

TO: Katie Carleo, Principal Planner, Planning Department
FROM: Ian Peterson, Analyst II, Finance Department, Budget Office
DATE: September 09, 2016
SUBJECT: Briargate Master Plan Amendment: Cordera Filing #4 and #5 - Fiscal Impact Analysis

A copy of the fiscal impact analysis for Cordera Filing #4 and #5 is attached. At the request of the Planning Department, the Budget Office prepared a fiscal impact analysis estimating the City General Fund and Public Safety Sales Tax (PSST) Fund revenue and expenditures attributable to the amendments to Cordera 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 2017-2026. 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 Fire Department (\$1,211-\$2,866), Police Department (\$6,250-\$7,469) and Streets Division (\$3,246-\$3,880) 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.

GENERAL FUND FISCAL IMPACT ANALYSIS
SUMMARY OF EXPENDITURES AND REVENUE FOR
 Briargate Master Plan Amendment: Cordera Filing #4 and #5

	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
EXPENDITURES										
<u>Total Salaries, Operating, and Capital Outlay</u>										
Police	6,250	6,375	6,503	6,633	6,765	6,901	7,039	7,179	7,323	7,469
Fire	1,211	2,446	2,495	2,545	2,596	2,647	2,700	2,754	2,809	2,866
Public Works - Streets	7,524	7,674	7,828	7,985	8,144	8,307	8,473	8,643	8,816	8,992
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	3,246	3,311	3,378	3,445	3,514	3,584	3,656	3,729	3,804	3,880
Parks, Recreation and Cultural Services	0	0	0	0	0	0	0	0	0	0
TOTAL EXPENDITURES	18,231	19,807	20,203	20,607	21,019	21,439	21,868	22,306	22,752	23,207
REVENUES										
Property Taxes	0	0	11,566	11,913	12,270	12,639	13,018	13,408	13,810	14,225
Specific Ownership Taxes	0	0	1,345	1,385	1,427	1,470	1,514	1,559	1,606	1,654
Road & Bridge Revenue	0	0	440	453	466	480	495	510	525	541
Sales Tax Revenue (Residential Uses)	17,878	20,889	21,791	22,445	23,118	23,812	24,526	25,262	26,020	26,800
Sales and Use Tax Revenue (Building Materials)	271,657	0	0	0	0	0	0	0	0	0
Miscellaneous Revenue	26,413	29,978	30,464	30,464	30,464	30,464	30,464	30,464	30,464	30,464
General Fund Sub-Total	315,947	50,867	65,606	66,660	67,746	68,864	70,016	71,203	72,425	73,684
<u>Public Safety Sales Tax Fund</u>										
Sales Tax Revenue (Residential Uses)	3,576	4,178	4,358	4,489	4,624	4,762	4,905	5,052	5,204	5,360
Sales and Use Tax Revenue (Building Materials)	54,331	0	0	0	0	0	0	0	0	0
Public Safety Sales Tax Fund Sub-Total	57,907	4,178	4,358	4,489	4,624	4,762	4,905	5,052	5,204	5,360
TOTAL REVENUE	373,854	55,045	69,964	71,149	72,369	73,627	74,922	76,255	77,629	79,044
REVENUE SURPLUS/DEFICIT										
(Total Rev. less Total Exp.)										
ANNUAL	355,623	35,238	49,761	50,542	51,350	52,187	53,053	53,950	54,877	55,837
CUMMULATIVE	355,623	390,861	440,622	491,164	542,515	594,702	647,755	701,705	756,582	812,420

FIGURE 6

EXPENDITURE NOTES:

Briargate Master Plan Amendment: Cordera Filing #4 and #5

General Fund/Public Safety Sales Tax (PSST) 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. However, the proposed master plan area is located within a serviced area, and the addition of a higher density in the Cordera amendments has an identifiable marginal increase in cost of services for the Police Department of approximately \$6,250 to \$7,469 annually within the next ten years.

FIRE:

For the Fire Department, the only additional, operational, identifiable marginal costs of providing service to the amended area are fuel, medical supplies and maintenance (\$1,211-\$2,866 annually).

PUBLIC WORKS – STREETS, TRAFFIC ENGINEERING, CITY ENGINEERING:

There are additional public infrastructure and maintenance obligations associated with this master plan amendment in the next ten years. The identifiable increased costs to Public Works, are in the Traffic Division for street lights (\$3,246-\$3,880), and Streets Division to account for marginal increased costs of maintenance of roadway and drainage (\$7,524-\$8,992).

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.