

**TO:** Katie Carleo, Principal Planner, Planning and Development

**FROM:** Ian Peterson, Analyst II, Budget Office

**DATE:** December 20, 2016

**SUBJECT: Cordera Filing #3I – Briargate Master Plan Amendment - Fiscal Impact Analysis**

A copy of the fiscal impact analysis for Cordera Filing #3I Briargate Master Plan Amendment is attached. At the request of the Planning Department, the Budget Office prepared a fiscal impact analysis estimating the City General Fund, Public Safety Sales Tax (PSST) Fund, and 2C Road Maintenance Tax Fund revenue and expenditures attributable to Cordera Filing #3I amendment for the period 2017-2026.

The fiscal review criteria of the City Code states city costs related to infrastructure and service levels shall be determined for a ten-year time horizon for only the appropriate municipal funds.

The methodology used for the fiscal impact analysis is a case study approach, where a mini-budget process is undertaken in which City units are asked to project the increased marginal cost of providing services to the development for 2015-2024. The Budget Office estimates the city revenue, as outlined in the Revenue Notes, stemming from the development.

Most departments indicated that there were no identifiable marginal costs of providing services to this development, as the area is currently being serviced by public safety agencies, and the surrounding infrastructure and roadways are already being maintained by the City as they fall within the service area of surrounding parcels. The Police Department (\$1,815-\$2,169), Traffic Engineering Division (\$561-\$670), and Streets Division (\$1,757-\$2,100) identified marginal increases in operation costs annually.

The result of the fiscal impact analysis is a positive cumulative cashflow for the City during the 10-year timeframe.

The Summary of Expenditures and Revenues is attached. Also, the Expenditure and Revenue Notes are attached that provide the methodology for calculating the expenditures and revenues.

**EXPENDITURE NOTES:**

**Cordera Filing #3I Briargate Master Plan Amendment  
General Fund/Public Safety Sales Tax (PSST) Fund/2C Road Maintenance Tax Fund  
Fiscal Impact Analysis, 2017-2026**

**POLICE:**

As development occurs, the Police Department is responsible for regular police patrol and first response services in the area. This amendment will have a small identifiable marginal increase in cost of services for the Police Department of approximately \$1,815 to \$2,169 annually within the next ten years.

**FIRE:**

The Fire Department analyzed the difference in the amendment from the original master plan, and deemed that there would be no significant marginal cost associated with this amendment.

**PUBLIC WORKS – STREETS, TRAFFIC ENGINEERING, CITY ENGINEERING:**

There are small additional public infrastructure and maintenance obligations associated with this amendment in the next ten years. The identifiable increased costs to Public Works are in the Traffic Division for street lights (\$561-\$670), and Streets Division to account for marginal increased costs of maintenance of roadway and drainage (\$1,757-\$2,100).

**PUBLIC WORKS -TRANSIT:**

There are currently no transit services in this area. There are no current plans to expand transit services to this area within the next ten years, thus there are no identifiable marginal costs within the next ten years.

**PARKS:**

There are currently no parks services in this area. There are no current plans to expand parks services to this area within the next ten years, thus there are no identifiable marginal costs within the next ten years.

GENERAL FUND FISCAL IMPACT ANALYSIS  
SUMMARY OF EXPENDITURES AND REVENUE FOR  
 Briargate Master Plan Update: Cordera Filing #3I

|  | 2017          | 2018          | 2019          | 2020          | 2021          | 2022          | 2023          | 2024           | 2025           | 2026           |
|--|---------------|---------------|---------------|---------------|---------------|---------------|---------------|----------------|----------------|----------------|
| <b>EXPENDITURES</b>                                  |               |               |               |               |               |               |               |                |                |                |
| <u>Total Salaries, Operating, and Capital Outlay</u> |               |               |               |               |               |               |               |                |                |                |
| Police   | 1,815         | 1,851         | 1,888         | 1,926         | 1,965         | 2,004         | 2,044         | 2,085          | 2,127          | 2,169          |
| Fire   | 0             | 0             | 0             | 0             | 0             | 0             | 0             | 0              | 0              | 0              |
| Public Works - Streets                               | 1,757         | 1,792         | 1,828         | 1,865         | 1,902         | 1,940         | 1,979         | 2,018          | 2,059          | 2,100          |
| Public Works - Transportation Engineering            | 0             | 0             | 0             | 0             | 0             | 0             | 0             | 0              | 0              | 0              |
| Public Works - City Engineering                      | 0             | 0             | 0             | 0             | 0             | 0             | 0             | 0              | 0              | 0              |
| Public Works - Traffic                               | 561           | 572           | 584           | 595           | 607           | 619           | 632           | 644            | 657            | 670            |
| Parks, Recreation and Cultural Services              | 0             | 0             | 0             | 0             | 0             | 0             | 0             | 0              | 0              | 0              |
| <b>TOTAL EXPENDITURES</b>                            | <b>4,133</b>  | <b>4,216</b>  | <b>4,300</b>  | <b>4,386</b>  | <b>4,474</b>  | <b>4,563</b>  | <b>4,654</b>  | <b>4,747</b>   | <b>4,842</b>   | <b>4,939</b>   |
| <b>REVENUES</b>                                      |               |               |               |               |               |               |               |                |                |                |
| Property Taxes                                       | 0             | 0             | 1,578         | 1,625         | 1,674         | 1,724         | 1,776         | 1,829          | 1,884          | 1,941          |
| Specific Ownership Taxes                             | 0             | 0             | 184           | 189           | 195           | 201           | 207           | 213            | 219            | 226            |
| Road & Bridge Revenue                                | 0             | 0             | 60            | 62            | 64            | 66            | 67            | 70             | 72             | 74             |
| Sales Tax Revenue (Residential Uses)                 | 0             | 2,636         | 2,715         | 2,797         | 2,881         | 2,967         | 3,056         | 3,148          | 3,242          | 3,340          |
| Sales and Use Tax Revenue (Building Materials)       | 37,063        | 0             | 0             | 0             | 0             | 0             | 0             | 0              | 0              | 0              |
| Miscellaneous Revenue                                | 4,673         | 4,813         | 4,958         | 5,107         | 5,260         | 5,418         | 5,580         | 5,748          | 5,920          | 6,098          |
| <b>General Fund Sub-Total</b>                        | <b>41,736</b> | <b>7,450</b>  | <b>9,495</b>  | <b>9,780</b>  | <b>10,073</b> | <b>10,375</b> | <b>10,687</b> | <b>11,007</b>  | <b>11,337</b>  | <b>11,677</b>  |
| <u>Public Safety Sales Tax Fund</u>                  |               |               |               |               |               |               |               |                |                |                |
| Sales Tax Revenue (Residential Uses)                 | 0             | 527           | 543           | 559           | 576           | 593           | 611           | 630            | 648            | 668            |
| Sales and Use Tax Revenue (Building Materials)       | 7,413         | 0             | 0             | 0             | 0             | 0             | 0             | 0              | 0              | 0              |
| <b>Public Safety Sales Tax Fund Sub-Total</b>        | <b>7,413</b>  | <b>527</b>    | <b>543</b>    | <b>559</b>    | <b>576</b>    | <b>593</b>    | <b>611</b>    | <b>630</b>     | <b>648</b>     | <b>668</b>     |
| <u>2C Road Tax Fund</u>                              |               |               |               |               |               |               |               |                |                |                |
| Sales Tax Revenue (Residential Uses)                 | 0             | 766           | 789           | 812           | 0             | 0             | 0             | 0              | 0              | 0              |
| Sales and Use Tax Revenue (Building Materials)       | 11,490        | 0             | 0             | 0             | 0             | 0             | 0             | 0              | 0              | 0              |
| <b>2C Road Tax Fund Sub-Total</b>                    | <b>11,490</b> | <b>766</b>    | <b>789</b>    | <b>812</b>    | <b>0</b>      | <b>0</b>      | <b>0</b>      | <b>0</b>       | <b>0</b>       | <b>0</b>       |
| <b>TOTAL REVENUE</b>                                 | <b>60,639</b> | <b>8,743</b>  | <b>10,827</b> | <b>11,151</b> | <b>10,649</b> | <b>10,969</b> | <b>11,298</b> | <b>11,637</b>  | <b>11,986</b>  | <b>12,345</b>  |
| <b>REVENUE SURPLUS/DEFICIT</b>                       |               |               |               |               |               |               |               |                |                |                |
| (Total Rev. less Total Exp.)                         |               |               |               |               |               |               |               |                |                |                |
| <b>ANNUAL</b>  | <b>56,506</b> | <b>4,527</b>  | <b>6,527</b>  | <b>6,766</b>  | <b>6,176</b>  | <b>6,406</b>  | <b>6,643</b>  | <b>6,889</b>   | <b>7,143</b>   | <b>7,406</b>   |
| <b>CUMMULATIVE</b>                                   | <b>56,506</b> | <b>61,033</b> | <b>67,560</b> | <b>74,326</b> | <b>80,501</b> | <b>86,907</b> | <b>93,550</b> | <b>100,440</b> | <b>107,583</b> | <b>114,989</b> |

**FIGURE 6**