ 58,784	\$ 92,621
EXPENDITURES SUBTOTAL	\$ 1,168,909	\$ 1,203,165	\$ 1,238,450	\$ 1,274,792	\$ 1,312,225	\$ 1,350,781	\$ 1,390,493	\$ 1,431,397	\$ 1,473,528	\$ 1,516,923	\$ 13,360,664	\$ 21,051,383
CONTINGENCY	\$ 35,067	\$ 36,095	\$ 37,153	\$ 38,244	\$ 39,367	\$ 40,523	\$ 41,715	\$ 42,942	\$ 44,206	\$ 45,508	\$ 400,820	\$ 631,541
EXPENDITURES TOTAL	\$ 1,203,976	\$ 1,239,260	\$ 1,275,603	\$ 1,313,036	\$ 1,351,592	\$ 1,391,304	\$ 1,432,208	\$ 1,474,339	\$ 1,517,734	\$ 1,562,431	\$ 13,761,484	\$ 21,682,925
GENERAL FUND SURPLUS/(DEFICIT)	\$ 442,700	\$ 456,816	\$ 471,356	\$ 486,332	\$ 501,757	\$ 517,645	\$ 534,010	\$ 550,865	\$ 568,226	\$ 586,108	\$ 5,115,816	\$ 7,611,198
ROAD FUND												
REVENUE												
<u>Licenses and Permits</u>												
Licenses and Permits ^{10,12}	\$ 44,711	\$ 46,053	\$ 47,434	\$ 48,857	\$ 50,323	\$ 51,833	\$ 53,388	\$ 54,989	\$ 56,639	\$ 58,338	\$ 512,565	\$ 794,841
Subtotal	\$ 44,711	\$ 46,053	\$ 47,434	\$ 48,857	\$ 50,323	\$ 51,833	\$ 53,388	\$ 54,989	\$ 56,639	\$ 58,338	\$ 512,565	\$ 794,841
<u>Intergovernmental Revenues</u>												
County Gasoline Tax ³	\$ 18,480	\$ 19,034	\$ 19,605	\$ 20,193	\$ 20,799	\$ 21,423	\$ 22,066	\$ 22,728	\$ 23,409	\$ 24,112	\$ 211,849	\$ 328,516
State Gasoline Tax ³	49,817	51,312	52,851	54,436	56,069	57,752	59,484	61,269	63,107	65,000	571,096	885,606
Subtotal	\$ 68,297	\$ 70,346	\$ 72,456	\$ 74,630	\$ 76,869	\$ 79,175	\$ 81,550	\$ 83,996	\$ 86,516	\$ 89,112	\$ 782,945	\$ 1,214,123
<u>Miscellaneous</u>												
Interest Earned ¹	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
REVENUE TOTAL	\$ 113,008	\$ 116,398	\$ 119,890	\$ 123,487	\$ 127,191	\$ 131,007	\$ 134,937	\$ 138,986	\$ 143,155	\$ 147,450	\$ 1,295,510	\$ 2,008,963
EXPENDITURES												
Public Works ¹⁶	\$ 477,590	\$ 477,692	\$ 477,796	\$ 477,903	\$ 478,011	\$ 478,121	\$ 478,234	\$ 478,349	\$ 478,467	\$ 478,586	\$ 4,780,750	\$ 8,594,033
EXPENDITURES SUBTOTAL	\$ 477,590	\$ 477,692	\$ 477,796	\$ 477,903	\$ 478,011	\$ 478,121	\$ 478,234	\$ 478,349	\$ 478,467	\$ 478,586	\$ 4,780,750	\$ 8,594,033
CONTINGENCY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
EXPENDITURES TOTAL	\$ 477,590	\$ 477,692	\$ 477,796	\$ 477,903	\$ 478,011	\$ 478,121	\$ 478,234	\$ 478,349	\$ 478,467	\$ 478,586	\$ 4,780,750	\$ 8,594,033
ROAD FUND SURPLUS/(DEFICIT)	\$ (364,582)	\$ (361,294)	\$ (357,906)	\$ (354,415)	\$ (350,819)	\$ (347,114)	\$ (343,296)	\$ (339,363)	\$ (335,311)	\$ (331,136)	\$ (3,485,240)	\$ (6,585,070)

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 **582,080** 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 **582,080** 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. It should be noted street maintenance cost estimates may be overstated as they do not include reductions to the Road Fund revenues and resulting reductions to service levels.

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

YEAR	CUMUL. NEW RESIDENTIAL POPULATION	OFFICERS REQUIRED RESIDENTIAL	OFFICERS REQUIRED COMMERCIAL	OFFICERS REQUIRED TOTAL	CIVILIANS REQUIRED	SALARY/ BENEFITS	SERVICES/ SUPPLIES	ANNUALIZED VEHICLE COSTS	TOTAL COST
2018	-	-	-	-	-	\$ -	\$ -	\$ -	\$ -
2019	-	-	0.03	0.03	0.01	3,693	129	-	3,822
2020	697	1.05	0.06	1.10	0.37	146,535	5,135	21,507	173,178
2021	1,393	2.09	0.09	2.18	0.73	297,944	10,442	21,507	329,893
2022	1,878	2.82	0.11	2.93	0.98	413,445	14,489	21,507	449,442
2023	1,878	2.82	0.14	2.96	0.99	430,004	15,070	21,507	466,582
2024	1,878	2.82	0.14	2.96	0.99	442,905	15,522	21,507	479,934
2025	1,878	2.82	0.14	2.96	0.99	456,192	15,988	21,507	493,687
2026	1,878	2.82	0.14	2.96	0.99	469,877	16,467	21,507	507,852
2027	1,878	2.82	0.14	2.96	0.99	483,974	16,961	21,507	522,442
2028	1,878	2.82	0.14	2.96	0.99	498,493	17,470	21,507	537,470
2029	1,878	2.82	0.14	2.96	0.99	513,448	17,994	21,507	552,949
2030	1,878	2.82	0.14	2.96	0.99	528,851	18,534	21,507	568,893
2031	1,878	2.82	0.14	2.96	0.99	544,717	19,090	21,507	585,314
2032	1,878	2.82	0.14	2.96	0.99	561,058	19,663	21,507	602,228
2033	1,878	2.82	0.14	2.96	0.99	577,890	20,253	21,507	619,650
2034	1,878	2.82	0.14	2.96	0.99	595,227	20,860	21,507	637,594
2035	1,878	2.82	0.14	2.96	0.99	613,083	21,486	21,507	656,077
2036	1,878	2.82	0.14	2.96	0.99	631,476	22,131	21,507	675,114
2037	1,878	2.82	0.14	2.96	0.99	650,420	22,794	21,507	694,722
TOTAL						\$ 8,859,232	\$ 310,478	\$ 387,132	\$ 9,556,842

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:

	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	335,000	125.16

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.

No significant calls for service are projected for the Office use on the assumption that residential cfs will shift to office uses during the day.

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 **0.07** 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.
Source: "Online Jobs Page." City of Sparks Human Resources

	Salary Range			
<u>FY 2017-18</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	

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	280	39.67	2.08	41.75	1,518	63,352
2020	560	79.34	4.15	83.49	1,563	130,506
2021	740	101.03	6.23	107.27	1,610	172,695
2022	740	101.03	8.31	109.34	1,658	181,320
2023	740	101.03	10.39	111.42	1,708	190,307
2024	740	101.03	10.39	111.42	1,759	196,016
2025	740	101.03	10.39	111.42	1,812	201,897
2026	740	101.03	10.39	111.42	1,866	207,953
2027	740	101.03	10.39	111.42	1,922	214,192
2028	740	101.03	10.39	111.42	1,980	220,618
2029	740	101.03	10.39	111.42	2,039	227,236
2030	740	101.03	10.39	111.42	2,101	234,053
2031	740	101.03	10.39	111.42	2,164	241,075
2032	740	101.03	10.39	111.42	2,229	248,307
2033	740	101.03	10.39	111.42	2,295	255,757
2034	740	101.03	10.39	111.42	2,364	263,429
2035	740	101.03	10.39	111.42	2,435	271,332
2036	740	101.03	10.39	111.42	2,508	279,472
2037	740	101.03	10.39	111.42	2,584	287,856
TOTAL					\$	4,087,374

*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 and **0.16** cfs per multi-family 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	148,346	0.07		
Kohl's	5.4	87,888	0.06		
Average			0.06	335,000	10.4

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.

No significant calls for service are projected for the Office use on the assumption that residential cfs will shift to office uses during the day.

- 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	112,200	3,300	-	-	247	-	247	-	-	-	-	-	-	247
2020	235,620	6,930	412	4	781	172	1,369	-	-	-	472,484	473,853		
2021	234,260	6,890	1,303	14	1,334	543	3,193	-	-	-	472,484	475,677		
2022	-	-	2,224	23	1,360	927	4,534	-	-	-	472,484	477,018		
2023	-	-	2,268	24	1,388	945	4,625	-	-	-	472,484	477,109		
2024	-	-	2,314	24	1,415	964	4,717	46,752	-	-	472,484	477,201		
2025	-	-	2,360	25	1,444	983	4,811	100,142	-	-	472,484	477,296		
2026	-	-	2,407	25	1,472	1,003	4,908	101,555	-	-	472,484	477,392		
2027	-	-	2,455	26	1,502	1,023	5,006	-	-	-	472,484	477,490		
2028	-	-	2,504	26	1,532	1,043	5,106	-	-	-	472,484	477,590		
2029	-	-	2,554	27	1,563	1,064	5,208	-	557,468	-	472,484	477,692		
2030	-	-	2,605	27	1,594	1,086	5,312	-	1,194,097	-	472,484	477,796		
2031	-	-	2,658	28	1,626	1,107	5,418	-	1,210,949	-	472,484	477,903		
2032	-	-	2,711	28	1,658	1,129	5,527	-	-	-	472,484	478,011		
2033	-	-	2,765	29	1,691	1,152	5,637	-	-	-	472,484	478,121		
2034	-	-	2,820	29	1,725	1,175	5,750	56,990	-	-	472,484	478,234		
2035	-	-	2,877	30	1,760	1,199	5,865	122,072	-	-	472,484	478,349		
2036	-	-	2,934	31	1,795	1,223	5,982	123,795	-	-	472,484	478,467		
2037	-	-	2,993	31	1,831	1,247	6,102	-	-	5,935,865	472,484	478,586		
TOTAL	582,080	17,120	\$ 43,164	\$ 450	\$ 27,718	\$ 17,985	\$ 89,317	\$ 551,305	\$ 2,962,515	\$ 5,935,865	\$ 8,504,716	\$ 8,594,033		

APPENDIX 9, ASSUMPTIONS:

1. The development is projected to construct approximately **17,120** linear feet or **582,080** square feet of two-lane 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.

STONEBROOK WEST

Fiscal Impact Analysis

NOVEMBER 2017

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STONEBROOK WEST

FISCAL IMPACT ANALYSIS

NOVEMBER 2017

EXECUTIVE SUMMARY

Ekay Economic Consultants, Inc. (EEC) of Reno, Nevada was retained to conduct an analysis of the fiscal impact of the proposed Stonebrook West project on the City of Sparks within which boundaries the project will be located.

The project includes 158.5 acres of land, of which approximately 62.9 acres are expected to be dedicated to residential uses, 81.4 acres to commercial uses, and 14.2 acres to open space. Project developers are projecting 630 single-family and multifamily residential units built over a six-year period. Approximately 746,000 square feet of general commercial and office space will also be constructed during this period.

The analysis found the project will have a cumulative positive impact (revenue surplus) on the City of Sparks General Fund of \$8.2 million and a deficit of \$6.9 million for the City of Sparks Road Fund over the 20-year analysis period (2018-2037).¹ The analysis indicates the project will generate sufficient General Fund surplus to cover the deficit in the Road Fund.

Additionally, over the 20-year analysis period, the project is estimated to generate \$1.3 million in building permit revenue, \$0.8 million in plan review fees, \$0.4 million in current planning revenue, \$0.6 million in fire inspection and plan review revenue, \$6.1 million in region road impact fees, \$0.6 million in residential park tax revenue, and \$3.7 million in sewer connection fees. Additionally, as the project will be included in the Impact Fee Service Area #1, the project will generate \$2.0 million in revenues for the Area, including \$0.3 million in sanitary sewer fees, \$0.7 million in flood control fees, \$0.5 million in regional parks and recreation fees, and \$0.5 million in fire station fees.

¹ It should be noted that roads added by the project will be used by residents of surrounding developments and costs of road maintenance may be shared with these developments.

STONEBROOK WEST FISCAL IMPACT ANALYSIS

NOVEMBER 2017

Ekay Economic Consultants, Inc. (EEC) of Reno, Nevada was retained to conduct an analysis of the fiscal impact of the proposed Stonebrook West project on the City of Sparks within which boundaries the project will be located.

DEVELOPMENT DESCRIPTION

The project includes 158.5 acres of land, of which approximately 62.9 acres are expected to be dedicated to residential uses, 81.4 acres to commercial uses, and 14.2 acres to open space.

Project developers are projecting 630 single-family and multifamily residential units built over a six-year period. Approximately 746,000 square feet of general commercial and office space will also be constructed during this period. This is summarized in Table 1.

Table 1. Project Summary

	# of Acres	# of Units	Building Square Feet
Single Family	48.8	390	702,000
Apartments	14.1	240	144,000
General Commercial	47.8	-	416,000
Office	33.6	-	330,000
Open Space	14.2	-	-
Total	158.5	630	1,592,000

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

Stonebrook West- Fiscal Impact Analysis

information provided by the developer based on past experience and existing market data.

The buildout spans six years; the analysis includes a 20-year period to show the long-term impact of the project (2018-2037). Appendix 1 shows annually the number of residential units and 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 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. 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 Estimated Permit and Impact Fee Revenue
- Appendix 6: City of Sparks Comparison of Estimated Revenue to Estimated Costs
- Appendix 7: City of Sparks Police Department Cost Projections
- Appendix 8: City of Sparks Fire Department Cost Projections
- Appendix 9: City of Sparks Street Maintenance Cost Projections

The following important assumptions were made in this analysis:

1. The analysis estimates 1,605 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

Stonebrook West- Fiscal Impact Analysis

the City or moving from existing Sparks homes, as these homes are expected to become occupied by new residents to the area.

The project estimates the project's commercial uses will provide space for 1,192 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.

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. However, various building permit, plan review and impact fee revenue is estimated in Appendix 5 to show the impact of project construction on these revenue sources.

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

Stonebrook West- Fiscal Impact Analysis

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 6 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 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 5, located at 6490 Vista Boulevard 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 as shown in Appendix 5.

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

Stonebrook West- Fiscal Impact Analysis

the Sparks Police Department. Non-uniformed positions are also estimated, as well as vehicle costs associated with uniformed positions for the project.

8. Information for the ACM and the indirect cost analyses was obtained from the fiscal year (FY) 2017-18 budget documents for City of Sparks. FY 2016-17 is used as the base year for the analysis, as this is the latest year for which non-budgeted, actual data is available.
9. 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	\$	19,997,390
Licenses and Permits		4,519,722
Intergovernmental		2,635,411
Charges for Services		-
Fines and Forfeits		264,121
Miscellaneous		-
TOTAL	\$	27,416,644
Estimated Expenditures		
General Government	\$	3,736,367
Judicial		905,326
Public Safety		12,394,919
Public Works		340,080
Culture & Recreation		1,229,165
Community Support		82,223
Contingency		560,642
TOTAL	\$	19,248,723
Estimated Revenue Suprlus/(Deficit)		
Revenue Surplus/(Deficit)	\$	8,167,920

Findings

Stonebrook West- Fiscal Impact Analysis

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 is found in Appendix 6. The table shows the project is estimated to result in a revenue surplus for the City of Sparks General Fund in the amount of \$8.2 million over the 20-year analysis period.

Table 3 shows the estimated impact of the project on the City of Sparks General Fund over the analysis period (2018-2037), by year. The table shows all years of the analysis show a positive fiscal impact on the City's General Fund.

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
2018	\$ 29,692	\$ -	\$ 29,692	\$ 29,692
2019	168,840	149,641	19,198	48,891
2020	602,760	534,966	67,794	116,685
2021	879,391	717,879	161,512	278,196
2022	1,132,255	877,675	254,580	532,776
2023	1,265,610	917,729	347,881	880,657
2024	1,365,893	944,426	421,468	1,302,125
2025	1,406,870	971,923	434,947	1,737,072
2026	1,449,076	1,000,246	448,831	2,185,903
2027	1,492,549	1,029,418	463,131	2,649,034
2028	1,537,325	1,059,465	477,860	3,126,894
2029	1,583,445	1,090,414	493,031	3,619,925
2030	1,630,948	1,122,291	508,657	4,128,582
2031	1,679,877	1,155,124	524,752	4,653,334
2032	1,730,273	1,188,943	541,330	5,194,665
2033	1,782,181	1,223,776	558,405	5,753,070
2034	1,835,646	1,259,654	575,993	6,329,062
2035	1,890,716	1,296,608	594,108	6,923,170
2036	1,947,437	1,334,671	612,766	7,535,936
2037	2,005,860	1,373,876	631,984	8,167,920
Total	\$ 27,416,644	\$ 19,248,723	\$ 8,167,920	

Findings

Stonebrook West- Fiscal Impact Analysis

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 6. The table shows the project is estimated to result in a revenue deficit for the City of Sparks Road Fund in the amount of \$6.9 million over the analysis period.

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

Estimated Revenue		
Licenses and Permits	\$	686,230
Intergovernmental		1,048,219
Miscellaneous		-
Total Revenue	\$	1,734,449
Estimated Expenditures		
Expenditures	\$	8,594,033
Contingency		-
Cumulative Surplus/(Deficit)		
Surplus/(Deficit)	\$	(6,859,584)

Table 5 shows the estimated impact of the project on the City of Sparks Road Fund over the analysis period (2018-2037), by year. It should be noted that major road maintenance costs will occur 5-, 10-, 15-, and 20-years after road construction and dedication. These costs are annualized in the analysis and shown in the table below. However, these costs will not actually occur annually, but rather in five-year increments, with the largest expenditure occurring starting 20 years after initial road construction and dedication.

Table 5 shows a revenue deficit generated by the project for the City of Sparks Road Fund. This is due to a number of reasons. First, franchise fee revenues for the Road Fund were reduced in FY 2017-18, resulting in lower revenue estimates associated with the project. No similar reduction has been made to cost estimates in this report, though FY 2017-18 costs for Road Fund were also reduced. As a result, the analysis may be overestimating costs associated with project street maintenance.

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
2018	\$ -	\$ -	\$ -	\$ -
2019	-	247	(247)	(247)
2020	42,975	473,853	(430,879)	(431,126)
2021	61,389	475,677	(414,288)	(845,414)
2022	80,870	477,018	(396,148)	(1,241,562)
2023	83,296	477,109	(393,813)	(1,635,374)
2024	85,795	477,201	(391,406)	(2,026,781)
2025	88,369	477,296	(388,927)	(2,415,708)
2026	91,020	477,392	(386,372)	(2,802,080)
2027	93,750	477,490	(383,740)	(3,185,819)
2028	96,563	477,590	(381,027)	(3,566,846)
2029	99,460	477,692	(378,232)	(3,945,079)
2030	102,444	477,796	(375,353)	(4,320,432)
2031	105,517	477,903	(372,386)	(4,692,817)
2032	108,682	478,011	(369,329)	(5,062,146)
2033	111,943	478,121	(366,179)	(5,428,324)
2034	115,301	478,234	(362,933)	(5,791,258)
2035	118,760	478,349	(359,589)	(6,150,847)
2036	122,323	478,467	(356,144)	(6,506,990)
2037	125,993	478,586	(352,594)	(6,859,584)
Total	\$ 1,734,449	\$ 8,594,033	\$ (6,859,584)	

Second, 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.

Finally, streets added by this project will be used by other developments, including the remainder of the Stonebrook development, which is not included in this analysis. As a result, while the entire cost of street maintenance is included in this analysis, it should be

Findings

Stonebrook West- Fiscal Impact Analysis

shared between Stonebrook West and other developments benefiting from this street access.

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 impact on the City of Sparks.

Additionally, while the impact on the funds receiving this revenue is not estimated in this analysis, and some revenue may be offset by credits issued to the developer for capital improvements, the project is expected to generate significant building permit and impact fee revenue for the City of Sparks. Over the 20-year analysis period, the project is estimated to generate \$1.3 million in building permit, \$0.8 million in plan review, \$0.4 million in current planning, \$0.6 million in fire inspection and plan review, \$6.1 million in region road impact, \$0.6 million in residential park tax, and \$3.7 million in sewer connection revenue.

Additionally, as the project will be included in the Impact Fee Service Area #1, the project will generate \$2.0 million in revenues for the Area, including \$0.3 million in sanitary sewer fees, \$0.7 million in flood control fees, \$0.5 million in regional parks and recreation fees, and \$0.5 million in fire station fees.

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In the preparation of this report, EEC asserts:

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APPENDICES

**APPENDIX 1
BUILDOUT ASSUMPTIONS,**

YEAR	USE TYPE	SQUARE FEET BUILT	# OF UNITS BUILT	ADDED LAND VALUE	ADDED IMPROVEMENTS VALUE	CONSTRUCTION MATERIALS COST
2018	Single Family	-	-	\$ 6,260,605	\$ -	\$ -
	Apartments	-	-	2,760,000	-	-
	Commercial	-	-	1,415,228	-	-
	Office	-	-	1,625,000	-	-
	Open Space	-	-	301,852	-	-
Subtotal		-	-	12,362,684	-	-
2019	Single Family	234,000	130	6,260,605	24,804,000	12,402,000
	Apartments	144,000	240	-	22,464,000	11,232,000
	Commercial	80,000	-	1,415,228	14,400,000	7,200,000
	Office	65,000	-	1,625,000	13,000,000	6,500,000
	Open Space	-	-	-	-	-
Subtotal		523,000	370	9,300,832	74,668,000	37,334,000
2020	Single Family	234,000	130	6,260,605	24,804,000	12,402,000
	Apartments	-	-	-	-	-
	Commercial	80,000	-	1,415,228	14,400,000	7,200,000
	Office	65,000	-	1,625,000	13,000,000	6,500,000
	Open Space	-	-	-	-	-
Subtotal		379,000	130	9,300,832	52,204,000	26,102,000
2021	Single Family	234,000	130	-	24,804,000	12,402,000
	Apartments	-	-	-	-	-
	Commercial	80,000	-	1,415,228	14,400,000	7,200,000
	Office	65,000	-	1,625,000	13,000,000	6,500,000
	Open Space	-	-	-	-	-
Subtotal		379,000	130	3,040,228	52,204,000	26,102,000
2022	Single Family	-	-	-	-	-
	Apartments	-	-	-	-	-
	Commercial	80,000	-	1,698,273	14,400,000	7,200,000
	Office	65,000	-	1,750,000	13,000,000	6,500,000
	Open Space	-	-	-	-	-
Subtotal		145,000	-	3,448,273	27,400,000	13,700,000
2023	Single Family	-	-	-	-	-
	Apartments	-	-	-	-	-
	Commercial	96,000	-	-	17,280,000	8,640,000
	Office	70,000	-	-	14,000,000	7,000,000
	Open Space	-	-	-	-	-
Subtotal		166,000	-	-	31,280,000	15,640,000
TOTAL		1,592,000	630	\$ 37,452,850	\$ 237,756,000	\$ 118,878,000

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:

	# of Acres	# of Units	Total Square Feet	Improvements Cost/Sq.Ft.	Land Value/Unit
Single Family	48.8	390	702,000	\$ 106	\$ 48,158
Apartments	14.1	240	144,000	\$ 156	\$ 11,500

Source: Number of acres, units, square footage, and construction cost from Developer. Land value from comparable developments around the project. Source: Washoe County Assessor's website.

b) Commercial:

	# of Acres	Total Square Feet	Improvements Cost/Sq. Ft.	Land Value/Sq.Ft.
General Comm.	47.8	416,000	\$ 180	\$ 17.69
Office	33.6	330,000	\$ 200	\$ 25.00

Source: Number of acres and square footage from Developer. Construction cost from similar projects. Land value from comparable developments around the project. Source: Washoe County Assessor's website.

APPENDIX 1
BUILDOUT ASSUMPTIONS,

c) Open Space:

Parcel Number	2018 Taxable Value			Acres	Land Value/ Acre
	Land	Buildings	Total		
528-020-19	\$ 220,500	\$ -	\$ 220,500	13.89	\$ 15,874
528-020-16	1,012,000	-	1,012,000	42.28	23,934
528-020-20	2,061,550	-	2,061,550	101.95	20,221
528-020-21	248,500	54,567	303,067	9.94	25,000
Total	\$ 3,542,550	\$ 54,567	\$ 3,597,117	168.06	

Analysis assumes open space (14.2 acres) land value will remain at the same level as the average existing taxable value per acre for the undeveloped parcels of the Project (land use 100). Source: Washoe County Assessor's website.

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	Single Family	-	-	-	-	-	0.00%
	Apartments	-	-	-	-	-	0.00%
	Commercial	-	-	-	-	-	0.00%
	Office	-	-	-	-	-	0.00%
	Open Space	-	-	-	-	-	0.00%
Subtotal		-	-	-	-	-	0.00%
2019	Single Family	130	-	234,000	-	-	0.00%
	Apartments	240	-	144,000	-	-	0.00%
	Commercial	-	-	80,000	-	96	0.00%
	Office	-	-	65,000	-	137	0.00%
	Open Space	-	-	-	-	-	0.00%
Subtotal		370	-	523,000	-	232	0.00%
2020	Single Family	130	125	234,000	350	-	0.37%
	Apartments	-	229	-	555	-	0.59%
	Commercial	-	-	80,000	-	191	0.00%
	Office	-	-	65,000	-	274	0.00%
	Open Space	-	-	-	-	-	0.00%
Subtotal		130	355	379,000	905	465	0.97%
2021	Single Family	130	251	234,000	700	-	0.75%
	Apartments	-	229	-	555	-	0.59%
	Commercial	-	-	80,000	-	287	0.00%
	Office	-	-	65,000	-	411	0.00%
	Open Space	-	-	-	-	-	0.00%
Subtotal		130	480	379,000	1,255	697	1.34%
2022	Single Family	-	376	-	1,050	-	1.12%
	Apartments	-	229	-	555	-	0.59%
	Commercial	-	-	80,000	-	382	0.00%
	Office	-	-	65,000	-	547	0.00%
	Open Space	-	-	-	-	-	0.00%
Subtotal		-	606	145,000	1,605	930	1.71%
2023	Single Family	-	376	-	1,050	-	1.12%
	Apartments	-	229	-	555	-	0.59%
	Commercial	-	-	96,000	-	497	0.00%
	Office	-	-	70,000	-	695	0.00%
	Open Space	-	-	-	-	-	0.00%
Subtotal		-	606	166,000	1,605	1,192	1.71%
2024	Single Family	-	376	-	1,050	-	1.12%
	Apartments	-	229	-	555	-	0.59%
	Commercial	-	-	-	-	497	0.00%
	Office	-	-	-	-	695	0.00%
	Open Space	-	-	-	-	-	0.00%
Subtotal		-	606	-	1,605	1,192	1.71%
TOTAL		630		1,592,000			

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.
 Occupied multi-family units are estimated using a long-term vacancy rate of 4.5%, the average national vacancy rate of rental units of 4-5%. This is consistent with the long-term historical apartment vacancy rate for Sparks as reported by Johnson Perkins Griffin, Apartment Surveys.
- 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, US Census Bureau. Data for Sparks, Nevada.

APPENDIX 2
CITY OF SPARKS
ESTIMATED NUMBER OF RESIDENTS AND EMPLOYEES

4. 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	416,000	837	497
Office	330,000	475	<u>695</u>
			1,192

5. 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.
6. 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

YEAR	USE TYPE	TAXABLE LAND VALUE (\$)	TAXABLE IMPROVEMENT VALUE (\$)	CUMULATIVE TOTAL TAX. VALUE (\$)	CUMULATIVE ASSESSED VALUE (\$)	GENERAL FUND REVENUE	AB 104 REVENUE
2018	Single Family	\$ 5,169,901	\$ -	\$ 5,169,901	\$ 1,809,465	\$ 17,367	\$ 37
	Apartments	2,444,858	-	2,444,858	855,700	8,213	17
	Commercial	346,875	-	346,875	121,406	1,165	2
	Office	858,499	-	858,499	300,475	2,884	6
	Open Space	-	-	-	-	-	-
Subtotal		8,820,134	-	8,820,134	3,087,047	29,629	63
2019	Single Family	6,260,605	24,749,433	11,585,603	4,054,961	38,920	83
	Apartments	-	22,464,000	2,518,204	881,371	8,459	18
	Commercial	1,415,228	14,400,000	1,772,509	620,378	5,954	13
	Office	1,625,000	13,000,000	2,509,254	878,239	8,429	18
	Open Space	-	-	-	-	-	-
Subtotal		9,300,832	74,613,433	18,385,570	6,434,950	61,763	131
2020	Single Family	6,260,605	24,804,000	43,685,692	15,289,992	146,753	312
	Apartments	-	-	25,731,670	9,006,085	86,440	183
	Commercial	1,415,228	14,400,000	18,072,912	6,325,519	60,712	129
	Office	1,625,000	13,000,000	17,599,532	6,159,836	59,122	125
	Open Space	-	-	-	-	-	-
Subtotal		9,300,832	52,204,000	105,089,806	36,781,432	353,028	749
2021	Single Family	-	24,804,000	70,544,382	24,690,534	236,980	503
	Apartments	-	-	26,503,620	9,276,267	89,034	189
	Commercial	1,415,228	14,400,000	34,862,327	12,201,815	117,113	249
	Office	1,625,000	13,000,000	33,142,518	11,599,881	111,336	236
	Open Space	-	-	-	-	-	-
Subtotal		3,040,228	52,204,000	165,052,848	57,768,497	554,462	1,177
2022	Single Family	-	-	98,208,834	34,373,092	329,913	700
	Apartments	-	-	27,298,729	9,554,555	91,705	195
	Commercial	1,698,273	14,400,000	52,438,471	18,353,465	176,157	374
	Office	1,750,000	13,000,000	49,276,793	17,246,878	165,536	351
	Open Space	-	-	-	-	-	-
Subtotal		3,448,273	27,400,000	227,222,826	79,527,989	763,310	1,620
2023	Single Family	-	-	101,155,099	35,404,285	339,810	721
	Apartments	-	-	28,117,691	9,841,192	94,456	201
	Commercial	-	17,280,000	68,843,625	24,095,269	231,266	491
	Office	-	14,000,000	64,145,097	22,450,784	215,483	457
	Open Space	-	-	-	-	-	-
Subtotal		-	31,280,000	262,261,511	91,791,529	881,015	1,870
2024	Single Family	-	-	104,189,752	36,466,413	350,005	743
	Apartments	-	-	28,961,222	10,136,428	97,289	207
	Commercial	-	-	88,707,333	31,047,567	297,995	633
	Office	-	-	80,489,450	28,171,307	270,388	574
	Open Space	-	-	-	-	-	-
Subtotal		-	-	302,347,757	105,821,715	1,015,677	2,156
2025	Single Family	-	-	107,315,444	37,560,406	360,505	765
	Apartments	-	-	29,830,058	10,440,520	100,208	213
	Commercial	-	-	91,368,553	31,978,994	306,934	652
	Office	-	-	82,904,133	29,016,447	278,500	591
	Open Space	-	-	-	-	-	-
Subtotal		-	-	311,418,189	108,996,366	1,046,147	2,221
2026	Single Family	-	-	110,534,908	38,687,218	371,320	788
	Apartments	-	-	30,724,960	10,753,736	103,214	219
	Commercial	-	-	94,109,610	32,938,364	316,142	671
	Office	-	-	85,391,257	29,886,940	286,855	609
	Open Space	-	-	-	-	-	-
Subtotal		-	-	320,760,735	112,266,257	1,077,532	2,287

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
2027	Single Family	-	-	113,850,955	39,847,834	382,460	812
	Apartments	-	-	31,646,709	11,076,348	106,311	226
	Commercial	-	-	96,932,898	33,926,514	325,627	691
	Office	-	-	87,952,995	30,783,548	295,460	627
	Open Space	-	-	-	-	-	-
Subtotal		-	-	330,383,557	115,634,245	1,109,857	2,356
2028	Single Family	-	-	117,266,483	41,043,269	393,933	836
	Apartments	-	-	32,596,110	11,408,638	109,500	232
	Commercial	-	-	99,840,885	34,944,310	335,395	712
	Office	-	-	90,591,585	31,707,055	304,324	646
	Open Space	-	-	-	-	-	-
Subtotal		-	-	340,295,064	119,103,272	1,143,153	2,427
2029	Single Family	-	-	120,784,478	42,274,567	405,751	861
	Apartments	-	-	33,573,993	11,750,898	112,785	239
	Commercial	-	-	102,836,112	35,992,639	345,457	733
	Office	-	-	93,309,333	32,658,266	313,454	665
	Open Space	-	-	-	-	-	-
Subtotal		-	-	350,503,916	122,676,370	1,177,448	2,499
2030	Single Family	-	-	124,408,012	43,542,804	417,924	887
	Apartments	-	-	34,581,213	12,103,425	116,169	247
	Commercial	-	-	105,921,195	37,072,418	355,821	755
	Office	-	-	96,108,612	33,638,014	322,858	685
	Open Space	-	-	-	-	-	-
Subtotal		-	-	361,019,033	126,356,662	1,212,771	2,574
2031	Single Family	-	-	128,140,253	44,849,088	430,462	914
	Apartments	-	-	35,618,649	12,466,527	119,654	254
	Commercial	-	-	109,098,831	38,184,591	366,496	778
	Office	-	-	98,991,871	34,647,155	332,543	706
	Open Space	-	-	-	-	-	-
Subtotal		-	-	371,849,604	130,147,361	1,249,154	2,652
2032	Single Family	-	-	131,984,460	46,194,561	443,375	941
	Apartments	-	-	36,687,209	12,840,523	123,243	262
	Commercial	-	-	112,371,796	39,330,129	377,491	801
	Office	-	-	101,961,627	35,686,569	342,520	727
	Open Space	-	-	-	-	-	-
Subtotal		-	-	383,005,092	134,051,782	1,286,629	2,731
2033	Single Family	-	-	135,943,994	47,580,398	456,677	969
	Apartments	-	-	37,787,825	13,225,739	126,941	269
	Commercial	-	-	115,742,950	40,510,032	388,815	825
	Office	-	-	105,020,476	36,757,167	352,795	749
	Open Space	-	-	-	-	-	-
Subtotal		-	-	394,495,245	138,073,336	1,325,228	2,813
2034	Single Family	-	-	140,022,314	49,007,810	470,377	998
	Apartments	-	-	38,921,460	13,622,511	130,749	278
	Commercial	-	-	119,215,238	41,725,333	400,480	850
	Office	-	-	108,171,090	37,859,882	363,379	771
	Open Space	-	-	-	-	-	-
Subtotal		-	-	406,330,102	142,215,536	1,364,985	2,897
2035	Single Family	-	-	144,222,983	50,478,044	484,488	1,028
	Apartments	-	-	40,089,104	14,031,186	134,671	286
	Commercial	-	-	122,791,696	42,977,093	412,494	876
	Office	-	-	111,416,223	38,995,678	374,281	794
	Open Space	-	-	-	-	-	-
Subtotal		-	-	418,520,005	146,482,002	1,405,934	2,984

**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
2036	Single Family	-	-	148,549,673	51,992,385	499,023	1,059
	Apartments	-	-	41,291,777	14,452,122	138,711	294
	Commercial	-	-	126,475,446	44,266,406	424,869	902
	Office	-	-	114,758,709	40,165,548	385,509	818
	Open Space	-	-	-	-	-	-
Subtotal		-	-	431,075,606	150,876,462	1,448,112	3,074
2037	Single Family	-	-	153,006,163	53,552,157	513,994	1,091
	Apartments	-	-	42,530,530	14,885,686	142,873	303
	Commercial	-	-	130,269,710	45,594,398	437,615	929
	Office	-	-	118,201,471	41,370,515	397,074	843
	Open Space	-	-	-	-	-	-
Subtotal		-	-	444,007,874	155,402,756	1,491,556	3,166
TOTAL		\$ 33,910,300	\$ 237,701,433			\$ 19,997,390	\$ 42,449

APPENDIX 3, ASSUMPTIONS:

1. As the project's parcels currently generate property tax revenue for the City, the existing FY 2017-18 taxable land and improvements value of the project is subtracted from Taxable Land Value estimated in Appendix 1 in 2018 and Taxable Improvement Value in 2019, based on the acreage dedicated to each use. The project's existing taxable value is shown in Appendix 1.
2. Taxable value of land and improvements is estimated in Appendix 1.
3. Land and improvement taxable values are inflated by **3.0%** annually, the maximum allowed increase for owner-occupied properties. This may be conservative for renter-occupied homes and commercial uses in the project, which can increase up to 8% per year.
4. 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.
5. 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.
6. 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

YEAR	USE TYPE	CONSTR. MATERIALS COST	HOUSEHOLD EXPENDITURES	TOTAL TAXABLE SALES	CCRT SALES TAX REVENUE	AB 104 SALES TAX REVENUE
2018	Single Family	\$ -	\$ -	\$ -	\$ -	\$ -
	Apartments	-	-	-	-	-
	Commercial	-	-	-	-	-
	Office	-	-	-	-	-
	Open Space	-	-	-	-	-
Subtotal		-	-	-	-	-
2019	Single Family	12,402,000	-	12,402,000	33,245	2,282
	Apartments	11,232,000	-	11,232,000	30,108	2,066
	Commercial	7,200,000	-	7,200,000	19,300	1,325
	Office	6,500,000	-	6,500,000	17,424	1,196
	Open Space	-	-	-	-	-
Subtotal		37,334,000	-	37,334,000	100,077	6,869
2020	Single Family	12,402,000	2,362,843	14,764,843	39,578	2,716
	Apartments	-	3,638,046	3,638,046	9,752	669
	Commercial	7,200,000	-	7,200,000	19,300	1,325
	Office	6,500,000	-	6,500,000	17,424	1,196
	Open Space	-	-	-	-	-
Subtotal		26,102,000	6,000,889	32,102,889	86,055	5,906
2021	Single Family	12,402,000	4,867,456	17,269,456	46,292	3,177
	Apartments	-	3,747,188	3,747,188	10,045	689
	Commercial	7,200,000	-	7,200,000	19,300	1,325
	Office	6,500,000	-	6,500,000	17,424	1,196
	Open Space	-	-	-	-	-
Subtotal		26,102,000	8,614,643	34,716,643	93,061	6,387
2022	Single Family	-	7,520,219	7,520,219	20,159	1,384
	Apartments	-	3,859,603	3,859,603	10,346	710
	Commercial	7,200,000	-	7,200,000	19,300	1,325
	Office	6,500,000	-	6,500,000	17,424	1,196
	Open Space	-	-	-	-	-
Subtotal		13,700,000	11,379,822	25,079,822	67,229	4,614
2023	Single Family	-	7,745,826	7,745,826	20,763	1,425
	Apartments	-	3,975,391	3,975,391	10,656	731
	Commercial	8,640,000	-	8,640,000	23,160	1,590
	Office	7,000,000	-	7,000,000	18,764	1,288
	Open Space	-	-	-	-	-
Subtotal		15,640,000	11,721,217	27,361,217	73,344	5,034
2024	Single Family	-	7,978,200	7,978,200	21,386	1,468
	Apartments	-	4,094,653	4,094,653	10,976	753
	Commercial	-	-	-	-	-
	Office	-	-	-	-	-
	Open Space	-	-	-	-	-
Subtotal		-	12,072,853	12,072,853	32,362	2,221
2025	Single Family	-	8,217,546	8,217,546	22,028	1,512
	Apartments	-	4,217,493	4,217,493	11,305	776
	Commercial	-	-	-	-	-
	Office	-	-	-	-	-
	Open Space	-	-	-	-	-
Subtotal		-	12,435,039	12,435,039	33,333	2,288
2026	Single Family	-	8,464,073	8,464,073	22,689	1,557
	Apartments	-	4,344,018	4,344,018	11,645	799
	Commercial	-	-	-	-	-
	Office	-	-	-	-	-
	Open Space	-	-	-	-	-
Subtotal		-	12,808,090	12,808,090	34,333	2,356

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>
2027	Single Family	-	8,717,995	8,717,995	23,369	1,604
	Apartments	-	4,474,338	4,474,338	11,994	823
	Commercial	-	-	-	-	-
	Office	-	-	-	-	-
	Open Space	-	-	-	-	-
Subtotal		-	13,192,333	13,192,333	35,363	2,427
2028	Single Family	-	8,979,535	8,979,535	24,070	1,652
	Apartments	-	4,608,568	4,608,568	12,354	848
	Commercial	-	-	-	-	-
	Office	-	-	-	-	-
	Open Space	-	-	-	-	-
Subtotal		-	13,588,103	13,588,103	36,424	2,500
2029	Single Family	-	9,248,921	9,248,921	24,793	1,702
	Apartments	-	4,746,825	4,746,825	12,724	873
	Commercial	-	-	-	-	-
	Office	-	-	-	-	-
	Open Space	-	-	-	-	-
Subtotal		-	13,995,746	13,995,746	37,517	2,575
2030	Single Family	-	9,526,388	9,526,388	25,536	1,753
	Apartments	-	4,889,230	4,889,230	13,106	900
	Commercial	-	-	-	-	-
	Office	-	-	-	-	-
	Open Space	-	-	-	-	-
Subtotal		-	14,415,618	14,415,618	38,642	2,652
2031	Single Family	-	9,812,180	9,812,180	26,302	1,805
	Apartments	-	5,035,907	5,035,907	13,499	927
	Commercial	-	-	-	-	-
	Office	-	-	-	-	-
	Open Space	-	-	-	-	-
Subtotal		-	14,848,087	14,848,087	39,802	2,732
2032	Single Family	-	10,106,545	10,106,545	27,091	1,859
	Apartments	-	5,186,984	5,186,984	13,904	954
	Commercial	-	-	-	-	-
	Office	-	-	-	-	-
	Open Space	-	-	-	-	-
Subtotal		-	15,293,530	15,293,530	40,996	2,814
2033	Single Family	-	10,409,742	10,409,742	27,904	1,915
	Apartments	-	5,342,594	5,342,594	14,321	983
	Commercial	-	-	-	-	-
	Office	-	-	-	-	-
	Open Space	-	-	-	-	-
Subtotal		-	15,752,335	15,752,335	42,226	2,898
2034	Single Family	-	10,722,034	10,722,034	28,741	1,973
	Apartments	-	5,502,871	5,502,871	14,751	1,012
	Commercial	-	-	-	-	-
	Office	-	-	-	-	-
	Open Space	-	-	-	-	-
Subtotal		-	16,224,905	16,224,905	43,492	2,985
2035	Single Family	-	11,043,695	11,043,695	29,604	2,032
	Apartments	-	5,667,958	5,667,958	15,193	1,043
	Commercial	-	-	-	-	-
	Office	-	-	-	-	-
	Open Space	-	-	-	-	-
Subtotal		-	16,711,653	16,711,653	44,797	3,075

**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	Single Family	-	11,375,006	11,375,006	30,492	2,093
	Apartments	-	5,837,996	5,837,996	15,649	1,074
	Commercial	-	-	-	-	-
	Office	-	-	-	-	-
	Open Space	-	-	-	-	-
Subtotal		-	17,213,002	17,213,002	46,141	3,167
2037	Single Family	-	11,716,256	11,716,256	31,406	2,156
	Apartments	-	6,013,136	6,013,136	16,119	1,106
	Commercial	-	-	-	-	-
	Office	-	-	-	-	-
	Open Space	-	-	-	-	-
Subtotal		-	17,729,392	17,729,392	47,525	3,262
TOTAL		\$ 118,878,000	\$ 243,997,259	\$ 362,875,259	\$ 972,719	\$ 66,762

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	\$ 62,581	27.5%	Based on price for similar homes in area of \$306,000
Apartments	\$ 38,480	37.7%	Based on rental rate of \$908 per month

Source: Single family home prices from Center for Regional Studies, UNR, data for 1,800 square foot new homes sold in Sparks in 1Q 2017. Apartment rental rates for West Sparks/North Valleys, 600 square foot units, from "Apartment Survey Third Quarter 2017," 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 **12.13%** 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 BUILDING AND IMPACT FEE REVENUE**

		ESTIMATED		BUILDING	PLAN	CURRENT	FIRE INSPEC./	REGIONAL	SEWER	RESIDENTIAL	IMPACT FEE SERVICE AREA #1					
USE		BUILDING	PRINCIPAL	PERMIT	REVIEW	PLANNING	PLAN REVIEW	ROAD	CONNECT.	PARK TAX	SANITARY	FLOOD	REGIONAL	FIRE		
YEAR	TYPE	VALUATION	AMOUNT	REVENUE	REVENUE	REVENUE	REVENUE	REVENUE	REVENUE	REVENUE	SEWER	CONTROL	PARKS/REC	STATION	TOTAL	
2018	Single Family	\$ -	\$ 195,290	\$ 186,697	\$ 78,116	\$ 18,200	\$ 85,928	\$ 509,855	\$ 763,786	\$ 130,000	\$ 38,610	\$ 77,090	\$ 101,140	\$ 44,200	\$ 261,040	
	Apartments	-	229,898	219,783	172,424	117,938	101,155	611,542	1,410,067	224,640	71,280	83,520	186,720	81,600	423,120	
	Commercial	-	54,519	52,120	40,889	27,968	23,988	560,896	-	-	22,320	42,960	-	27,200	92,480	
	Office	-	49,409	47,235	37,057	25,347	21,740	197,215	-	-	5,980	26,845	-	22,100	54,925	
	Open Space	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Subtotal		-	529,116	505,835	328,485	189,453	232,811	1,879,507	2,173,854	354,640	138,190	230,415	287,860	175,100	831,565	
2019	Single Family	24,804,000	195,290	186,697	78,116	18,200	85,928	509,855	763,786	130,000	38,610	77,090	101,140	44,200	261,040	
	Apartments	22,464,000	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Commercial	14,400,000	54,519	52,120	40,889	27,968	23,988	560,896	-	-	22,320	42,960	-	27,200	92,480	
	Office	13,000,000	49,409	47,235	37,057	25,347	21,740	197,215	-	-	5,980	26,845	-	22,100	54,925	
	Open Space	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Subtotal		74,668,000	299,217	286,052	156,062	71,515	131,656	1,267,965	763,786	130,000	66,910	146,895	101,140	93,500	408,445	
2020	Single Family	24,804,000	195,290	186,697	78,116	18,200	85,928	509,855	763,786	130,000	38,610	77,090	101,140	44,200	261,040	
	Apartments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Commercial	14,400,000	54,519	52,120	40,889	27,968	23,988	560,896	-	-	22,320	42,960	-	27,200	92,480	
	Office	13,000,000	49,409	47,235	37,057	25,347	21,740	197,215	-	-	5,980	26,845	-	22,100	54,925	
	Open Space	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Subtotal		52,204,000	299,217	286,052	156,062	71,515	131,656	1,267,965	763,786	130,000	66,910	146,895	101,140	93,500	408,445	
2021	Single Family	24,804,000	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Apartments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Commercial	14,400,000	54,519	52,120	40,889	27,968	23,988	560,896	-	-	22,320	42,960	-	27,200	92,480	
	Office	13,000,000	49,409	47,235	37,057	25,347	21,740	197,215	-	-	5,980	26,845	-	22,100	54,925	
	Open Space	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Subtotal		52,204,000	103,928	99,355	77,946	53,315	45,728	758,111	-	-	28,300	69,805	-	49,300	147,405	
2022	Single Family	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Apartments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Commercial	14,400,000	65,031	62,169	48,773	33,361	28,614	673,075	-	-	26,784	51,552	-	32,640	110,976	
	Office	13,000,000	53,059	50,724	39,794	27,219	23,346	212,385	-	-	6,440	28,910	-	23,800	59,150	
	Open Space	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Subtotal		27,400,000	118,090	112,894	88,567	60,580	51,959	885,460	-	-	33,224	80,462	-	56,440	170,126	
2023	Single Family	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Apartments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Commercial	17,280,000	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Office	14,000,000	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Open Space	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Subtotal		31,280,000	-	-	-	-	-	-	-	-	-	-	-	-	-	
TOTAL		\$ 237,756,000	\$ 1,349,568	\$ 1,290,187	\$ 807,121	\$ 446,377	\$ 593,810	\$ 6,059,008	\$ 3,701,426	\$ 614,640	\$ 333,534	\$ 674,472	\$ 490,140	\$ 467,840	\$ 1,965,986	

APPENDIX 5
CITY OF SPARKS
ESTIMATED BUILDING AND IMPACT FEE REVENUE

APPENDIX 5, ASSUMPTIONS:

1. Building valuation is estimated in Appendix 1. It should be noted that permit fees associated with residential (single family and apartment) 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.
2. 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 apartment and commercial/office buildings is unknown, analysis conservatively assumes one building permit per use per year.
3. 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.
4. Regional Road Impact fee (RRIF) revenue is estimated at:
 - Single Family \$ **3,921.96** per dwelling unit.
 - Multi-Family \$ **2,548.09** per dwelling unit.
 - Commercial \$ **7,011.20** per 1,000 square feet of gross floor area.
 - Office \$ **3,034.07** 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.
5. 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.
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 permit valuation will result in a revenue of \$ **1,908** per unit for single family and \$ **936** per unit for multi-family uses. The alternative of \$1,000 per unit is the lesser of the two options and is used in this calculation of single family tax revenue. For multi-family, the 1% rate is used. Source: Sparks Municipal Code 15.12.0040.
7. The Project is located in Impact Fees Service Area Number 1, with the following fees applied 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
Multi-Family	Dwelling	\$ 297.00	\$ 348.00	\$ 778.00	\$ 340.00
Commercial	1,000 Sq.Ft.	\$ 279.00	\$ 537.00	\$ -	\$ 340.00
Office	1,000 Sq.Ft.	\$ 92.00	\$ 413.00	\$ -	\$ 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	\$ 29,629	\$ 61,763	\$ 353,028	\$ 554,462	\$ 763,310	\$ 881,015	\$ 1,015,677	\$ 1,046,147	\$ 1,077,532	\$ 1,109,857	\$ 6,892,420
Subtotal		\$ 29,629	\$ 61,763	\$ 353,028	\$ 554,462	\$ 763,310	\$ 881,015	\$ 1,015,677	\$ 1,046,147	\$ 1,077,532	\$ 1,109,857	\$ 6,892,420
<u>Licenses and Permits</u>												
Business Licenses ³	\$ 5,878,303	\$ -	\$ -	\$ 62,096	\$ 88,704	\$ 116,853	\$ 120,358	\$ 123,969	\$ 127,688	\$ 131,519	\$ 135,464	\$ 906,652
Liquor Licenses ³	252,674	-	-	2,669	3,813	5,023	5,174	5,329	5,489	5,653	5,823	38,972
City Gaming Licenses ²	554,193	-	-	-	-	-	-	-	-	-	-	-
Franchise Fees ³	4,416,852	-	-	46,658	66,651	87,801	90,435	93,148	95,943	98,821	101,786	681,242
Nonbusiness Licenses and Permits ³	53,249	-	-	563	804	1,059	1,090	1,123	1,157	1,191	1,227	8,213
Subtotal	\$ 11,155,271	\$ -	\$ -	\$ 111,986	\$ 159,971	\$ 210,735	\$ 217,057	\$ 223,569	\$ 230,276	\$ 237,184	\$ 244,300	\$ 1,635,079
<u>Intergovernmental Revenue</u>												
Consolidated Tax-CCRT Revenue ⁴	Appendix 4	\$ -	\$ 100,077	\$ 86,055	\$ 93,061	\$ 67,229	\$ 73,344	\$ 32,362	\$ 33,333	\$ 34,333	\$ 35,363	\$ 555,157
Consolidated Tax-Other Revenue ⁵	\$ 3,643,715	-	-	38,491	54,984	72,432	74,605	76,843	79,149	81,523	83,969	561,996
State Distributive Fund-Sales Tax ⁴	Appendix 4	-	6,869	5,906	6,387	4,614	5,034	2,221	2,288	2,356	2,427	38,103
State Distributive Fund-Other ⁶	Appendix 3	63	131	749	1,177	1,620	1,870	2,156	2,221	2,287	2,356	14,631
County Gaming Licenses ²	389,292	-	-	-	-	-	-	-	-	-	-	-
Other Intergovernmental Revenue ⁷	551,354	-	-	-	-	-	-	-	-	-	-	-
Subtotal	\$ 63	\$ 107,077	\$ 131,201	\$ 155,609	\$ 145,895	\$ 154,853	\$ 113,583	\$ 116,990	\$ 120,500	\$ 124,115	\$ 1,169,887	
<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	\$ -	\$ -	\$ 6,544	\$ 9,348	\$ 12,315	\$ 12,684	\$ 13,065	\$ 13,457	\$ 13,860	\$ 14,276	\$ 95,550
<u>Miscellaneous</u>												
Miscellaneous ⁷	\$ 153,669	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
REVENUE TOTAL		\$ 29,692	\$ 168,840	\$ 602,760	\$ 879,391	\$ 1,132,255	\$ 1,265,610	\$ 1,365,893	\$ 1,406,870	\$ 1,449,076	\$ 1,492,549	\$ 9,792,936

**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
<u>EXPENDITURES</u>												
General Government												
Legislative ⁹	\$ 438,791	\$ -	\$ 1,044	\$ 3,732	\$ 5,008	\$ 6,122	\$ 6,402	\$ 6,588	\$ 6,780	\$ 6,977	\$ 7,181	\$ 49,832
Mayor ⁹	109,556	-	261	932	1,250	1,529	1,598	1,645	1,693	1,742	1,793	12,442
Management Services ⁹	5,966,619	-	14,194	50,742	68,091	83,248	87,047	89,580	92,188	94,874	97,641	677,605
Legal ⁹	1,617,935	-	3,849	13,759	18,464	22,574	23,604	24,291	24,998	25,726	26,477	183,742
Financial Services ⁹	3,044,757	-	7,243	25,894	34,747	42,481	44,420	45,712	47,043	48,414	49,826	345,781
Community Services ⁹	1,032,879	-	2,457	8,784	11,787	14,411	15,069	15,507	15,959	16,424	16,903	117,300
General Government Total	\$ 12,210,537	\$ -	\$ 29,047	\$ 103,842	\$ 139,347	\$ 170,365	\$ 178,140	\$ 183,322	\$ 188,660	\$ 194,158	\$ 199,820	\$ 1,386,702
Judicial												
Judicial ¹⁰	\$ 2,123,457	\$ -	\$ -	\$ 22,431	\$ 32,043	\$ 42,211	\$ 43,478	\$ 44,782	\$ 46,126	\$ 47,509	\$ 48,935	\$ 327,516
Judicial Total	\$ -	\$ -	\$ 22,431	\$ 32,043	\$ 42,211	\$ 43,478	\$ 44,782	\$ 46,126	\$ 47,509	\$ 48,935	\$ 327,516	\$ 327,516
Public Safety												
<u>Police</u>												
Police ¹¹	Appendix 7	\$ -	\$ 4,564	\$ 217,637	\$ 302,773	\$ 392,841	\$ 410,144	\$ 421,804	\$ 433,812	\$ 446,182	\$ 458,922	\$ 3,088,679
<u>Fire</u>												
Fire ¹²	Appendix 8	\$ -	\$ 85,817	\$ 116,760	\$ 149,483	\$ 158,080	\$ 167,905	\$ 172,942	\$ 178,131	\$ 183,474	\$ 188,979	\$ 1,401,570
<u>Community Services</u>												
Community Services ¹³	\$ 1,277,098	\$ -	\$ 11,676	\$ 12,027	\$ 12,387	\$ 12,759	\$ 13,142	\$ 13,536	\$ 13,942	\$ 14,360	\$ 14,791	\$ 118,622
Public Safety Total	\$ -	\$ 102,057	\$ 346,424	\$ 464,643	\$ 563,680	\$ 591,191	\$ 608,282	\$ 625,885	\$ 644,017	\$ 662,692	\$ 662,692	\$ 4,608,871
Public Works												
Community Services ¹⁴	\$ 1,480,919	\$ -	\$ 13,540	\$ 13,946	\$ 14,364	\$ 14,795	\$ 15,239	\$ 15,696	\$ 16,167	\$ 16,652	\$ 17,152	\$ 137,553
Public Works Total	\$ -	\$ 13,540	\$ 13,946	\$ 14,364	\$ 14,795	\$ 15,239	\$ 15,696	\$ 16,167	\$ 16,652	\$ 17,152	\$ 17,152	\$ 137,553
Culture and Recreation												
Community Services ¹⁰	\$ 2,883,027	\$ -	\$ -	\$ 30,455	\$ 43,505	\$ 57,311	\$ 59,030	\$ 60,801	\$ 62,625	\$ 64,504	\$ 66,439	\$ 444,670
Culture and Recreation Total	\$ -	\$ -	\$ 30,455	\$ 43,505	\$ 57,311	\$ 59,030	\$ 60,801	\$ 62,625	\$ 64,504	\$ 66,439	\$ 66,439	\$ 444,670

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

	<u>Base Year FY 16-17</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>2027</u>	<u>1ST 10-YEAR SUBTOTAL</u>
Community Support												
Management Services ⁹	\$ 268,707	\$ -	\$ 639	\$ 2,285	\$ 3,067	\$ 3,749	\$ 3,920	\$ 4,034	\$ 4,152	\$ 4,273	\$ 4,397	\$ 30,516
Community Support Total		\$ -	\$ 639	\$ 2,285	\$ 3,067	\$ 3,749	\$ 3,920	\$ 4,034	\$ 4,152	\$ 4,273	\$ 4,397	\$ 30,516
EXPENDITURES SUBTOTAL		\$ -	\$ 145,283	\$ 519,384	\$ 696,970	\$ 852,112	\$ 890,999	\$ 916,918	\$ 943,615	\$ 971,112	\$ 999,435	\$ 6,935,827
CONTINGENCY	3%	\$ -	\$ 4,358	\$ 15,582	\$ 20,909	\$ 25,563	\$ 26,730	\$ 27,508	\$ 28,308	\$ 29,133	\$ 29,983	\$ 208,075
EXPENDITURES TOTAL		\$ -	\$ 149,641	\$ 534,966	\$ 717,879	\$ 877,675	\$ 917,729	\$ 944,426	\$ 971,923	\$ 1,000,246	\$ 1,029,418	\$ 7,143,902
GENERAL FUND SURPLUS/(DEFICIT)		\$ 29,692	\$ 19,198	\$ 67,794	\$ 161,512	\$ 254,580	\$ 347,881	\$ 421,468	\$ 434,947	\$ 448,831	\$ 463,131	\$ 2,649,034
ROAD FUND												
<u>REVENUE</u>												
<u>Licenses and Permits</u>												
Licenses and Permits ^{3,12}	\$ 1,609,563	\$ -	\$ -	\$ 17,003	\$ 24,288	\$ 31,996	\$ 32,956	\$ 33,945	\$ 34,963	\$ 36,012	\$ 37,092	\$ 248,254
Subtotal		\$ -	\$ -	\$ 17,003	\$ 24,288	\$ 31,996	\$ 32,956	\$ 33,945	\$ 34,963	\$ 36,012	\$ 37,092	\$ 248,254
<u>Intergovernmental Revenues</u>												
County Gasoline Tax ³	\$ 665,250	\$ -	\$ -	\$ 7,027	\$ 10,039	\$ 13,224	\$ 13,621	\$ 14,030	\$ 14,451	\$ 14,884	\$ 15,331	\$ 102,606
State Gasoline Tax ³	1,793,365	-	-	18,944	27,062	35,650	36,719	37,821	38,955	40,124	41,328	276,603
Subtotal	2,458,615	\$ -	\$ -	\$ 25,972	\$ 37,101	\$ 48,874	\$ 50,340	\$ 51,850	\$ 53,406	\$ 55,008	\$ 56,658	\$ 379,210
<u>Miscellaneous</u>												
Interest Earned ¹	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
REVENUE TOTAL		\$ -	\$ -	\$ 42,975	\$ 61,389	\$ 80,870	\$ 83,296	\$ 85,795	\$ 88,369	\$ 91,020	\$ 93,750	\$ 627,464
<u>EXPENDITURES</u>												
Public Works ¹⁶	Appendix 9	\$ -	\$ 247	\$ 473,853	\$ 475,677	\$ 477,018	\$ 477,109	\$ 477,201	\$ 477,296	\$ 477,392	\$ 477,490	\$ 3,813,283
EXPENDITURES SUBTOTAL		\$ -	\$ 247	\$ 473,853	\$ 475,677	\$ 477,018	\$ 477,109	\$ 477,201	\$ 477,296	\$ 477,392	\$ 477,490	\$ 3,813,283
CONTINGENCY	0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
EXPENDITURES TOTAL		\$ -	\$ 247	\$ 473,853	\$ 475,677	\$ 477,018	\$ 477,109	\$ 477,201	\$ 477,296	\$ 477,392	\$ 477,490	\$ 3,813,283
ROAD FUND SURPLUS/(DEFICIT)		\$ -	\$ (247)	\$ (430,879)	\$ (414,288)	\$ (396,148)	\$ (393,813)	\$ (391,406)	\$ (388,927)	\$ (386,372)	\$ (383,740)	\$ (3,185,819)

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

	<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 FUND												
REVENUE												
<u>Taxes</u>												
Ad Valorem ¹	\$ 1,143,153	\$ 1,177,448	\$ 1,212,771	\$ 1,249,154	\$ 1,286,629	\$ 1,325,228	\$ 1,364,985	\$ 1,405,934	\$ 1,448,112	\$ 1,491,556	\$ 13,104,970	\$ 19,997,390
Subtotal	\$ 1,143,153	\$ 1,177,448	\$ 1,212,771	\$ 1,249,154	\$ 1,286,629	\$ 1,325,228	\$ 1,364,985	\$ 1,405,934	\$ 1,448,112	\$ 1,491,556	\$ 13,104,970	\$ 19,997,390
<u>Licenses and Permits</u>												
Business Licenses ³	\$ 139,528	\$ 143,714	\$ 148,026	\$ 152,466	\$ 157,040	\$ 161,752	\$ 166,604	\$ 171,602	\$ 176,750	\$ 182,053	\$ 1,599,536	\$ 2,506,188
Liquor Licenses ³	5,998	6,177	6,363	6,554	6,750	6,953	7,161	7,376	7,597	7,825	68,755	107,726
City Gaming Licenses ²	-	-	-	-	-	-	-	-	-	-	-	-
Franchise Fees ³	104,839	107,984	111,224	114,560	117,997	121,537	125,183	128,939	132,807	136,791	1,201,863	1,883,105
Nonbusiness Licenses and Permits ³	1,264	1,302	1,341	1,381	1,423	1,465	1,509	1,554	1,601	1,649	14,490	22,702
Subtotal	\$ 251,629	\$ 259,178	\$ 266,953	\$ 274,962	\$ 283,210	\$ 291,707	\$ 300,458	\$ 309,472	\$ 318,756	\$ 328,319	\$ 2,884,643	\$ 4,519,722
<u>Intergovernmental Revenue</u>												
Consolidated Tax-CCRT Revenue ⁴	\$ 36,424	\$ 37,517	\$ 38,642	\$ 39,802	\$ 40,996	\$ 42,226	\$ 43,492	\$ 44,797	\$ 46,141	\$ 47,525	\$ 417,561	\$ 972,719
Consolidated Tax-Other Revenue ⁵	86,488	89,082	91,755	94,508	97,343	100,263	103,271	106,369	109,560	112,847	991,485	1,553,481
State Distributive Fund-Sales Tax ⁴	2,500	2,575	2,652	2,732	2,814	2,898	2,985	3,075	3,167	3,262	28,659	66,762
State Distributive Fund-Other ⁶	2,427	2,499	2,574	2,652	2,731	2,813	2,897	2,984	3,074	3,166	27,818	42,449
County Gaming Licenses ²	-	-	-	-	-	-	-	-	-	-	-	-
Other Intergovernmental Revenue ⁷	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal	\$ 127,838	\$ 131,674	\$ 135,624	\$ 139,692	\$ 143,883	\$ 148,200	\$ 152,646	\$ 157,225	\$ 161,942	\$ 166,800	\$ 1,465,524	\$ 2,635,411
<u>Charges for Services</u>												
Building and Zoning Fees ⁷	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other ⁸	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<u>Fines and Forfeits</u>												
Fines ³	\$ 14,705	\$ 15,146	\$ 15,600	\$ 16,068	\$ 16,550	\$ 17,047	\$ 17,558	\$ 18,085	\$ 18,627	\$ 19,186	\$ 168,571	\$ 264,121
<u>Miscellaneous</u>												
Miscellaneous ⁷	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
REVENUE TOTAL	\$ 1,537,325	\$ 1,583,445	\$ 1,630,948	\$ 1,679,877	\$ 1,730,273	\$ 1,782,181	\$ 1,835,646	\$ 1,890,716	\$ 1,947,437	\$ 2,005,860	\$ 17,623,708	\$ 27,416,644

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

	<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>
<u>EXPENDITURES</u>												
General Government												
Legislative ⁹	\$ 7,390	\$ 7,606	\$ 7,828	\$ 8,057	\$ 8,293	\$ 8,536	\$ 8,787	\$ 9,044	\$ 9,310	\$ 9,583	\$ 84,436	\$ 134,268
Mayor ⁹	1,845	1,899	1,955	2,012	2,071	2,131	2,194	2,258	2,324	2,393	21,082	33,524
Management Services ⁹	100,491	103,427	106,450	109,564	112,772	116,076	119,479	122,984	126,595	130,313	1,148,152	1,825,757
Legal ⁹	27,250	28,046	28,866	29,710	30,580	31,476	32,399	33,349	34,328	35,336	311,338	495,080
Financial Services ⁹	51,280	52,778	54,321	55,911	57,547	59,233	60,970	62,759	64,601	66,499	585,900	931,681
Community Services ⁹	17,396	17,904	18,428	18,967	19,522	20,094	20,683	21,290	21,915	22,558	198,756	316,056
General Government Total	\$ 205,653	\$ 211,660	\$ 217,848	\$ 224,221	\$ 230,785	\$ 237,547	\$ 244,511	\$ 251,684	\$ 259,073	\$ 266,683	\$ 2,349,665	\$ 3,736,367
Judicial												
Judicial ¹⁰	\$ 50,403	\$ 51,915	\$ 53,472	\$ 55,076	\$ 56,729	\$ 58,431	\$ 60,183	\$ 61,989	\$ 63,849	\$ 65,764	\$ 577,811	\$ 905,326
Judicial Total	\$ 50,403	\$ 51,915	\$ 53,472	\$ 55,076	\$ 56,729	\$ 58,431	\$ 60,183	\$ 61,989	\$ 63,849	\$ 65,764	\$ 577,811	\$ 905,326
Public Safety												
<u>Police</u>												
Police ¹¹	\$ 472,044	\$ 485,560	\$ 499,482	\$ 513,821	\$ 528,591	\$ 543,803	\$ 559,472	\$ 575,611	\$ 592,234	\$ 609,356	\$ 5,379,974	\$ 8,468,653
<u>Fire</u>												
Fire ¹²	\$ 194,648	\$ 200,487	\$ 206,502	\$ 212,697	\$ 219,078	\$ 225,650	\$ 232,420	\$ 239,393	\$ 246,574	\$ 253,972	\$ 2,231,422	\$ 3,632,991
<u>Community Services</u>												
Community Services ¹³	\$ 15,235	\$ 15,692	\$ 16,163	\$ 16,648	\$ 17,147	\$ 17,662	\$ 18,191	\$ 18,737	\$ 19,299	\$ 19,878	\$ 174,653	\$ 293,275
Public Safety Total	\$ 681,927	\$ 701,740	\$ 722,147	\$ 743,166	\$ 764,816	\$ 787,115	\$ 810,083	\$ 833,741	\$ 858,108	\$ 883,206	\$ 7,786,049	\$ 12,394,919
Public Works												
Community Services ¹⁴	\$ 17,667	\$ 18,197	\$ 18,742	\$ 19,305	\$ 19,884	\$ 20,480	\$ 21,095	\$ 21,728	\$ 22,379	\$ 23,051	\$ 202,527	\$ 340,080
Public Works Total	\$ 17,667	\$ 18,197	\$ 18,742	\$ 19,305	\$ 19,884	\$ 20,480	\$ 21,095	\$ 21,728	\$ 22,379	\$ 23,051	\$ 202,527	\$ 340,080
Culture and Recreation												
Community Services ¹⁰	\$ 68,432	\$ 70,485	\$ 72,599	\$ 74,777	\$ 77,021	\$ 79,331	\$ 81,711	\$ 84,163	\$ 86,688	\$ 89,288	\$ 784,496	\$ 1,229,165
Culture and Recreation Total	\$ 68,432	\$ 70,485	\$ 72,599	\$ 74,777	\$ 77,021	\$ 79,331	\$ 81,711	\$ 84,163	\$ 86,688	\$ 89,288	\$ 784,496	\$ 1,229,165

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

	<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>
Community Support												
Management Services ⁹	\$ 4,526	\$ 4,658	\$ 4,794	\$ 4,934	\$ 5,079	\$ 5,227	\$ 5,381	\$ 5,539	\$ 5,701	\$ 5,869	\$ 51,707	\$ 82,223
Community Support Total	\$ 4,526	\$ 4,658	\$ 4,794	\$ 4,934	\$ 5,079	\$ 5,227	\$ 5,381	\$ 5,539	\$ 5,701	\$ 5,869	\$ 51,707	\$ 82,223
EXPENDITURES SUBTOTAL	\$ 1,028,607	\$ 1,058,654	\$ 1,089,603	\$ 1,121,480	\$ 1,154,313	\$ 1,188,132	\$ 1,222,965	\$ 1,258,843	\$ 1,295,797	\$ 1,333,860	\$ 11,752,254	\$ 18,688,081
CONTINGENCY	\$ 30,858	\$ 31,760	\$ 32,688	\$ 33,644	\$ 34,629	\$ 35,644	\$ 36,689	\$ 37,765	\$ 38,874	\$ 40,016	\$ 352,568	\$ 560,642
EXPENDITURES TOTAL	\$ 1,059,465	\$ 1,090,414	\$ 1,122,291	\$ 1,155,124	\$ 1,188,943	\$ 1,223,776	\$ 1,259,654	\$ 1,296,608	\$ 1,334,671	\$ 1,373,876	\$ 12,104,822	\$ 19,248,723
GENERAL FUND SURPLUS/(DEFICIT)	\$ 477,860	\$ 493,031	\$ 508,657	\$ 524,752	\$ 541,330	\$ 558,405	\$ 575,993	\$ 594,108	\$ 612,766	\$ 631,984	\$ 5,518,887	\$ 8,167,920
ROAD FUND												
REVENUE												
<u>Licenses and Permits</u>												
Licenses and Permits ^{10,12}	\$ 38,205	\$ 39,351	\$ 40,532	\$ 41,747	\$ 43,000	\$ 44,290	\$ 45,619	\$ 46,987	\$ 48,397	\$ 49,849	\$ 437,976	\$ 686,230
Subtotal	\$ 38,205	\$ 39,351	\$ 40,532	\$ 41,747	\$ 43,000	\$ 44,290	\$ 45,619	\$ 46,987	\$ 48,397	\$ 49,849	\$ 437,976	\$ 686,230
<u>Intergovernmental Revenues</u>												
County Gasoline Tax ³	\$ 15,790	\$ 16,264	\$ 16,752	\$ 17,255	\$ 17,772	\$ 18,305	\$ 18,855	\$ 19,420	\$ 20,003	\$ 20,603	\$ 181,020	\$ 283,626
State Gasoline Tax ³	42,568	43,845	45,160	46,515	47,910	49,348	50,828	52,353	53,923	55,541	487,990	764,593
Subtotal	\$ 58,358	\$ 60,109	\$ 61,912	\$ 63,769	\$ 65,683	\$ 67,653	\$ 69,683	\$ 71,773	\$ 73,926	\$ 76,144	\$ 669,010	\$ 1,048,219
<u>Miscellaneous</u>												
Interest Earned ¹	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
REVENUE TOTAL	\$ 96,563	\$ 99,460	\$ 102,444	\$ 105,517	\$ 108,682	\$ 111,943	\$ 115,301	\$ 118,760	\$ 122,323	\$ 125,993	\$ 1,106,985	\$ 1,734,449
EXPENDITURES												
Public Works ¹⁶	\$ 477,590	\$ 477,692	\$ 477,796	\$ 477,903	\$ 478,011	\$ 478,121	\$ 478,234	\$ 478,349	\$ 478,467	\$ 478,586	\$ 4,780,750	\$ 8,594,033
EXPENDITURES SUBTOTAL	\$ 477,590	\$ 477,692	\$ 477,796	\$ 477,903	\$ 478,011	\$ 478,121	\$ 478,234	\$ 478,349	\$ 478,467	\$ 478,586	\$ 4,780,750	\$ 8,594,033
CONTINGENCY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
EXPENDITURES TOTAL	\$ 477,590	\$ 477,692	\$ 477,796	\$ 477,903	\$ 478,011	\$ 478,121	\$ 478,234	\$ 478,349	\$ 478,467	\$ 478,586	\$ 4,780,750	\$ 8,594,033
ROAD FUND SURPLUS/(DEFICIT)	\$ (381,027)	\$ (378,232)	\$ (375,352)	\$ (372,385)	\$ (369,328)	\$ (366,178)	\$ (362,933)	\$ (359,589)	\$ (356,143)	\$ (352,594)	\$ (3,673,764)	\$ (6,859,584)

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 **582,080** 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 **582,080** 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. It should be noted street maintenance cost estimates may be overstated as they do not include reductions to the Road Fund revenues and resulting reductions to service levels.

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

YEAR	CUMUL. NEW RESIDENTIAL POPULATION	OFFICERS REQUIRED RESIDENTIAL	OFFICERS REQUIRED COMMERCIAL	OFFICERS REQUIRED TOTAL	CIVILIANS REQUIRED	SALARY/ BENEFITS	SERVICES/ SUPPLIES	ANNUALIZED VEHICLE COSTS	TOTAL COST
2018	-	-	-	-	-	\$ -	\$ -	\$ -	\$ -
2019	-	-	0.03	0.03	0.01	4,409	155	-	4,564
2020	905	1.36	0.07	1.43	0.48	189,489	6,641	21,507	217,637
2021	1,255	1.88	0.10	1.98	0.66	271,742	9,523	21,507	302,773
2022	1,605	2.41	0.14	2.54	0.85	358,760	12,573	21,507	392,841
2023	1,605	2.41	0.18	2.58	0.86	375,478	13,159	21,507	410,144
2024	1,605	2.41	0.18	2.58	0.86	386,743	13,554	21,507	421,804
2025	1,605	2.41	0.18	2.58	0.86	398,345	13,960	21,507	433,812
2026	1,605	2.41	0.18	2.58	0.86	410,295	14,379	21,507	446,182
2027	1,605	2.41	0.18	2.58	0.86	422,604	14,810	21,507	458,922
2028	1,605	2.41	0.18	2.58	0.86	435,282	15,255	21,507	472,044
2029	1,605	2.41	0.18	2.58	0.86	448,341	15,712	21,507	485,560
2030	1,605	2.41	0.18	2.58	0.86	461,791	16,184	21,507	499,482
2031	1,605	2.41	0.18	2.58	0.86	475,645	16,669	21,507	513,821
2032	1,605	2.41	0.18	2.58	0.86	489,914	17,169	21,507	528,591
2033	1,605	2.41	0.18	2.58	0.86	504,611	17,684	21,507	543,803
2034	1,605	2.41	0.18	2.58	0.86	519,750	18,215	21,507	559,472
2035	1,605	2.41	0.18	2.58	0.86	535,342	18,761	21,507	575,611
2036	1,605	2.41	0.18	2.58	0.86	551,402	19,324	21,507	592,234
2037	1,605	2.41	0.18	2.58	0.86	567,944	19,904	21,507	609,356
TOTAL						\$ 7,807,888	\$ 273,633	\$ 387,132	\$ 8,468,653

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:

	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	416,000	155.43

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. No significant calls for service are projected for the Office use on the assumption that residential cfs will shift to office uses during the day.

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 **0.09** 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.
Source: "Online Jobs Page." City of Sparks Human Resources

Salary Range				
<u>FY 2017-18</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	

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	370	54.07	2.48	56.55	1,518	85,817
2020	500	69.74	4.96	74.70	1,563	116,760
2021	630	85.41	7.44	92.85	1,610	149,483
2022	630	85.41	9.92	95.33	1,658	158,080
2023	630	85.41	12.90	98.30	1,708	167,905
2024	630	85.41	12.90	98.30	1,759	172,942
2025	630	85.41	12.90	98.30	1,812	178,131
2026	630	85.41	12.90	98.30	1,866	183,474
2027	630	85.41	12.90	98.30	1,922	188,979
2028	630	85.41	12.90	98.30	1,980	194,648
2029	630	85.41	12.90	98.30	2,039	200,487
2030	630	85.41	12.90	98.30	2,101	206,502
2031	630	85.41	12.90	98.30	2,164	212,697
2032	630	85.41	12.90	98.30	2,229	219,078
2033	630	85.41	12.90	98.30	2,295	225,650
2034	630	85.41	12.90	98.30	2,364	232,420
2035	630	85.41	12.90	98.30	2,435	239,393
2036	630	85.41	12.90	98.30	2,508	246,574
2037	630	85.41	12.90	98.30	2,584	253,972
TOTAL					\$	3,632,991

*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 and **0.16** cfs per multi-family 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	148,346	0.07		
Kohl's	5.4	87,888	0.06		
Average			0.06	416,000	12.9

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.

No significant calls for service are projected for the Office use on the assumption that residential cfs will shift to office uses during the day.

- 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	112,200	3,300	-	-	247	-	247	-	-	-	-	-	-	247
2020	235,620	6,930	412	4	781	172	1,369	-	-	-	-	472,484	473,853	
2021	234,260	6,890	1,303	14	1,334	543	3,193	-	-	-	-	472,484	475,677	
2022	-	-	2,224	23	1,360	927	4,534	-	-	-	-	472,484	477,018	
2023	-	-	2,268	24	1,388	945	4,625	-	-	-	-	472,484	477,109	
2024	-	-	2,314	24	1,415	964	4,717	46,752	-	-	-	472,484	477,201	
2025	-	-	2,360	25	1,444	983	4,811	100,142	-	-	-	472,484	477,296	
2026	-	-	2,407	25	1,472	1,003	4,908	101,555	-	-	-	472,484	477,392	
2027	-	-	2,455	26	1,502	1,023	5,006	-	-	-	-	472,484	477,490	
2028	-	-	2,504	26	1,532	1,043	5,106	-	-	-	-	472,484	477,590	
2029	-	-	2,554	27	1,563	1,064	5,208	-	557,468	-	-	472,484	477,692	
2030	-	-	2,605	27	1,594	1,086	5,312	-	1,194,097	-	-	472,484	477,796	
2031	-	-	2,658	28	1,626	1,107	5,418	-	1,210,949	-	-	472,484	477,903	
2032	-	-	2,711	28	1,658	1,129	5,527	-	-	-	-	472,484	478,011	
2033	-	-	2,765	29	1,691	1,152	5,637	-	-	-	-	472,484	478,121	
2034	-	-	2,820	29	1,725	1,175	5,750	56,990	-	-	-	472,484	478,234	
2035	-	-	2,877	30	1,760	1,199	5,865	122,072	-	-	-	472,484	478,349	
2036	-	-	2,934	31	1,795	1,223	5,982	123,795	-	-	-	472,484	478,467	
2037	-	-	2,993	31	1,831	1,247	6,102	-	-	5,935,865	-	472,484	478,586	
TOTAL	582,080	17,120	\$ 43,164	\$ 450	\$ 27,718	\$ 17,985	\$ 89,317	\$ 551,305	\$ 2,962,515	\$ 5,935,865	\$ -	\$ 8,504,716	\$ 8,594,033	

APPENDIX 9, ASSUMPTIONS:

1. The development is projected to construct approximately **17,120** linear feet or **582,080** square feet of two-lane 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.