

To: Nina Vetter, Project Manager, North Nevada Master Plan

From: Ian Peterson, Analyst II, Finance Department

Date: February 2017

Subject: Renew North Nevada Master Plan Fiscal Impact Analysis

Based on a review of the proposed Renew North Nevada Avenue Master Plan, under the criteria outlined in 7.5.408, the existing current built-out of the area, absence of set site-specific development plans, and the intent of the plan which is to develop a vision for the area and guide the use of economic development incentives, the Fiscal and Strategic Planning Office determines that the proposed master plan will not have an adverse fiscal impact to the City.

In the City's standard practice of completing a fiscal impact analysis, the methodology utilized is the case study approach. Under the standard approach, a mini-budget process is undertaken in which City units are asked to estimate the 2017 City expenditures and forecast what will be incurred from 2018-2027 to provide municipal services to the area. The Fiscal and Strategic Planning Office prepares the estimates of city revenues stemming from the proposed development. For this proposed master plan, an analysis was conducted, and it was determined the proposed changes to North Nevada represent only revenue generating impacts. In the absence of set development plans and build out schedules, there is no indication of a significant fiscal impact on operating expenditures within the next decade.

Based on the analysis conducted by the Fiscal and Strategic Planning Office, the City will be able to provide municipal services to this Master Plan with little or no additional expenditures on the margin. Therefore, the proposed master plan amendment does not demonstrate an adverse fiscal impact upon the general community.